



## **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, December 10<sup>th</sup>, 2025  
6:00 PM

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### **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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<b>1. CASE:</b>	<b>PLN-BOA-25070003</b>
<b>OWNER:</b>	GOMEZ & GOMEZ 2020 LLC
<b>AGENT:</b>	ANDREW SCHEIN, ESQ
<b>ADDRESS:</b>	423 MOLA AVENUE, FORT LAUDERDALE, FL 33301
<b>LEGAL DESCRIPTION:</b>	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

**ZONING DISTRICT:** COUNTY, FLORIDA. (SEE SURVEY)  
 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 15' front yard setback whereas the code requires a 25' front yard setback, a total variance request of 10' feet.
- Requesting a variance to allow a 15' – 8" rear yard setback whereas the code requires a 25' rear yard setback, a total variance request of 9' – 4".

**Sec 47-19.2.P Freestanding shade structures**

- Requesting a variance to allow a freestanding shade structure at a 2' rear yard setback whereas the code requires a 10' rear yard setback, a total variance request of 8'.

**Sec. 47-19.2.BB. Swimming pools, hot tubs and spas.**

- Requesting a variance to allow an outdoor swimming pool with spa to be constructed at a rear yard setback of 1' – 3" whereas the code requires it to be a minimum of 5' 0", a total request of 3' – 9".

DEFERRED FROM AUGUST 13<sup>TH</sup>, 2025 AND FROM THE NOVEMBER 12<sup>TH</sup>, 2025 BOA MEETING

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2. **CASE:** **PLN-BOA-24110001**

**OWNER:** H&M HOUSING LAND DEVELOPMENT LLC

**AGENT:** ISAACSON, DAVID, ESQ

**ADDRESS:** 2950 SOUTH WEST 17 PLACE, FORT LAUDERDALE, FL 33312

**LEGAL DESCRIPTION:** THAT PORTION OF LOT 8, BLOCK 2. "ROHAN ACRES". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

**ZONING DISTRICT:** RS-6.85B - IRREGULAR RESIDENTIAL  
**COMMISSION DISTRICT:** 4  
**REQUESTING:** **Sec. 47-24.5. D.3.e - Subdivision regulations.**

- Requesting a variance for the proposed side property line segments of lot 8, per the survey legal description, from the requirement for the side lot lines be substantially at right angles or radial to the street line allowing the 52 foot north segment of the side lot line to turn 90 degrees north to now run parallel to the street line and to allow the 56.60 foot south segment of the side lot line to turn 90 degrees south to now run parallel to the street line.

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**3.CASE:** **PLN-BOA-25040003**  
**OWNER:** LUXE, EMILE  
**AGENT:** LUKE JOSEPH  
**ADDRESS:** 25 NORTH WEST 11 STREET, FORT LAUDERDALE, FL 33311  
**LEGAL DESCRIPTION:** BEGUN AT THE N.E. CORNER OF LOT 21, 15 FEET; THENCE SOUTHERLY ALONG A LINE 15 FEET FROM AND APRALLEL TO THE EAST LINE OF LOTS 21, 22, 23 AND 24, 85 FEET TO THE TANGENT. (SEE SURVEY).  
**ZONING DISTRICT:** RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY  
**COMMISSION DISTRICT:** 2  
**REQUESTING:** **Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)**

- Requesting a variance to permit a new lot to be created with an area of 5,952 square feet whereas the code requires a minimum lot area of 6,000 square feet, a total variance request of forty-eight square feet.

**Sec. 47-3.3.B.3. - Nonconforming lot**

- Requesting a variance to allow existing previously combined lots to be split into two lots, whereas the code states that If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting

the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for the use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

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4. **CASE:** **PLN-BOA-25110001**  
**OWNER:** 3030 HARBOR DR HOLDINGS LLLP  
**AGENT:** JASON S. CRUSH, ESQ  
**ADDRESS:** 3030 HARBOR DRIVE, FORT LAUDERDALE, FL 33316  
**LEGAL DESCRIPTION:** LOT 25, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).  
**ZONING DISTRICT:** RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY  
**COMMISSION DISTRICT:** 4  
**REQUESTING:** **Sec 47-19.8-Hotel accessory uses.**

- Requesting a variance from ULDR Section 47-19.8.A to permit accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, at an existing hotel with thirty-seven (37) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms.

**Please Note: The variance requests are not inclusive to parking, signage, FBC requirements, or any Development Requirements as per ULDR.**

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5. **CASE:** **PLN-BOA-25110002**  
**OWNER:** WEST VILLAGE LLC  
**AGENT:** GREG BREWTON  
**ADDRESS:** 501 NORTH WEST 7 AVENUE, FORT LAUDERDALE, FL 33311  
**LEGAL DESCRIPTION:** LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (SEE SURVEY).

**ZONING DISTRICT:** NWRAC-MUW - NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST

**COMMISSION DISTRICT:** 3

**REQUESTING:** **Sec 47-25.3.A.3.b.iii-Neighborhood compatibility requirements.**

- Requesting a variance to allow six (6) newly installed roof mechanical RTU's to extend above the parapet wall screening of the new structure varying from 1' 11" up to 3' 11" per the submitted plans, where the code requires all equipment to be minimum of 6" below the screening.

