



BOARD OF ADJUSTMENT MEETING

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

Wednesday, August 13th, 2025
6:00 PM

RESULTS

- I. **CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. **APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. **PUBLIC SIGN-IN / SWEARING-IN**
- IV. **AGENDA ITEMS:**

1.	CASE: OWNER: AGENT: ADDRESS: LEGAL DESCRIPTION: ZONING DISTRICT: COMMISSION DISTRICT: REQUESTING:	PLN-BOA-25070003 GOMEZ & GOMEZ 2020 LLC ANDREW SCHEIN, ESQ 423 MOLA AVENUE, FORT LAUDERDALE, FL 33301 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) RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY 2 <u>Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u>
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- 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.

Motion to defer the case to the November 12 meeting passed 7-0.

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, HOLMERSG & 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 ($\frac{1}{3}$) of the required yard, whichever is less. ($3.23/3 = 1.07$ feet max overhang)

Motion to approve the variance requests for Sec 47-5.31 and Sec 47-19.2.B passed 7-0.

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).

Motion to grant an extension for 180 days passed 7-0.

- V. COMMUNICATION TO THE CITY COMMISSION
 - VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE
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