



BOARD OF ADJUSTMENT MEETING NOTICE

Date: February 28th, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, March 12, 2025 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit:

www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-25010002
OWNER:	GOVERN, MICHAEL & STEFANIE
AGENT:	N/A
ADDRESS:	2507 NORTH EAST 32 AVENUE, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION:	LOT 6, BLOCK 19, LAUDERDALE BEACH EXTENSION UNIT "B", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec 47-19.3(h) Boat slips, docks, boat davits, hoists and similar mooring structures</u> <ul style="list-style-type: none"> • Requesting a variance to build a new boatlift and allow a watercraft to be docked at 4 feet 1 inch from the north side yard setback extended property line, whereas the code requires a 5 feet side yard (North) setback from the property line as extended into the waterway. A total setback variance request of 0 foot 11 inches. • Requesting a variance to build a new boatlift and allow a watercraft to be docked at 0 feet 1 Inch from the south side yard setback extended property line whereas the code requires a 5 feet side yard (South)) setback from the property line as extended into the waterway. A total setback variance request of 4 foot 11 inches.

Note: Sec 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.




PLN-BOA-25010002


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



PLN-BOA-25010002

Sec 47-19.3(h) Boat slips, docks, boat davits, hoists and similar mooring structures

No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway. The owner of real property which would be entitled to the density limitation of a maximum of forty (40) units per acre pursuant to the terms for habitation of floating homes or vessels, [Section 47-19.6](#), may apply for an exception to the setback requirements contained herein. An application for such exception shall be heard by the Planning and Zoning Board (board) at a public hearing called for that purpose. After the public hearing, the board shall make a recommendation to the city commission that the application be granted or denied, or granted subject to conditions. If the board recommends that the application be either granted or granted subject to conditions, the City Clerk shall place the recommendation on the agenda of the city commission for a public hearing at a regular meeting. The city commission shall, by resolution, either grant the application, deny the application, or grant the application subject to such conditions as it finds necessary to the health, safety and general welfare of the citizens of the city. In deciding whether to grant or deny the application, the city commission shall consider the neighborhood within which the applicant's property lies and the effect that the exception to the setbacks would have on the following:

- (1) The surrounding property.
- (2) The ability of adjacent property owners to enjoy abutting waterways.

Recordl

Showing 1-20 of 20

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-25010002	BOAT WITHIN 5' SETBACK WITHIN WATERWAY	2507	Z- Board of Adjustment (BOA)	0		2507	NE	32	AVE		Open
<input type="checkbox"/>	VR-RENEWAL-21060011			Vacation Renta Registry Renewa			2507	NE	32	AVE		C osed
<input type="checkbox"/>	BT-GEN-REN-20075388		Genera Renewal	Genera Business Tax Renewa			2507	NE	32	AVE		C osed
<input type="checkbox"/>	BT-GEN-20060425		DOLPHIN VILLA LLG	Genera Business Tax Receipt	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	CE19041555	4 PILES OF GARBAGE BY THE DRIVEWAY NEXT TO THE, S...	SUN REAL ESTATE TR ANDONIAN,...	Code Case	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	VIO-CE19041555_1		SUN REAL ESTATE TR ANDONIAN,...	Vio ation-CODE Hearing	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	CE18110599	HOST COMPLIANCE - OPERATING A VACATION RENTAL, WI...	SUN REAL ESTATE TR ANDONIAN,...	Code Case	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	VIO-CE18110599_1	HOST COMPLIANCE - OPERATING A VACATION RENTAL	SUN REAL ESTATE TR ANDONIAN,...	Vio ation-CODE Hearing	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	VRR-1703433		DOLPHIN VILLA LLC	Vacation Renta Registry	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	CE18071816	L/S - LIEN ONE - 0 CASE FOUND	SUN REAL ESTATE TR ANDONIAN,...	Code Case	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	VIO-CE18071816_1		SUN REAL ESTATE TR ANDONIAN,...	Vio ation-CODE Hearing	0		2507	NE	32	AVE		C osed
<input type="checkbox"/>	PM-12111345	INT/EXT RENOVATION AND REPLACE ALL WINDOWS AND ~D...	INT/EXT RENOVATION AND REPLA...	Residentia A teration Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12111346	ELECTRICAL FOR INTERIOR RENOVATION BP12111345	ELECTRICAL FOR INTERIOR RENO...	E ectrica Residentia Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12111347	REPLACE FIXTURES BP12111345	REPLACE FIXTURES BP12111345	P umbing Residentia Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12111348	MECHANICAL FOR RENOVATION BP12111345	MECHANICAL FOR RENOVATION BP...	Mechanica Residentia Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12110779	INSTALL WOOD DOCK	INSTALL WOOD DOCK	Boat ift-Dock-Seawa -Pie Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12102044	REROOF TILE 3177 SQF	REROOF TILE 3177 SQF	Re-Roof Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12101991	INSTALL PAVER POOL DECK AND ON & OFF SITE PAV...	INSTALL PAVER POOL DECK AND ...	Residentia Paving Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12101531	INSTALL 40 FT X 6 FT WOOD FENCE & TWO 48 INCH...	INSTALL 40 FT X 6 FT WOOD FE...	Fence Permit	0		2507	NE	32	AVE		Comp ete
<input type="checkbox"/>	PM-12100804	REPLACE 200 AMP PANEL	REPLACE 200 AMP PANEL	E ectrica Services Permit	0		2507	NE	32	AVE		Comp ete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: March 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25010002

