



BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue, Fort Lauderdale, Florida 33311
Wednesday, February 11th, 2026
6:00 PM

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AGENDA 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-25110001
	OWNER:	3030 HARBOR DR HOLDINGS LLLP
	AGENT:	ROD A. FEINER, 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:	<p><u>Sec 47-19.8. -Hotel accessory uses.</u></p> <ul style="list-style-type: none"> 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. <p>Please Note: This variance request is not inclusive to parking, signage, FBC requirements, or any Development Requirements as per ULDR.</p> <p>This case was Deferred from the December 10, 2025, and January 14th, 2026, BOA Agenda.</p> <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Samir Yajnik, Danella C. Williams, Jason Hagopian, Douglas Meade, Robert Wolfe, Patricia Rathburn, and Chair Howard Elfman</p>

2.	CASE:	PLN-BOA-25120002
	OWNER:	SAUNDERS,LONNIE; LONNIE SAUNDERS REV TR
	AGENT:	WILLIAM J. LAYSTROM, ESQ
	ADDRESS:	905 SOUTH WEST 22 TERRACE, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	LOT 3, BLOCK 4, BRENDALE HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	COMMISSION DISTRICT:	3
	REQUESTING:	<p><u>Sec 47-19.2.A.5.a- Accessory buildings, structures and equipment, general</u></p> <ul style="list-style-type: none"> Requesting a variance to allow an accessory dwelling

		<p>in an RS-8 ZONING DISTRICT on a 8,446 gross square feet lot whereas the code requires a minimum of 10,890 gross square feet lot size a total variance request of 2,444 gross square feet.</p> <p>Motion to Approve the Variance Request – Passed 5-2</p> <p>Yea: Samir Yajnik, Danella C. Williams, Jason Hagopian, Douglas Meade, and Robert Wolfe</p> <p>Nay: Patricia Rathburn and Chair Howard Elfman</p>
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3.		CASE: PLN-BOA-25120004
		OWNER: BERTUCCIO,JOSEPH L H/E; ARMELLINO,AMBER
		AGENT: N/A
		ADDRESS: 2425 NORTH WEST 67 COURT, FORT LAUDERDALE, FL 33309
	LEGAL DESCRIPTION:	LOT 7, BLOCK 8, PALM AIRE VILLAGE 3 RD SECTION, ADDITION 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 12, 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. 47-19.1.L. - General requirements.</u></p> <ul style="list-style-type: none"> Requesting a variance to permit a freestanding shade structure to be located at a corner yard setback of 4.03 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line, a total variance request of 10.97 feet. <p><u>Sec. 47-19.2.P. - Freestanding shade structures.</u></p> <ul style="list-style-type: none"> Requesting a variance to permit a freestanding shade structure at a maximum height of 13 feet, whereas the code requires a maximum height of 12 feet, a total variance request of 1 foot. <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Samir Yajnik, Danella C. Williams, Jason Hagopian,</p>

	Douglas Meade, Robert Wolfe, Patricia Rathburn, and Chair Howard Elfman
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4.	CASE:	PLN-BOA-26010001
	OWNER:	DARCY FLORIDA LLC
	AGENT:	ANGELO RODRIGUEZ
	ADDRESS:	1224 SOUTH WEST 29 AVENUE, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	LOT 25, OF BLOCK 6, OF GILLCREST 1 ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
	ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	COMMISSION DISTRICT:	3
	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 allow a structure in an RS-8 zoning district at a rear yard setback of 13.61 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 1.39 feet. <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Samir Yajnik, Danella C. Williams, Jason Hagopian, Douglas Meade, Robert Wolfe, Patricia Rathburn, and Chair Howard Elfman</p>

5.	CASE:	PLN-BOA-26010003
	OWNER:	MATHIESON,EWEN; PETERSEN,EVELYN RIBA
	AGENT:	MARIO ESCALANTE
	ADDRESS:	821 SOUTH WEST 11 STREET, FORT LAUDERDALE, FL 33315
	LEGAL DESCRIPTION:	THE EAST 14.00 FEET OF LOT 36, AND THE WEST 14.50 FEET OF LOT 37, BLOCK 12, LAUDERDALE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING BROWARD COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM

		DENSITY
	COMMISSION DISTRICT:	4
	REQUESTING:	<p><u>Sec. 47-19.2.BB.1 Swimming pools, hot tubs and spas.</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow a pool at a rear yard setback of 2 feet 6 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 6 inches. • Requesting a variance to allow a pool at a north side yard setback of 2 feet 7 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 5 inches. <p>Motion to Approve the Variances Request – Passed 5-2</p> <p>Yea: Samir Yajnik, Jason Hagopian, Patricia Rathburn, Robert Wolfe, and Chair Howard Elfman</p> <p>Nay: Douglas Meade and Danella C. Williams</p>

6.	CASE:	PLN-BOA-26010005
	OWNER:	PERSICOT,AUDREY
	AGENT:	ANDREW MILLER
	ADDRESS:	305 NORTH EAST 17 AVENUE, FORT LAUDERDALE, FL 33301
	LEGAL DESCRIPTION:	LOT 29, BLOCK 6, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 23, ACCORDING TO THE AMENDED PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32, AND ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
	COMMISSION DISTRICT:	2
	REQUESTING:	<p><u>Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5-feet whereas Section 47-5.33 requires that the

	<p>portion of a building that exceeds 22 feet in height be set back an additional foot per foot of additional height, which is calculated to be to a 11 foot 6 inches setback, a total variance request of 6 feet 6 inches.</p> <ul style="list-style-type: none"> Requesting a variance to permit the existing structure to remain with a south side yard setback at a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet. <p>Motion to Approve the Variance Request – Passed 5-2</p> <p>Yea: Samir Yajnik, Danella C. Williams, Jason Hagopian, Patricia Rathburn, and Robert Wolfe</p> <p>Nay: Douglas Meade and Chair Howard Elfman</p>
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7.	CASE:	PLN-BOA-26010006
	OWNER:	LAFAYETTE ARMS INC
	AGENT:	MELISSA CAMPBELL
	ADDRESS:	2866 NORTH EAST 30 STREET, FORT LAUDERDALE, FL 33306
	LEGAL DESCRIPTION:	LOTS 3,4, AND 5, BLOCK 44 OF CORAL RIDGE GALT ADDITION NO.1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
	ZONING DISTRICT:	RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY
	COMMISSION DISTRICT:	1
	REQUESTING:	<p><u>Sec 47-20.19.J. - Nonconforming parking and loading.</u></p> <ul style="list-style-type: none"> Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

	<p><u>Sec. 47-21.12.A.4.b - Peninsular and island landscape areas.</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow 2 landscape islands to be installed within a row of backout parking whereas the code requires 1 landscape island for every 2 spaces (12 islands required for 28 spaces), a total variance request of 10 landscape islands. <p><u>Sec. 47-20.13.B.3 - Landscape requirements.</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage. <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Samir Yajnik, Danella C. Williams, Jason Hagopian, Douglas Meade, Robert Wolfe, Patricia Rathburn, and Chair Howard Elfman</p>
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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.

****ADVISORY** THE CITY OF FORT LAUDERDALE DOES NOT SEND UNSOLICITED CORRESPONDENCE OR INVOICES ASKING FOR MONEY OR SENSITIVE PERSONAL INFORMATION. THE DEVELOPMENT SERVICES DEPARTMENT DOES NOT TAKE ANY FORM OF**

PAYMENT OVER THE PHONE. NO GOVERNMENT AGENCY WILL EVER DEMAND THAT YOU PAY BY GIFT CARD, WIRING MONEY, OR DIGITAL CURRENCY. THE CITY OF FORT LAUDERDALE WOULD NEVER CONTACT YOU ASKING FOR PERSONAL DETAILS, SUCH AS BANK ACCOUNT INFORMATION, CREDIT AND DEBIT CARD NUMBERS, SOCIAL SECURITY NUMBERS, OR PASSWORDS. PLEASE BE CAUTIOUS ABOUT OPENING UNSOLICITED EMAILS CONTAINING INVOICES. VERIFY THE SENDER'S EMAIL ADDRESS AND AVOID CLICKING ON SUSPICIOUS LINKS OR OPENING ATTACHMENTS. REPORT ANY SUSPICIOUS EMAILS THAT APPEAR TO BE SENT ON BEHALF OF THE CITY OF FORT LAUDERDALE TO CITY STAFF IMMEDIATELY.