



CITY OF FORT LAUDERDALE

MINUTES
BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th AVENUE, FORT LAUDERDALE,
FLORIDA 33311
September 10th, 2025 – 6:00 P.M.

Board Members	Attendance	Cumulative Attendance 6/2025 through 5/2026	
		Present	Absent
Howard Elfman, Chair	P	4	0
Milton Jones	A	3	1
Douglas Meade	P	3	1
Amy Mergler	P	3	1
Patricia Rathburn	P	4	0
Robert Wolfe, Vice Chair	P	4	0
Jason Hagopian	P	4	0
Jay Schechtman [alternate]	A	2	2
Samir Yajnik [alternate]	A	2	2
Jarrold Gaylis [alternate]	P	4	0

Staff

D'Wayne Spence, Interim City Attorney
 Burt Ford, Zoning Chief
 Mohammed Malik, Zoning Administrator
 Karen Ceballo, Administrative Assistant
 James Hollingsworth, Zoning Plans Examiner
 N. Day, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

Index

	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
1.	PLN-BOA-25070001	Raphael Sofer/Mark Labate Esq.	2	<u>2</u>
2.	PLN-BOA-25080001	2600 FL Property LLC/Shane Ames	1	<u>3</u>
		Communication to the City Commission		<u>5</u>
		For the Good of the City		<u>5</u>
		Other Items and Board Discussion		<u>5</u>

I. Call to Order

The meeting was called to order at 6:01 p.m. Roll was called and a quorum was determined to be present.

II. Approval of Minutes – August 13, 2025

Motion made by Mr. Wolfe, seconded by Ms. Mergler:
To approve the Board’s August 13, 2025 minutes. **Motion** passed unanimously.

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

1. [Index](#)

CASE: PLN-BOA-25070001
OWNER: SOPHER, RAFAEL
AGENT: LABATE, MARK J ESQ.
ADDRESS: 1918 NORTH EAST 32 AVENUE, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION: LOT 13, BLOCK 7, LAUDERDALE BEACH EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 48, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT: 2
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.*

Mark Labate Esq., the owner's attorney, said the site plan described the birdbath and stated it would not be obtrusive, affect sight lines or interfere with emergency vehicles.

Chair Elfman opened the public hearing. Ken Fengler, neighbor and Dolphin Isles board member, said neighboring properties had voted against this request as had the association board. He added that there had been a Code Enforcement case against the property years ago regarding trees that had been removed from the front of the property but these had never been planted.

Mr. Gaylis asked if this was also a fountain and Mr. Labate stated it was not; there was no plumbing or electricity.

Rafael Sofer, owner, said once the Board approved or denied this request, he would plant the trees Mr. Fengler mentioned in front of the house.

Mr. Hagopian did not object to the bird bath but said the request did not meet any of the five requirements for a variance. Mr. Labate stated it met criterion E because it was a de minimis request:

e. That the variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

There being no other 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. Rathburn concurred that the request did not meet any of the criteria and it was supposed to meet all of them.

Motion made by Ms. Rathburn, seconded by Mr. Hagopian:

To deny the variance requests because the application met none of the criteria. **Motion passed 7-0.**

2.

[Index](#)

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.

Shane Ames, architect, provided a presentation and explained the request. Chair Elfman opened the public hearing. Slava Duris, neighbor, opposed the request, specifically on the proposed side of the property. James Procanik, the owner's representative, said he did not understand why Mr. Duris opposed the request. There being no other 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.

Mr. Ames said the garage would make the neighboring property more private.

Mr. Hagopian asked why the side setback was 25 feet instead of five. Mr. Hollingsworth explained how setbacks were calculated, and in this case, the side setback was 25% of the lot width. Mr. Spence asked which structures they were seeking the variance for: the storage portion of the structure and/or the garage portion. Mr. Ames said the structure was 31 feet long and the request for the entire structure.

Mr. Meade discussed moving the structure from its proposed location. Mr. Spence said moving the structure could create the need for another/different variance. Board members suggested moving the structure so the back wall was even with the back wall of the house. Mr. Malik pointed out that there may be bedrooms on that side of the home with egress windows.

Mr. Procanik said the proposed placement would create a courtyard. Mr. Ames said one bathroom and one closet window would be covered if the structure were moved toward the street.