Sec 47-19.3(h) Boat slips, docks, boat davits, hoists and similar mooring structures

- Requesting a variance to build a new boatlift and allow a watercraft to be docked at 4 feet 1 inch from the north side yard setback extended property line, whereas the code requires a 5 feet side yard (North) setback from the property line as extended into the waterway. A total setback variance request of 0 foot 11 inches.
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Note: Sec 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING:
www.fortlauderdale.gov/FLTV , www.youtube.com/cityoffortlauderdale or Cable
Television- Comcast Channel 78 and AT&T U-Verse Channel 99
TO VIEW MORE INFORMATION ABOUT THIS ITEM:
www.fortlauderdale.gov/government/BOA

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25010002

APPLICANT: Michael and Stefanie Govern

PROPERTY: 2507 NE 32 AVE

PUBLIC HEARING DATE: March 12, 2025

BEFORE ME, the undersigned authority, personally appeared Michael Govern, who upon being duly sworn and cautioned, under oath deposes and says:

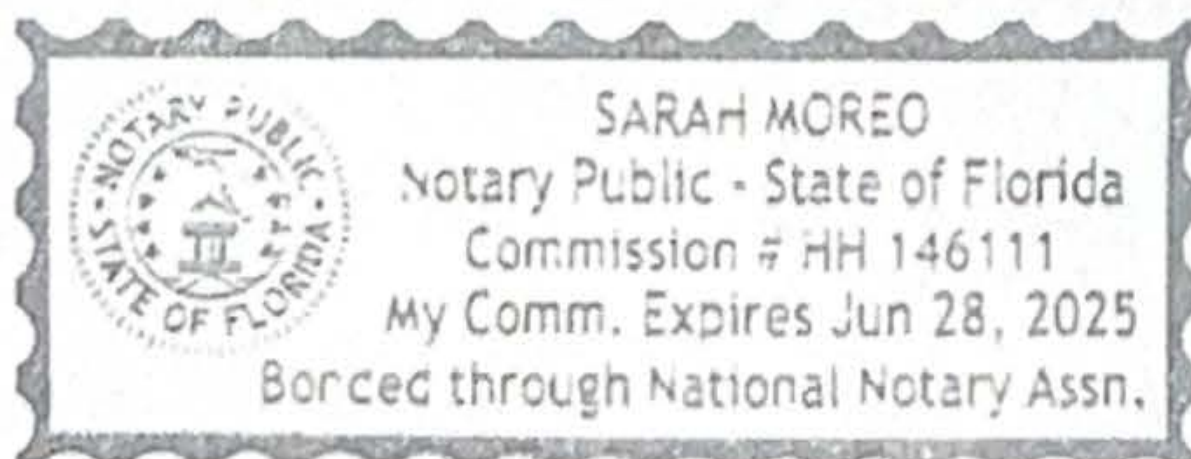
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. MG (initial here)

