

BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

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Wednesday, May 14th, 2025
6:00 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: AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

1. CASE:	PLN-BOA-25020001
OWNER:	COMAS TUSELL, EDILBERT; CARO RODRIGUEZ, SARA
AGENT:	GRAELL, ADRIANA
ADDRESS:	1208 NORTH EAST 16 TERRACE, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 15, BLOCK 100 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
COMMISSION DISTRICT:	2

REQUESTING: **Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)**

- Requesting a variance from the required 5-foot side yard setback for a proposed conversion of an existing carport into a garage to be reduced to 2.7 feet, a total variance request of 2.3 feet.

Sec. 47-19.2.B - Accessory buildings, structures and equipment, general.

- Requesting a variance to allow an existing 1.6' deep overhang to remain whereas the code limits the maximum overhang depth to 0.9', or one-third of the setback (2.7' setback x 1/3 = .9') a total variance request of 0.7 feet.

Motion to approve the request regarding Sec. 47-5.33. passed 6-1.

Motion to approve the request regarding Sec. 47-19.2.B passed 7-0.

2. CASE: **PLN-BOA-25040001**
OWNER: DALICHOW, ROMAN
AGENT: N/A
ADDRESS: 803 SOUTH EAST 12 COURT, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION: UNIT 2 OF CASTELANE LOFTS 11. A PORTION OF LOTS 30 AND 31, BLOCK 1, EVERGLADE LAND SALES COMPANY FIRST ADDITION TO FORT LAUDERDALE, FLORIDA. ACCORDING TO THE PLAT BOOK 2, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT: RML-25 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM HIGH DENSITY
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-5.35. - Table of dimensional requirements for the RML-25 district. (Note A)**

- Requesting a variance to allow an existing roof top metal canopy/awning to remain at a height of 41 feet 1 inch whereas the code allows a maximum height of 35 feet, a total variance request of 6 feet 1 inch.

Motion to approve passed 7-0.

3. CASE: **PLN-BOA-25040002**
OWNER: PYLE, THERESA & VINCENT F JR
AGENT: N/A
ADDRESS: 651 NORTH EAST 19 AVENUE, FORT LAUDERDALE, FL

LEGAL DESCRIPTION: 33304
THAT PART OF BLOCK 21 OF VICTORIA PARK,
ACCORDING TO THE CORRECTED AMENDED PLAT
THEREOF, RECORDED IN PLAT BOOK 10, PAGE 66, OF
THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA, (SEE SURVEY).

ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM
DENSITY

**COMMISSION
DISTRICT:** 2

REQUESTING: Sec. 47-5.31. - Table of dimensional requirements for the
RS-8 district. (Note A)

- Requesting a variance to allow an existing metal carport to remain at a corner yard setback of 3.0 feet whereas the code requires a minimum setback of 25 % of lot width which is 19.25 Feet, a total variance request of 16.25 feet.
- Requesting a variance to allow an existing building to remain at a corner yard setback of 12.4 feet, whereas the code requires a minimum setback of 25% of lot width which is 19.25 feet, a total variance request of 6.85 feet.

Motion to approve passed 7-0.

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.