



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**  
**MAY 14, 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	10	0
Milton Jones	A	9	1
Douglas Meade	P	8	2
Amy Mergler	P	4	0
Patricia Rathburn	P	10	0
Robert Wolfe, Vice Chair	P	8	2
Jason Hagopian	A	9	1
Samir Yajnik [alternate]	P	4	1
Jarrold Gaylis [alternate][arrived 6:08]	P	4	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 Ceballos, 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- 25020001	Edilbert Comas Tusell; Sara Caro Rodriguez/ Adriana Graell	2	<u>2</u>
2.	PLN-BOA- 25040001	Roman Dalichow	4	<u>3</u>
3.	PLN-BOA- 25040002	Vincent F Jr and Theresa Pyle	2	<u>4</u>
		Communication to the City Commission		<u>5</u>
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		Other Items and Board Discussion		<u>5</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 – April 16, 2025**

**Motion** made by Mr. Wolfe, seconded by Mr. Meade:  
To approve the Board’s April 16, 2025 minutes. **Motion** passed 6-0.

**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>	<b>PLN-BOA-25020001</b>
<b>OWNER:</b>	COMAS TUSELL, EDILBERT; CARO RODRIGUEZ, SARA
<b>AGENT:</b>	GRAELL, ADRIANA
<b>ADDRESS:</b>	1208 NORTH EAST 16 TERRACE, FORT LAUDERDALE, FL 33304
<b>LEGAL DESCRIPTION:</b>	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).
<b>ZONING DISTRICT:</b>	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<b><u>Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)</u></b>

- 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.

Adriana Graell, agent, described the request to enclose the carport. She explained the carport had originally been built into the setback.

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.

Ms. Graell said the outside wall would be 2'7" from the property line. Mr. Malik confirmed that the carport was already in the setback. It was a legally existing non-conforming structure because it was originally built here.

Mr. Gaylis arrived at 6:08.

Ms. Graell stated the slab and roofline would stay as they were. Mr. Ford said the overhang variance was needed because the setback variance would change how close the overhang could be from the setback. Mr. Spence confirmed that the enclosure would be within the envelope of the existing structure.

**Motion** made by Mr. Wolfe, seconded by Ms. Mergler

To approve the variance request regarding Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A) because it meets the criteria.

**Motion passed 6-1** with Mr. Meade opposed.

**Motion** made by Ms. Rathburn, seconded by Mr. Wolfe:

To approve the variance request regarding Sec. 47-19.2.B - Accessory buildings, structures and equipment, general because it meets the criteria. **Motion passed 7-0.**

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<b>CASE:</b>	<b>PLN-BOA-25040001</b>
<b>OWNER:</b>	DALICHOW, ROMAN
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	803 SOUTH EAST 12 COURT, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	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).
<b>ZONING DISTRICT:</b>	RML-25 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM HIGH DENSITY
<b>COMMISSION</b>	4

**DISTRICT:**  
**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.

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

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 Mr. Wolfe, seconded by Mr. Gaylis:

To approve the variance request regarding Sec. 47-5.35. - Table of dimensional requirements for the RML-25 district. (Note A) because it meets the criteria. **Motion passed 7-0.**

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**CASE:** PLN-BOA-25040002  
**OWNER:** PYLE, THERESA & VINCENT F JR  
**AGENT:** N/A  
**ADDRESS:** 651 NORTH EAST 19 AVENUE, FORT LAUDERDALE, FL 33304  
**LEGAL DESCRIPTION:** 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.

Theresa and Vincent Pyle, owners, described the request. Ms. Pyle said their contractor had not pulled the permit for the carport. The home's wall extending into the setback had existed since the home was built.

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 Mr. Wolfe, seconded by Ms. Mergler:

To approve the variance request regarding Sec. 47-5.35. - Table of dimensional requirements for the RML-25 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, because it meets the criteria.

**Motion passed 7-0.**

**Motion** made by Mr. Wolfe, seconded by Mr. Meade:

To approve the variance request regarding Sec. 47-5.35. - Table of dimensional requirements for the RML-25 district. (Note A) 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 because it meets the criteria. **Motion**

**passed 7-0.**

**Communication to the City Commission**

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None

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

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None

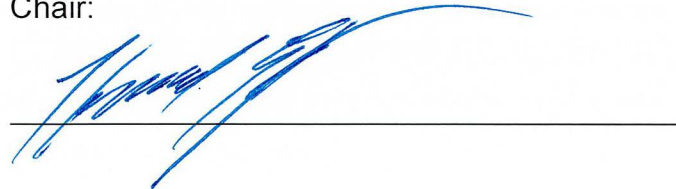
**Other Items and Board Discussion**

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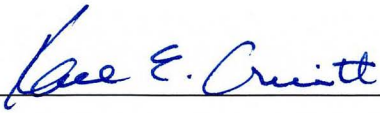
None

There being no further business to come before the Board, the meeting adjourned at 6:44 p.m.

Chair:



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.

