



BOARD OF ADJUSTMENT MEETING

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

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Wednesday, August 13th, 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.**

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|-----------|---------------------------|--|
| 1. | CASE: | PLN-BOA-25070003 |
| | OWNER: | GOMEZ & GOMEZ 2020 LLC |
| | AGENT: | ANDREW SCHEIN, ESQ |
| | ADDRESS: | 423 MOLA AVENUE, FORT LAUDERDALE, FL 33301 |
| | LEGAL DESCRIPTION: | LOT 11, BLOCK 1, OF "VENICE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 6, PAGE 4 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 from ULDR Section 47-5.31 to allow a 5-foot front yard setback, whereas the ULDR Section 47-5.31 requires a 25-foot front yard setback, a total variance request of 20 feet.

2. **CASE:** **PLN-BOA-25070004**

OWNER: LIPKOWITZ, BRADLEY M & SONJA H

AGENT: DWAYNE SHAW

ADDRESS: 501 NORTH EAST 10 AVENUE, FORT LAUDERDALE, FL 333011221

LEGAL DESCRIPTION: THE SOUTH 10 FEET OF LOT 24 AND ALL OF LOT 25, BLOCK 1, HOLMERM & MCKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 112 OF THE PUBLIC RECORDS OF MIAMI-DADE 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 a new attached pergola to be installed in the corner yard setback at a distance of 3.23 feet, whereas the code requires a distance of 15 feet, a total variance request of 11.77 feet.

Sec 47-19.2. B. - Architectural features in a residential district.

- Requesting a variance to allow a proposed corner yard overhang of 1.23 feet from the face of the building, whereas the code permits a maximum overhang of 1.07 feet from the face of the building. A total variance request of 0.16 feet.

NOTE: 47-19.2. B Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, windowsills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a

maximum distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. (3.23/3 = 1.07 feet max overhang)

3. **CASE:** PLN-BOA-24110002
OWNER: HASAN, FATIMA
AGENT: N/A
ADDRESS: 414 NORTH EAST 23 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION: LOT 9, BLOCK 2, BARCELONA ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT: RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT: 2
REQUESTING: Sec. 47-24.12. A.10. - Expiration of approval. The variance shall expire and become null and void unless a building permit to implement the improvements authorized by the variance or special exception is secured within one hundred eighty (180) days from the effective date of approval, or within such lesser time as the board may proscribe, which such lesser period of time shall not be less than thirty (30) days from the effective date of approval. Upon a motion for extension of time being filed by an applicant, for good cause shown, the board may grant an additional extension of time beyond the time initially proscribed in the final order, such additional extension of time not to exceed one hundred eighty (180) days, within which the building permit must be secured.

A request/motion for extension of time for an additional 180 days (until March 07th, 2026).

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.