



CITY OF FORT LAUDERDALE



BOARD OF ADJUSTMENT MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL. 33311
Wednesday, May 13th, 2026

6:00 PM

To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv 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.

1.	CASE:	PLN-BOA-26030006
	OWNER:	SNOWDEN,SHAMANA TAVIA H/E; SAUER,CHRISTIAN
	AGENT:	MARIA GONZALEZ
	ADDRESS:	1448 SOUTH WEST 28 AVENUE, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	LOT 1 & 2, IN BLOCK 14, OF CHULA VIST 1 ST , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	COMMISSION DISTRICT:	4
	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 permit a garage enclosure at a frontyard setback of 19.40 feet, whereas the code requires a frontyard

		<p>setback at 25 feet. A total variance request of 5.60 feet.</p> <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Chairman Howard Elfman, Vice Chair Robert Wolfe, Douglas Meade, Jason Hagopian, Danella C. Williams, Patricia A. Rathburn and Jay Shechtman.</p>

2.	CASE:	PLN-BOA-26040001
	OWNER:	LOS POTROS REAL ESTATE LLC
	AGENT:	PAOLA WEST
	ADDRESS:	911 SOUTH WEST 11 AVENUE #1-2, FORT LAUDERDALE, FL 33315
	LEGAL DESCRIPTION:	LOT 3, BLOCK 4 OF "VIKINS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 22, OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
	COMMISSION DISTRICT:	4
	REQUESTING:	<p><u>Sec 47-24.5.D.3.a Subdivision layout.</u></p> <ul style="list-style-type: none"> Requesting a variance to permit a new duplex with a lot arrangement and design that is not properly related to topography and to the character of surrounding development, whereas the code requires the lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development. <p><u>Sec 47-24.5.D.3.e Subdivision layout.</u></p> <ul style="list-style-type: none"> Requesting a variance to permit a new duplex with side lot lines that are not substantially at right angle or radial to street lines, whereas the code requires side lot lines shall be substantially at right angles or radial to street lines. <p>Motion to Deny the Variance Request - Passed 4-3.</p> <p>Yes: Chairman Howard Elfman, Douglas Meade, Patricia A. Rathburn, and Jay Shechtman.</p> <p>Nay: Vice Chair Robert Wolfe, Jason Hagopian, and Danella C. Williams.</p>

3.	CASE:	PLN-BOA-26040003
	OWNER:	HULA KAI HOLDINGS LLC
	AGENT:	ANDREW SCHEIN, ESQ
	ADDRESS:	1073-1075 SOUTH EAST 17 STREET, FORT LAUDERDALE FL 33316
	LEGAL	PARCEL 1 (P1): THE NORTH 30 FEET OF TRACT "C" OF LAUDERDALE

	DESCRIPTION:	HARBORS SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	ZONING DISTRICT:	B-1 - BOULEVARD BUSINESS
	COMMISSION DISTRICT:	4
	REQUESTING:	<p><u>Sec 47-24.12.A.6 Temporary nonconforming use permit.</u></p> <ul style="list-style-type: none"> Requesting a temporary nonconforming accessory outdoor dining use consisting of eight (8) tables, each table having four (4) chairs as per plans, that does not comply with the parking requirements. <p>Note: Temporary Use permits are valid for one (1) year from the date of approval.</p> <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Chairman Howard Elfman, Vice Chair Robert Wolfe, Douglas Meade, Jason Hagopian, Danella C. Williams, Patricia A. Rathburn and Jay Shechtman.</p>

4.	CASE:	PLN-BOA-26040004
	OWNER:	HUBBARD,LARRY J
	AGENT:	TODD LONG
	ADDRESS:	1244 NORTH EAST 17 WAY, FORT LAUDERDALE, FL 33304
	LEGAL DESCRIPTION:	NORTH HALF OF LOT 17, AND ALL OF LOT 18, BLOCK 4, OF "LAKE RIDGE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24 PAGE 47, 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>Section Code 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 permit a new screened-in patio at a corner yard setback of 5 feet whereas the code requires a minimum corner yard setback of 15 feet, a total variance request of 10 feet. <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Chairman Howard Elfman, Vice Chair Robert Wolfe, Douglas Meade, Jason Hagopian, Danella C. Williams, Patricia A. Rathburn and Jay Shechtman.</p>

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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