



CITY OF FORT LAUDERDALE

MINUTES
BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19th AVENUE, FORT LAUDERDALE,
FLORIDA 33311

November 12th, 2025 – 6:00 P.M.

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

Staff

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

Communication to the City Commission

None

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	<u>Case Number</u>	<u>Owner/Agent</u>	<u>District</u>	<u>Page</u>
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4.	PLN-BOA-25080003	New River Point LLC & New River Development, LLC/Stephanie Toothaker Esq.	4	6
5.	PLN-BOA-25080004	Cavallaro, Sandy; Cavallaro, Scott/ Alexa Urcuyo	1	8

6.	PLN-BOA-25100001	Chase, Jared & Claudia; Pura Vida Liv Tr/Dwayne Shaw	1	<u>9</u>
7.	PLN-BOA-25100002	RP 414 LLC/Hope Calhoun Esq.	2	<u>10</u>

Communication to the City Commission
For the Good of the City
Other Items and Board Discussion

I. Call to Order

The meeting was called to order at 6:00 p.m. Roll was called and a quorum was determined to be present.

II. Approval of Minutes – October 8, 2025

Motion made by Mr. Wolfe, seconded by Mr. Hagopian:

To approve the Board’s October 8, 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.

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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:	<u>Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u> <ul style="list-style-type: none"> • Requesting a variance to allow a 15’ front yard setback whereas the code requires a 25’ front yard setback, a total variance

	<p>request of 10' feet.</p> <ul style="list-style-type: none"> 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". <p><u>Sec 47-19.2.P Freestanding shade structures</u></p> <ul style="list-style-type: none"> 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'. <p><u>Sec. 47-19.2.BB. Swimming pools, hot tubs and spas.</u></p> <ul style="list-style-type: none"> 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". <p>DEFERRED FROM AUGUST 13TH, 2025 BOA MEETING</p>
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Robert Hely Esq., agent, requested a deferral.

Motion made by Ms. Rathburn, seconded by Mr. Wolfe:
To defer the case to the next meeting. **Motion passed 7-0.**

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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:	<p><u>Sec 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)</u></p> <ul style="list-style-type: none"> 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. <p>DEFERRED FROM SEPTEMBER 10TH, 2025 BOA MEETING.</p>

Shane Ames, architect, said they had determined that the current plan was the most efficient and the most private for all neighbors. He then provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Chair Elfman opened the public hearing. Hunter New, adjacent neighbor, supported the request. He said the plans would enhance the neighborhood. 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 recalled concerns about the size of the request and the applicant had requested a deferral to reconsider the design. The design had not, however, changed since the last meeting, so they were requesting a “second bite at the apple.”

Motion made by Mr. Wolfe:

To grant the variance request regarding Sec 47-5.31- Table of dimensional requirements for the RS-8 district because the unique hardship was not self-created by the applicant or his predecessors as a result of the hardship created with the original placement of the home on that property. **Motion** died for lack of a second.

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

To deny the variance as requested, given the fact that this is not a unique or special circumstance and it does not meet the criteria for the granting of a variance. **Motion** failed 2-5 with Mr. Wolfe, Ms. Williams, Mr. Yajnik, Mr. Gaylis, and Chair Elfman opposed.

Motion made by Mr. Wolfe, seconded by Mr. Yajnik:

To grant the variance request because the unique hardship was not self-created by the applicant or his predecessors as a result of the hardship created with the original placement of the home on that property. **Motion** passed 5-2 with Ms. Rathburn and Mr. Hagopian opposed.

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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:	<p><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. <p><u>Sec. 47-19.8. A.1 Hotel accessory uses</u></p> <ul style="list-style-type: none">• 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. <p><u>Please Note:</u> The variance requests are not inclusive to parking, FBC requirements, or any Development Requirements.</p> <p>DEFERRED FROM OCTOBER 08TH, 2025 BOA MEETING.</p>
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Matt Layne, owner/developer, described the request and said their goal was to make this existing property better.

Stephanie Toothaker Esq., agent, provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Chair Elfman opened the public hearing. There being no 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. Toothaker explained the State liquor license requirements. She confirmed for Ms. Rathburn that this was not open to the public; it was for hotel guests only. Ms. Rathburn appreciated repurposing the historic building instead of tearing it down.

Motion made by Mr. Wolfe, seconded by Mr. Hagopian:
To approve the variance request regarding Sec. 47-19.8. A Hotel accessory uses, requesting a variance allowing a motel with 39 guest rooms to provide accessory uses, including dining rooms, bars, patio bars, etc. **Motion passed 7-0.**

Motion made by Mr. Hagopian, seconded by Mr. Wolfe:
To approve the variance request regarding Sec. 47-19.8. A.1 Hotel accessory uses, in that the applicant has exhibited the required criteria for a variance. **Motion passed 7-0.**

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CASE:	PLN-BOA-25080003
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OWNER:	NEW RIVER POINT LLC & NEW RIVER DEVELOPMENT, LLC
AGENT:	STEPHANIE J. TOOTHAKER, ESQ
ADDRESS:	1151, 1116, 1120, 1124, 1128, 1131, 1132, 1136, 1140 PINA DEL RIO, FORT LAUDERDALE, FL 33315
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).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<p><u>Sec. 47-19.1.A. - General requirements</u></p> <ul style="list-style-type: none"> • 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. <p><u>Sec 47-19.5.B.1d- Fences, walls and hedges.</u></p> <ul style="list-style-type: none"> • 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. <p><u>Sec. 47-24.5.D.3.c.ii Subdivision regulations.</u></p> <ul style="list-style-type: none"> • 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.

Denny St. Romain, owner, said they intended low-intensity development.

Stephanie Toothaker reviewed past prospective plans for the property, which were much higher density and noted this was for single-family homes. She provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Chair Elfman stressed that trees were not part of any of the variance requests. Mr. Malik clarified that the height of the wall would be measured from the sidewalk, not from the finished floor of the house.

Chair Elfman opened the public hearing. Jeffery Shalak Esq., attorney for a neighboring property owner, said they objected to the 50-foot lot widths, because it would allow a 50% increase in density. He continued, referring to the variance criteria, stating that there was no unique hardship to this parcel and not allowing the variance would not deny the owner a “reasonable use” of the property. Sally Alshouse, adjacent property owner, said there was no hardship justifying the request for a higher wall or for reducing lot sizes. She also feared traffic and drainage issues. Jay Shechtman, neighbor, recalled concerns about possible higher-density development on the parcel and said he wished to maintain the single-family home nature of the community. He was pleased with this project for single-family homes and felt the wall would add a nice perimeter and block noise from Davie Boulevard.

Trudy Jermanovich, neighbor, noted the canopy in the area. She thought a shorter fence would not require the destruction of so many trees. She felt the duplexes were too dense and would put stress on the sewer system. John Jolly, neighbor, objected to the reduced lot sizes due to the change in aesthetics and traffic and flooding issues it could cause. He noted the property could be developed without variances. Jeff Lis, neighbor, was concerned with how drainage would be managed but felt the wall height was justified. Josh Shepard said since homes would be developed individually, there could be construction on site for years. He also had concerns regarding drainage. Jill Fuerst, Pastor at the First United Methodist Church, said the church’s board of trustees were concerned about the smaller lot sizes and drainage issues this could cause. She was concerned about additional traffic.

Brucie Cummings said she supported the request regarding the wall variance. Fred Stresau questioned the “grade” for the wall installation and said three feet of depth would not be sufficient for landscaping between the wall and the sidewalk and the wall should be moved farther away from the sidewalk. He said there were currently magnificent trees on the site and he feared they would all be killed if they decreased the lot sizes. He also argued that the applicant should not have already been issued a tree removal permit. Lawrence Kelly was in favor of the wall variance request but objected to the reduction of the lot size because of traffic impacts. 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. Toothaker said the 50-foot lot widths were consistent with the existing RS-8 zoning. She said per the Building Code, all drainage must be contained on site. Ms. Toothaker said there were a total of 31 homes planned for the site.

Motion made by Mr. Wolfe, seconded by Mr. Hagopian:

To approve the variance request regarding Sec. 47-19.1.A. - General requirements to permit the accessory structure, specifically a permanent privacy wall, to be constructed,

placed, erected, or built prior to the start of construction of a principal building. **Motion passed 7-0.**

Mr. Spence said the variance request indicated that the wall height would be measured from “grade” but there was discussion regarding measuring from the sidewalk grade or surface and he recommended being specific in the motion. Mr. Malik said it should be from the top of the sidewalk

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

To approve the variance request regarding 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 the surface of the existing sidewalk on Davie Blvd., 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. **Motion passed 7-0.**

Mr. Spence explained how his interpretation of the code regarding the definition of “subdivision” affected the applicant and had resulted in the last variance request.

Motion made by Mr. Wolf, seconded by Mr. Hagopian:

To approve the variance request regarding Sec. 47-24.5.D.3.c.ii Subdivision regulations, to request 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 for a minimum lot size between 6,000 Square Feet to 7,499 Square Feet 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 because it meets the criteria for a variance. **Motion passed 6-1** with Mr. Gaylis opposed.

The Board took a brief recess.

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CASE:	PLN-BOA-25080004
OWNER:	CAVALLARO, SANDY; CAVALLARO, SCOTT
AGENT:	ALEXA URCUYO
ADDRESS:	5811 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33308.
LEGAL DESCRIPTION:	LOT 19, BLOCK 5A, LAKES ESTATES, ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec 47-19.2.P Freestanding shade structures</u>

	<ul style="list-style-type: none"> 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
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Jeffrey Martin, general contractor, described the request. He said they had moved the column to accommodate existing underground electrical conduit.

Chair Elfman opened the public hearing. There being no 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.

Motion made by Mr. Wolfe, seconded by Mr. Gaylis:

To approve the variance request regarding 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. The hardship was created due to electrical findings underground with conduit which prohibited the property owner from adhering to the zoning requirements. **Motion passed 5-2** with Ms. Rathburn and Mr. Hagopian opposed.

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CASE:	PLN-BOA-25100001
OWNER:	CHASE, JARED & CLAUDIA; PURA VIDA LIV TR
AGENT:	DWAYNE SHAW
ADDRESS:	3348 NORTH EAST 38 STREET, FORT LAUDERDALE, FL 33308.
LEGAL DESCRIPTION:	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)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<p><u>Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u></p> <ul style="list-style-type: none"> 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.
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Dwayne Shaw, agent, described the request. He said there were seven subdivisions in the code that allowed a 15-foot setback for an awning.

Chair Elfman opened the public hearing. There being no 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 noted that “the sun comes out everywhere” and therefore sun did not present a hardship. The possible effects of sun exposure were not hardships either. Nor was “loss of reasonable improvement rights.” Mr. Hagopian added that there was also a requirement that the variance request should be the minimum required for reasonable use of the property. Slight modifications could have been made to the request to obviate the need for one of the variances.

Mr. Yajnik asked why other locations for a free-standing pergola were not explored and Mr. Shaw said the owners wished to step out the door immediately into shade.

Motion made by Ms. Rathburn, seconded by Mr. Hagopian:
To deny the variance requests regarding Sec 47-19.2.P Freestanding shade structures because the hardship was self-created. **Motion passed 7-0.**

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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:	<p><u>Sec. 47-19.2.P. Freestanding shade structures</u></p> <ul style="list-style-type: none"> • 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.
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Sara Thompson Esq., agent, described the request.

Chair Elfman opened the public hearing. There being no 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.

Chair Elfman asked if the plans for the gazebo were separate or part of the Master Building Plan for the home. Ms. Thompson said there was a separate accessory permit plan that was submitted as part of the Master Plan.

Motion made by Mr. Hagopian, seconded by Mr. Wolfe:
To approve the variance requests regarding Sec 47-19.2.P Freestanding shade structures because the applicant has met the criteria. **Motion passed 7-0.**

Communication to the City Commission **Index**

None

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

None

Other Items and Board Discussion **Index**

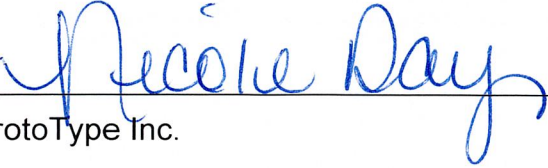
None

There being no further business to come before the Board, the meeting adjourned at 8:23 p.m.

Chair:



Attest:



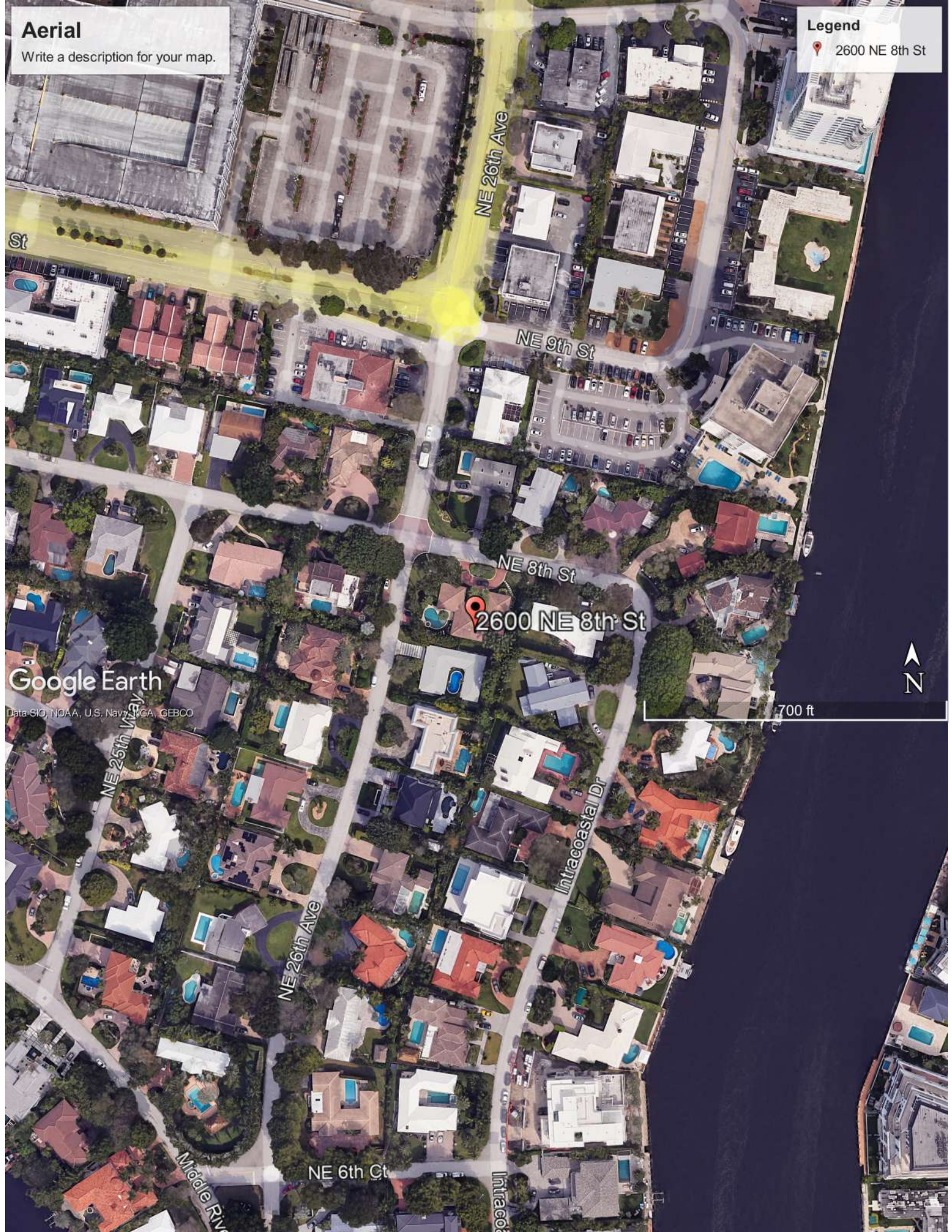
ProtoType Inc.