Ms. Rathburn stated this case was like the previous one, in that it did not meet the criteria for a variance. Mr. Gaylis felt the garage would improve the property but understood the neighbor's concern. Mr. Spence advised the Board to consider the applicant's narrative regarding the criteria when deciding, and using that as the basis for approval or denial. Mr. Malik suggested Mr. Ames could request a deferral to consider the Board's input.

Mr. Ames requested a deferral to the next meeting. Mr. Malk explained that the deadline had already passed for the October meeting so the deferral would be to November.

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

To defer the case to the Board's November meeting. **Motion passed 7-0.**

Communication to the City Commission **Index**

Mr. Wolfe asked about the administrative hearing ordinance. Mr. Spence said two ordinances would come to the City Commission in October: one would establish an administrative approval process and one would be the change to the Board's voting approval from majority plus one to a simple majority. The administrative approval ordinance included the ability for someone denied a variance by the Board to appeal to the City Commission instead of the Circuit Court. Mr. Spence agreed to provide Board members with the language of the ordinances as well as the dates the City Commission would consider them.

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


None

Other Items and Board Discussion **Index**

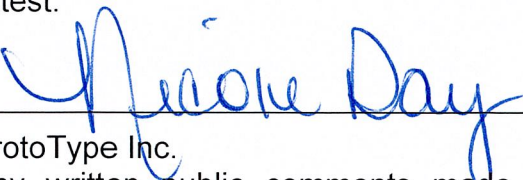
None

There being no further business to come before the Board, the meeting adjourned at 7:02 p.m.

Chair:



Attest:




ProtoType Inc.

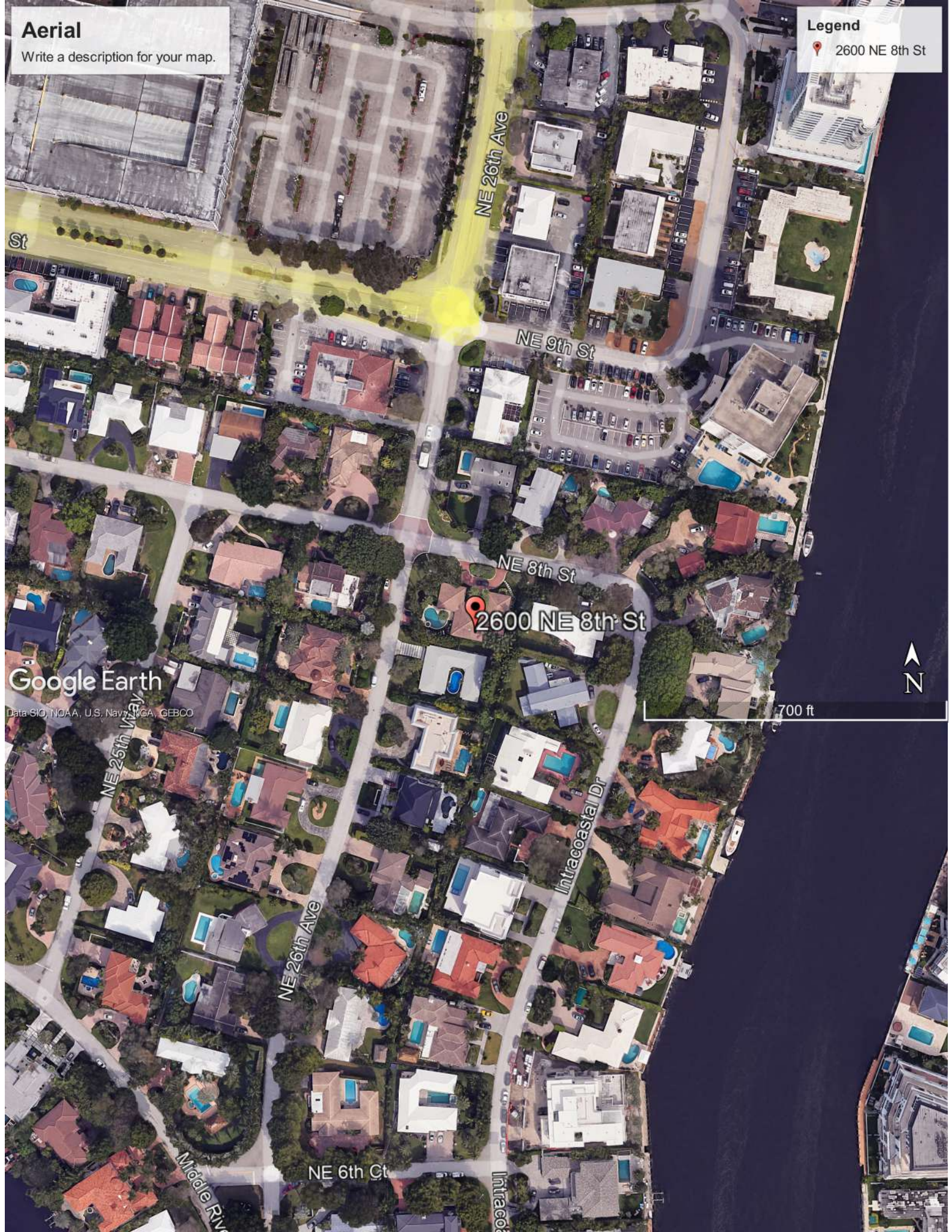
Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Aerial