Affiant Michael Govern

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25 day of February, 2025

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

SIGN NOTICE

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- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25010002

APPLICANT: MICHAEL AND STEFANIE GOVERN

PROPERTY: 2507 NE 32 AVE

PUBLIC HEARING DATE: MARCH 12, 2025

BEFORE ME, the undersigned authority, personally appeared STEFANIE GOVERN, who upon being duly sworn and cautioned, under oath deposes and says:

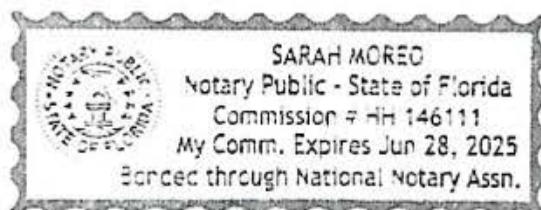
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
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NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale UDR, I will forfeit my sign deposit. SG (initial here)

Stefanie Govern
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26 day of FEBRUARY, 2025

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: March 12, 2025 TIME: 6:00 P.M. CASE: PLN-BOA-25010002

Sec. 47-13.000, Boat lifts, docks, boat storage, hoists and similar mooring structures

As part of an effort to build a new municipal office as authorized by the decision of a Board of Adjustment, the City of Fort Lauderdale is seeking to amend the City Code to allow for the construction of boat lifts, docks, boat storage, hoists and similar mooring structures on residential property. The proposed amendments are set forth in the attached Board of Adjustment report of 0 Item 11. The Board of Adjustment will hold a public hearing on the proposed amendments on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. A Board of Adjustment report of 0 Item 11 will be presented to the Board of Adjustment on March 12, 2025, at 6:00 P.M. The Board of Adjustment will hold a public hearing on the proposed amendments on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. A Board of Adjustment report of 0 Item 11 will be presented to the Board of Adjustment on March 12, 2025, at 6:00 P.M. The Board of Adjustment will hold a public hearing on the proposed amendments on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting.

Public Notice: A public hearing will be held on the proposed amendments on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. The public hearing will be held on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. The public hearing will be held on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. The public hearing will be held on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting.

For more information, please contact the City of Fort Lauderdale Board of Adjustment at (954) 350-1000. The public hearing will be held on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. The public hearing will be held on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting. The public hearing will be held on March 12, 2025, at 6:00 P.M. at the City of Fort Lauderdale Board of Adjustment Meeting.

City of Fort Lauderdale
 Board of Adjustment
 1000 E. Las Olas Avenue, Suite 200
 Fort Lauderdale, FL 33301
 (954) 350-1000
 www.fortlauderdale.gov

BOARD OF ADJUSTMENT (BOA) APPLICATION FORM



REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION

BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees](#) [LauderBuild](#). [LauderBuild](#) requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or [LauderBuild](#), contact us by phone or email at: boardofadjustment@forlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input checked="" type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	MICHAEL GOVERN & STEFANIE GOVERN
Property Owner's Signature	<i>[Signature]</i> <small>If no agent letter is provided, no signature is required</small>
Address, City, State, Zip	2507 NE 32 AVE FORT LAUDERDALE, FL 33305
E-mail Address	MICHAEL@TITNDEV.COM
Phone Number	954.638.9335
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	OWNER LISTED ABOVE
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 2507 NE 32 AVE
Legal Description	See Survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	4943 30 03 0390
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	BOAT WITHIN 5' SETBACK WITHIN WATERWAY
Applicable ULDR Sections <small>(Include all code sections)</small>	Sec 47-19.304..No WATERCRAFT 10' Setback...