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




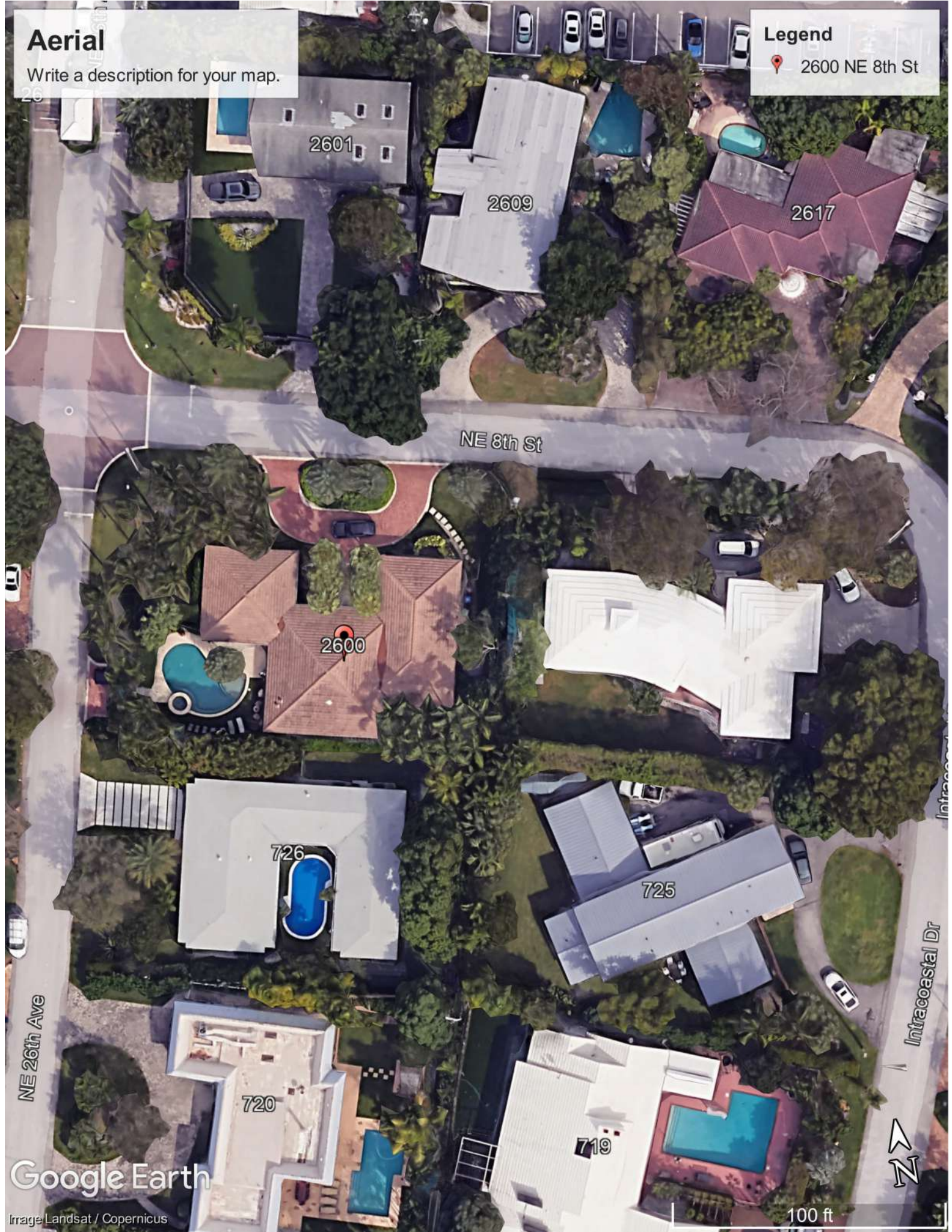
700 ft

Aerial

Write a description for your map.

Legend

 2600 NE 8th St



Google Earth

Image Landsat / Copernicus

100 ft



























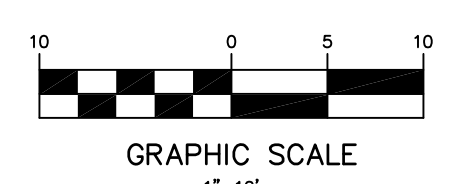
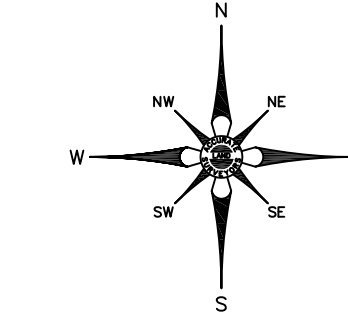


BOUNDARY & TOPOGRAPHIC SURVEY

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.

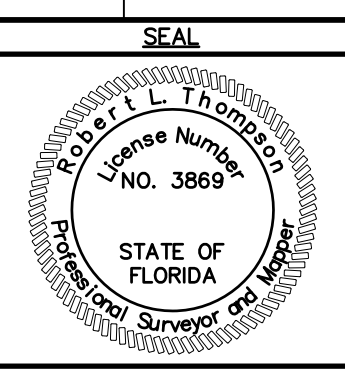
- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Bearings shown hereon are based on a Plat Bearing of South 77°26'34" East along the centerline of N.E. 8th Street, Plat Book 28, Page 42, of the Public Records of Broward County, Florida.
 3. The lands 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.

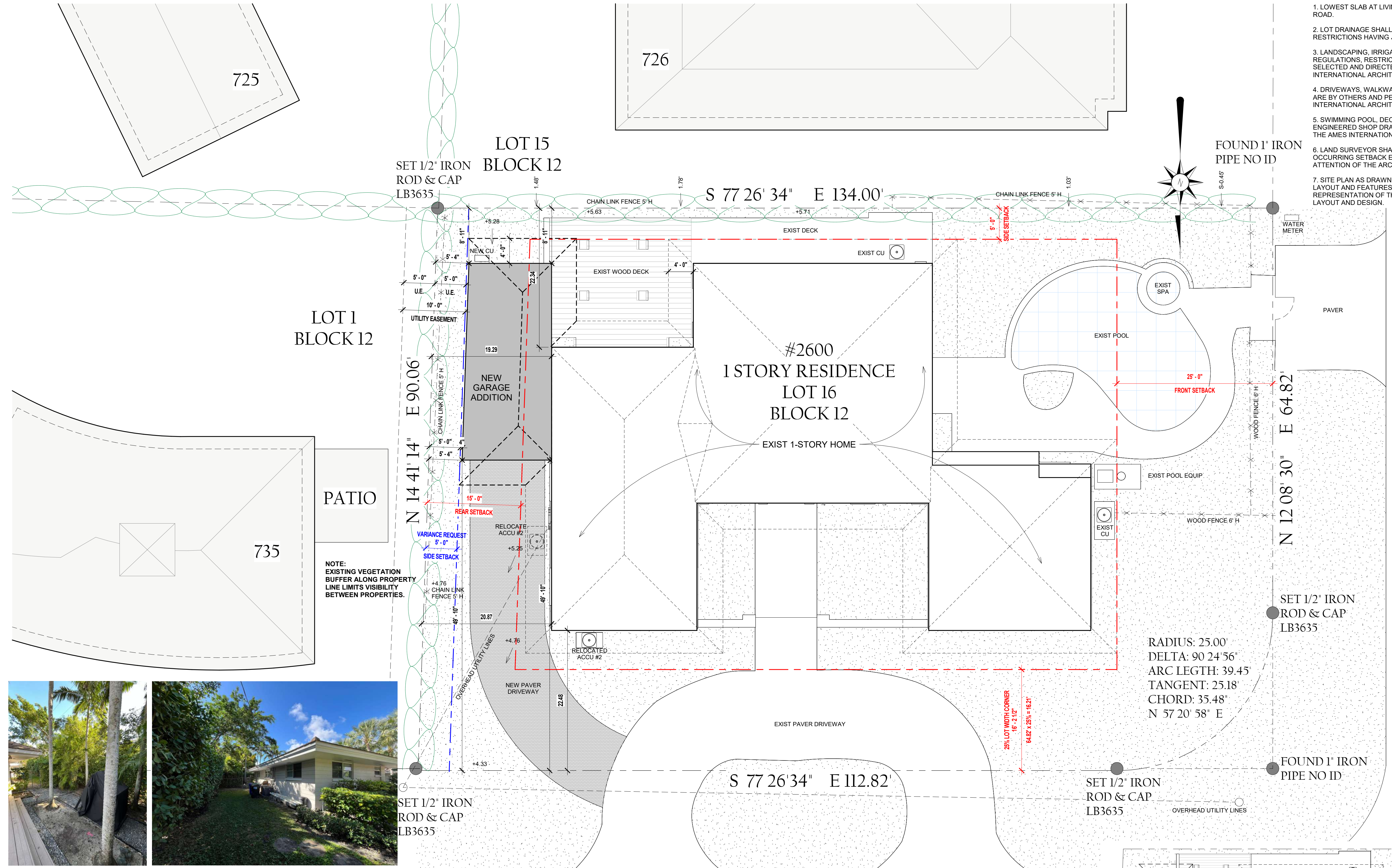
Robert L. Thompson
Digitally signed by Robert L. Thompson
Date: 2025.01.06 11:29:08 -05'00'

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





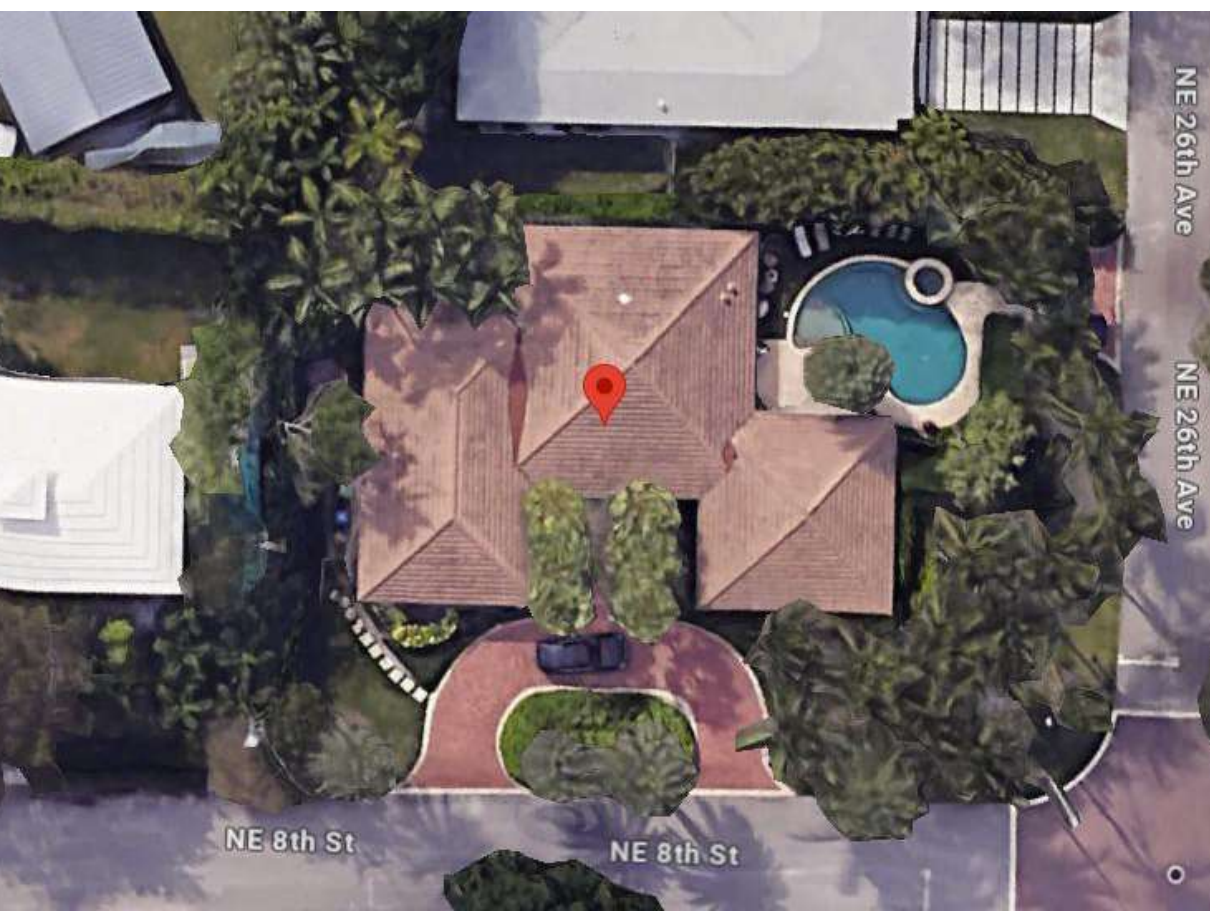




- SITE PLAN NOTES:**
1. LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
 2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
 3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 5. 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.
 6. 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.
 7. SITE PLAN AS DRAWN REFLECTS ARCHITECT'S 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 OF WAY)

N.E. 8TH STREET

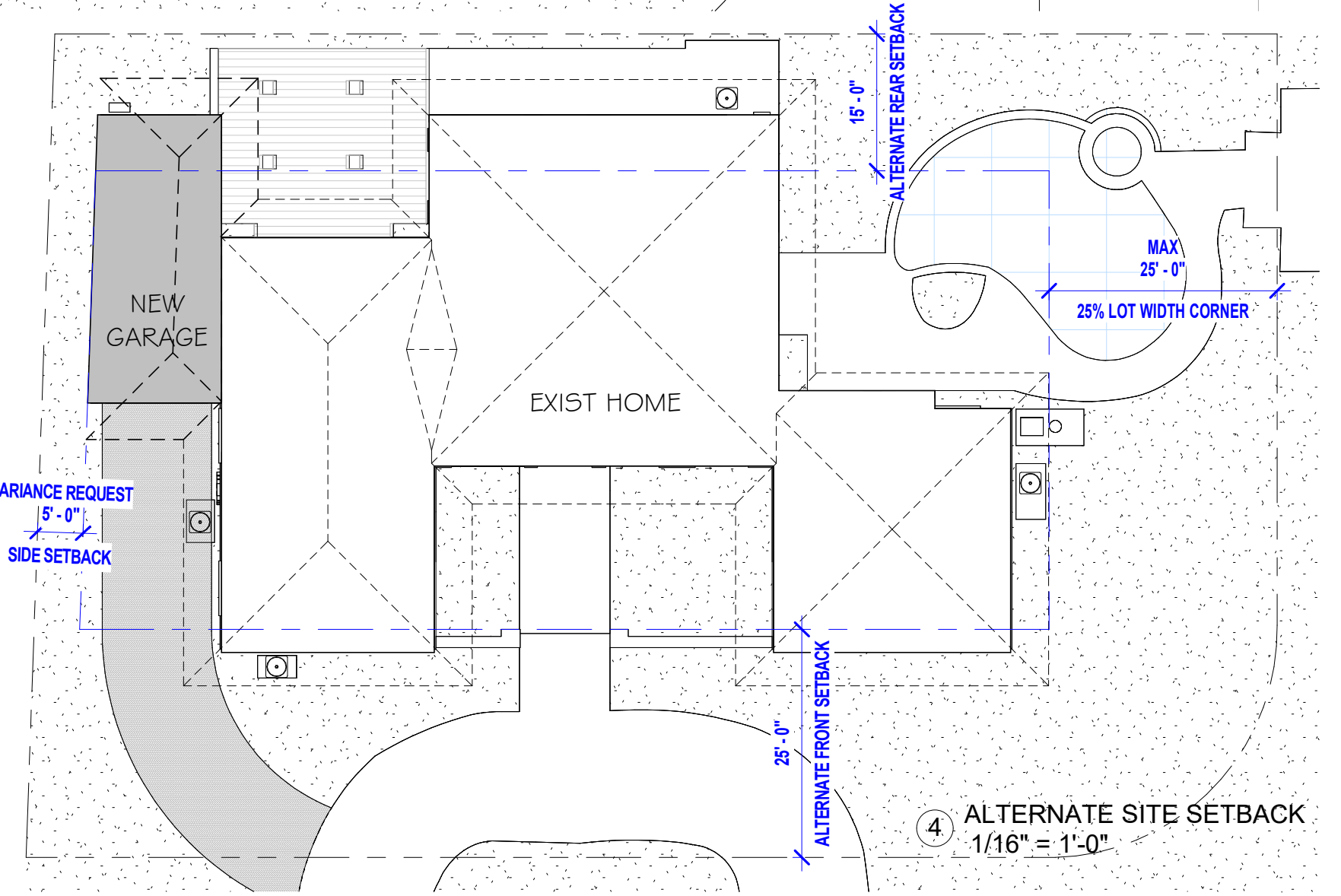


① SITE PLAN
1/8" = 1'-0"

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

AREA CALCULATIONS SCHEDULE

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



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	10/3/2025
SCALE	As indicated
JOB NO.	24_5433
SHEET	