Write a description for your map.

Legend

 2600 NE 8th St



Google Earth

Data: © 2013 NOAA, U.S. Navy, NGA, GEBCO




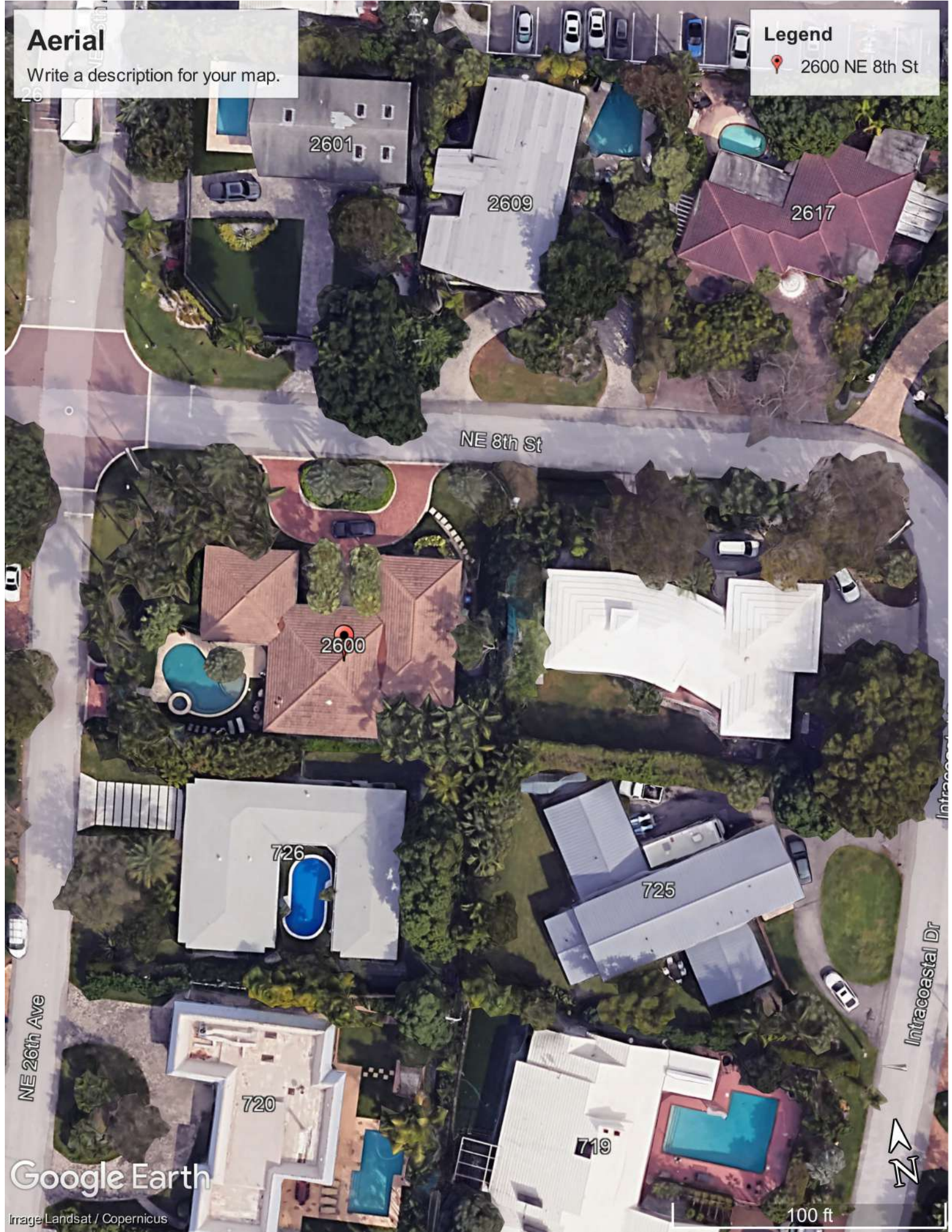
700 ft

Aerial

Write a description for your map.

Legend

 2600 NE 8th St





PROPERTY SUMMARY

Tax Year: 2025	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504201322250	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): 2600 FL PROPERTY LLC	Adj. Bldg. S.F: 3058	Email: realprop@bcpa.net
Mailing Address: 2600 NE 8 ST FORT LAUDERDALE, FL 33304	Bldg Under Air S.F: 2954	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 2600 NE 8 STREET FORT LAUDERDALE, 33304-3609	Effective Year: 1978	Abbr. Legal Des.: SUNRISE 28-42 B LOT 16 BLK 12
	Year Built: 1966	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$363,090	\$1,462,650	0	\$1,825,740	\$1,825,740	
