



City of Margate, Florida

BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday October 1, 2013

7:10 PM

City of Margate Municipal Building

Present:

Dr. Frederick Rahe, Chair
Casey Ahlbum, Vice Chair
Frederick Schweitzer, Secretary
Edward DeCristofaro

Also present:

-Mark Campbell, Architect, agent for the South Florida Skin and Laser Institute
-Josie Cuevas, agent for Anny Alcantara of The Mangu House, LLC
-Jay Huebner, HSQ Group, agent for Trinsic Residential Group

Absent:

Dr. Anthony Bui, excused

The regular meeting of the Board of Adjustment having been properly noticed was called to order by Chair Dr. Frederick Rahe at 7:10 p.m. on Tuesday October 1, 2013. The pledge of allegiance followed. A roll call of the Board members was taken. There were no communications.

1) APPROVAL of the minutes from the August 8, 2013 Board of Adjustment meeting. Mr. Schweitzer, seconded by Mr. DeCristofaro, made the following motion:

MOTION: SO MOVE TO APPROVE THE MINUTES AS PRESENTED

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes. The motion passed with a 4 to 0 vote.

2) PERMISSION to operate a restaurant with a 2COP beer and wine license that is 934 feet from an existing child care center. Code requires a minimum separation of 1,000 feet between establishments licensed to serve alcohol for consumption on premises and child care facilities. Mr. Schweitzer, seconded by Mr. DeCristofaro, made the following motion:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS REQUESTED BY THE PETITIONER.

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes.
The motion passed with a 4 to 0 vote.

The following motion was made by Mr. Ahlbum, seconded by Mr. DeCristofaro:

SECONDARY MOTION: TO ACCEPT THE DECISION OF THIS BOARD SINCE IT IS NOT A
DETRIMENT TO THE CITY AND WOULD BE A HARDSHIP TO THE
PETITIONER.

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes.
The motion passed with a 4 to 0 vote.

3) PERMISSION to reduce the perimeter landscape buffer of a residential development from 25' in width to 10' in width. Code requires Planned Unit Develop (PUD) districts to provide a 25' wide peripheral setback from boundary lines of the PUD of not less than 25' in depth. Except for access ways, no portion of this peripheral setback may be used for parking or other vehicular use areas.

Mr. Schweitzer, seconded by Mr. DeCristofaro, made the following motion:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS REQUESTED BY
THE PETITIONER WITH THE CONDITION OF INSTALLING A CONNECTION
TO THE PARK AND INSTALLING INCREASED LANDSCAPING DURING
PHASE TWO OF THE PROJECT; IN PLACE OF A PERIMETER WALL.

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes.
The motion passed with a 4 to 0 vote.

The following motion was made by Mr. Ahlbum, seconded by Mr. Schweitzer:

SECONDARY MOTION: TO ACCEPT THE DECISION OF THIS BOARD SINCE IT IS NOT A
DETRIMENT TO THE CITY AND WOULD BE A HARDSHIP TO THE
PETITIONER.

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes.
The motion passed with a 4 to 0 vote.

4) PERMISSION to build a single story medical office building that will be 18 feet in height. Code requires a minimum of two enclosed floors of active use for new developments within the TOC Gateway district.

Mr. Schweitzer, seconded by Mr. DeCristofaro, made the following motion:

MOTION: SO MOVE TO APPROVE THE VARIANCE REQUEST AS REQUESTED BY
THE PETITIONER.

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes.
The motion passed with a 4 to 0 vote.

The following motion was made by Mr. Ahlbum, seconded by Mr. Schweitzer:

SECONDARY MOTION: TO ACCEPT THE DECISION OF THIS BOARD SINCE IT IS NOT A DETRIMENT TO THE CITY AND WOULD BE A HARDSHIP TO THE PETITIONER.

ROLL CALL: Mr. DeCristofaro, Yes; Mr. Schweitzer, Yes; Mr. Ahlbum, Yes; Dr. Rahe, Yes.
The motion passed with a 4 to 0 vote.

5) GENERAL DISCUSSION

The Board commended Mr. Ziskal on his presentation.

There being no further business, the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

prepared by Alyson Morales



Dr. Frederick Rahe
Chair

cc: City Commission, City Manager, City Attorney, City Clerk, Director of DEES, Engineer, Building Official, Board of Adjustment, Petitioner(s).