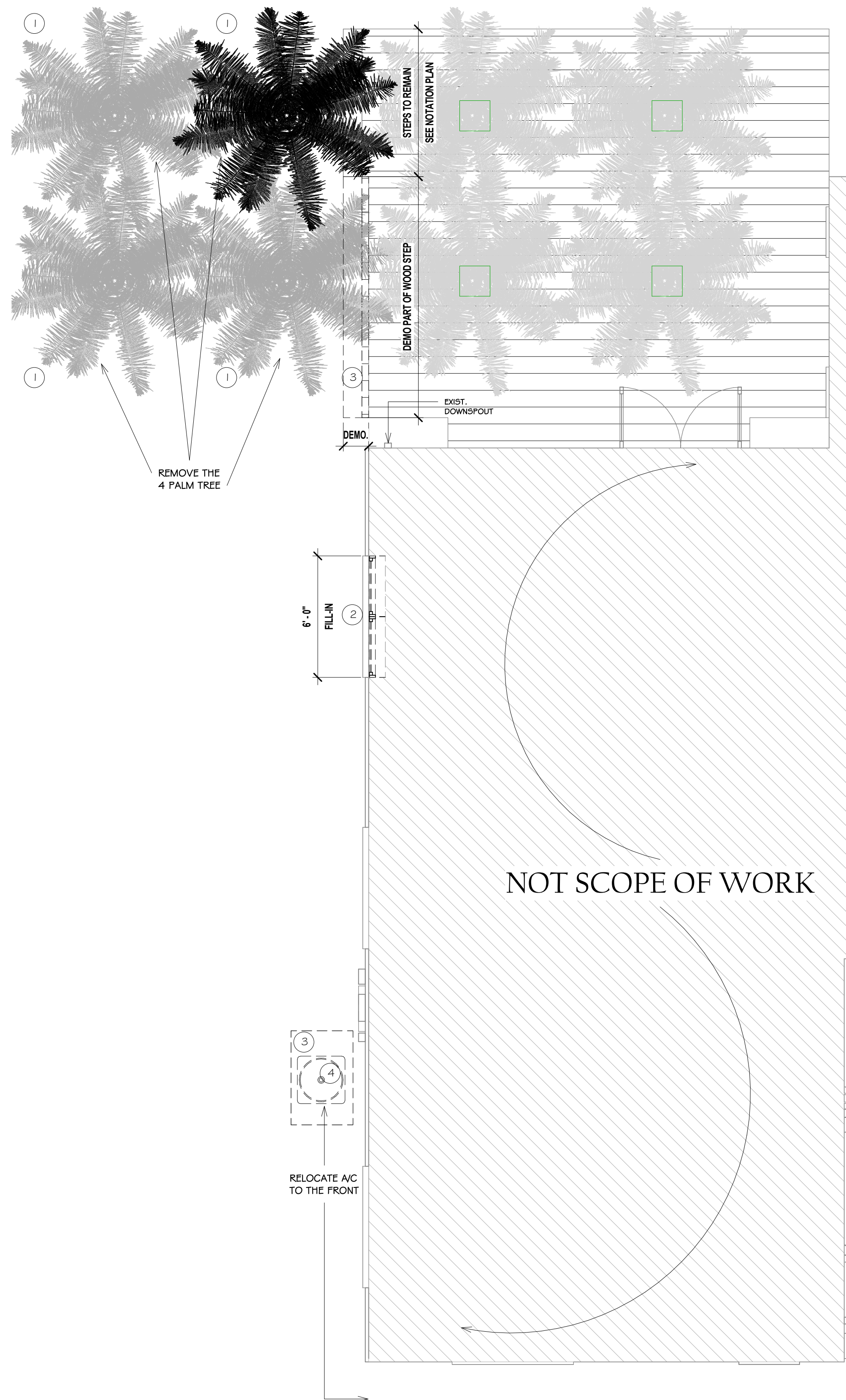
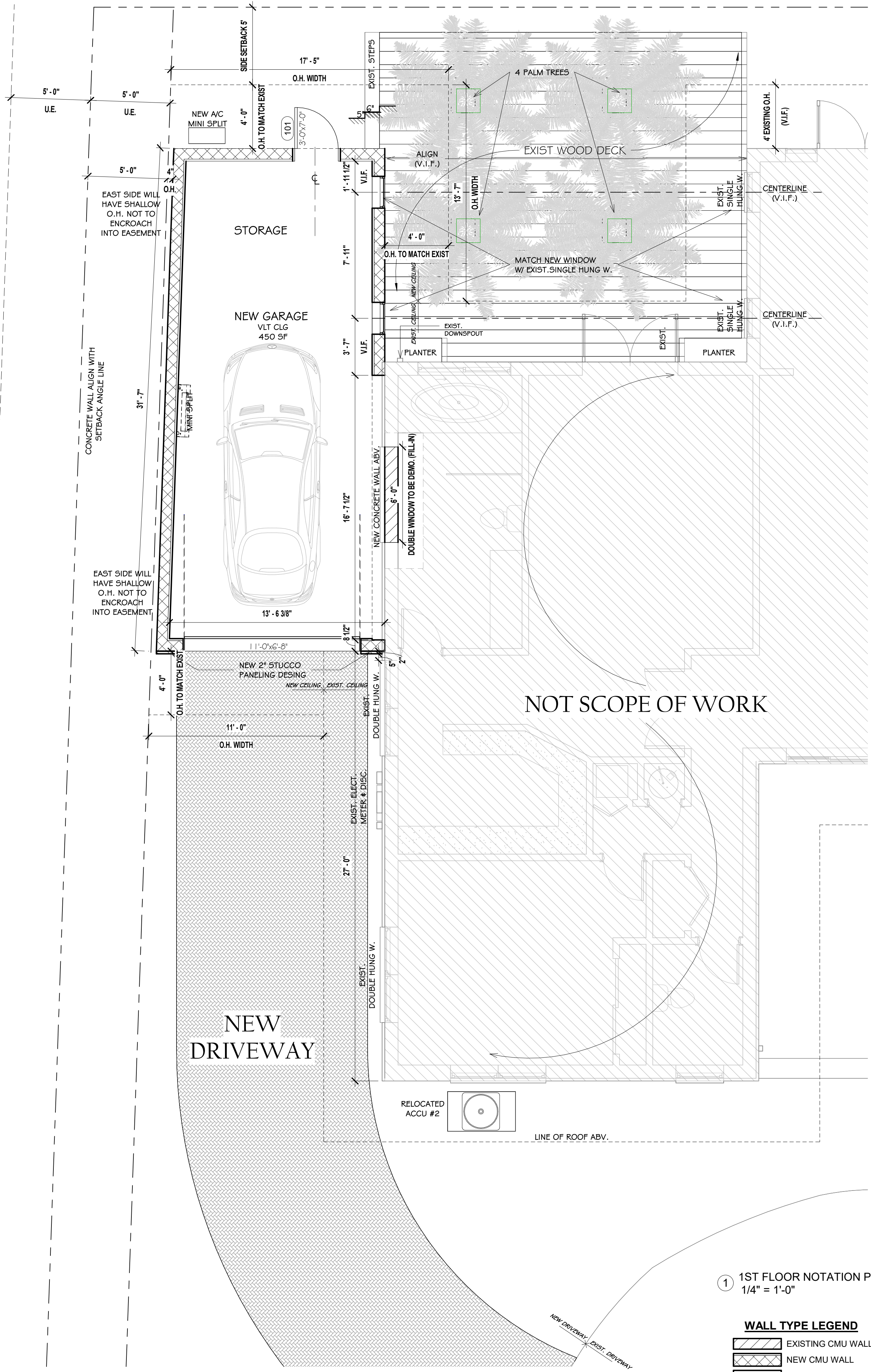
A03

OF # SHEETS

SITE PLAN

1/16" = 1'-0"

LEG: A40002307 ARCH R # A40012001 ADDRESS: HISTORIC DEL OVA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561) 274-6444 FAX: (561) 274-6449



DEMOLITION KEYNOTES LEGEND:

- REMOVE/RELOCATE PALM TREE
- REMOVE WINDOW
- REMOVE WOOD STEP / REMOVE CONC. FLOOR
- RELOCATED ELECTRICAL FIXTURES
- REMOVE PALM TREE

DEMOLITION NOTES:

- DOTTED LINES DENOTES ITEMS BEING REMOVED. COOR. WITH NEW PLAN FOR EXTENT OF DEMO.
- GENERAL CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING PRIOR TO ANY DEMOLITION, OF THE PORTION OF THE STRUCTURE.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE THE DEMO. PLAN WITH THE NEW LAY OUT IN ORDER TO DETERMINE THE EXTENT OF DEMOLITION AND ADVISE THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE.
- GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE TO MATCH EXISTING ADJACENT FINISHES.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- REMOVED ELEC. FX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
- FOR MODIFICATION TO A/C, SEE A/C PLAN BY OTHERS.
- REMOVED PLUM. FIX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
- ALL AREAS HAVING PORTION OF WALLS, FLOORS, AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH EXIST. MATERIALS AND CONDITIONS. EXISTING SURFACES SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED ON TYPICAL WALL SECTION, TYP. PARTITION DETAILS, ETC.
- ALL ITEMS DETERMINED BY OWNER TO BE SALVAGEABLE SHALL BE REMOVED PRIOR TO START OF DEMOLITION. SEE OWNER FOR STORAGE.
- REMOVAL OF ANY PORTION OF WALL, FLOOR, OR CEILING WHICH CONTAIN ELECTRICAL, HVAC OR PLUMBING SHALL HAVE SUCH ITEMS REROUTED OR REESTABLISHED AS PER ELECTRICAL, HVAC, OR PLUMBING PLANS PROVIDED. SEE CONSTRUCTION DOCUMENTS.
- NEIGHBORING EXISTING STRUCTURES AROUND THE BUILDING UNDER DEMOLITION ARE TO BE SURVEYED FOR ANY EXISTING CRACKS IN THE STRUCTURAL ELEMENTS, AND NEIGHBORS ARE TO BE NOTIFIED.
- GC AND ALL TRADES INVOLVED IN THE PROJECT SHALL SURVEY THE EXIST. CONDITIONS PRIOR TO ANY WORK AND BE FAMILIAR WITH THE EXTENT OF WORK AND ALL NECESSARY STEPS IN ORDER TO COMPLETE THE PROJECT.

PRELIMINARY
 PROCANIK, JIM
 2600 NE 8 ST FORT LAUDERDALE
 FLORIDA, 33304
 REVISIONS
 # DESCRIP. DATE BY
 SHANE AMES - ARCHITECT
 INTERNATIONAL ARCHITECTURE
 DRAWN RITA C.
 CHECKED S.A.
 DATE 10/3/2025
 SCALE 1/4" = 1'-0"
 JOB NO. 24_5433
 SHEET
A04
 OF # SHEETS
 LICENSE: HISTORIC DELAWARE PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561) 274-6444. FAX: (561) 274-6449.

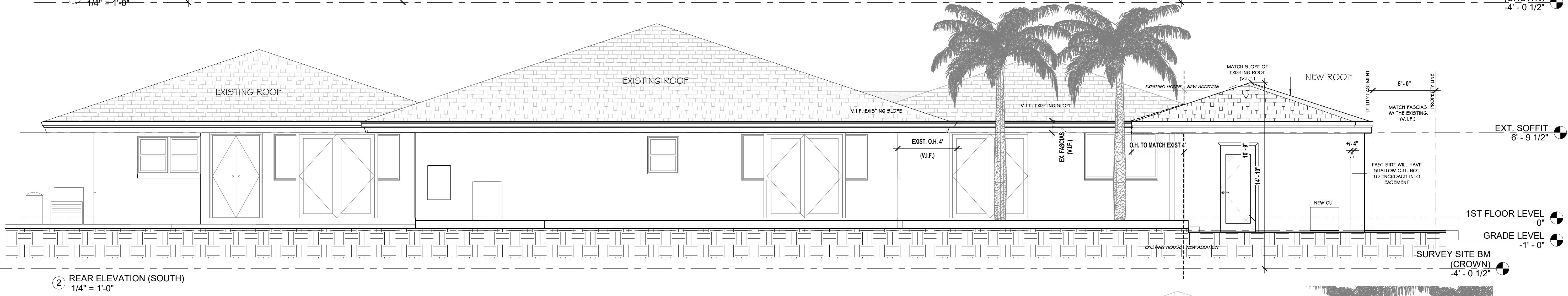


EXT. SOFFIT
6' - 9 1/2"

1ST FLOOR LEVEL
0"

GRADE LEVEL
-1' - 0"

SURVEY SITE BM
(CROWN)
-4' - 0 1/2"

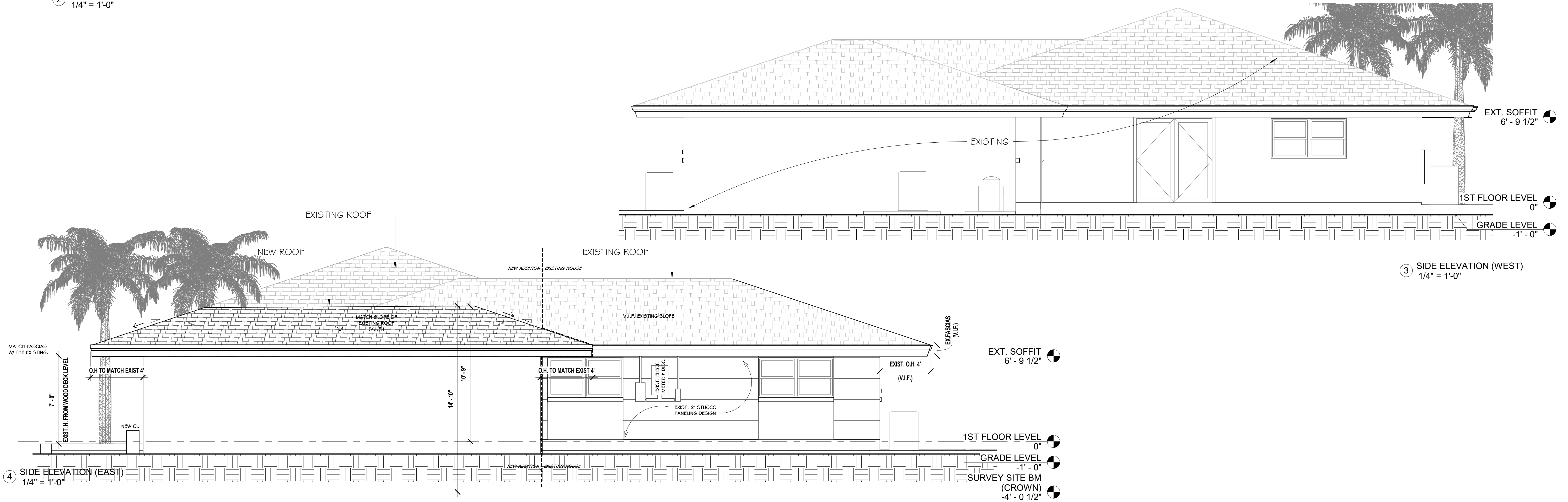


EXT. SOFFIT
6' - 9 1/2"

1ST FLOOR LEVEL
0"

GRADE LEVEL
-1' - 0"

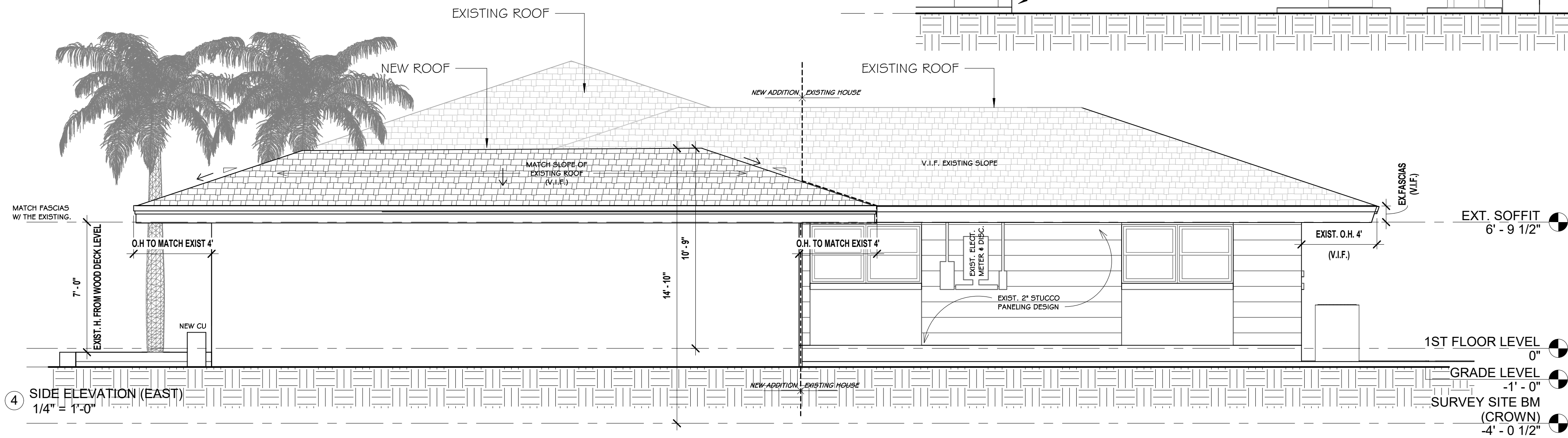
SURVEY SITE BM
(CROWN)
-4' - 0 1/2"



EXT. SOFFIT
6' - 9 1/2"

1ST FLOOR LEVEL
0"

GRADE LEVEL
-1' - 0"



EXT. SOFFIT
6' - 9 1/2"

1ST FLOOR LEVEL
0"

GRADE LEVEL
-1' - 0"

SURVEY SITE BM
(CROWN)
-4' - 0 1/2"

THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED ONLY BY THE CLIENT AND/OR HIS AGENTS IN THE STATE OF FLORIDA. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE IS STRICTLY PROHIBITED. THE CLIENT AND/OR HIS AGENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED FOR ANY OTHER PROJECT OR IN ANY OTHER STATE WITHOUT THE WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE. ALL COPYRIGHT INFRINGEMENTS SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

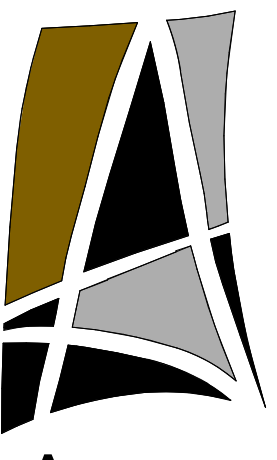
PRELIMINARY

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

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect



Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN
RITA C.

