



### City Commission

Mayor Joanne Simone  
Vice Mayor Tommy Ruzzano  
Joyce W. Bryan  
Lesa Peerman  
Frank B. Talerico

### City Manager

Douglas E. Smith

### City Attorney

Eugene M. Steinfeld

### City Clerk

Joseph J. Kavanagh

## REGULAR MEETING OF THE BOARD OF ADJUSTMENT MINUTES

**Tuesday April 7, 2015**

**7:00 PM**

City of Margate  
Municipal Building

### PRESENT:

Casey Ahlbum, Chair  
Edward DeCristofaro, Vice Chair  
Frederick Schweitzer, Secretary  
Sydney King  
Ruben Rivadeneira

### ALSO PRESENT:

Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development  
Courtney O'Neill, Associate Planner  
Miriam Jimenez, Petitioner  
Oscar Bistonoth, Petitioner

The regular meeting of the Board of Adjustment of the City of Margate, having been properly noticed, was called to order by Chair Casey Ahlbum **at 8:35 p.m. on Tuesday April 7, 2015**. The Pledge of Allegiance followed. A roll call of the Board members was taken. There were no communications.

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### 1) APPROVAL OF THE MINUTES FROM THE MARCH 3, 2015 BOARD OF ADJUSTMENT MEETING

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

**MOTION:** SO MOVE TO APPROVE THE MINUTES AS WRITTEN.

### Economic Development Department

5790 Margate Boulevard, Margate, FL 33063 • Phone: (954) 935-5330 • Fax: (954) 935-5304  
[www.margatefl.com](http://www.margatefl.com) • [edevdirector@margatefl.com](mailto:edevdirector@margatefl.com)

**ROLL CALL:** Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes;  
Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5-0 vote.

- 2) **BA-12-2015** - PERMISSION TO ALLOW A MINIMUM OF ONE RESERVOIR AREA FOR INBOUND VEHICLES AT VEHICLE GATES. CODE REQUIRES THAT VEHICLE GATES SHALL HAVE A MINIMUM OF THREE RESERVOIR AREAS FOR INBOUND VEHICLES. APPENDIX A - ZONING, ARTICLE XXXIII. OFF-STREET PARKING AND LOADING, SECTION 33.11 VEHICULAR AREAS FOR DRIVE-THROUGH FACILITIES. LOCATED AT 603 MELALEUCA DRIVE, MARGATE, FLORIDA. R-3 ZONING.

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

**MOTION:**        SO MOVE TO APPROVE THE VARIANCE REQUEST AS WRITTEN

**ROLL CALL:** Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes;  
Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5 to 0 vote.

- 3) **BA-13-2015** - PERMISSION TO ERECT A FENCE IN THE FRONT AND CORNER YARDS AT A HEIGHT OF SIX FEET. CODE REQUIRES FOR ALL PLOTS OF MULTIPLE DWELLINGS, FENCES, WALLS AND HEDGES IN FRONT AND CORNER YARDS SHALL NOT EXCEED A HEIGHT OF FOUR FEET ABOVE THE ESTABLISHED GRADE. APPENDIX A - ZONING, ARTICLE III. GENERAL PROVISIONS, SECTION 3.14(15) CONSTRUCTION OF FENCES, WALLS AND/OR HEDGES. LOCATED AT 603 MELALEUCA DRIVE, MARGATE, FLORIDA. R-3 ZONING.

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

**MOTION:**        SO MOVE TO APPROVE WITH CONDITIONS AS STATED BY STAFF

**ROLL CALL:** Mr. Rivandeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes;  
Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5-0 vote.

- 4) **BA-11-2015** - PERMISSION TO INSTALL A SCREENED IN PATIO WITH A SOLID ROOF THAT EXCEEDS THE ALLOWABLE MAXIMUM PLOT COVERAGE. CODE

LIMITS THE COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS TO A MAXIMUM OF 40% OF THE AREA OF THE PLOT. APPENDIX A - ZONING, ARTICLE XIV. ONE-FAMILY DWELLING R-1A to R-1B DISTRICTS, SECTION 14.4 PLOT COVERAGE. LOCATED AT 1445 NORTHWEST 70th LANE, MARGATE, FLORIDA. R-1D ZONING.

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

**MOTION:** TO APPROVE THE VARIANCE AS WRITTEN.

**ROLL CALL:** Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5-0 vote.

5) **GENERAL DISCUSSION**

Mr. Ziskal asked the board to appoint the Chair and Vice Chair for the upcoming year.

Mr. DeCristofaro, seconded by Mr. Schweitzer, nominated Casey Ahlbum for Chair

**ROLL CALL:** Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5-0 vote.

Mr. Schweitzer, seconded by Mr. King, nominated Edward DeCristofaro for Vice Chair

**ROLL CALL:** Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5-0 vote.

Mr. King, seconded by Mr. DeCristofaro, nominated Frederick Schweitzer as Secretary.

**ROLL CALL:** Mr. Rivadeneira, Yes; Mr. Schweitzer, Yes; Mr. King, Yes; Mr. DeCristofaro, Yes; Mr. Ahlbum, Yes. The motion passed with a 5-0 vote.

There being no further business, the meeting was adjourned at 9:12 p.m.

Respectfully submitted,  
Steadman

prepared by Carleen

Mr. Casey Ahlbum  
Chair

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