2024	\$363,090	\$1,307,610	0	\$1,670,700	\$1,670,700	\$31,634.98
2023	\$363,090	\$1,281,190	0	\$1,644,280	\$1,644,280	\$31,562.85

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,825,740	\$1,825,740	\$1,825,740	\$1,825,740
Portability	0	0	0	0
Assessed / SOH	\$1,825,740	\$1,825,740	\$1,825,740	\$1,825,740
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,825,740	\$1,825,740	\$1,825,740	\$1,825,740

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/23/2023	Quit Claim Deed Non-Sale Title Change	\$100	118880691
04/12/2022	Warranty Deed Qualified Sale	\$1,801,000	118077540
10/01/1990	Warranty Deed	\$27,500	17841 / 723
10/01/1971	Warranty Deed	\$57,000	
03/01/1966	Warranty Deed	\$10,500	

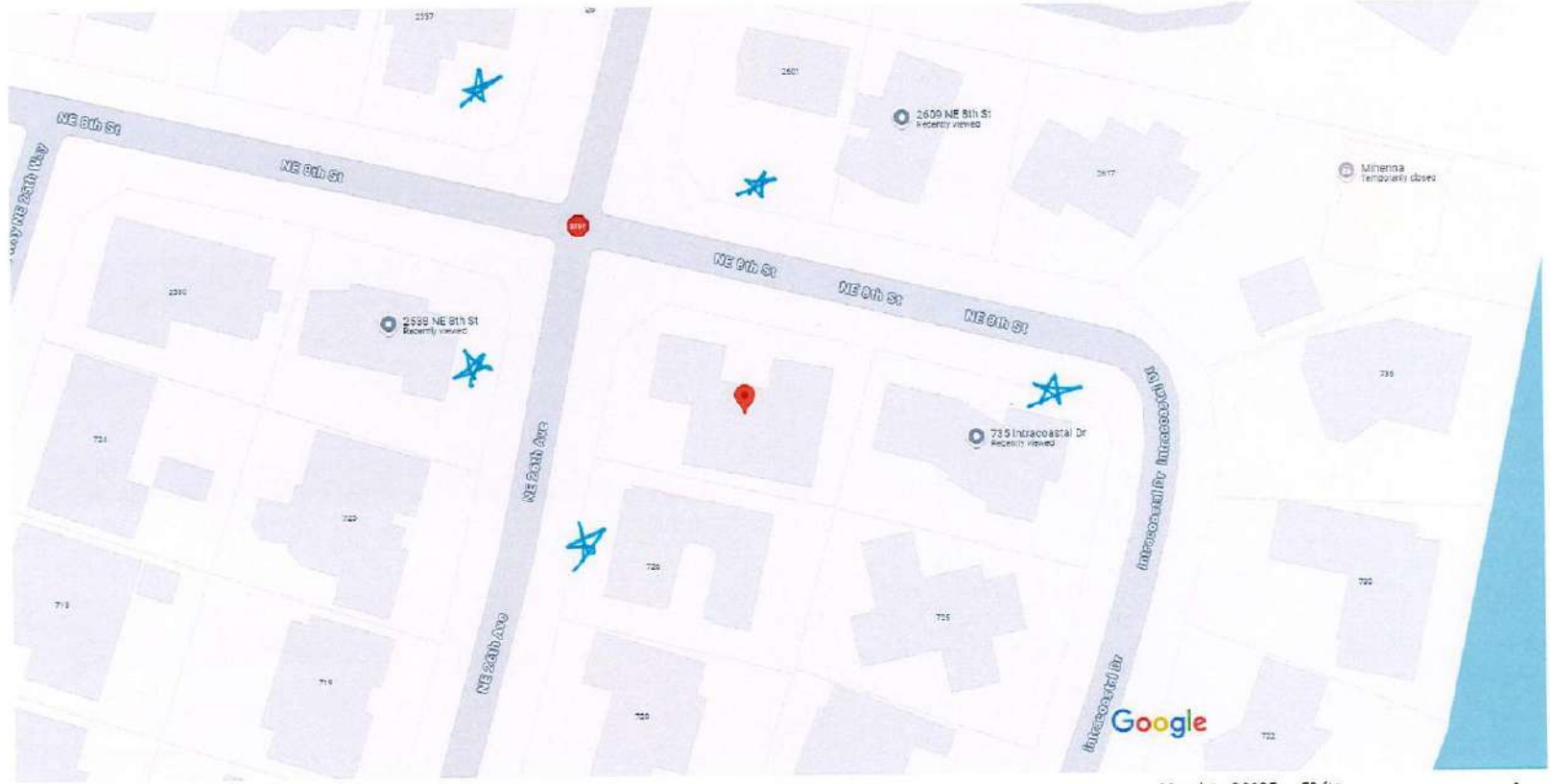
LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	12,103	Square Foot
	SqFt	

