

BOARD OF ADJUSTMENT MEETING

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

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Meeting:

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Wednesday, October 8th, 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: 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-25070005 |
| OWNER: | FLOWERS, ROBERT; ROBERT FLOWERS REV LIV TR |
| AGENT: | N/A |

ADDRESS: 2021 SOUTH WEST 38 AVENUE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION: LOT 10, IN BLOCK X, OF "FAIRFAX BROLLIAR ADDITION, SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT: 3
REQUESTING: **Sec 47-5.31 Table of dimensional requirements for the RS-8 district. (Note A)**

- Requesting a variance to permit an existing carport to have a side yard setback of 2.3 feet whereas the code requires a side setback of 5 feet, a total variance request of 2.7 feet

Motion to deny failed 3 - 4.

Motion to approve failed 4 - 3.

2. **CASE:** **PLN-BOA-25080002**
OWNER: 1620 N FEDERAL LLC
AGENT: MIKEL, DAVID
ADDRESS: 1620-1622 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION: AN UNDIVIDED TRACK OF LAND WHICH IS DELINEATED UPON THE PLAT OF THE SUBDIVISION OF BAL HARBOUR, WHICH IS RECORDED PLAT BOOK 40, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT: B-1 - BOULEVARD BUSINESS
COMMISSION DISTRICT: 1
REQUESTING: **Sec. 47-22.3. O. -Shopping Center or Strip Store Sign**

- Requesting a variance from the maximum number of permitted flat wall signs from 2 to 3, a total variance request of 1 additional sign (as per plans).

Motion to approve passed 7 – 0.

3. **CASE:** **PLN-BOA-25090003**
OWNER: FTL LODGING OWNER LLC
AGENT: STEPHANIE J. TOOTHAKER, ESQ., P.A.
ADDRESS: 3081 HARBOR DRIVE, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION: LOT 22, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY (SEE SURVEY).
ZONING DISTRICT: RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-19.8. A Hotel accessory uses**

- Requesting a variance from ULDR Section 47-19.8 to allow an existing motel with thirty-nine (39) guest rooms to provide accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, whereas the ULDR permits such accessory uses only in hotels with a minimum of fifty (50) guest rooms.

Sec. 47-19.8. A.1 Hotel accessory uses

- Requesting a variance from ULDR Section 47-19.8. A.1 to allow access to such accessories uses to be internalized within the site, whereas the ULDR requires that access be limited to the interior of the building through the main lobby.

Please Note: The variance requests are not inclusive to parking, FBC requirements, or any Development Requirements.

Motion to defer until the November 12, 2025 BOA meeting passed 7 - 0.

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.