



CITY OF FORT LAUDERDALE



BOARD OF ADJUSTMENT MEETING

Development Services Department
700 NW 19 Avenue, Fort Lauderdale, FL. 33311
Wednesday, June 10th, 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-26010002
	OWNER:	SYMONS, SUSAN R; SYMONS 2024 IRREV TR ETAL
	AGENT:	KARYN RIVERA
	ADDRESS:	27 ISLA BAHIA DRIVE, FORT LAUDERDALE, FL 33316
	LEGAL DESCRIPTION:	LOT 36, ISLA BAHIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
	COMMISSION DISTRICT:	4
	REQUESTING:	<u>Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A)</u> <ul style="list-style-type: none"> • Requesting a variance to allow an existing non permitted canopy, located on the east side of the building, that is

		<p>attached to the principal structure with a setback of 4 feet to the structural columns whereas the code requires a setback of 25 feet for the corner yard, a total variance request of 21 feet.</p> <p><u>Sec. 47-19.2.B Accessory buildings, structures and equipment, general.</u></p> <ul style="list-style-type: none"> • Requesting a variance to permit the canopy overhang to extend 2.85 feet into the required setback whereas the code requires a maximum of 1/3 the required setback (1.33 feet maximum) a total variance request of 1.52 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, Jason Hagopian, Samir Yajnik, Jarrod Gaylis and Jay Shechtman.</p>
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2.	CASE:	PLN-BOA-26020002
	OWNER:	ROMASH, RICKY H &; ROMASH, BRIGITTE C
	AGENT:	ED FORTICH
	ADDRESS:	2557 NE 26 TH TERRACE, FORT LAUDERDALE, FL 33305
	LEGAL DESCRIPTION:	LOT 17, BLOCK 5, CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
	COMMISSION DISTRICT:	1
	REQUESTING:	<p><u>Sec. 47-19.5. - Fences, walls and hedges.</u></p> <ul style="list-style-type: none"> • Requesting a variance to permit a 6-foot-high privacy wall, to be located 6 inches from the front yard property line abutting a street, whereas the code requires a 6-foot-high privacy wall to be a minimum average of 3 feet from a street property line, per the plans submitted. <p>Note: The variance is for a proposed new wall as the existing will be demolished.</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, Jason Hagopian, Samir Yajnik, Jarrod Gaylis and Jay Shechtman.</p>

3.	CASE:	PLN-BOA-26050003
	OWNER:	HALICZER, JAMES S & PAULA
	AGENT:	ROBERT LOCHRIE III, ESQ.
	ADDRESS:	2505 SEA ISLAND DRIVE, FORT LAUDERDALE, FL 33301
	LEGAL DESCRIPTION:	LOT 23, BLOCK 50, LAUDERDALE ISLES RE-AMEND PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (SEE SURVEY).
	ZONING DISTRICT:	RS-4.4 - Residential of Single Family/Low Density
	COMMISSION DISTRICT:	2
	REQUESTING:	<p><u>Sec. 47-19.2.S Mechanical and plumbing equipment.</u></p> <ul style="list-style-type: none"> • Requesting a variance to allow installation of residential generator within the side yard at a distance of 1.4 feet from the property line, whereas the code requires mechanical equipment to be 5 feet from the property line, a total variance request of 3.6 feet. <p>Motion to Approve the Variance Request – Passed 5-2</p> <p>Yea: Chairman Howard Elfman, Vice Chair Robert Wolfe, Samir Yajnik, Jarrod Gaylis and Jay Shechtman.</p> <p>Nay: Jason Hagopian and Douglas Meade</p>

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

***Motion** to elect Howard Elfman as Chair of the Board of Adjustment - Passed 6-0 unanimously

Yea: Vice Chair Robert Wolfe, Samir Yajnik, Jarrod Gaylis, Jay Shechtman, Jason Hagopian and Douglas Meade.

***Motion** to elect Robert Wolfe as Vice Chair of the Board of Adjustment – Passed 6-0 unanimously

Yea: Chairman Howard Elfman, Samir Yajnik, Jarrod Gaylis, Jay Shechtman, Jason Hagopian and Douglas Meade.

Elect Chair and Vice Chair as per ULDR Section 47-36.6- Meeting and procedure B. The board shall elect from its members a chairperson and vice-chairperson at an annual election held in June of each year who shall for terms of the one (1) year and who shall be eligible for reelection.

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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