



# CITY OF FORT LAUDERDALE



## BOARD OF ADJUSTMENT MEETING

Development Services Department  
700 NW 19 Avenue, Fort Lauderdale, FL. 33311  
Wednesday, April 8th, 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 RESULTS

- 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-2602001</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>	<b><u>Sec. 47-19.2. A.5.a Accessory buildings, structures and equipment, general</u></b>

- Requesting a variance to allow an existing 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.

**Motion** to Approve the Variance Request - Passed 5-1.

Yea: Vice Chair Robert Wolfe, Jason Hagopian, Jarrod Gaylis, Samir Yajnik, and Patricia Rathburn.

Nay: Danella C. Williams.

**Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district**

- Requesting a variance to allow an existing 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.

**Motion** to Deny the Variance Request - Passed 5-1.

Yea: Vice Chair Robert Wolfe, Jason Hagopian, Danella C. Williams, Samir Yajnik, and Patricia Rathburn.

Nay: Jarrod Gaylis.

**Sec. 47-19.2(S) Mechanical and plumbing equipment.**

- Requesting a variance to allow an existing air conditioning compressor at a setback of 3.4 feet whereas the code requires a setback of 5.0 feet, a total variance request of 1.6 feet.

**Motion** to Approve the Variance Request - Passed 5-1.

Yea: Vice Chair Robert Wolfe, Jason Hagopian, Jarrod Gaylis, Samir Yajnik, and Patricia Rathburn.

Nay: Danella C. Williams.

**This case was Deferred from the March 11<sup>th</sup>, 2026, BOA Agenda**

<b>2.</b>	<b>CASE:</b>	<b>PLN-BOA-26010004</b>
	<b>OWNER:</b>	LYNCH,JOHN P H/E; PANELLA, DANIELLE C
	<b>AGENT:</b>	DANAE ARCO
	<b>ADDRESS:</b>	1314 SOUTH WEST 22 TERRACE, FORT LAUDERDALE, FL 33312
	<b>LEGAL DESCRIPTION:</b>	LOT 27, BLOCK 2, HOLLAND SUBDIVISION NO 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	<b>ZONING</b>	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM

	<b>DISTRICT:</b>	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 from the minimum side yard requirements for a single-family dwelling of 5 feet to allow the enclosure of an existing, legally nonconforming carport, portions of which previously enclosed by previous owners without a permit for use as a storage room, with an existing north side yard setback of 1.1 feet, reducing the side yard by 3.9 feet.</li> </ul> <p><b>Motion to Approve the Variance Request - Passed 6-0 unanimously.</b></p> <p>Yea: Vice Chair Robert Wolfe, Jason Hagopian, Jarrod Gaylis, Samir Yajnik, Patricia Rathburn, and Danella C. Williams.</p>

## V. COMMUNICATION TO THE CITY COMMISSION

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

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**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.**

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### **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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