Current Land Use Designation	RESIDENTIAL
Current Zoning Designation	RS8
Current Use of Property	SINGLE FAMILY
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required		Proposed	
	N	S	N	S
Front	N/A		N/A	
Side	5'		1"	
Side	5'		4'-1"	
Rear	N/A		N/A	

Page 2a: Board of Adjustment (BOA) Criteria for Variance Request

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

PLEASE FIND ATTACHED RESPONSES

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

PLEASE FIND ATTACHED RESPONSES

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

PLEASE FIND ATTACHED RESPONSES

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

PLEASE FIND ATTACHED RESPONSES

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

PLEASE FIND ATTACHED RESPONSES

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

PLEASE FIND ATTACHED RESPONSES

AFFIDAVIT: I, MICHAEL GOVERN the Owner/Agent of said property ATTEST that I am aware of the following:

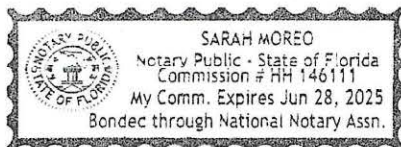
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

[Signature]

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of JANUARY, 2025

(SEAL)



[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 2a: Board of Adjustment (BOA) Criteria for Variance Request

Answer **ALL** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

SEE RESPONSES ATTACHED

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

SEE RESPONSES ATTACHED

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

SEE RESPONSES ATTACHED

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

SEE RESPONSES ATTACHED

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

SEE RESPONSES ATTACHED

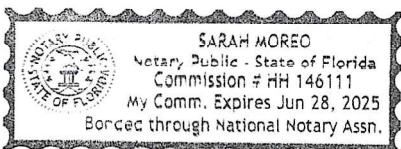
AFFIDAVIT: I, STEFANIE GLOVERN, the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

Stefanie Glover
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28 day of January, 2025

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild. *Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 1/28/25
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".

REQUESTED VARIANCE

We respectfully request a variance from the **ULDR Section Sec 47-19.3 (h) Boat slips, docks, boat davits, hoists and similar mooring structures**

- A variance from the required 5' side setbacks for a watercraft at North and South Property Line to allow for a 1" setback at the South Property Line a variance of 4'-11" and 4'-11" setback at the North Property line for a variance of 11"

CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

a. That special conditions and circumstances affect the property at issue which prevents the reasonable use of such property; and

RESPONSE The existing setbacks do not allow the Applicant to reasonably use the Property and Residence to its full potential due to the lack of ability to have a lift and boat. Applicant cannot reasonably install boat and lift without encroaching into the setbacks

b. That Circumstances which cause special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

RESPONSE The current configuration of the property, with limited dock lineal footage, similar to only a small number of other waterfront homes in RS-8, clearly provides special circumstances

c. That the Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

RESPONSE The current conditions deprive the Applicant of their right to have a lift and boat. Other waterfront homes within the RS-8 Zoning allow for this enjoyment without variance. This variance request does not result in a more profitable use of the Property, however it increases the Residences comfort and enjoyment, which is of the utmost importance to the Applicant

d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

RESPONSE This variance request is a unique hardship that is not self-created due to the existing deck lineal footage and setback requirements. The Applicant is requesting a variance of the side setbacks which abuts the intercoastal waterway and has no impact on the neighboring residences which respects the ULDR and neighbor impacts

e. That the variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

2507 NE 32 Ave

REQUESTED VARIANCE AND RESPONSES

RESPONSE This variance request is as minimal as possible to make reasonable use of intercoastal property in Fort Lauderdale. I believe that this is consistent with the intent of the ULDR and in no way a detriment to the public welfare.

I believe that denial of this request would create an unnecessary hardship under the facts of this case. Thank you for your consideration.