RECENT SALES IN THIS SUBDIVISION

Google Maps

2600 NE 8th St



Map data ©2025 50 ft





2600 NE 8th St, Fort Lauderdale, FL 33304 (South, Front, Street View)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (East, Street View from NE 26th Ave)



2601 NE 8th St, Fort Lauderdale, FL 33304 (Neighbor directly across from property, North Street View)



735 Intracoastal Dr, Fort Lauderdale, FL 33304 (Neighbor to the East, West Street View)



735 Intracoastal Dr, Fort Lauderdale, FL 33304 (Neighbor to the East, SW Street View)



726 NE 26th Ave, Fort Lauderdale, FL 33304 (Neighbor to the South, East Street View)



2538 NE 8th St, Fort Lauderdale, FL 33304 (Neighbor across the street to the West, West Street View)



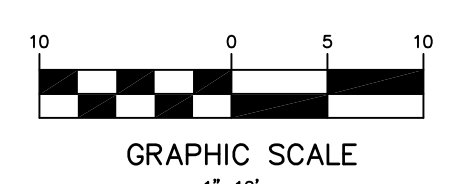
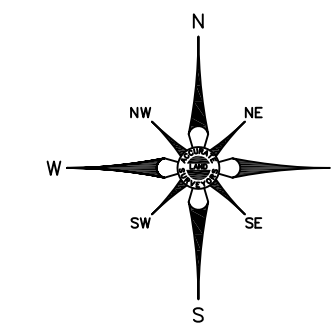
2537 NE 8th St, Fort Lauderdale, FL 33304 (Neighbor opposite corner lot, NW Street View)

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	x 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C.L.	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	□	UTILITY BOX	—	PARKING STRIPE
⊙	MANHOLE	⊗	HYDRANT	—	OVERHEAD UTILITY LINES
⊕	BASIN	⊗	UTILITY POLE	▨	6' CONCRETE WALL
⊖	WELL	⊗	VAULT	▨	COVERED AREA
⊗	WATER METER	⊗	LIGHT	▨	CONCRETE
⊗	MONITORING WELL	⊗	BOLLARD	▨	BRICK PAVERS
⊗	PROPERTY CORNER	⊗	AIR CONDITIONER	▨	TILE
•	100	=	TREE	▨	ASPHALT



STREET ADDRESS:
2600 N.E. 8th Street, Fort Lauderdale, Florida 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.