CHECKED
S.A.

DATE
10/3/2025

SCALE
1/4" = 1'-0"

JOB NO.
24_5433

SHEET
A06

OF # SHEETS

Lic# AA0002307 ARCH# R AR0012001 ADDRESS: HISTORIC DEL OLA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561) 274-6444 FAX: (561) 274-6449

PERROQUET

PLN-BOA-25090003

3081 Harbor Drive, Fort Lauderdale

Board of Adjustment
City of Fort Lauderdale
November 12, 2025

SUBJECT PROPERTY



3081 Harbor Drive: 0.37-acres

- **Three-story building** constructed in 1951
- **Licensed “MOTEL” use since 1990** operating as the Sea Beach Plaza Hotel (39 rooms; State License No. MOT1608418)
- **Ongoing property improvements** including exterior painting and installation of 15 new trees and additional landscaping

RENOVATED ENTRANCE - SOUTH FAÇADE



SITE IMPROVEMENTS



ULDR SECTIONS

ULDR Section 47-19.8. permits accessory uses as follows:

- A. **Hotels with more than fifty (50) guest rooms when permitted within an RML, RMM or RMH district, may have the following accessory uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars, outdoor food services areas.**
1. **Access to such accessory use shall be limited to the interior of the building through the main lobby** and there shall be no direct public access from the exterior of the building, provided that entrance doors may be located in exterior walls fronting on an interior court not visible at ground level from the adjacent property on any street except State Road A-1-A. Exit doors may be located in exterior walls.
 2. There shall be no show windows or displays relating to such accessory uses to the exterior of the building or visible from the adjacent property or any street except State Road A-1-A.

REQUESTED VARIANCES

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-one (51) guest rooms.

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

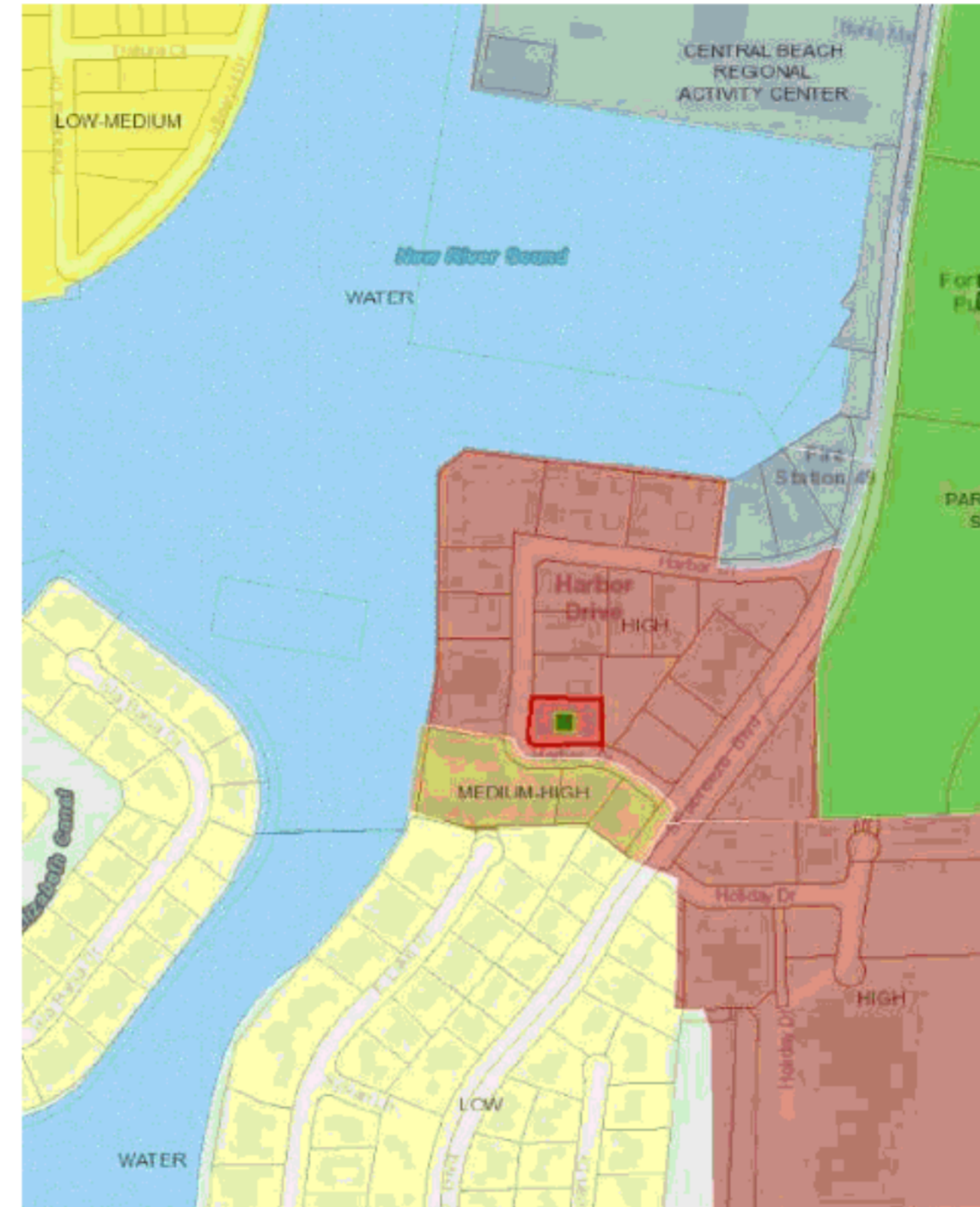
- Requesting a variance from ULDR Section 47-19.8. A.1 to **allow access to such accessories uses to be internalized within the site**, whereas the ULDR requires that access be limited to the interior of the building through the main lobby.

**There will be no outside patrons –
this is *only* for the ability to serve motel guests**

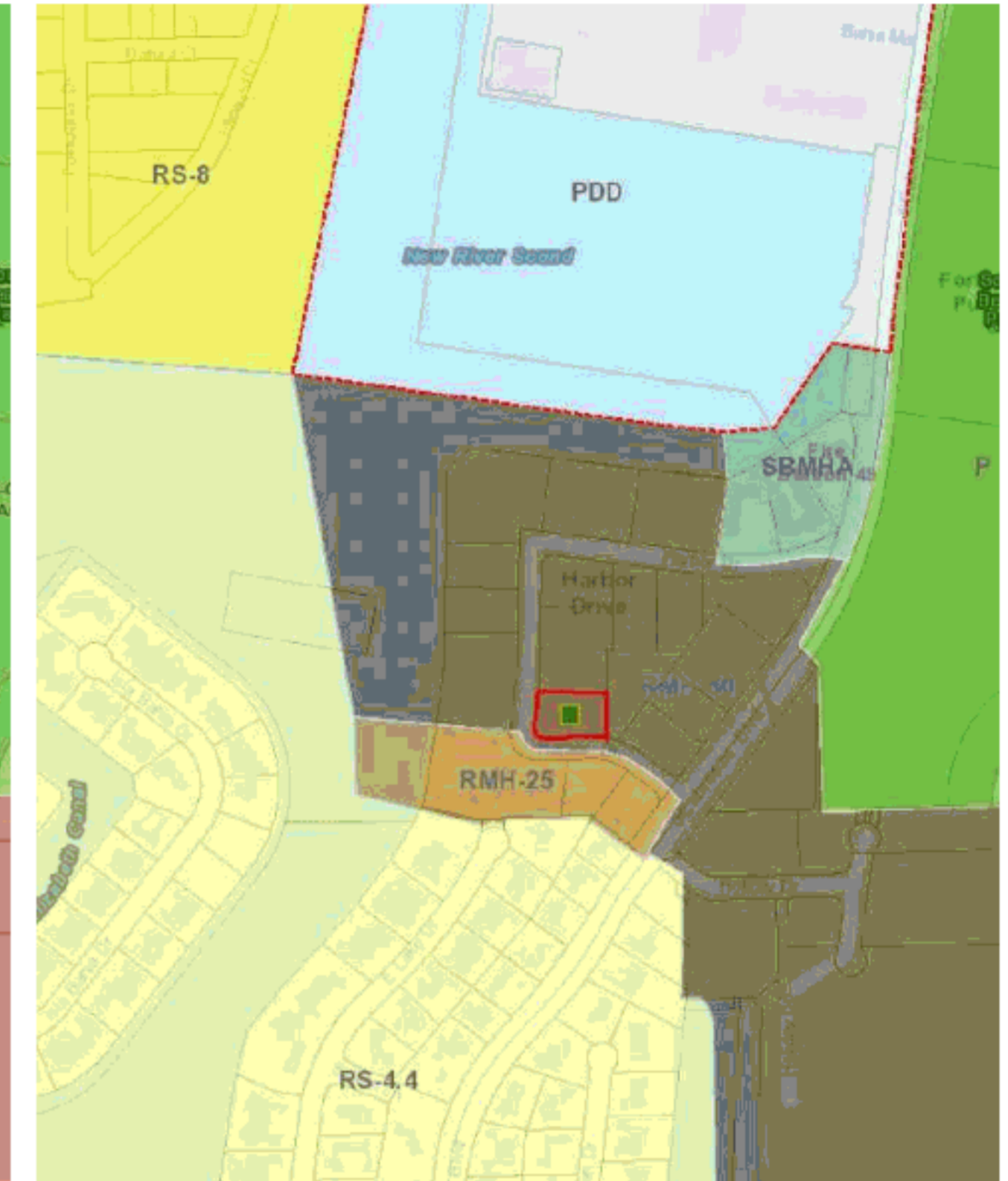
LAND USE & ZONING

Zoning Context

- In the **RMH-60 district**, accessory food and beverage services are **permitted in “HOTELS” with at least 51 rooms.**
- The subject property is considered a **“MOTEL” with 39 rooms**
- **ULDR distinction:**
 - Hotels: have central lobby, interior corridors, dining/retail amenities*
 - Motels: have direct exterior room access and no central lobby*
- **Contemporary practice:**
 - Modern “MOTELS” now routinely provide **guest-only food & beverage services** comparable to “HOTELS”



Future Land Use:
High



Zoning:
RMH-60

GUEST-ONLY FOOD & BEVERAGE AMENITY

Proposed Amenity

- **Curated food & beverage program** designed for modern traveler needs
- Services include:
 - In-room mini bar with premium snacks & beverages
 - Poolside & patio service (breakfast, lunch, dinner)
 - Operating 7:00 AM – 11:00 PM daily
 - Mix of table service, self-serve vending, and in-room amenities
- Capacity: 30 guests in common areas and 39 rooms

Benefits

- Elevates guest experience and ensures competitiveness in Fort Lauderdale market
- Amenity is customary in transient lodging (hotels and modern motels)
- No increase in room count

COMPATIBLE WITH EXISTING CITY POLICIES

- The requested variance is compatible with the ULDR's purpose to limit commercial impacts in residential settings in that the food and beverage accessory use would be strictly limited to guests
- The requested variance also aligns with the City's policy allowing such uses in smaller hotels (with at least more than 10 guest rooms) on the Barrier Island, including in the North Beach Area:

SECTION 4. That Section 47-19.8, Hotel accessory uses, of the ULDR of the City of Fort Lauderdale, Florida is hereby amended to read as follows:

Sec. 47-19.8. Hotel accessory uses.

...

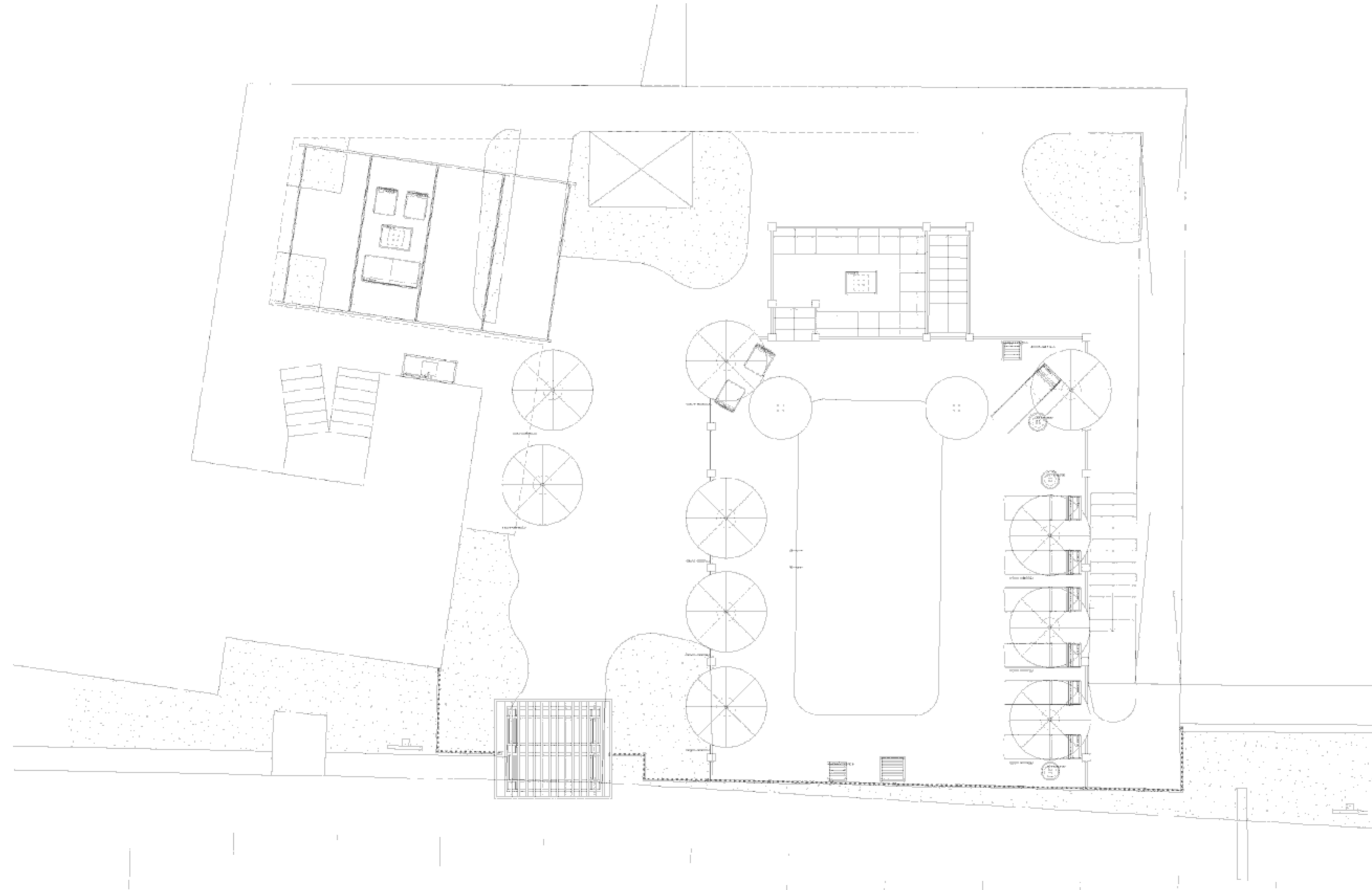
B. Hotels with more than fifty (50) guest rooms when permitted within a nonresidential district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas. In the North Beach Area, hotels with more than ten (10) guest rooms when permitted by the zoning district may have, but not be limited to, the following accessory or secondary uses: dining rooms, restaurants, nightclubs, bars, retail stores, personal service shops, patio bars and outdoor food service areas.