**Sec 47-19.2.Z.1- Roof mounted structures.**

- Requesting a variance to allow six (6) newly installed roof mechanical RTU's to extend above the parapet wall screening of the new structure varying from 1' 11" up to 3' 11" per the submitted plans, where the code requires all equipment to be minimum of 6" below the screening.

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6. **CASE:** **PLN-BOA-25110003**  
**OWNER:** SUNSHINE SHIPYARD LLC  
**AGENT:** STEPHANIE J. TOOTHAKER, ESQ  
**ADDRESS:** 640 NORTH WEST 7 AVENUE, FORT LAUDERDALE, FL 333117  
**LEGAL DESCRIPTION:** LOT 1, BLOCK 325, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (SEE SURVEY)  
**ZONING DISTRICT:** NWRAC-MUE - NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE EAST  
**COMMISSION DISTRICT:** 2  
**REQUESTING:** **Section 47-22.3.S Supergraphics Signs**

- Requesting a variance to allow the installation of supergraphics measuring approximately 93' x 30'-7" (west elevation) and 75' x 30' (east elevation) that incorporates lettering. Whereas the code defines as per section 47-22.2.A.27 *Supergraphics sign*: A design or pictorial

representation that contains no lettering or business identification or logo used as a sign as defined herein.

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**7. CASE:** **PLN-BOA-25110004**

**OWNER:** DOUGHERTY, JAMES PATRICK

**AGENT:** N/A

**ADDRESS:** 1668 S SOUTH WEST 24 ST #1-2, FORT LAUDERDALE, FL 33315

**LEGAL DESCRIPTION:** LOT 7, BLOCK 1, OSBORNE PARK, ACCORDING TO THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)

**ZONING DISTRICT:** RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec 47-5.32-Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)**

- Requesting a variance to allow a corner yard setback of 5 feet whereas the code requires a minimum corner yard setback of 25% of lot width but not less than 10 feet, a total reduction request of 7 feet 6 inches.

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**8. CASE:** **PLN-BOA-25110005**

**OWNER:** STANGE, KURT PETER

**AGENT:** ROB ORCUTT

**ADDRESS:** 934 WAVERLY ROAD, FORT LAUDERDALE, FL 33312

**LEGAL DESCRIPTION:** LOT 8 ½, BLOCK 100, "WAVERLY PLACE", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE (S) 19, 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 build a new Single- Family Residence with a south rear yard setback of 1.7 feet from the property line abutting the waterway whereas the code requires a minimum of 25 feet. A total variance request of 23.3 feet.
- Requesting a variance to build a structure at a west side yard setback of 1.7 feet whereas the code requires a minimum of 5 feet, per plan. A total variance request of 3.3 feet.

**Sec 47-19.2.B - Architectural features in residential districts.**

- Requesting a variance to allow a roof eave to encroach into the required side yard 1.2 feet where the code allows no more than 0.561 feet, 1/3(one third) the width of the requested side yard of 1.7 feet, a total variance request of 0.639 feet.

**V. COMMUNICATION TO THE CITY COMMISSION**

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

**VII. VOTE FOR 2026 BOARD OF ADJUSTMENT CALENDAR**

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**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.**

# Board of Adjustment (BOA) 2026 Meeting Dates and Deadlines

Meeting Date	Application Deadline	Public Notice Signs Must Be Posted	Sign Affidavit and Proof of Sign Posting
<i>2nd Wednesday of each month</i>	<i>30+ Days Before Meeting</i>	<i>15 Days Before Meeting</i>	<i>5 Days Before Meeting</i>
<b>January 14, 2026</b>	December 5, 2025	December 30, 2025	January 9, 2026
<b>February 11, 2026</b>	January 9, 2026	January 27, 2026	February 6, 2026
<b>March 11, 2026</b>	February 6, 2026	February 24, 2026	March 6, 2026
<b>April 8, 2026</b>	March 6, 2026	March 24, 2026	April 3, 2026
<b>May 13, 2026</b>	April 3, 2026	April 28, 2026	May 8, 2026
<b>June 10, 2026</b>	May 8, 2026	May 26, 2026	June 5, 2026
<b>July 8, 2026</b>	June 5, 2026	June 23, 2026	July 3, 2026
<b>August 12, 2026</b>	July 6, 2026	July 28, 2026	August 7, 2026
<b>September 9, 2026</b>	August 7, 2026	August 25, 2026	September 4, 2026
<b>October 14, 2026</b>	September 4, 2026	September 29, 2026	October 9, 2026
<b>November 12, 2026</b>	October 9, 2026	October 27, 2026	November 6, 2026
<b>December 9, 2026</b>	November 6, 2026	November 24, 2026	December 4, 2026

**Note: 2026 BOA Meeting Dates and Deadlines are subject to change.** [\\*\\*\\*Request a Meeting with staff](#)

[\\*\\*\\*Application](#)

[\\*\\*\\*Board of Adjustment Access Agendas, Results, Minutes, Backup and more](#)

For questions, please call 954-828-6520, option #2 **or** Email Us at: [Questions For Staff](#)