Respectfully,

Michael Govern

Prepared by:

David O. Norsoph Esq.
2691 E Oakland Park Blvd. Suite 404
Fort Lauderdale, FL 33306
File Number: 21-1608SR

Return to:

Butler Title, LLC
1380 N. University Drive
Plantation, FL 33322

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21 day of **July, 2021** between **Dolphin Villa LLC, a Florida Limited Liability Company** whose post office address is **Moellestensve 6, 2625 Vallensbaek Denmark**, grantor, and **Michael Govern and Stefanie Govern, husband and wife** whose post office address is **2507 NE 32nd Ave, Fort Lauderdale, FL 33305**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 6, Block 19, Lauderdale Beach Extension Unit B, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 22, of the Public Records of Broward County, Florida.

a/k/a: 2507 Northeast 32nd Avenue, Fort Lauderdale, FL 33305

Parcel Identification Number: 49-43-30-03-0390

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2021** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Svanda
Witness Name: Lisa Svanda

Dolphin Villa LLC, a Florida Limited Liability Company

By: *Claus M Pedersen, Manager*
Claus M. Pedersen, Manager

Maurice Sales Jr
Witness Name: Maurice Sales Jr.

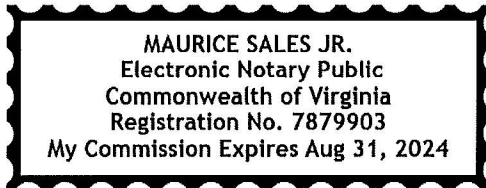
STATE OF Virginia
COUNTY OF Prince William

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 21 day of July, 2021 by Claus M. Pedersen Manager of Dolphin Villa LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Maurice Sales Jr
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Passport



Completed via Remote Online Notarization using 2 way Audio/Video technology.

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
494330030470	MATOUK,MICHEL		3109 NE 26 ST	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
494330030471	DE CASA,ABIGAIL DUENA		3031 NE 26 ST	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
494330030460	26TH STREET LLC		10694 BOCA WOODS LN	BOCA RATON	FL	33428	BOCA RATON	FL33428
494330030450	PASS,JEFFREY		3018 NE 26 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030440	RESNICK,WILLIAM		2200 N OCEAN BLVD #S1402	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030110	IANNONE,MICHAEL A		920 MARYLAND AVE	PITTSBURGH	PA	15232	PITTSBURGH	PA15232
494330030271	HEIST,THOMAS H IV & SANDRA		3200 NE 26 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030410	NEOCLEOUS,ALEXIS &	NEOCLEOUS,DIONISIA	2400 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030420	3108 NE 26TH LLC		2200 N OCEAN BLVD #S1402	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030430	CUMMER,BEVERLEY GAIL	BEVERLEY GAIL CUMMER REV TR	3030 NE 26 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030120	WEISS FAM REV TR		2401 NE 32ND AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030261	MOHLENBRINK,TRAVIS		114 BIRCH CT	DAHINDA	IL	61428	DAHINDA	IL61428
494330030400	KNIGHTS,CLIFFORD W JR		2517 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030130	2507 NE 33 LLC		9608 LAKE SERENA DR	BOCA RATON	FL	33496	BOCA RATON	FL33496
494330030250	ALEXANDER,ALLISON	THORNBROUGH,BRADLEY G	2506 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030390	GOVERN,MICHAEL & STEFANIE		2507 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030380	RODRIGUEZ,EMILIO		6222 SEABROOK RD	LANHAM	MD	20706	LANHAM	MD20706
494330030370	KALB,GARY & CYNTHIA	KALB FAMILY TR	3109 NE 25 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030360	GOSNELL,DOUGLAS L JR		3031 NE 25 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030350	FARRELL,STEPHEN C		401 NORTH BIRCH ROAD TH6	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
494330030140	CORREIA,HORACIO	CORREIA,LIBORIO	702-450 CH DE LA GRANDE COTE	*LORRAINE QC	CA	J6Z 0	*LORRAINE QC	CAJ6Z 0
494330030240	FEDDEN,MARK L & VICTORIA C		2500 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030150	ST-CYR,SANDRA		2419 NE 33 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030230	BARTOSZ,JEFFREY T & LESLIE M		12902 W HUNT CLUB CT	MOKENA	IL	60448	MOKENA	IL60448
494330030340	STAVIN,MARK	MARK STAVIN REV TR ETAL	3018 NE 25 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030330	KERN,JOSEPH & DONNA		3024 NE 25 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030300	SOUTHEAST PROPERTY FUNDING LLC		2810 WATERS EDGE CIR	GREENACRES	FL	33413	GREENACRES	FL33413
494330030310	FUSSELL,GEORGE & KAREN		3108 NE 25 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030151	ST-CYR,SANDRA		2419 NE 33 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030220	BULUT,PETER JR		2412 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030160	2407 NE 33 AVE LLC		2407 NE 33 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030210	GOWER,CINDY	CINDY GOWER TR	2406 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030290	WEISS,KURT A & AMY A		2401 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030481	FELDER,DAVID S	FELDER,VANESSA SEILER	3119 NE 26 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030482	MCDERMOTT,MICHAEL W		2805 E OAKLAND PARK BLVD #399	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306
494330030484	CANO,JESSE	PROBST,DIANNE	2601 NE 32 AVE	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
494330030483	MATSON,MATTHEW ALEXANDER		2603 NE 32 AVE	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
494330030260	SPARCANE REV LIV TR		2516 NE 32 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030270	BARON,BELMA SIMAVI	BSB TR	3210 NE 26 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030700	VIGANSKY,JERRY F	JERRY F VIGANSKY REV LIV TR	3223 NE 26 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
494330030711	2600 DOLPHIN LLC		1985 N ANDREWS AVE	WILTON MANORS	FL	33311	WILTON MANORS	FL33311
494307000460	TIITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477	JUPITER	FL33477
494330030710	2600 DOLPHIN LLC		1985 N ANDREWS AVE	WILTON MANORS	FL	33311	WILTON MANORS	FL33311

