



### City Commission

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### City Attorney

Douglas R. Gonzales

### City Clerk

Joseph J. Kavanagh

## SPECIAL MEETING OF THE BOARD OF ADJUSTMENT MINUTES

**Tuesday, April 11, 2017**

**5:45 PM**

City of Margate  
Municipal Building

#### **PRESENT:**

Julianne Lore, Secretary  
Karl Artner  
Ruben Rivadeneira

#### **ALSO PRESENT:**

Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development  
Timothy Finn, Senior Planner  
Andrew Pinney, Associate Planner  
Alejandro Arellano, FCI Residential Corp.

#### **NOT PRESENT:**

Paul Barasch, Chair  
Chad Dangervil, Vice Chair

The special meeting of the Board of Adjustment of the City of Margate, having been properly noticed, was called to order by Secretary Julianne Lore at 5:47 p.m. on Tuesday, April 11, 2017. The Pledge of Allegiance was recited, followed by a roll call of the Board members.

1) NEW BUSINESS

1A) **BA-10-17:** VARIANCE REQUEST FOR PARKING MODIFICATIONS FOR THE TOSCANA PROJECT LOCATED AT 3050 TOSCANA LANE WEST

All persons speaking on the item were duly sworn.

Andrew Pinney read the following statement into the record to explain the reason for the meeting:

"The City reopens item BA-10-17 which was presented in full at the last meeting on April 4, 2017. After the meeting was finished, a review of the record revealed that the Board had taken a vote on the amendment of the item but failed to vote on the underlying motion as amended. Thus, we are reopening the item to prevent final discussion and a vote. The sole item on the table is a motion to

### **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)

approve the variance as recommended by staff to deny the tandem parking but approve the reduction in drive aisle width and the reduction of the no parking area in front of the parallel spaces.”

Mr. Artner commented that there was also a limitation that they could only have grass. Mr. Pinney agreed that the motion that was approved at the meeting the previous week was for grass only at the end islands of the one specified parking area.

Mr. Pinney reinforced the previous discussion about the item noting that there was limited parking in Toscana and the variance request before them was to provide additional parking. He said a vote to approve the variance would be a vote agreeing to the need for additional parking; a vote to deny it would say that they had sufficient parking.

He reiterated that vote before them was on the original motion made to approve the variance.

Ms. Lore asked the petitioner to state their hardship.

Alejandro Arellano, FCI Residential, managing member of Toscana Park Villas, LLC, said they were requesting a variance to allow for five parallel parking spaces near building 7 of their project to help alleviate parking problems.

Mr. Pinney clarified that the variance was for a reduction in drive aisle width from 22 feet to 18 feet and to provide parallel parking space that did not have the 19 feet “no parking” mark in front of it. By waiving those two requirements, he said the applicant would be able to add five parallel parking spaces.

**ROLL CALL:** Mr. Rivadeneira, Yes; Ms. Lore, No; Mr. Artner, Yes; Mr. Dangervil, absent; Mr. Barasch, absent. The motion passed with a 2-1 vote.

3) **GENERAL DISCUSSION**

There being no further business, the meeting was adjourned at 5:54 p.m.

Respectfully submitted,

Prepared by Rita Rodi

Julianne Lore, Secretary