



**BOARD OF ADJUSTMENT MEETING**

City of Fort Lauderdale  
Development Services Department  
700 NW 19th Avenue, Fort Lauderdale, Florida 33311  
Wednesday, July 9<sup>th</sup>, 2025  
6:00 PM

**AGENDA RESULTS**

- 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.	<b>CASE:</b> <b>OWNER:</b> <b>AGENT:</b> <b>ADDRESS:</b>  <b>LEGAL DESCRIPTION:</b>  <b>ZONING DISTRICT:</b>  <b>COMMISSION DISTRICT:</b> <b>REQUESTING:</b>	<b>PLN-BOA-25060002</b> VARTANIAN, JOSEPH SCHEIN, ANDREW, ESQ 1225 PONCE DE LEON DRIVE, FORT LAUDERDALE, FL 33316  LOT 24, BOCK 23, OF "RIO VISTA ISLES UNIT 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).  RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY  4  <u><b>Sec 47-5.31 Table of dimensional requirements for the RS-8 district. (Note A)</b></u>
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- Requesting a variance to permit an approved

garage enclosure at a front setback of 24' - 10" and a side setback of 2' - 11", where ULDR Section 47-5.31 requires a front setback of 25' and a side setback of 5', for a total variance of 2" on the front and 2' - 1" on the side.

**Motion** to approve the variance request passed 7-0.

2. **CASE:** **PLN-BOA-25060004**  
**OWNER:** ACS FLAGLER LLC  
**AGENT:** SCHEIN, ANDREW, ESQ  
**ADDRESS:** 801 & 811 NORTH FEDERAL HWY, FORT LAUDERDALE, FL 33304  
**LEGAL DESCRIPTION:** LOTS 25 THROUGH 32, INCLUSIVE BLOCK 252 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. (SEE SURVEY).  
**ZONING DISTRICT:** RAC-UV - URBAN VILLAGE DISTRICTS  
**COMMISSION DISTRICT:** 2  
**REQUESTING:** **Sec 47-3.8.A.1 Termination of nonconforming status.**

- Requesting a variance from ULDR Section 47-3.8.A.1 to allow a legal nonconforming structure that is altered by more than 50% of the replacement value to retain its legal nonconforming status, where ULDR Section 47-3.8.A.1 would terminate its legal nonconforming status, as per permitted plans.

**Motion** to approve the variance request passed 5-2.

**Sec 47-3.8.A.2 Termination of nonconforming status.**

- Requesting a variance from ULDR Section 47-3.8.A.2 to allow a legal nonconforming structure with a discontinued use to retain its legal nonconforming status, where ULDR Section 47-3.8.A.2 would terminate its legal nonconforming status.

**Motion** to approve the variance request passed 5-2.

**Sec 47-13.20.G RAC Landscape Requirements.**

- Requesting a variance from ULDR Section 47-13.20.G to allow the existing vehicular use area and parking lot to remain as-is, where ULDR Section 47-21.12.F would require the existing vehicular use area and parking lot to be brought into conformity with ULDR.

**Motion** to approve the variance request failed 4-3.

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**Sec 47-13.20.H RAC Streetscape Design.**

- Requesting a variance from ULDR 47-13.20.H, to allow the existing streetscape adjacent to the existing building to remain as-is, where ULDR Section 47-13.20.H would require the existing streetscape to comply with Chapter 4 of the Downtown Master Plan design guidelines.

**Motion** to approve the variance request failed 4-3.

**Sec 47-24.5. D.1 Subdivision layout.**

- Requesting a variance from ULDR 47-24.5. D.1 to allow the existing right-of-way widths adjacent to the property to remain, where ULDR Section 47-24.5. D.1 would require additional right-of-way dedications on Federal Highway, NE 8<sup>th</sup> Street and NE 5<sup>th</sup> Terrace.

**Motion** to approve the variance request failed 4-3.

**V. COMMUNICATION TO THE CITY COMMISSION**

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

Presentation on Amendments to Board of Adjustments Process

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**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.**