



BOARD OF ADJUSTMENT MEETING

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

AGENDA

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

1. **CASE:** **B19025**

OWNER: ROBERT LARSEN

AGENT: N/A

ADDRESS: 728 NW 3 STREET, FORT LAUDERDALE, FL. 33311

LEGAL DESCRIPTION: FT LAUDERDALE LAND & DEV CO SUB BLK 6 FT LAUD 1-57 D LOT 13 TO 15 BLK D

ZONING DISTRICT: RMM-25

COMMISSION DISTRICT: 3

REQUESTING: **Sec. 47-5.36. - Table of dimensional requirements for the RMM-25 district. The RMM-25 Zoning District has a twenty five (25) foot required front yard.**

The applicant is requesting a reduction to the front yard setback from the required twenty five feet (25) to twenty four point eight feet (24.8) measured from the front property line, for a total reduction of 0.2 feet or 2.4 inches.

2. **CASE:** **B19029**

OWNER: R W L 4 INC

AGENT: CRUSH LAW, P.A.- JASON S. CRUSH

ADDRESS: 810 NE 4 AVENUE, FORT LAUDERDALE, FLORIDA 33304

LEGAL DESCRIPTION: PROGRESSO RESUB OF BLK 254 72-2 B LOT 28 TO 30 BLK 254

ZONING DISTRICT: RAC-UV

COMMISSION DISTRICT: 2

REQUESTING: Sec. 5-26. - Distance between establishments.

(b) The board of adjustment is authorized to grant special exceptions to the distance requirements as established by (a) above where the board finds that such special exception will:

(1) Not be contrary to the public interests; and

(2) Not incompatible with adjoining properties or the surrounding neighborhood. The application for a special exception and the processing and hearing upon such application shall be in accordance with section 47-24.12(A).

The applicant is requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. They are requesting the distance separation be reduced from three hundred (300) feet to two hundred sixty-six (266) feet, a total reduction of thirty-four (34) feet.

3. **CASE:** B19031
OWNER: LAS OLAS 825 LLC
AGENT: CRUSH LAW, P.A.- JASON S. CRUSH
ADDRESS: 825 E LAS OLAS BLVD, FORT LAUDERDALE, FLORIDA 33301
LEGAL DESCRIPTION: COLEE HAMMOCK 1-17 B LOT 15,16 LESS E 46.4 BLK 9
ZONING DISTRICT: B-1
4
COMMISSION DISTRICT:
REQUESTING:

Sec. 5-26. - Distance between establishments.

(b) The board of adjustment is authorized to grant special exceptions to the distance requirements as established by (a) above where the board finds that such special exception will:

(1) Not be contrary to the public interests; and

(2) Not incompatible with adjoining properties or the surrounding neighborhood. The application for a special exception and the processing and hearing upon such application shall be in accordance with section 47-24.12(A).

The applicant is requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. They are requesting the distance separation be reduced from three hundred (300) feet to fifty (50) feet, a total reduction of two hundred fifty (250) feet.

4. **CASE:** B19033
OWNER: OAKLAND 95 LLC

AGENT: N/A

ADDRESS: 2598 NW 18 TERRACE , FORT LAUDERDALE, FLORIDA 33311

LEGAL DESCRIPTION: OSSWALD PARK 143-29 B PT OF PARCEL A DESC'D AS,BEG AT NE COR OF NW1/4 OF SW1/4 OF SEC 28,W 45,SE 54.78, N 32 TO POB

ZONING DISTRICT: M3 (Broward County Zoning)

COMMISSION DISTRICT: 3

REQUESTING: **Sec. 39-307. General provisions.**
(h) Use of premises without buildings. Except for vehicle, equipment or bulk material storage yards, all permitted uses shall be conducted from a building on the plot which building shall be a minimum of one hundred fifty (150) square feet in area and which shall contain permanent sanitary facilities.

The applicant is requesting a variance to allow storage of materials and equipment in addition to conducting the actual work process outside of a building.

Sec. 39-307. General provisions.
(i) Use of residentially-zoned property for access. No privately owned land or public or private street upon which residentially-zoned properties directly abut shall be used for driveway or vehicular access purposes to any plot in a manufacturing and industrial district, except where a public street provides the sole access to the manufacturing and industrial property.

The applicant is requesting a variance to allow access to their property from a privately owned residential property, which is currently owned by the applicant.

Sec. 39-313. Limitations of uses.
(n) Recycling facilities. Recycling facilities, except auto salvage yards, shall be located at least five hundred (500) feet from any residentially-zoned district and at least two hundred (200) feet from any business-zoned district. All materials stored, handled or repackaged on the premises shall either be in containers or stored within a building.

The applicant is requesting a variance from the requirement that the recycling facility be located no less than five hundred (500) from any residentially zoned property and no less than two hundred (200) from any business zoned property. These residential and business zones are located within the City of Oakland Park.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.