



BOARD OF ADJUSTMENT MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue Fort Lauderdale, FL 33301
Wednesday, March 13, 2019
6:30 PM

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

CASE:	B19002
OWNER:	Daniel Ellis
AGENT:	N/A
ADDRESS:	1700 NE 7th Avenue
LEGAL DESCRIPTION:	MIDDLE RIVER TERRACE AMD PLAT 30-24 B LOT 19 BLK 3
ZONING DISTRICT:	RS-8
COMMISSION DISTRICT:	2
REQUESTING:	<ol style="list-style-type: none"> 1. Sec. 47-5.31- Table of Dimensional Requirements for RS-8 Zoning District 2. Sec. 47-19.1.L Except as otherwise provided in this Section 47-19, the following provisions shall apply. No accessory structure shall be built in the front yard more than one (1) story, or thirteen (13) feet in height. The following accessory buildings will be permitted in residential zoning districts: Private garage, garden house, or structure of the same classification. Within a residential zoning district, no accessory use or structure shall be greater in height than the principal building and in no instance shall the height of an accessory use or structure be greater than twenty-four (24) feet in height except that on lots of greater area than one (1) acre, an accessory building shall not be more than thirty-five (35) feet in height; providing it is located not less than thirty (30) feet from every lot line. The total areas of accessory buildings shall not be greater than thirty-five percent (35%) of the rear yard area. No accessory buildings shall be built closer than ten (10) feet to any rear line which is a street or alley line, or, in the case of corner lots,

closer than fifteen (15) feet to any side street line except as otherwise provided herein.

1. Requesting a variance to allow the ATF detached garage/carport to be constructed within the required 25' front yard, measured from the front property line, to 18.15', a reduction of 6.85'. Also requesting a variance to allow the ATF, garage/carport to be constructed within the required 5' side yard to 1.45', measured from the side property line, a reduction of 3.55'.
2. Requesting a variance to allow the ATF, detached garage/carport to be constructed at a total height of 14.18' whereas the code limits the height to 13', an increase in total height of 1.18'. Also requesting a variance in the same section for the ATF, detached garage/carport to be constructed at a height greater than the principle structure, 14.8', whereas the principal structure is only 11.1' which is an increase in total height of 3.7'.

Motion to approve the variance as requested **failed** 0-7.

2.	CASE:	B19003
	APPLICANT:	Scott S. Liberman
	AGENT:	Brent M. Reitman, Esq.
	ADDRESS:	831 Solar Isle Drive, Fort Lauderdale
	LEGAL DESCRIPTION:	RIVIERA 6-17 B LOT 1, LOT 2 E1/2, LOT 4 S 25 OF W 25, BLK 4
	ZONING DISTRICT:	RS-8
	COMMISSION DISTRICT:	2
	APPEALING:	Appealing the application of Sec. 47-19.3. - Boat slips docks, boat davits, hoists and similar mooring structures of the Unified Land Development Regulations to property located at 831 Solar Isle Drive, Fort Lauderdale, FL 33301 pursuant to Sec.47-24.12(B)

Motion to deny the appeal, finding there was no evidence to find City staff's decision clearly erroneous and therefore uphold City staff's determination **failed** 2-5 with Ms. Ellis, Mr. McGinley, Mr. McTigue, Mr. Falkanger and Chair Reynolds opposed.

Motion to approve the appeal, reversing staff's determination with respect to whether a principle structure exists on the lot, consistent with the requirements of the ULDR passed 5-2 with Mr. Nelson and Mr. Maxey opposed.

3.	CASE:	B19005
	OWNER:	David Stanton; Julie Skiver Stanton
	AGENT:	Stephanie Toothaker
	ADDRESS:	748 NE 17th Way

LEGAL DESCRIPTION: AMENDED PLAT VICTORIA HIGHLANDS 15-9 B PORT OF BLK 4 DESC AS: BEG AT ELY MOST NW COR OS SAID BLK 4; E 49.67, S 98.13; W 64.50 N 82.65 TO PT OF CUR NELY 23.40 TO POB

ZONING DISTRICT: RCs-15

COMMISSION DISTRICT: 2

REQUESTING: Sec. 47-5.33 – Table of Dimensional Requirements
1. Requesting a variance from the 15' minimum rear yard requirement of Sec. 47.5.33 Table of Dimensional Requirements to allow an existing structure to maintain a 3.25 foot rear yard.
2. Requesting a variance from the 15' minimum rear yard requirement of Sec. 47.5.33 Table of Dimensional Requirements to allow the construction of a new addition with a rear yard of 6.08 feet.

Motion to approve the variance for the existing home as presented because the applicant had demonstrated by a preponderance of the evidence that the criteria for a variance had been met passed 7-0 with Chair Reynolds abstaining.

Motion to approve the variance for the proposed addition as requested because the applicant had demonstrated by a preponderance of the evidence that the criteria for a variance had been met passed 6-1 with Mr. Nelson opposed and Chair Reynolds abstaining.

4. CASE: B19007

OWNER: TRICERA FLAGLER HIVE LLC

AGENT: Jason Crush, P.A.

ADDRESS: 900 N. Flagler Drive

LEGAL DESCRIPTION: PROGRESSO 2-18 D TRIANGULAR TR N OF BLK 254,E OF FEC R/W & W OF BLK 216 LESS ST R/W

ZONING DISTRICT: RAC-UV

COMMISSION DISTRICT: 2

REQUESTING: Section 5-26 (b) (Distance between establishments)
Requesting a special exception to allow the sale of alcohol at a distance of 30 feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of 300 feet separating establishments that sell alcoholic or intoxicating beverages. This special exception results in a reduction of 270 feet from the required 300 feet.

Motion to approve the special exception request as presented passed 7-0.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE