



CITY OF FORT LAUDERDALE

**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**CITY OF FORT LAUDERDALE**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**700 NW 19<sup>th</sup> AVENUE, FORT LAUDERDALE,**  
**FLORIDA 33311**  
**MARCH 12, 2025 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative Attendance 6/2024 through 5/2025</b>	
		<b>Present</b>	<b>Absent</b>
Howard Elfman, Chair	P	8	0
Milton Jones	P	8	0
Douglas Meade	P	6	2
Amy Mergler	P	2	0
Patricia Rathburn	P	8	0
Robert Wolfe, Vice Chair	P	6	2
Jason Hagopian	P	8	0
Samir Yajnik [alternate]	P	3	0
Jarrold Gaylis [alternate]	P	2	0

**Staff**

D'Wayne Spence, Interim City Attorney  
 Burt Ford, Zoning Chief  
 Chakila Crawford, Senior Administrative Assistant  
 Mohammed Malik, Zoning Administrator  
 James Hollingsworth, Zoning Plans Examiner  
 Karen Ceballo, Administrative Assistant  
 J. Opperlee, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None

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	<b><u>Case Number</u></b>	<b><u>Owner/Agent</u></b>	<b><u>District</u></b>	<b><u>Page</u></b>
1.	PLN-BOA- 24100006	3313 NE 33RD Street LLC/Lawrence Blacke Esq.	1	<u>2</u>
2.	PLN-BOA- 25010002	Michael and Stefanie Govern	2	<u>3</u>
		Communication to the City Commission		<u>4</u>
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		Other Items and Board Discussion		<u>4</u>

**I. Call to Order**

The meeting was called to order at 6:00 p.m. Roll was called and a quorum was determined to be present.

**II. Approval of Minutes – February 12, 2025**

**Motion** made by Mr. Wolfe, seconded by Ms. Rathburn:  
To approve the Board’s February 12, 2025 minutes. **Motion** passed 7-0.

**III. Public Sign-In / Swearing-In**

All individuals wishing to speak on the matters listed on tonight’s agenda were sworn in.

Before each item, Board members disclosed communications they had and site visits made.

**IV. Agenda Items**

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<b>CASE:</b>	PLN-BOA-24100006
<b>OWNER:</b>	3313 NE 33RD STREET LLC
<b>AGENT:</b>	BLACKE, LAWRENCE, ESQ
<b>ADDRESS:</b>	3313 NORTH EAST 33 STREET, UNIT 1, FORT LAUDERDALE, FL 33308
<b>LEGAL DESCRIPTION:</b>	LOT 3, BLOCK 7, FALT OCEAN MILE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	CB - COMMUNITY BUSINESS
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec. 5-26- Distance between establishments.</u></b>

- Requesting a special exception from the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is located one hundred three (103) feet from one establishment licensed to sell alcoholic beverages, a total reduction of one-hundred ninety-seven (197) and two hundred sixty-eight (268) feet from another establishment licensed to sell alcoholic beverage, a total reduction of thirty-two (32), respectfully.

Lawrence Blacke Esq., agent, provided a presentation, a copy of which is attached to these minutes for the public record. He also provided letters of support. Mr. Blacke said due to the nature of the neighborhood, this was an appropriate, compatible use. He

confirmed they would sell only beer and wine. If there proved to be demand, he said they may extend the hours from breakfast and lunch into the evening.

Chair Elfman opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Rathburn, seconded by Mr. Wolfe:  
To approve the special exception because it meets the criteria. **Motion passed 5-2** with Mr. Meade and Chair Elfman opposed.

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<b>CASE:</b>	<b>PLN-BOA-25010002</b>
<b>OWNER:</b>	GOVERN, MICHAEL & STEFANIE
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	2507 NORTH EAST 32 AVENUE, FORT LAUDERDALE, FL 33305
<b>LEGAL DESCRIPTION:</b>	LOT 6, BLOCK 19, LAUDERDALE BEACH EXTENSION UNIT "B", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ( SEE SURVEY).
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<b><u>Sec 47-19.3(h) Boat slips, docks, boat davits, hoists and similar mooring structures</u></b>

- Requesting a variance to build a new boatlift and allow a watercraft to be docked at 4 feet 1 inch from the north side yard setback extended property line, whereas the code requires a 5 feet side yard (North) setback from the property line as extended into the waterway. A total setback variance request of 0 foot 11 inches.
- Requesting a variance to build a new boatlift and allow a watercraft to be docked at 0 feet 1 Inch from the south side yard setback extended property line whereas the code requires a 5 feet side yard (South)) setback from the property line as extended into the waterway. A total setback variance request of 4 foot 11 inches.

**Note: Sec 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is**

**of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.**

Michael Govern, owner, provided a presentation, a copy of which is attached to these minutes for the public record.

Chair Elfman opened the public hearing. Gary Kalb, neighbor, stated he did not object to the lift but the canal was already crowded and this would make it worse. He stated he would not object to allowing four feet on each side. There being no other members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

Mr. Govern said only the adjacent neighbors may have an issue with this. Mr. Malik confirmed that the dock was not the issue; the docking of the boat was. Chair Elfman asked if Mr. Govern had tried to contact the property owner to the north and he replied he had not. Chair Elfman was concerned that neither neighbor had provided a letter of support.

Mr. Malik said the dock was allowed to extend from property line to property line and up to 25 feet into the water but a boat must be within the property setbacks. Mr. Spence explained the variance was to allow the owner to keep a boat on the boatlift that would extend into the setbacks, a code violation.

Mr. Govern confirmed that on the south side, the boat would be one inch from the property line [on the boatlift]. Chair Elfman noted that if the dock were thinner, a smaller variance would be needed. Mr. Hagopian pointed out that if the adjacent property to the south also built a dock to their property line, it would be impossible for Mr. Govern to get his boat out. Ms. Rathburn said contrary to Mr. Govern's application, this property was not unique in this neighborhood; there were six or seven other properties with the same issue.

**Motion** made by Mr. Hagopian, seconded by Mr. Jones:  
To **deny** the application because it did not meet the criteria for a variance. **Motion passed 7-0.**

**Communication to the City Commission**

None

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**Report and for the Good of the City**

None

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**Other Items and Board Discussion**

None

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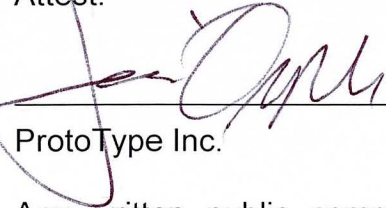
There being no further business to come before the Board, the meeting adjourned at 6:35 p.m.

Chair:



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Attest:



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ProtoType Inc.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.