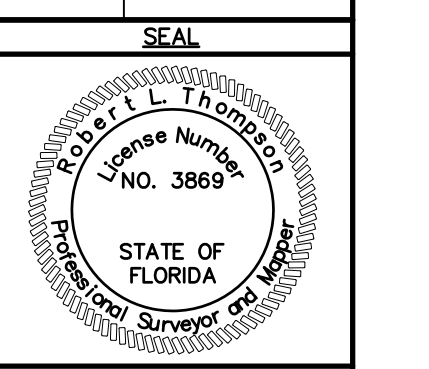
- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Bearings shown hereon are based on a Plat Bearing of South 77°26'34" East along the centerline of N.E. 8th Street, Plat Book 28, Page 42, of the Public Records of Broward County, Florida.
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 8. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
 9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
 10. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
 11. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 12. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 13. Stoop elevations shown hereon were taken up against the outside of the exterior door. No inside access was obtained.

FLOOD INFORMATION:
Community name and number: City of Fort Lauderdale 125105
Map and panel number: 12011C0388J
Panel date: 07-31-2024
Index date: 07-31-2024
Flood zone: "AE"
Base flood elevation: 7'NAVD1988

BENCHMARK INFORMATION:
City of Fort Lauderdale Benchmark # NE 518
Elevation = 2.73'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 12-02-2024	DRAWN BY: MLW	
FIELD BOOK: ALS-SU-24-1526	CHECKED BY: MLW	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFY TO:
2600 FL Property LLC