**2011 APPROVED AMENDMENT ALLOWING NORTH BEACH AREA
HOTELS WITH MORE THAN 10 ROOMS TO PROVIDE ACCESSORY
FOOD AND BEVERAGE**



NORTH BEACH AREA

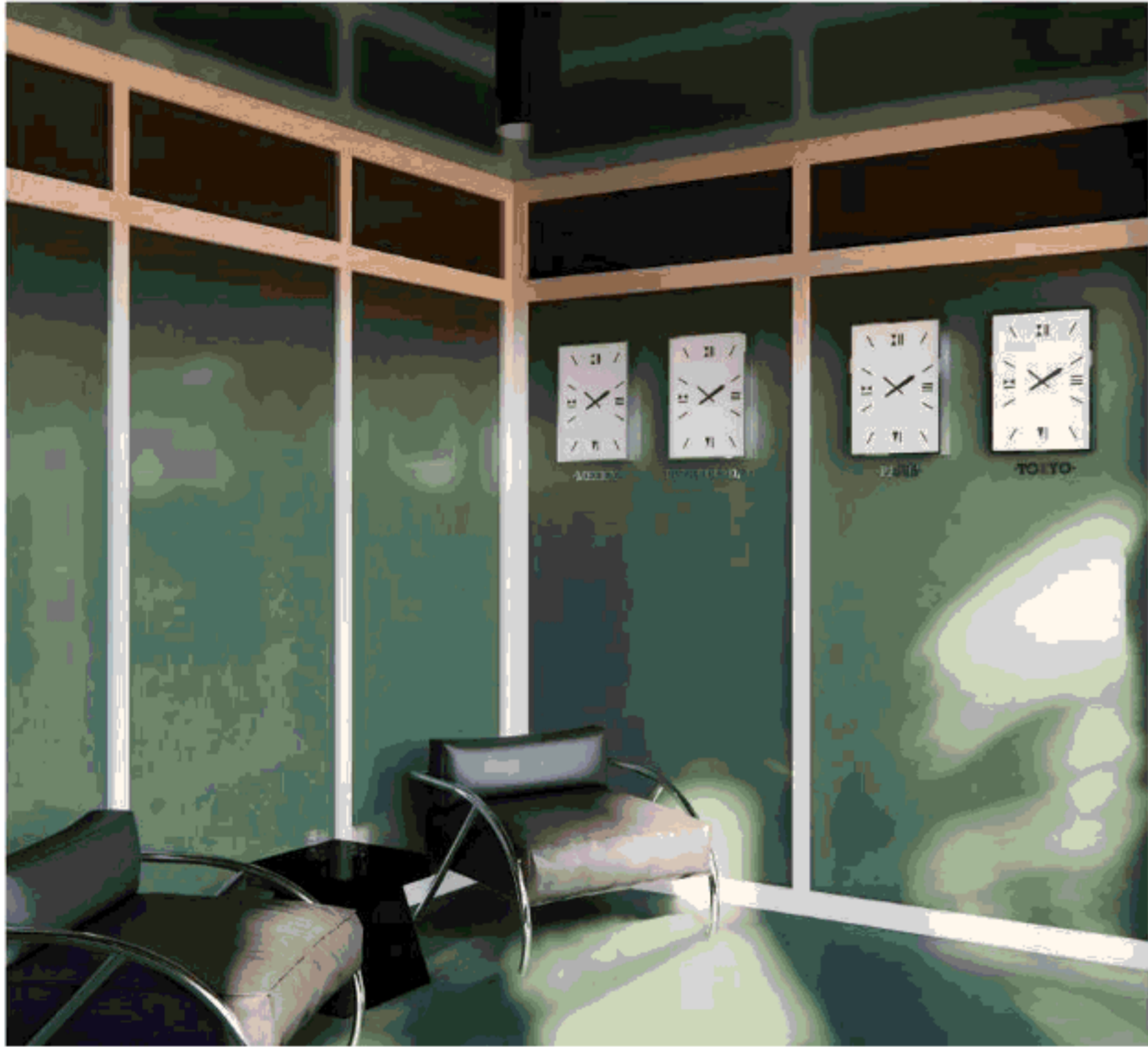
SITE PLAN



MAIN ENTRANCE



LOBBY & ROOMS



INTERIOR COURTYARD SERVICE STATION & PATIO AREA



INTERIOR COURTYARD POOL



INTERIOR COURTYARD POOL



VARIANCE CRITERIA – SPECIAL CONDITIONS



a. That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

- The Property is improved with a legally established 39-room motel that has operated in its current configuration for many years
- Physical expansion to meet the minimum 51-room count is not feasible under current site conditions and would create nonconformities or require complete site redevelopment
- Strict application of the ULDR would prevent the motel from providing a basic, industry-standard guest amenity comparable transient lodging establishments routinely offer
- As a result, the Property would be deprived of reasonable use as a functional transient lodging facility consistent with its long-standing operation

VARIANCE CRITERIA – Peculiarity of Conditions



b. That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and

- Unlike other RMH-60-zoned properties that have sufficient land area for expansion or redevelopment, the Property is physically and operationally limited to its existing 39-room configuration and no rooms can be added to meet the minimum room requirement
- These characteristics make the site a marked exception within the zoning district and demonstrate that the circumstances causing the special condition are peculiar to this Property

VARIANCE CRITERIA – Deprivation of Substantial Property Right



c. That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

Literal application of the ULDR would:

- Deprive the Applicant of the right to offer standard food and beverage service to guests, a right afforded to other similarly situated RMH-60 properties with slightly more rooms
- Despite being operationally and visually indistinguishable from larger motels or hotels, the Applicant's property would be excluded from providing standard food and beverage amenities to guests

VARIANCE CRITERIA – Unique Hardship



d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

- The Property was developed and legally operated as a motel prior to the 1997 adoption of ULDR Section 47-19.8's minimum room requirement
- This regulatory threshold was imposed after the motel's construction, making compliance impossible without significant physical redevelopment, which is constrained by the Property's existing footprint and limited lot size
- The Applicant, who acquired the Property in its current configuration, is unable to meet the room-count requirement through no action or omission of their own, nor by their predecessors

VARIANCE CRITERIA – Minimum Variance Necessary for Reasonable Use, Harmony with Intent of ULDR and Adjoining Properties



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.

- The Applicant seeks only to allow basic food and beverage service for guests which will be screened from view in compliance with the requirements in Section 47-19.8 and is the minimum variance needed to adequately serve today's modern travelers needs

LETTER OF SUPPORT

October 1, 2025

Board of Adjustment
City of Fort Lauderdale

Re: 3081 Harbor Drive Variance Request Support

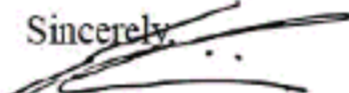
Dear Members of the Board,

As a property owner on Harbor Drive, I am pleased to support the variance request for the Lane's Motel. This motel has been part of our neighborhood for many years, and the Applicant's proposed improvements demonstrate a commitment to maintaining the property at a high standard.

Providing modest food and beverage service for registered guests will make the motel more attractive to today's travelers and help ensure its continued success. Importantly, the request is narrowly tailored and will not create added noise, traffic, or other disturbances to surrounding residents.

Approving this variance will strengthen the property, enhance the guest experience, and ultimately benefit the broader neighborhood.

I respectfully ask the Board to grant the requested relief.

Sincerely,

Eduardo Pelaez Romer
Owner,
3019 Harbor Dr.
Fort Lauderdale,

THANK YOU.

THANK YOU.

THANK YOU.

PLN-BOA-25080003

NEW RIVER POINT LLC & NEW RIVER DEVELOPMENT, LLC

Board of Adjustment
City of Fort Lauderdale
November 12, 2025

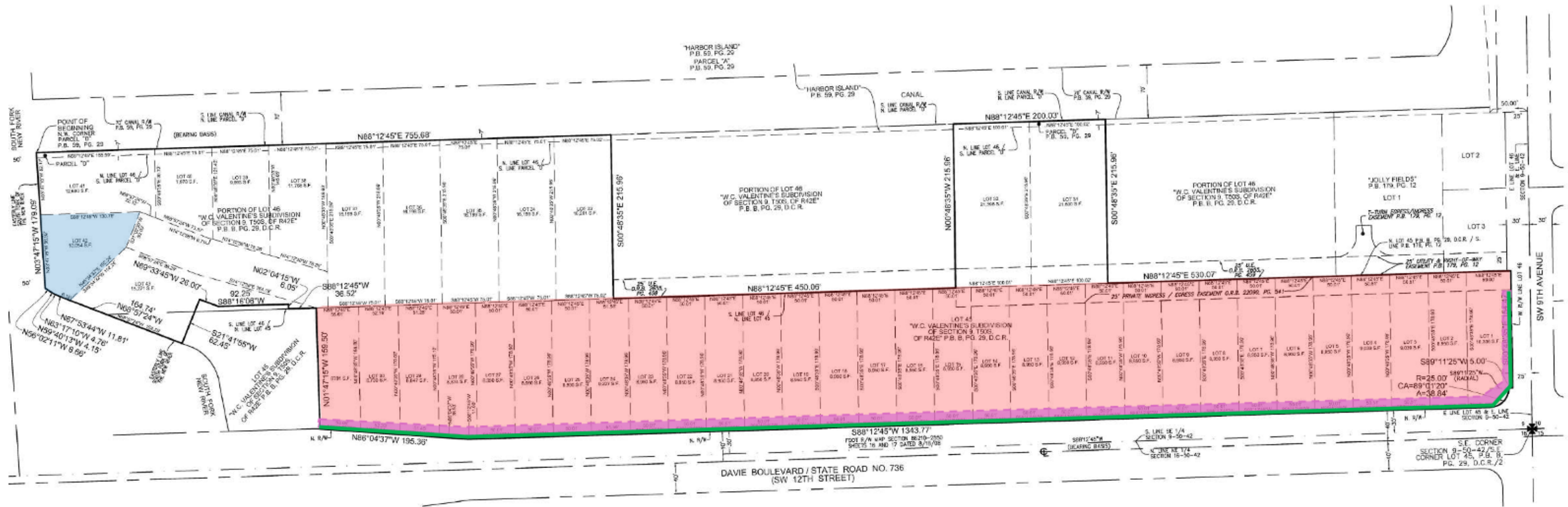
SUBJECT PROPERTY







CURRENTLY OWNED BY APPLICANT

**However, the Applicant will be parcelizing the lots to be sold to individual owners

AFFECTED LOTS



-  PROPOSED 8' PRIVACY WALL ON DAVIE BLVD STEPPED DOWN TO 6' PARALLEL TO SW 9TH AVE
-  REQUIRED AND CITY-APPROVED 3' LANDSCAPE BUFFER
-  AFFECTED LOTS 1-30 (LOT SIZE AND WIDTH)
-  AFFECTED LOT 42 (LOT WIDTH)

REQUESTED VARIANCES

Applicant is requesting the following variances from the ULDR:

The “Wall” Variances:

1. Sec. 47-19.1.A. - General Requirements

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.

2. 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-FROM THE BACK OF ADJACENT SIDEWALK** 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.

The “Lot Size and Width” Variances:

3. 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.

SEPARATING FACTS FROM MISINFORMATION

X *“This variance will allow a walled-off compound”*

FALSE. 6’-6” high privacy walls are already permitted by-right. The Applicant is requesting to build an 8’ high privacy wall along Davie Blvd, only an additional 1’-6” given the Property’s location abutting a major arterial road to shield homes from traffic and noise on Davie Boulevard.

X *“This variance will allow them to extend the fence a few feet further into Davie Boulevard”*

FALSE. The proposed privacy wall is in almost the same location as the existing fence and complies with the required 3’-0” setback from the property line and enhances the street section with a 3’ wide landscape buffer.

X *“This variance will permit duplexes”*

FALSE. The Applicant is not requesting a use variance nor are those permitted by the City.

X *“This variance will allow them to remove trees”*

FALSE. Tree removal is NOT the subject of this variance request. The City already reviewed, approved and issued the associated Landscape Tree Removal/Mitigation Permit (LND-TREE-25050202).

WALL VARIANCES



PROPOSED 8' PRIVACY WALL ON DAVIE BLVD STEPPED DOWN TO 6' PARALLEL TO SW 9TH AVE

The “Wall” Variances

1. Sec. 47-19.1.A. - General requirements

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.**

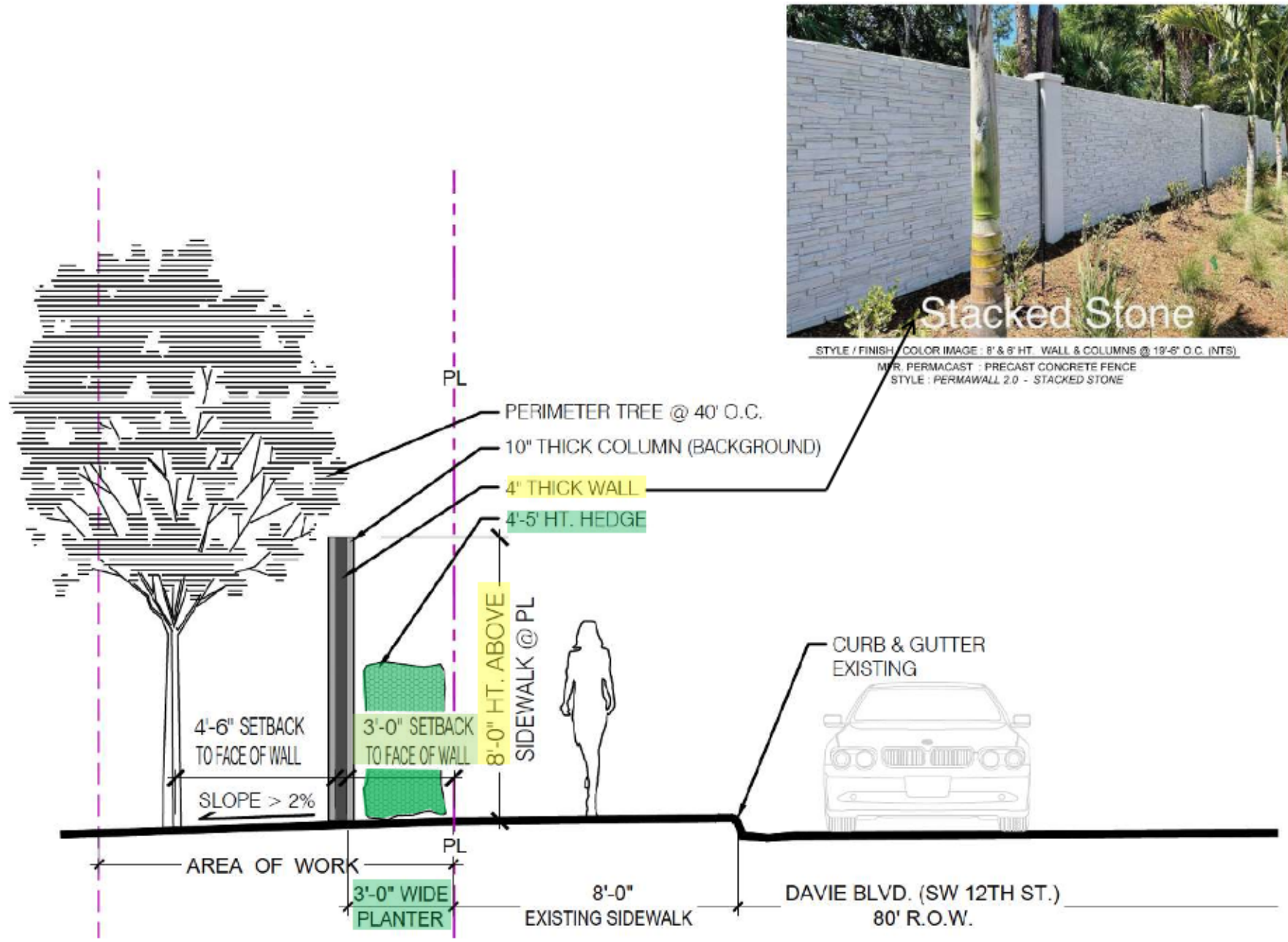
2. Sec 47-19.5.B.1d- Fences, Walls and Hedges.

Requesting a variance to permit a privacy wall to be constructed at a **maximum height of 8 feet measured from the back of the sidewalk** 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.**

DAVIE BLVD STREET SECTION



EXISTING DAVIE BLVD STREETSCAPE



STYLE / FINISH / COLOR IMAGE : 8' & 6" HT. WALL & COLUMNS @ 19'-6" O.C. (NTS)
 MFR. PERMACAST - PRECAST CONCRETE FENCE
 STYLE : PERMAWALL 2.0 - STACKED STONE

**PROPOSED ENHANCED DAVIE BLVD STREETSCAPE
 8' HIGH WALL SETBACK 3' FROM PROPERTY LINE
 WITH NEW 3' WIDE LANDSCAPE BUFFER**

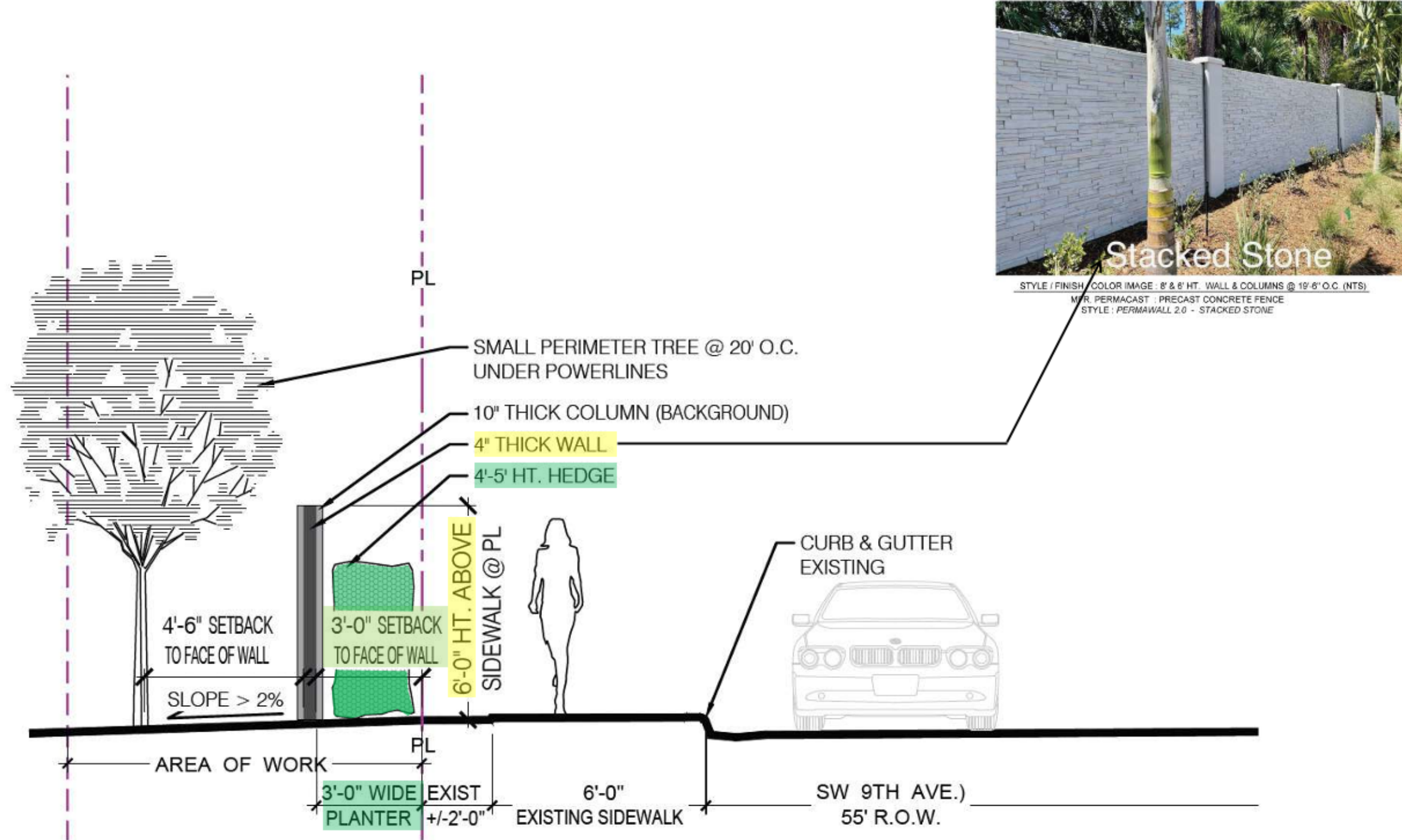
DAVIE BLVD



[PLAY VIDEO](#)

SW 9TH AVE STREET SECTION
NO VARIANCES REQUESTED

NO VARIANCES REQUESTED
SW 9TH AVE WALL COMPLIES AT 6'-0" HEIGHT AND 3'-0" SETBACK



STYLE / FINISH / COLOR IMAGE : 8' & 6' HT. WALL & COLUMNS @ 19'-6" O.C. (NTS)
 MFR. PERMACAST : PRECAST CONCRETE FENCE
 STYLE : PERMAWALL 2.0 - STACKED STONE

LOT SIZE & WIDTH VARIANCES

The “Lot Size and Width” Variances:

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

Requesting a variance from the subdivision lot sizes for lots for the detached single family dwellings to be consistent with 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 this 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 when subdividing *or platting*.