# **PLN-BOA-25040001**

**BOARD OF ADJUSTMENT MEETING**

Wednesday, May 14, 2025

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# PLN-BOA-25040001

## Request:

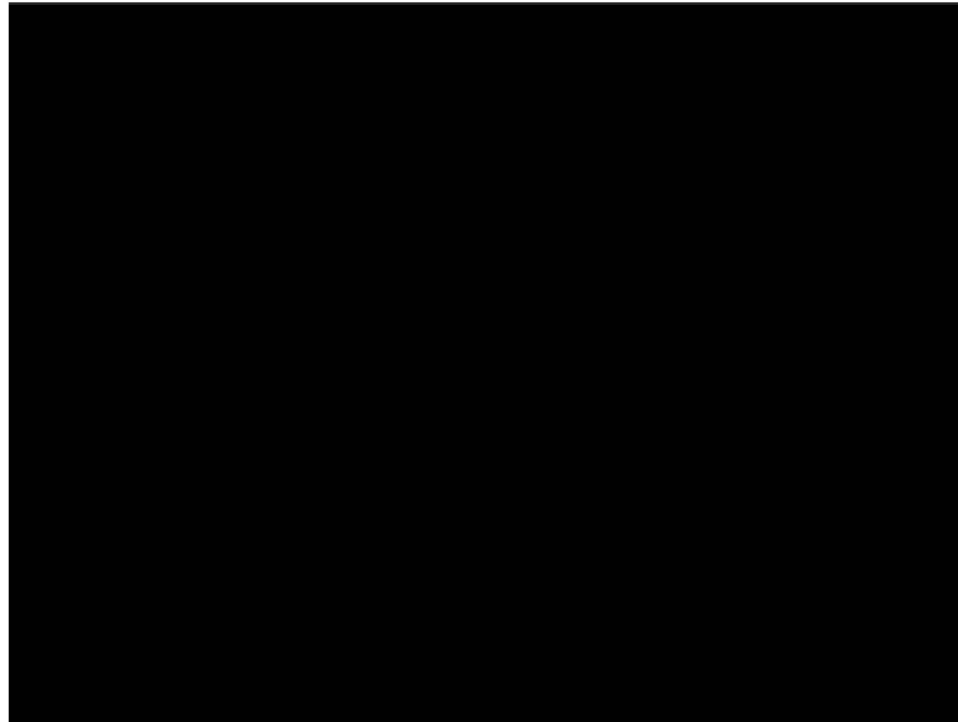
**Sec. 47-5.35. - Table of dimensional requirements for the RML-25 district. (Note A)**

*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.*

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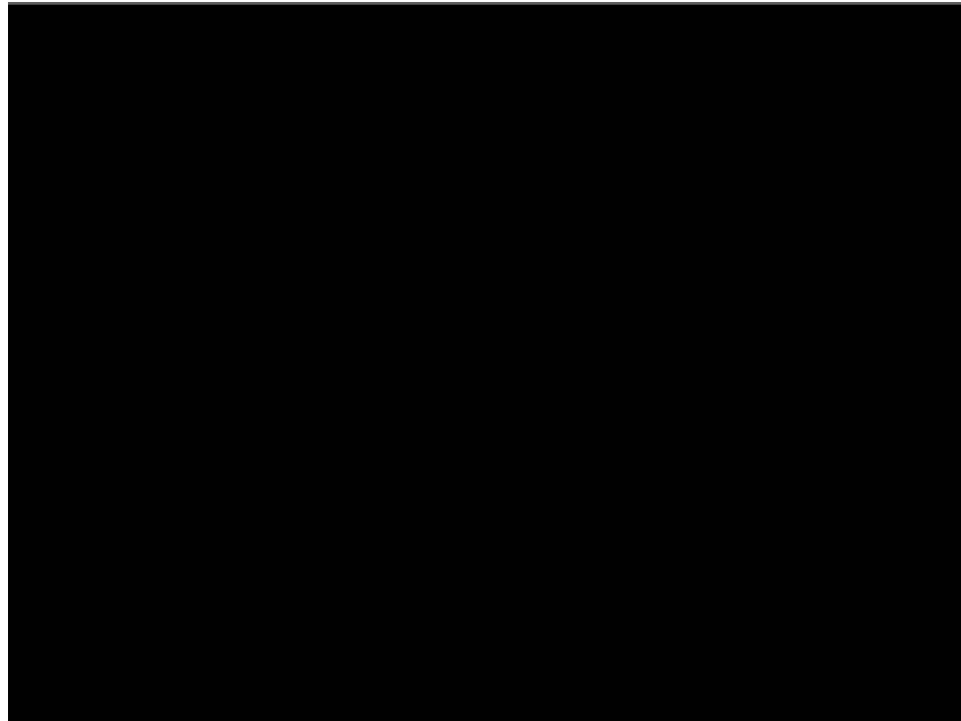
# PLN-BOA-25040001

Roof view:



**PLN-BOA-25040001**

**Street View:**



# PLN-BOA-25040001

## Street View:

(neighbors)



**PLN-BOA-25040001**

Thank you

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