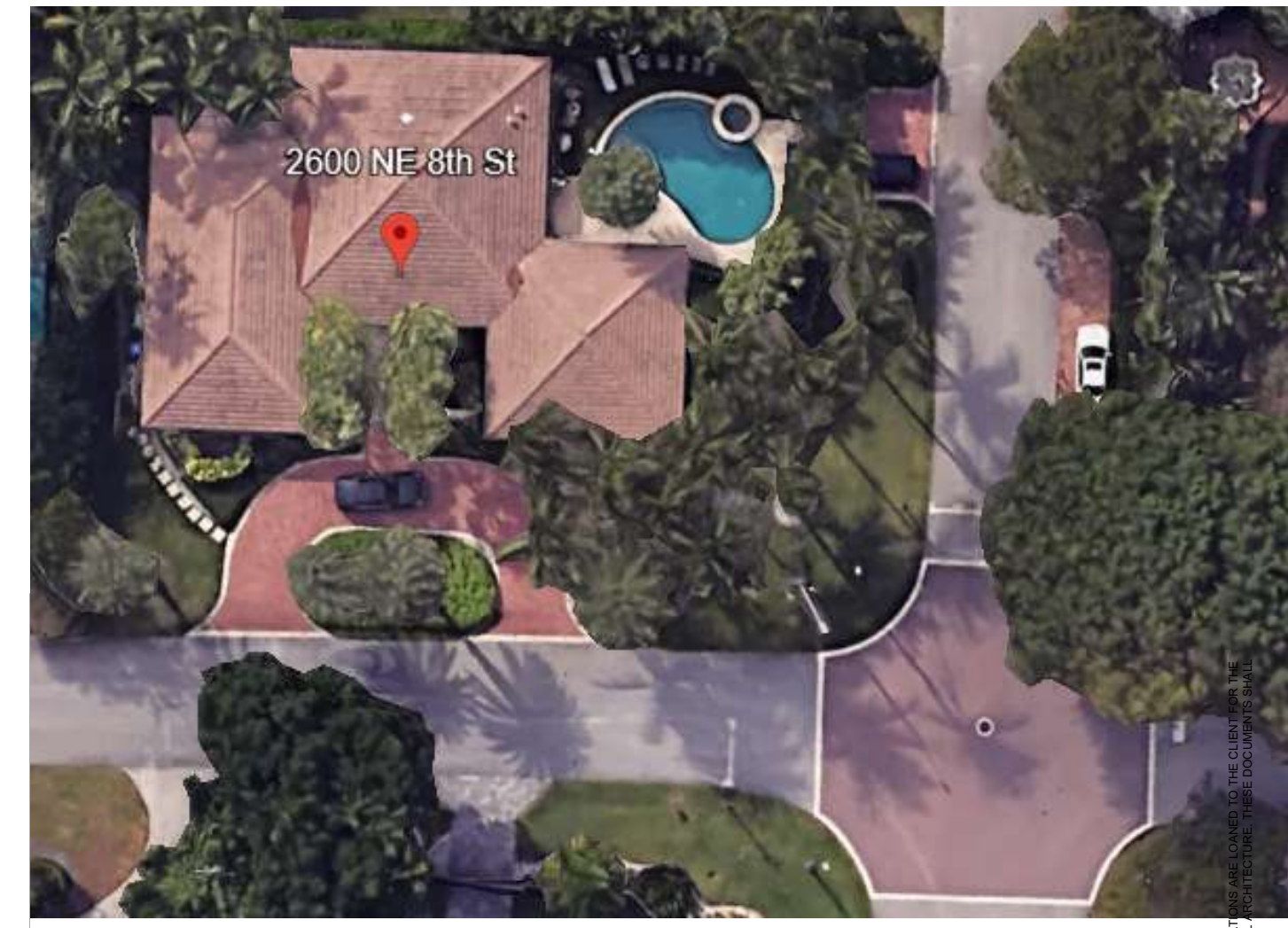


CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson
Digitally signed by Robert L. Thompson
Date: 2025.01.06 11:29:08 -05'00'

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

LOT 15
BLOCK 12



LOCATION MAP - N.T.S.
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.

CODE PARAMETERS

GOVERNING CODE	2023 FLORIDA BUILDING CODE, 8th EDITION
MUNICIPALITY	CITY OF FORT LAUDERDALE
ZONING CODE	RS-8
OCCUPANCY CLASS	RESIDENTIAL - SINGLE FAMILY
CONSTRUCTION TYPE	TYPE III (B) UNPROTECTED
FEMA FLOOD ZONE	AE
BASE FLOOD ELEVATION	7' NAVD
ALLOWABLE MAX. BUILDING HEIGHT	35' - 0" ABOVE ESTABLISHED GRADE
FRONT SETBACK	25' - 0"
REAR SETBACK	15' - 0"
SIDE SETBACK	5' - 0" UP TO 22' IN HEIGHT
CORNER YARD SETBACK	25% OF LOT WIDTH BUT NOT GREATER THAN 25'

