



# CITY OF FORT LAUDERDALE



## BOARD OF ADJUSTMENT MEETING

Development Services Department  
700 NW 19 Avenue, Fort Lauderdale, FL. 33311  
Wednesday, March 11, 2026  
6:00 PM

To watch and listen to the Board of Adjustment Meeting:  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

### Fraud Alert

The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately.

## AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES
- 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.**

<b>1.</b>	<b>CASE:</b>	<b>PLN-BOA-25060005</b>
	<b>OWNER:</b>	1437 SOUT WEST 4 AVE FLORIDA LAND TR
	<b>AGENT:</b>	ERIC KUBECKA
	<b>ADDRESS:</b>	1437 SOUTH WEST 4 AVENUE, FORT LAUDERDALE, FL 33315.
	<b>LEGAL DESCRIPTION:</b>	LOT 5, 6 AND 7, OF BLOCK, OF LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
	<b>ZONING DISTRICT:</b>	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY.
	<b>COMMISSION DISTRICT:</b>	4
	<b>REQUESTING:</b>	<p><b><u>Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow an existing accessory building to have a rear yard setback distance of 5.18 feet, whereas the code requires a minimum rear yard setback of 15 feet. A total variance request of 9.82 feet.</li> </ul>

		<ul style="list-style-type: none"> <li>Requesting a variance to allow an existing accessory building to have a side yard setback distance of 4.29 feet, whereas the code requires a minimum rear yard setback of 5 feet. A total variance request of 0.71 feet.</li> </ul>
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<b>2.</b>	<b>CASE:</b>	<b>PLN-BOA-26020001</b>
	<b>OWNER:</b>	DUNCAN, SHARON
	<b>AGENT:</b>	MILES JOLLEY, ESQ
	<b>ADDRESS:</b>	1017 SOUTH WEST 19 STREET, FORT LAUDERDALE FL, 33315
	<b>LEGAL DESCRIPTION:</b>	THE EAST 15' FEET OF LOT 19, ALL OF LOT 20 AND THE WEST 10' FEET OF LOT 21, BLOCK 21, OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
	<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	<b>COMMISSION DISTRICT:</b>	4
	<b>REQUESTING:</b>	<p><b><u>Sec. 47-19.2. A.5.a Accessory buildings, structures and equipment, general</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow an accessory dwelling unit in an RS-8 zoning district at a lot size of 9,372 gross square feet, whereas the code requires a minimum lot size of 10,890 gross square feet. A total variance request of 1,518 gross square feet.</li> </ul> <p><b><u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow an accessory dwelling unit at a rear yard setback of 5.4 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 9.6 feet</li> </ul>

## 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 PLANNING & ZONING BOARD 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.

### Fraud Alert Additional Information

- The City of Fort Lauderdale **does not** send unsolicited requests for payment or sensitive personal information.
- The Development Services Department **does not** accept payments over the phone.
- The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency.

- The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.
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