

BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
 Development Services Department
 700 NW 19th Avenue, Fort Lauderdale, Florida 33311
 Wednesday, January 14th, 2026
 6:00 PM

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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-25040003
	OWNER:	LUXE, EMILE
	AGENT:	LUKE JOSEPH
	ADDRESS:	25 NORTH WEST 11 STREET, FORT LAUDERDALE, FL 33311
	LEGAL DESCRIPTION:	BEGUN AT THE N.E. CORNER OF LOT 21, 15 FEET; THENCE SOUTHERLY ALONG A LINE 15 FEET FROM AND APRALLEL TO THE EAST LINE OF

	LOTS 21, 22, 23 AND 24, 85 FEET TO THE TANGENT. (SEE SURVEY).
ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<p><u>Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)</u></p> <ul style="list-style-type: none"> Requesting a variance to permit a new lot to be created with an area of 5,952 square feet whereas the code requires a minimum lot area of 6,000 square feet, a total variance request of forty-eight square feet. <p><u>Sec. 47-3.3. B.3. - Nonconforming lot</u></p> <ul style="list-style-type: none"> Requesting a variance to allow existing previously combined lots to be split into two lots, whereas the code states that if two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for the use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located. <p>This case was Deferred from the December 10, 2025, BOA Agenda.</p> <p>Motion to Approve the Variance Request - Passed 7-0 unanimously</p> <p>Yea: Jarrod Gaylis, Patricia Rathburn, Douglas Meade, Jason Hagopian, Amy Mergler, Robert Wolfe and Chair Howard Elfman</p>

2.	CASE:	PLN-BOA-25110001
	OWNER:	3030 HARBOR DR HOLDINGS LLLP
	AGENT:	JASON S. CRUSH, 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><u>Please Note: This variance request is not inclusive to parking, signage, FBC requirements, or any Development Requirements as per ULDR.</u></p> <p>This case was Deferred from the December 10, 2025, BOA Agenda.</p> <p>Motion to Defer – Passed 7-0 unanimously</p> <p>Yea: Jarrod Gaylis, Patricia Rathburn, Douglas Meade, Jason Hagopian, Amy Mergler, Robert Wolfe and Chair Howard Elfman</p>

3.	CASE:	PLN-BOA-25110006
	OWNER:	DUNBAR, MICHAEL
	AGENT:	STEPHANIE J. TOOTHAKER, ESQ P.A.
	ADDRESS:	2418 CAT CAY LANE, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	LOT 3, BLOCK 3, LAUDERDALE ISLES, NO 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RS-6.85A - IRREGULAR RESIDENTIAL
	COMMISSION DISTRICT:	4
	REQUESTING:	<p><u>Sec. 47-39. A.6.A. Dimensional requirements.</u></p> <ul style="list-style-type: none"> Requesting a variance to allow a north side setback of 5 feet 7 3/4 inches whereas the code requires a minimum setback of 7 feet 6 inches, a total variance request of 1 foot 10 1/4 inches. <p>Motion to Deny the Variance Request – Failed 3-4 Yea: Hagopian, Rathburn, Meade Nay: Gaylis, Mergler, Wolfe, Elfman</p> <p>Motion to Approve the Variance Request – Passed 4-3</p>

	Yea: Jarrod Gaylis, Amy Mergler, Robert Wolfe, Howard Elfman Nay: Jason Hagopian, Patricia Rathburn, Douglas Meade
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4.	CASE:	PLN-BOA-25120003
	OWNER:	CORDOVA ROAD LLC
	AGENT:	AMANDA PHILLIPS
	ADDRESS:	1910 EAST SUNRISE BOULEVARD, FORT LAUDERDALE, FL 33304
	LEGAL DESCRIPTION:	LOTS 1 AND 2 OF A REPLAT OF BLOCK 4 OF GATEWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
	ZONING DISTRICT:	B-1 - BOULEVARD BUSINESS
	COMMISSION DISTRICT:	2
	REQUESTING:	<p><u>Sec. 5-26. - Distance between establishments.</u></p> <ul style="list-style-type: none"> Requesting a Special Exception from the 300' separation distance requirement for establishments holding 3COP/4COP liquor licenses to allow an Alcoholic Beverage License to be permitted at a distance of 103 feet and 260 feet, respectively, from two other establishments holding 3COP/4COP liquor licenses. A total separation distance request of 197 feet and 40 feet, respectively. <p>Motion to Approve the Variance Request – Passed 7-0 unanimously Yea: Jarrod Gaylis, Patricia Rathburn, Douglas Meade, Jason Hagopian, Amy Mergler, Robert Wolfe and Chair Howard Elfman</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 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.