



BOARD OF ADJUSTMENT MEETING

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

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Wednesday, November 12, 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.**

1.	CASE:	PLN-BOA-25070003
	OWNER:	GOMEZ & GOMEZ 2020 LLC
	AGENT:	NECTARIA CHAKAS, ESQ
	ADDRESS:	423 MOLA AVENUE, FORT LAUDERDALE, FL 33301
	LEGAL DESCRIPTION:	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)

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 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".

Motion to Defer Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, and Jarrod Gaylis

2. **CASE:** PLN-BOA-25080001

OWNER: 2600 FL PROPERTY LLC

AGENT: SHANE AMES

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 10 feet 0 inches.

Motion to Deny Failed 2 – 5

Yea: 2 - Patricia Rathburn, Jason Hagopian

Nay: 5 - Robert Wolfe, Danella Williams, Samir Yajnik, Gaylis, and Howard Elfman

Motion to Approve Passed 5 – 2

Yea: 5 - Robert Wolfe, Danella Williams, Samir Yajnik, Jarrod Gaylis, and Howard Elfman

Nay: 2 - Patricia Rathburn, Jason Hagopian

3.	<p>CASE: PLN-BOA-25090003</p> <p>OWNER: FTL LODGING OWNER LLC</p> <p>AGENT: STEPHANIE J. TOOTHAKER, ESQ., P.A.</p> <p>ADDRESS: 3081 HARBOR DRIVE, FORT LAUDERDALE, FL 33316</p> <p>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).</p> <p>ZONING DISTRICT: RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY</p> <p>COMMISSION DISTRICT: 4</p> <p>REQUESTING: <u>Sec. 47-19.8. A Hotel accessory uses</u></p> <ul style="list-style-type: none"> • 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.
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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 Approve Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, and Jarrod Gaylis

Motion to Approve Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, and Jarrod Gaylis

4.	<p>CASE: PLN-BOA-25080003</p> <p>OWNER: NEW RIVER POINT LLC & NEW RIVER DEVELOPMENT, LLC</p> <p>AGENT: STEPHANIE J. TOOTHAKER, ESQ</p> <p>ADDRESS: 1151, 1116, 1120, 1124, 1128, 1131, 1132, 1136, 1140 PINA DEL RIO, FORT LAUDERDALE, FL 33315</p> <p>LEGAL DESCRIPTION: A PORTION OF LOTS 45 AND 46, "W.C." VALENTINES'S SUBDIVISION OF SECTION 9, T50S, OF R42E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, (SEE SURVEY).</p> <p>ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY</p> <p>COMMISSION DISTRICT: 4</p> <p>REQUESTING: <u>Sec. 47-19.1.A. - General requirements</u></p>
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- Requesting a variance to permit an accessory structure, specifically a permanent privacy wall, to be constructed, placed, erected, or built prior to the start of construction of a principal building.

Sec 47-19.5.B.1d- Fences, walls and hedges.

- Requesting a variance to permit a privacy wall to be constructed at a maximum height of 8 feet measured from grade whereas the ULDR limits the maximum height of a fence or wall to 6'-6" measured from grade, a total variance of 1'-6" in height.

Sec. 47-24.5.D.3.c.ii Subdivision regulations.

- Requesting a variance from the required lot sizes for lots for the detached single family and duplex dwellings in the RS-8 zoning district to allow a minimum lot size between 6,000 SF to 7,499 SF for Lots 1-30 and a minimum lot width of 50 feet for Lots 1-30 and Lot 42, whereas the ULDR section requires a minimum lot size of 7,500 square feet and a minimum lot width of 75 feet, for a maximum variance request of 1,500 square feet in lot area and 25 feet in lot width.

Motion to Approve Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, Jarrod Gaylis

Motion to Approve Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, Jarrod Gaylis

Motion to Approve Passed 6 – 1

Yea: 6 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik

Nay: 1 - Jarrod Gaylis

5.	<p>CASE: PLN-BOA-25080004</p> <p>OWNER: CAVALLARO, SANDY; CAVALLARO, SCOTT</p> <p>AGENT: ALEXA URCUYO</p> <p>ADDRESS: 5811 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33308.</p> <p>LEGAL DESCRIPTION: LOT 19, BLOCK 5A, LAKES ESTATES, ADDITION, ACCORDING TO TH EPLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA (SEE SURVEY).</p> <p>ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM</p>
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**COMMISSION
DISTRICT:
REQUESTING:**

DENSITY
1

Sec 47-19.2.P Freestanding shade structures

- Requesting a variance to allow a freestanding shaded structure to be at a south side yard setback of 3.3 feet whereas the code requires a minimum setback of 5 feet side yard requirement, a total variance request of 1.3 feet As per the survey submitted, 10-01-2025.

Motion to approve passed 5 – 2

Yea: 5 - Howard Elfman, Robert Wolfe,
Danella Williams, Samir Yajnik,
and Jarrod Gaylis

Nay: 2 - Patricia Rathburn, Jason Hagopian

6.

**CASE:
OWNER:
AGENT:
ADDRESS:
LEGAL
DESCRIPTION:
ZONING DISTRICT:
COMMISSION
DISTRICT:
REQUESTING:**

PLN-BOA-25100001
CHASE, JARED & CLAUDIA; PURA VIDA LIV TR
DWAYNE SHAW
3348 NORTH EAST 38 STREET, FORT LAUDERDALE, FL
33308.
LOT 24 AND 24A, OF BLOCK L, OF BERMUDA-RIVIERA
SUBDIVISION OF GALT OCEAN MILE FIRST ADDITION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 40, PAGE 12, OF THE PUBLIC RECORDS
OF BROWARD, COUNTY (SEE SURVEY)
RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM
DENSITY
1
**Sec 47-5.31. - Table of dimensional requirements for the RS-
8 district. (Note A)**

- Requesting a variance to install an attached covered patio structure in the rear yard at a setback of 15.5 feet whereas the code requires a minimum rear setback of 25 feet, a total variance request of 9.5 feet. As per the attached plans.
- Requesting variance to install an attached covered patio structure in the side yard at a setback of 6.0 feet whereas the code requires a minimum side setback of 7.5 feet, a total variance request of 1.5 feet. As per the attached plans.

Motion to Deny Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, and Jarrod Gaylis

7. **CASE:** **PLN-BOA-25100002**
- OWNER:** RP 414 LLC
- AGENT:** HOPE CALHOUN, ESQ
- ADDRESS:** 414 ROYAL PLAZA DR, FORT LAUDERDALE, FL 33301
- LEGAL DESCRIPTION:** LOT 8 AND THE SOUTH 25 FEET OF LOT 7, STILWELL ISLES BLOCK NO.2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE (S) 26, 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. 47-19.2.P. Freestanding shade structures**
- Requesting a variance to allow a freestanding structure at rear yard setback of 3.5 feet whereas the code requires a minimum setback of 10 feet a total variance request of 6.5 feet.
 - Requesting a variance to allow a freestanding shaded structure to be enclosed on one side whereas the code requires Freestanding shade structures shall be open on all sides.

Motion to Approve Passed 7 – 0

Yea: 7 - Howard Elfman, Patricia Rathburn, Robert Wolfe, Jason Hagopian, Danella Williams, Samir Yajnik, and Jarrod Gaylis

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.