AREA CALCULATIONS SCHEDULE

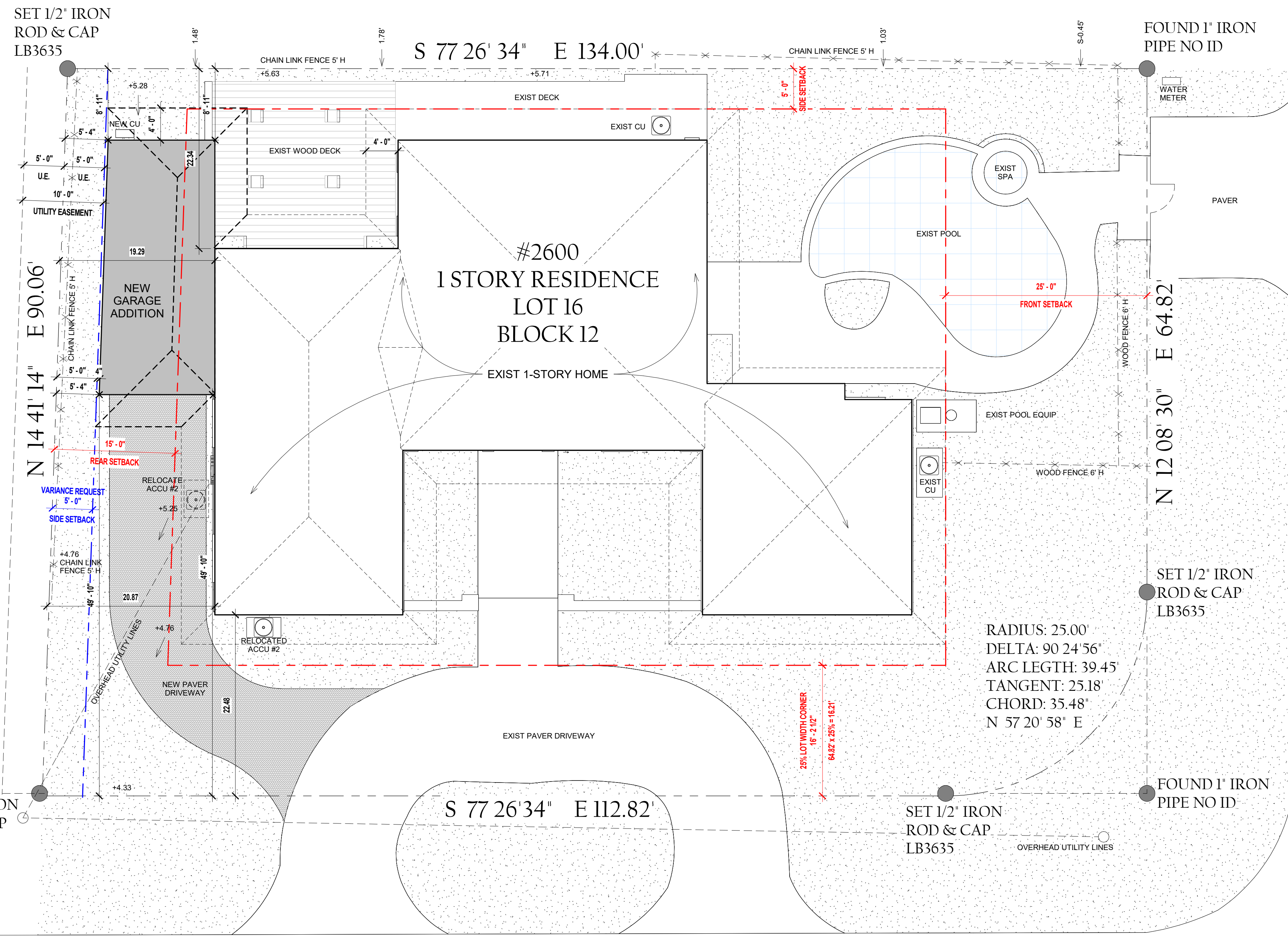
DESCRIPTION	EXISTING (SQF)	PROPOSED (SQF)
1ST FLOOR		
AIR CONDITIONED AREA	2954	YYYY
PARKING GARAGE	0	450
ROOFED AREA	104	YYYY
TOTAL AIR CONDITIONED AREA	2954	2954
TOTAL NON AIR CONDITIONED AREA	104	554
TOTAL GROSS AREA	3058	3508
TOTAL LOT AREA	12,103	

- AREA CALCULATION DEFINITIONS:**
- TOTAL AIR CONDITIONED AREA:** TOTAL A/C AREA OF ALL FLOORS INCLUDING MECHANICAL A/C ROOMS, A/C CLOSETS AND A/C ATTICS.
 - TOTAL ENCLOSED AREA:** ALL AREAS ENCLOSED BUT NOT AIR CONDITIONED, LIKE GARAGES, SHEDS, MECHANICAL ROOMS, STORAGE'S AND ATTICS.
 - TOTAL TRELLIS AREA:** TOTAL AREA UNDER A TRELLIS.
 - TOTAL OPEN DECK AREAS:** TOTAL OPEN AREAS LIKE SUN DECKS, BALCONIES AND PARTY DECKS WITH NO ROOF.
 - TOTAL NON ENCLOSED AREA:** TOTAL AREAS WITH A ROOF, BUT NOT ENCLOSED LIKE VERANDAS, BREEZEWAYS, PORCHES, ENTRIES AND COVERED BALCONIES.
 - TOTAL UNDER ROOF AREA:** TOTAL OF ALL AREAS UNDER A ROOF INCLUDING A/C AREAS, TRELLIS AREAS, ENCLOSED AREAS, AND NON ENCLOSED AREAS. THIS IS THE TOTAL AREA FOR BILLING PURPOSES.

- SITE PLAN NOTES:**
- LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
 - LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
 - LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - SWIMMING POOL, DECK, SPA, ETC., BY OTHERS. SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
 - LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
 - SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

N.E. 26TH AVENUE
(60' RIGHT OG WAY)

N.E. 8TH STREET
(60' RIGHT OG WAY)



LOT 1
BLOCK 12

1 SITE PLAN
1/8" = 1'-0"

PRELIMINARY

PROCANIK, JIM
2600 NE 8 ST FORT LAUDERDALE
FLORIDA, 33304

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

DRAWN
RITA C.

CHECKED
S.A.

DATE
6/5/2025

SCALE
As indicated

JOB NO.
24_5433

SHEET
A03

OF # SHEETS

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