SUBDIVISION REGULATIONS

PLATTING IS NOT REQUIRED FOR THE PROPERTY PER THE ULDR SECTION BELOW

OUR POSITION IS THAT THE “SUBDIVISION REGULATIONS” – AND THEREFORE THE INCREASED LOT DIMENSION REQUIREMENTS – ONLY APPLY WHEN PLATTING PROPERTY

WHILE THE CITY AND APPLICANT AGREE THAT **PLATTING** IS NOT REQUIRED FOR THE PROPERTY, THE CITY RECOMMENDED IN AN ABUNDANCE OF CAUTION TO REQUEST A VARIANCE FROM THE SUBDIVISION REGULATIONS LOT DIMENSION REQUIREMENTS TO PROVIDE CERTAINTY FOR FUTURE INDIVIDUAL OWNERS TO DEVELOP THE PROPERTY PURSUANT TO THE RS-8 MINIMUM REQUIREMENTS

Sec. 47-24.5. Subdivision regulations.

A. Subdivision approval.

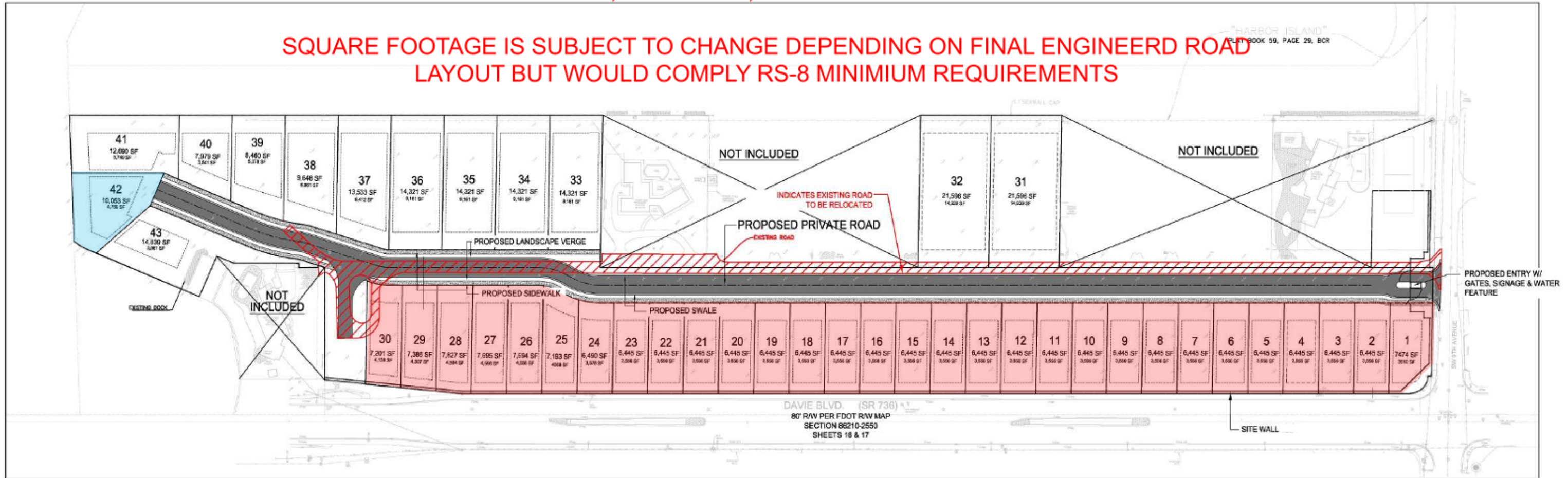
...

3. **Exceptions to platting.** The requirements in subsection A.2, shall not apply to an application for a building permit which meets any one (1) or more of the following criteria:
 - a. **Construction of two (2) or fewer residential dwelling units.** Applications for two (2) or fewer residential dwelling units on property under the same ownership, within five hundred (500) feet of property exempted within the past twelve (12) months, shall not be exempt.




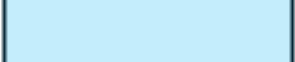
LOT SIZE VARIANCE DUE TO PROPOSED ROAD RELOCATION

BASED ON THIS CONCEPTUAL ROAD LAYOUT,
 LOTS 1-30 RANGE FROM 6,445 SF TO 7,386 SF WITH MIN. LOT WIDTH OF 50 FEET

SQUARE FOOTAGE IS SUBJECT TO CHANGE DEPENDING ON FINAL ENGINEERD ROAD
 LAYOUT BUT WOULD COMPLY RS-8 MINIMUM REQUIREMENTS



SITE PLAN
 SCALE 1" = 80'-0"

-  EXISTING PRIVATE ROAD TO BE RELOCATED
-  PROPOSED PRIVATE ROAD (RELOCATED +/- 25-FEET SOUTH)
-  AFFECTED LOTS 1-30 (LOT SIZE AND WIDTH)
-  AFFECTED LOT 42 (LOT WIDTH)

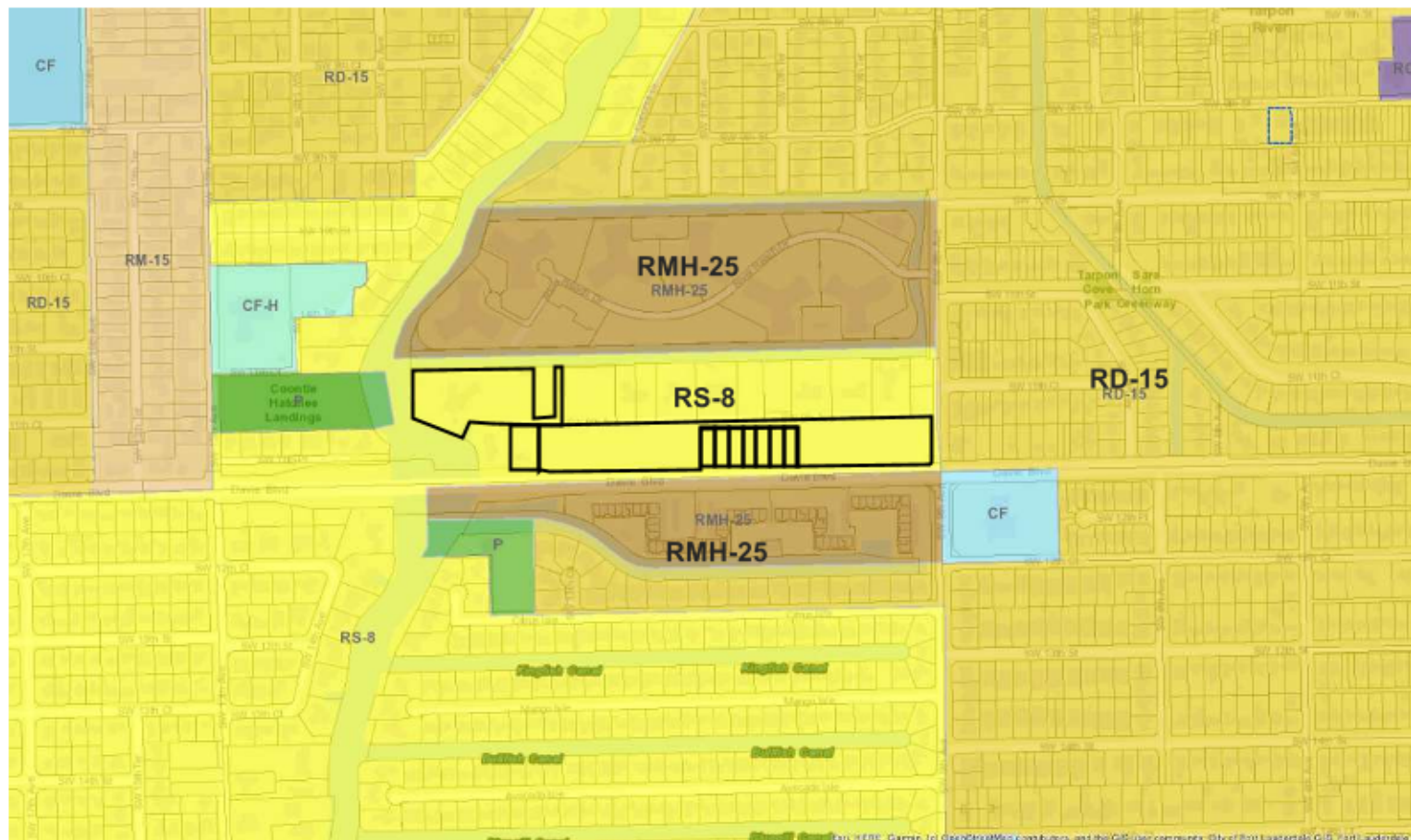
RS-8 DISTRICT VS. SUBDIVISION REQUIREMENTS

The current subdivision language requires lots for single-family detached and duplex dwellings to be platted larger than the zoning districts requirements for buildable lots.

For example, the RS-8 District permits a minimum lot size of 6,000 square feet and width of 50 feet whereas the subdivision language requires a minimum lot size of 7,500 square feet and width of 75 feet.

The variance to allow a lot size between 6,000 SF to 7,499 SF for Lots 1-30 and a lot width of 50 feet for Lots 1-30 and Lot 42 complies with the minimum RS-8 District requirements.


The zoning district requirements are summarized below:



LOT DIMENSIONAL REQUIREMENTS		
Zoning District	Minimum Lot Size	Minimum Lot Width
RS-4.4	10,000 Square Feet	75 Feet (except abutting a waterway 100 Feet)
RS-8	6,000 Square Feet	50 Feet (except abutting a waterway 75 Feet)
RD-15	6,000 Square Feet	50 Feet
RC-15	5,000 Square Feet	50 Feet
RM-15	5,000 Square Feet	50 Feet
RML-25	5,000 Square Feet	50 Feet
RMM-25	5,000 Square Feet	50 Feet
RMH-25	5,000 Square Feet	50 Feet
RMH-60	5,000 Square Feet	50 Feet

CITY STAFF PROPOSED ULDR AMENDMENT

The City previously initiated a ULDR amendment to reconcile this inconsistency and align the subdivision lot dimensional standards with the zoning district standards, recognizing that the current language imposes unnecessarily larger lot requirements that conflict with the intent of the RS-8 district.



STAFF REPORT
PLANNING AND ZONING BOARD
July 17, 2024

REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-24.5, Subdivision Regulations, to update inconsistencies in lot dimensional requirements for single family detached and duplex dwellings.

CASE NUMBER	UDP-T24005	
APPLICANT	City of Fort Lauderdale	
GENERAL LOCATION	City-Wide	
ULDR SECTIONS	47-24.5.D.3, Lots	
NOTIFICATION REQUIREMENTS	10-day legal ad	
ACTION REQUIRED	Recommend approval or denial to City Commission	
PROJECT PLANNER	Yvonne Redding, Urban Planner II	YMR

BACKGROUND
The proposed ULDR amendment is intended to align lot dimensional requirements for single-family detached and duplex dwellings as outlined in the City's subdivision regulations to be consistent with the table of dimensional requirements for the corresponding residential zoning districts. The proposed amendment is attached as Exhibit 1.

ULDR AMENDMENTS:
Below is a detailed summary of the proposed ULDR amendment section, including a description of section content.

Section 47-24.5.D.3, Lots
The current subdivision language requires lots for single-family detached and duplex dwellings to be platted larger than the zoning districts requirements for buildable lots. The zoning district lot dimensional requirements are summarized below:

LOT DIMENSIONAL REQUIREMENTS		
Zoning District	Minimum Lot Size	Minimum Lot Width
RS-4.4	10,000 Square Feet	75 Feet (except abutting a waterway 100 Feet)
RS-8	6,000 Square Feet	50 Feet (except abutting a waterway 75 Feet)
RD-15	6,000 Square Feet	50 Feet
RC-15	5,000 Square Feet	50 Feet
RM-15	5,000 Square Feet	50 Feet
RML-25	5,000 Square Feet	50 Feet
RMM-25	5,000 Square Feet	50 Feet
RMH-25	5,000 Square Feet	50 Feet
RMH-60	5,000 Square Feet	50 Feet

The proposed amendment strikes the following language from the subdivision regulations for lots:

c. Lots for detached single family and duplex dwellings shall provide lot sizes not less than the following:

- i. in the RS-4.4 district, lot area of ten thousand (10,000) square feet and width of one hundred (100) feet;
- ii. in the RS-8 district, lot area of seven thousand five hundred (7,500) square feet and width of seventy-five (75) feet;

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Page 1

iii. in the RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 districts, lot area of seven thousand five hundred (7,500) square feet and width of seventy-five (75) feet.

PLANNING & ZONING BOARD REVIEW OPTIONS:
The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendments are consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendments to the City Commission.

EXHIBITS:

1. Proposed ULDR Amendment

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Page 2

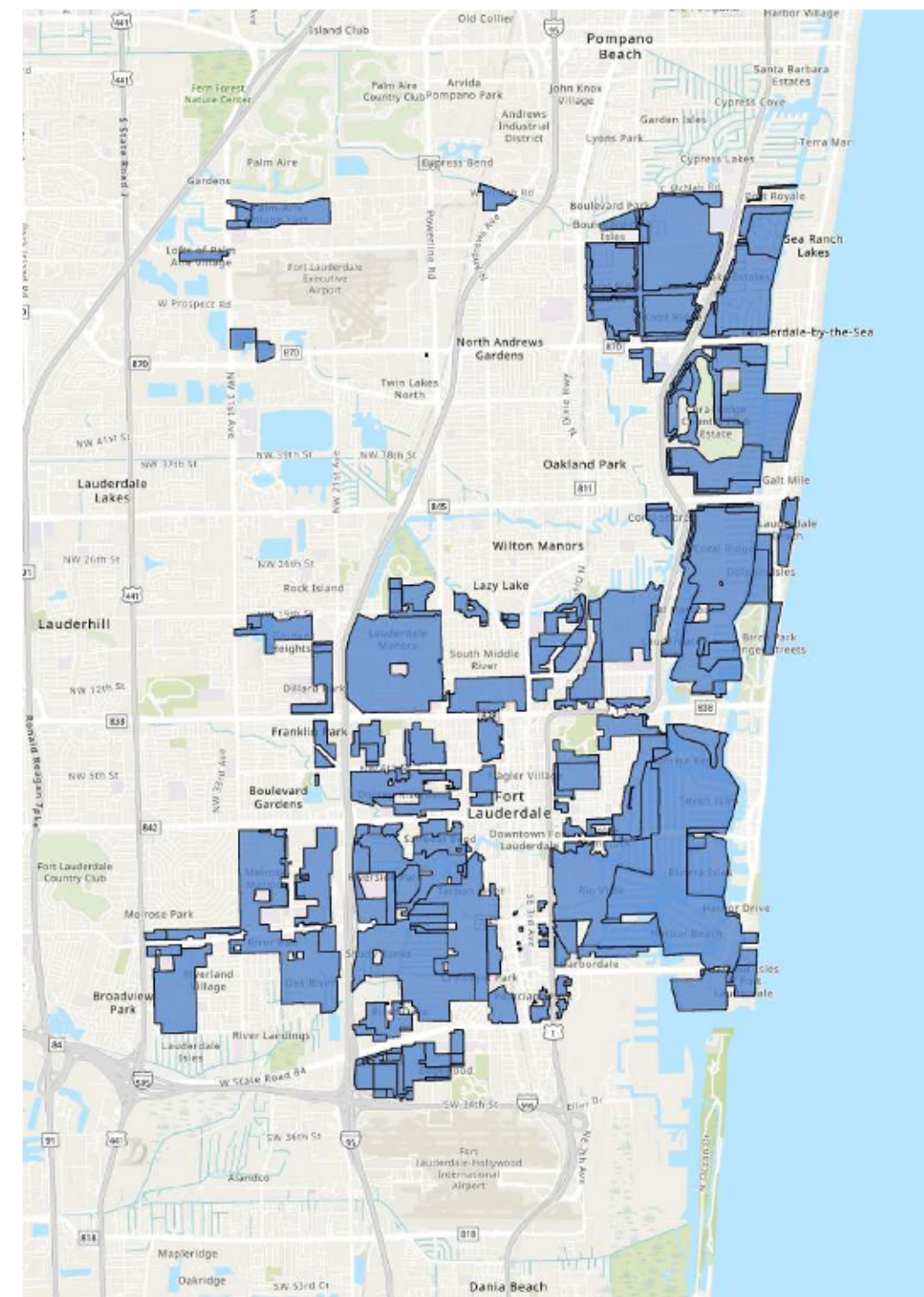
“...intended to align lot dimensional requirements for single-family detached and duplex dwellings...in the City’s subdivision regulations to be consistent with the table of dimensional requirements for the corresponding residential zoning districts.”

