



## **BOARD OF ADJUSTMENT MEETING**

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

To watch and listen to the Board of Adjustment  
Meeting:

[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv)

[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

Cable Television - Comcast Channel 78 and AT&T U-  
verse Channel 99

Wednesday, September 10<sup>th</sup>, 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.**

- |           |                               |   |
|-----------|-------------------------------|---|
| <b>1.</b> | <b>CASE:</b>                  | <b>PLN-BOA-25070001</b>   |
|           | <b>OWNER:</b>                 | SOPHER, RAFAEL  |
|           | <b>AGENT:</b>                 | LABATE, MARK J ESQ.   |
|           | <b>ADDRESS:</b>               | 1918 NORTH EAST 32 AVENUE, FORT LAUDERDALE, FL<br>33305                                       |
|           | <b>LEGAL<br/>DESCRIPTION:</b> | LOT 13, BLOCK 7, LAUDERDALE BEACH EXTENSION,<br>ACCORDING TO THE PLAT THEREOF, AS RECORDED IN |

PLAT BOOK 27, PAGE 48, OF THE PUBLIC RECORDS  
BROWARD COUNTY, FLORIDA. (SEE SURVEY)  
RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY  
2

**ZONING DISTRICT:**  
**COMMISSION**  
**DISTRICT:**  
**REQUESTING:**

**Sec 47-19.1.B. Accessory Uses, Buildings, and Structures  
- General Requirements.**

- Requesting a variance to allow an accessory structure (birdbath) to be located in the required front yard specified by the zoning district, whereas the code does not allow an accessory structure within the required front yard.

**Sec 47-19.1.D. Accessory Uses, Buildings, and Structures  
- General Requirements.**

- Requesting a variance to allow an accessory structure (birdbath) to be located in the required 25-foot front yard setback at a distance of 1 foot from the front property line, whereas the code requires an accessory structure to conform to the required setback for the zoning district of 25 feet, a total variance request of 24 feet.

**NOTE:** The required front yard setback for the RS-8 district is 25 feet, as per ULDR Section 47-5.31 Table of dimensional requirements for the RS-8 district.

---

2. **CASE:** **PLN-BOA-25080001**  
**OWNER:** 2600 FL PROPERTY LLC  
**AGENT:** AMES, SHANE  
**ADDRESS:** 2600 NORTH EAST 8 STREET, FORT LAUDERDALE, FL 33304  
**LEGAL DESCRIPTION:** LOT 16, BLOCK 12, SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)  
**ZONING DISTRICT:** RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY  
**COMMISSION DISTRICT:** 1  
**REQUESTING:** **Sec 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)**

- Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage

addition to be reduced to 5 feet, a total reduction request of 9 feet 8 inches.

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.**