UDP-T24005

REQUESTED VARIANCE COMPLIES WITH RS-8 MINIMUM REQUIREMENTS AND CONSISTENT WITH OTHER RESIDENTIAL ZONING DISTRICTS

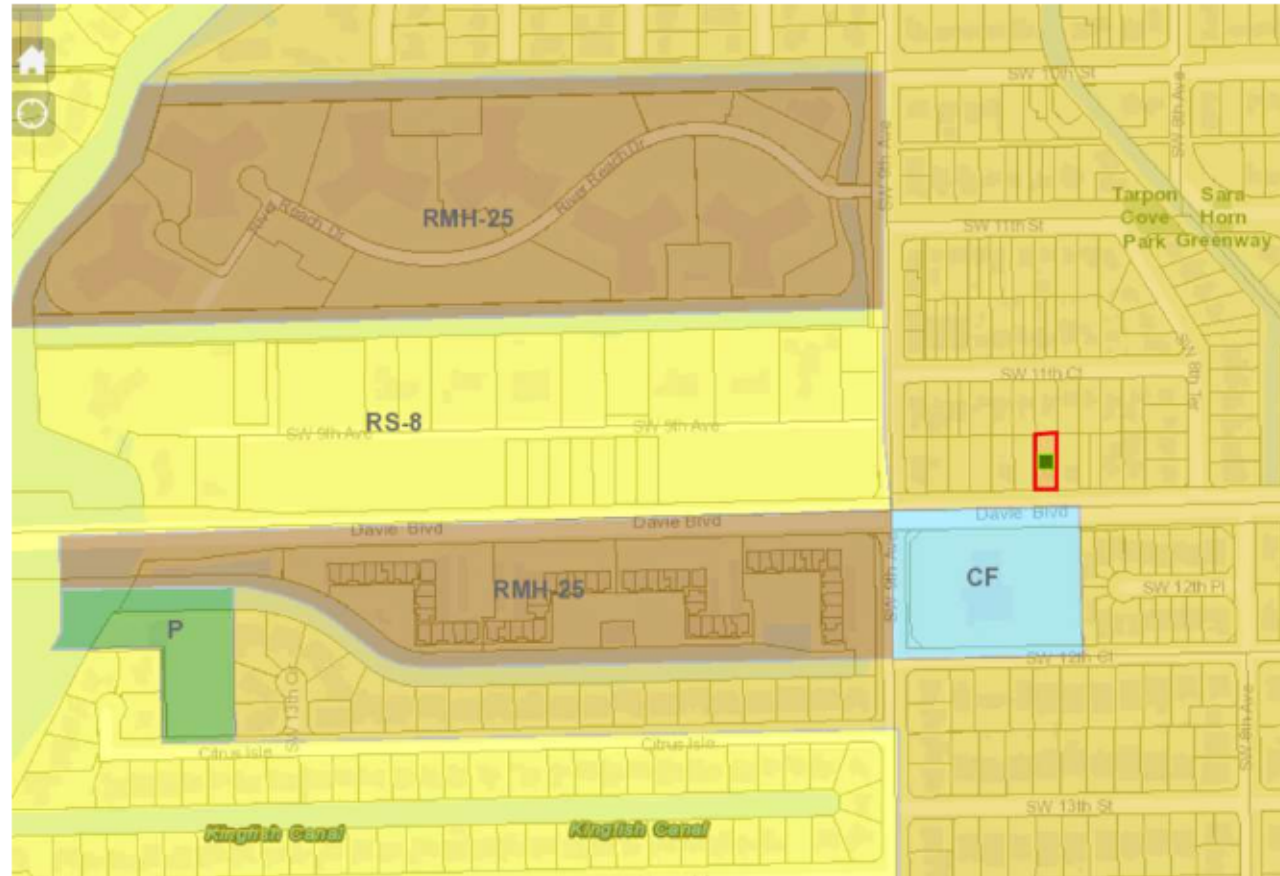
The variance not only complies with the minimum RS-8 District requirements but is also consistent with the minimum lot size and width requirements for single-family detached in all other residential zoning districts in the City (e.g. Tarpon River, Riverside Park, Rio Vista, Victoria Park , etc.)

LOT DIMENSIONAL REQUIREMENTS		
Zoning District	Minimum Lot Size	Minimum Lot Width
RS-4.4	10,000 Square Feet	75 Feet (except abutting a waterway 100 Feet)
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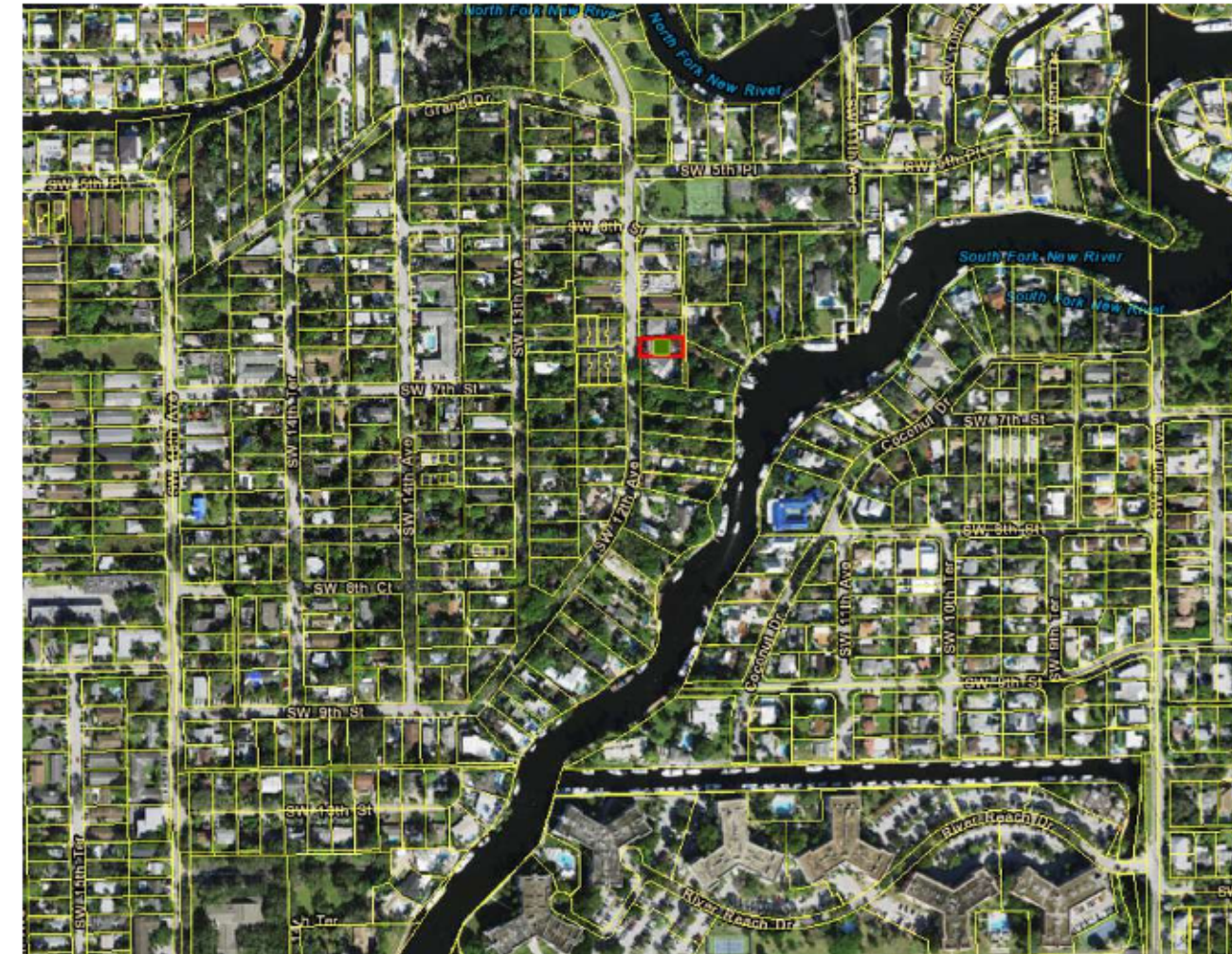
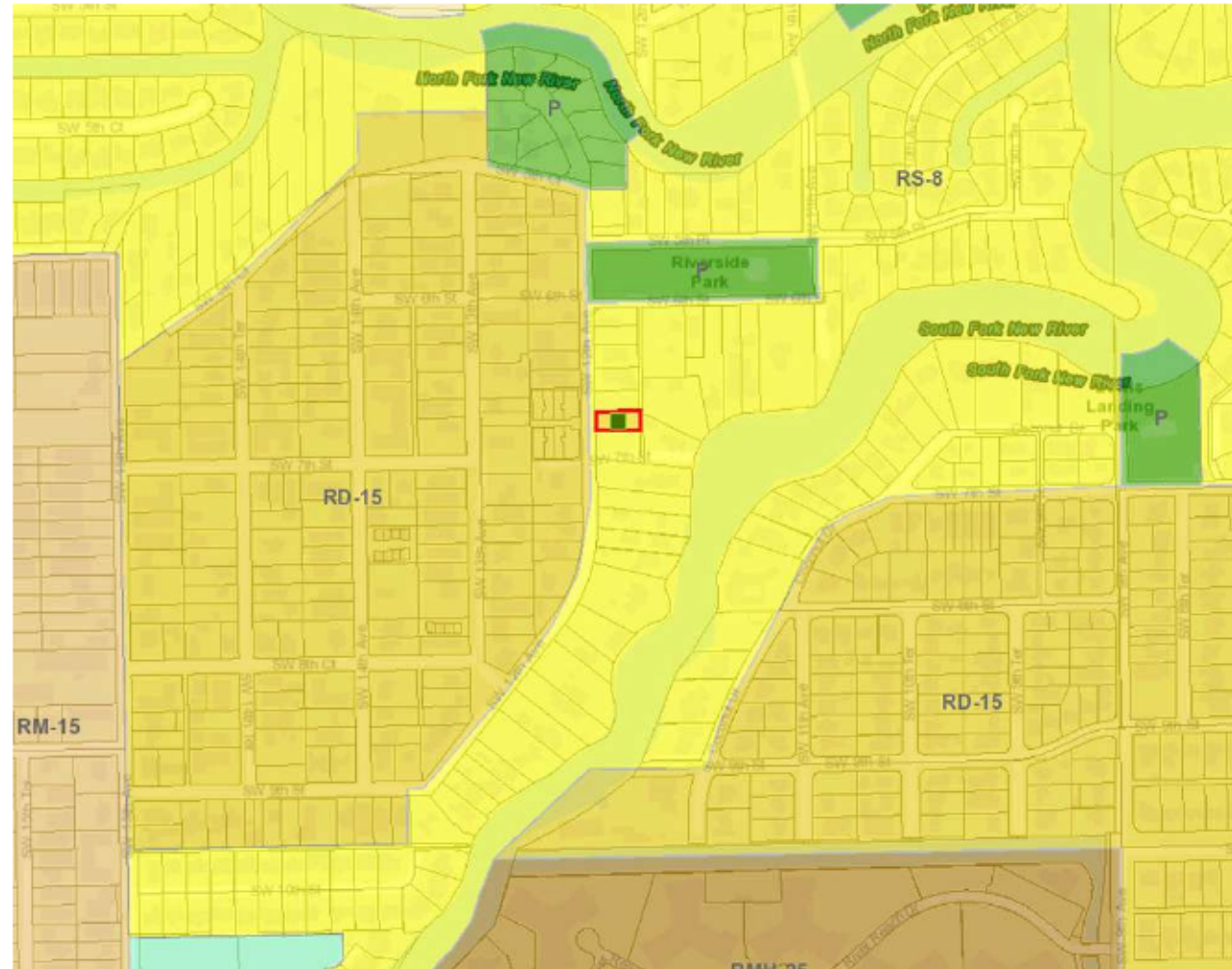
City-Wide Residential Zoning Districts

TARPON RIVER



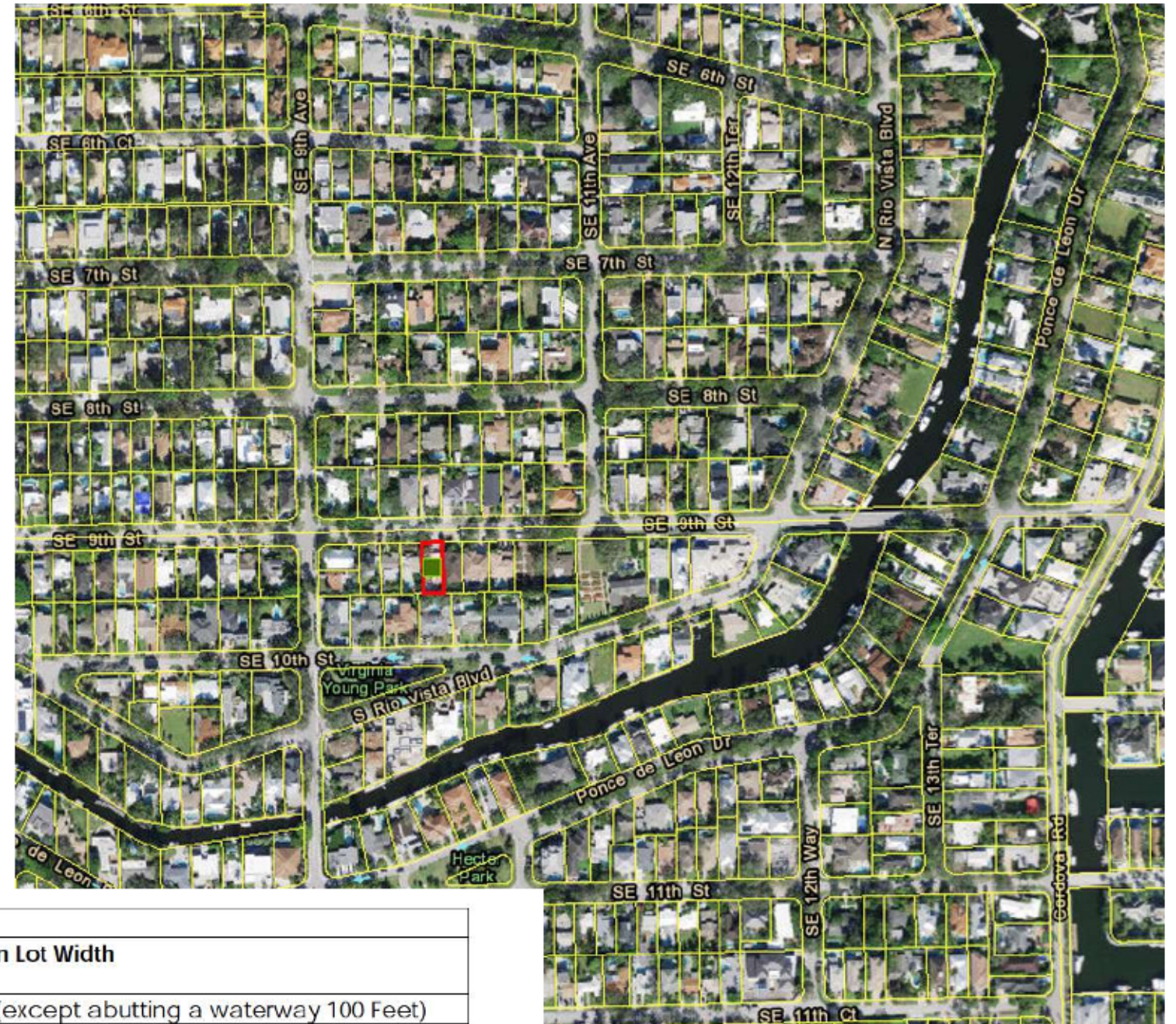
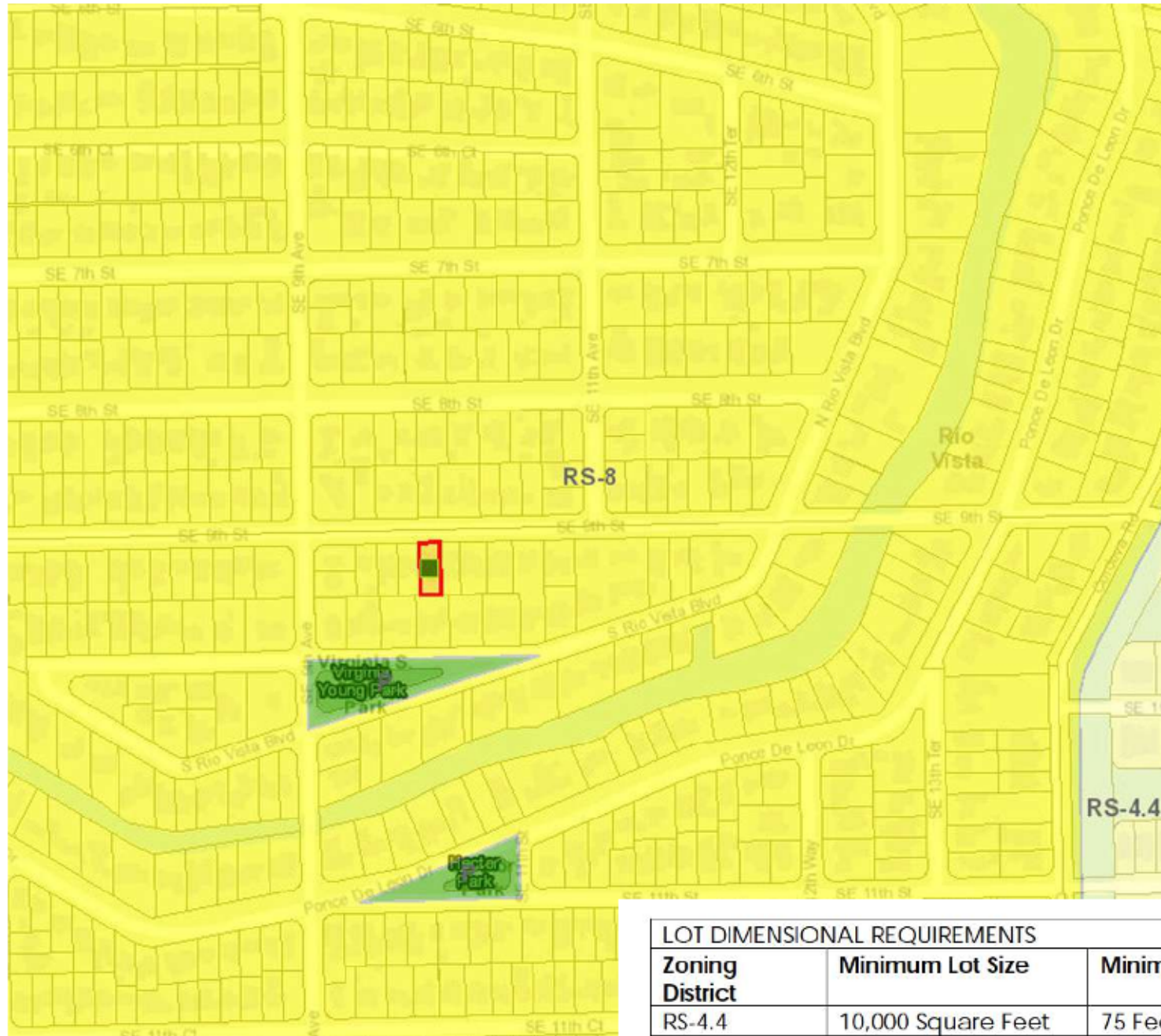
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RIVERSIDE PARK



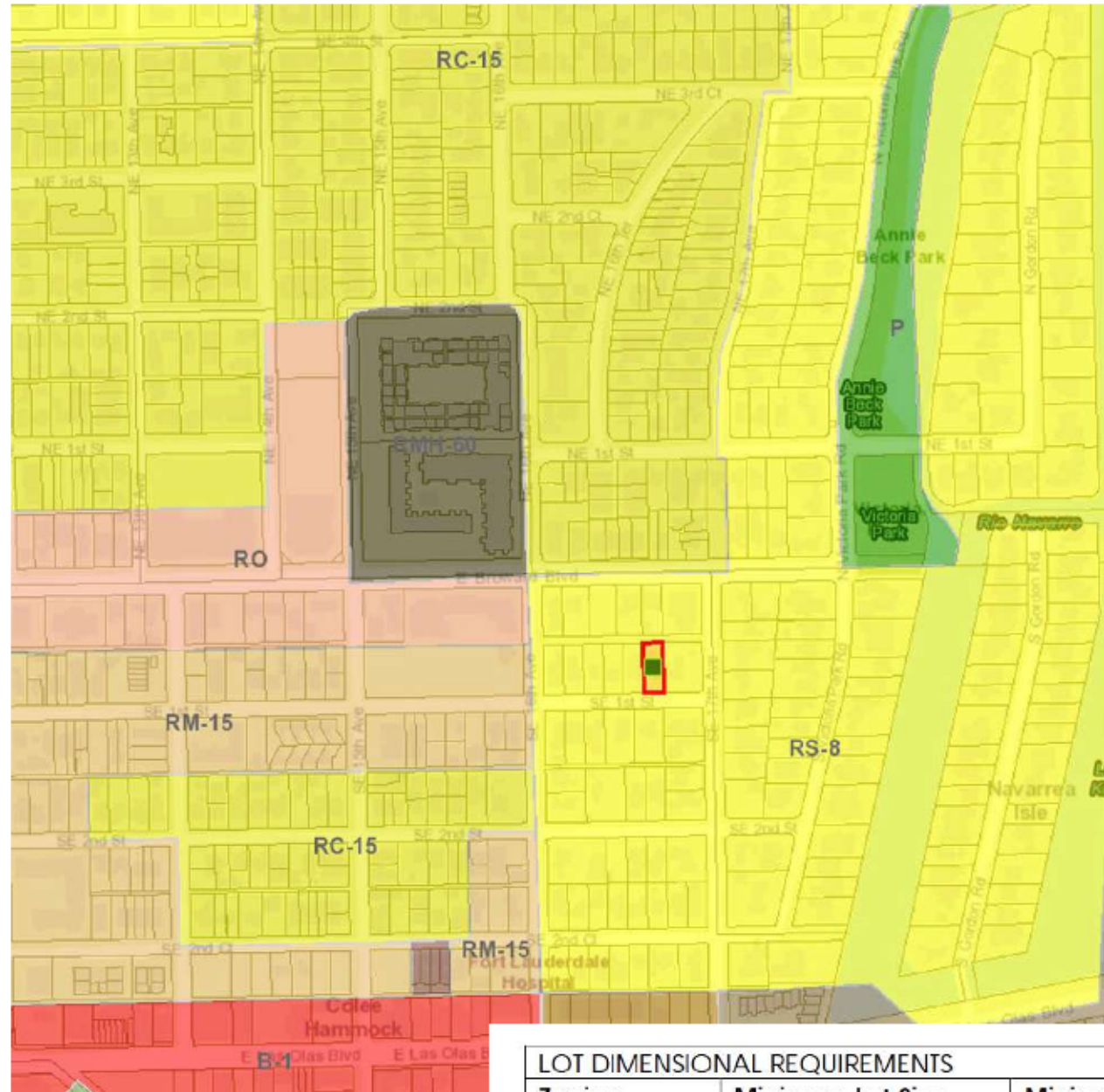
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RMH-25	5,000 Square Feet	50 Feet
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RIO VISTA



LOT DIMENSIONAL REQUIREMENTS		
Zoning District	Minimum Lot Size	Minimum Lot Width
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RMH-25	5,000 Square Feet	50 Feet
RMH-60	5,000 Square Feet	50 Feet

VICTORIA PARK



LOT DIMENSIONAL REQUIREMENTS		
Zoning District	Minimum Lot Size	Minimum Lot Width
RS-4.4	10,000 Square Feet	75 Feet (except abutting a waterway 100 Feet)
RS-8	6,000 Square Feet	50 Feet (except abutting a waterway 75 Feet)
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RMH-60	5,000 Square Feet	50 Feet

VARIANCE CRITERIA – Special Conditions



a. That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

- Because the single-family homes may be developed by future lot buyers, the homes are not being constructed concurrently with the WALL. Early construction is therefore needed to ensure security, buffering, and a cohesive streetscape, while avoiding multiple, inconsistent variance requests in the future.
- The Property fronts Davie Boulevard, a high-traffic major arterial, creating unique noise, privacy, and safety impacts not experienced by typical RS-8 parcels. The requested 8-foot wall is the minimum necessary to provide effective sound attenuation and privacy.
- Realignment of the private road to meet current engineering standards requires dedications to the HOA, reducing lot and buildable area and constraining development of otherwise conforming RS-8 lots.
- The lot width and size also reflect reliance on the City's intended ULDR amendment, initiated by staff, to align subdivision requirements with RS-8 zoning standards for lot size and width.

VARIANCE CRITERIA – Peculiarity of Conditions



b. That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and

- The Property’s phased development pattern—where individual single-family homes will be built over time by the future lot buyers—creates a unique interim condition not typical of other RS-8 parcels. This circumstance makes early construction of a continuous wall necessary to ensure consistent buffering and streetscape design.
- The Property’s location along Davie Boulevard creates unique noise, privacy, and safety impacts not experienced by most RS-8 properties, justifying an increase in wall height beyond 6.5 feet.
- The need to realign and reconstruct the private road southward, with a dedication in favor of the HOA recorded with each lot conveyance, creates special conditions peculiar to the Property that reduce available lot area.
- Other RS-8-zoned properties are not typically encumbered by the same combination of design and dedication constraints resulting from roadway realignment.

VARIANCE CRITERIA – Deprivation of Substantial Property Right



c. That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

Literal application of the ULDR would:

- Prevent the WALL construction until homes are built
- Limit the WALL height to 6.5 feet, depriving the Property and future homeowners of needed additional noise and privacy protection along Davie Boulevard, a major arterial
- Restrict parcelization, preventing creation and conveyance of individual RS-8-compliant lots

VARIANCE CRITERIA – Unique Hardship



d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

- Because the single-family homes may be developed by future lot buyers, early construction of the WALL is necessary to provide security, buffering, and a cohesive streetscape, avoiding multiple, inconsistent variance requests in the future.
- The Property fronts a heavily trafficked arterial roadway (Davie Boulevard), creating noise and privacy impacts greater than typical RS-8 properties along local streets. The additional wall height is necessitated by the Property's adjacency to Davie Boulevard, not by any self-created condition.
- The lot size variance results from engineering and access design requirements to realign the private roadway and from the dedication obligations, not from any self-created hardship.
- The Applicant also proceeded in reliance on the City's pending ULDR amendment, initiated by the City itself, to align subdivision requirements with the RS-8 zoning district standards for lot size and lot width. The hardship therefore arises from the timing of the regulatory update, not from any action by the Applicant.

VARIANCE CRITERIA – Minimum Variance Necessary for Reasonable Use, Harmony with Intent of ULDR and Adjoining Properties



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.

- Early construction of the WALL ensures lots are delivered safe, secure, and buffered for future homeowners.
- The 8-foot height along Davie Boulevard is the least departure needed to achieve effective sound attenuation and privacy given the arterial frontage.
- The WALL otherwise meets ULDR standards, maintains a 3-foot setback, and includes required landscaping consistent with the ULDR's intent to promote safety, buffering, and neighborhood compatibility.
- Lot size and width variances allow functional configurations consistent with RS-8 zoning and City staff's proposed ULDR amendment, maintaining compatibility with adjoining residential properties.
- The variances will not adversely affect the neighborhood or public welfare and remain in harmony with the general purpose and intent of the ULDR.

THANK YOU.

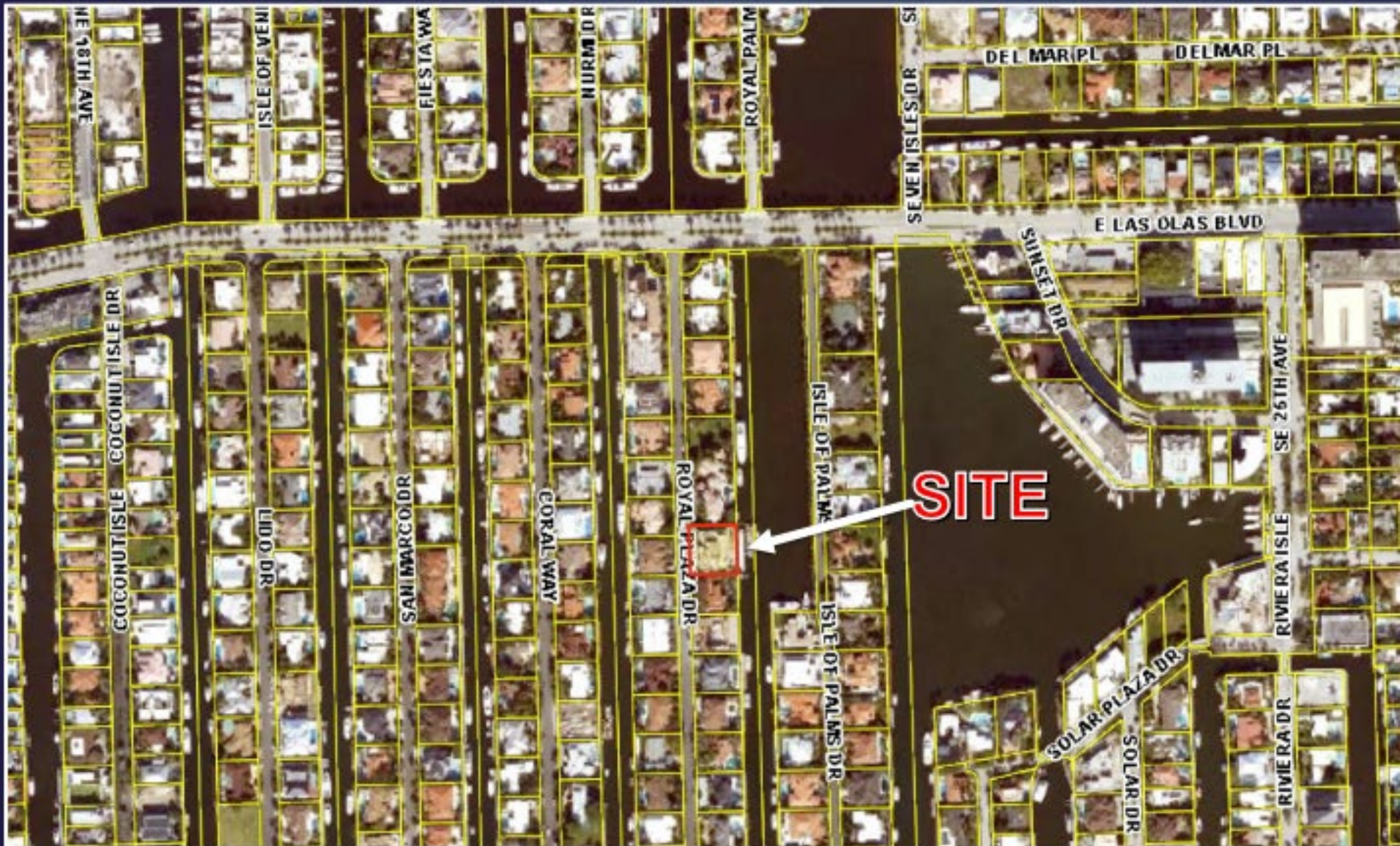
414 Royal Plaza Dr.

VARIANCE APPLICATION – PLN BOA – 25100002

BOARD OF ADJUSTMENT MEETING

NOVEMBER 12, 2021

Location Map



Location Map



Res

R
of Sing

Variance Requests

- Variations from ULDR Sec. 47-19.2.P to:
 - a.) Reduce the minimum rear yard setback for the Gazebo abutting the waterway from 10 feet to 3.5 feet (a variance of 6.5 feet), measured to the seawall.
 - b.) To allow the Gazebo to be enclosed on one side (south) where ULDR 47-19 requires that a freestanding shade structure shall be open on all four sides.

	Required	Proposed
Variance – Min. rear setback for gazebo abutting waterway)	10 Feet	3.5 Feet
Variance – To allow gazebo to be open on one side	Gazebo open on all 4 sides	Gazebo enclosed on south side

As-Built Survey



Gazebo

Photos of the Gazebo



Questions?
Thank you