Looking East from Front of house



Looking South from front yard



Looking North from Front Yard



Looking at Front Elevation



Looking West from Rear Yard



Looking North From Rear Yard



Looking South From Rear Yard



Attachment Variance Request Narrative

February 23, 2025

City of Fort Lauderdale – Building Services Department

700 NW 19th. Avenue, Fort Lauderdale, FL 33311

Re: Narrative for 2507 NE 32 Ave, Fort Lauderdale, FL
Variance from Setback Requirements Watercraft

We, Michael and Stefanie Govern (Applicant), are the owner of the property located at 2507 NE 32 Avenue, Fort Lauderdale, Florida 33305 (“The Property”), Broward County I.D. 4943 30 03 0390, and are representing ourselves for this variance request.

Applicant is requesting approval of the following variances from the setback requirements, as specified in City of Fort Lauderdale Unified Land Development Code:

Sec. 47-19.3 (h) states that “No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.”

Since the subject property is zoned RS-8 Residential Single Family, the minimum side yard setback for a principal building and also a watercraft is 5’. Therefore, we are requesting a variance for the boat to be located within the 5’ side yard setback at the southside a setback of 1” and at the North Side, a setback of 4’-1”

The reason for this variance request is the peculiar shape of the property. The North boundary line of the property is straight, but the South boundary line is at a sharp angle resulting in the property being significantly narrow at the waterway. Compliance with the ULDR imposes a significant burden on us preventing full use and enjoyment of the property, unlike other homeowners in the neighborhood who can make full use of their parcels.

The hardship posed by the irregular shape of the parcel is not self-inflicted, and the variance being sought is in harmony with the spirit of the ULDR. The variance, if granted will not be harmful or alter the essential character of the neighborhood. To the contrary, the variance if granted, will enhance the functionality and visual appeal of the subject property and accordingly increase the curb appeal from waterway of the neighborhood in general, resulting in enhancing the curb appeal from waterway of the neighboring properties.

Thanking you for your consideration!

Respectfully submitted by:

Michael and Stefanie Govern
2507 NE 32 Ave, Fort Lauderdale, 33305
954.638.9335

BOUNDARY SURVEY

2507 NORTHEAST 32nd AVENUE, FORT LAUDERDALE, FL 33305

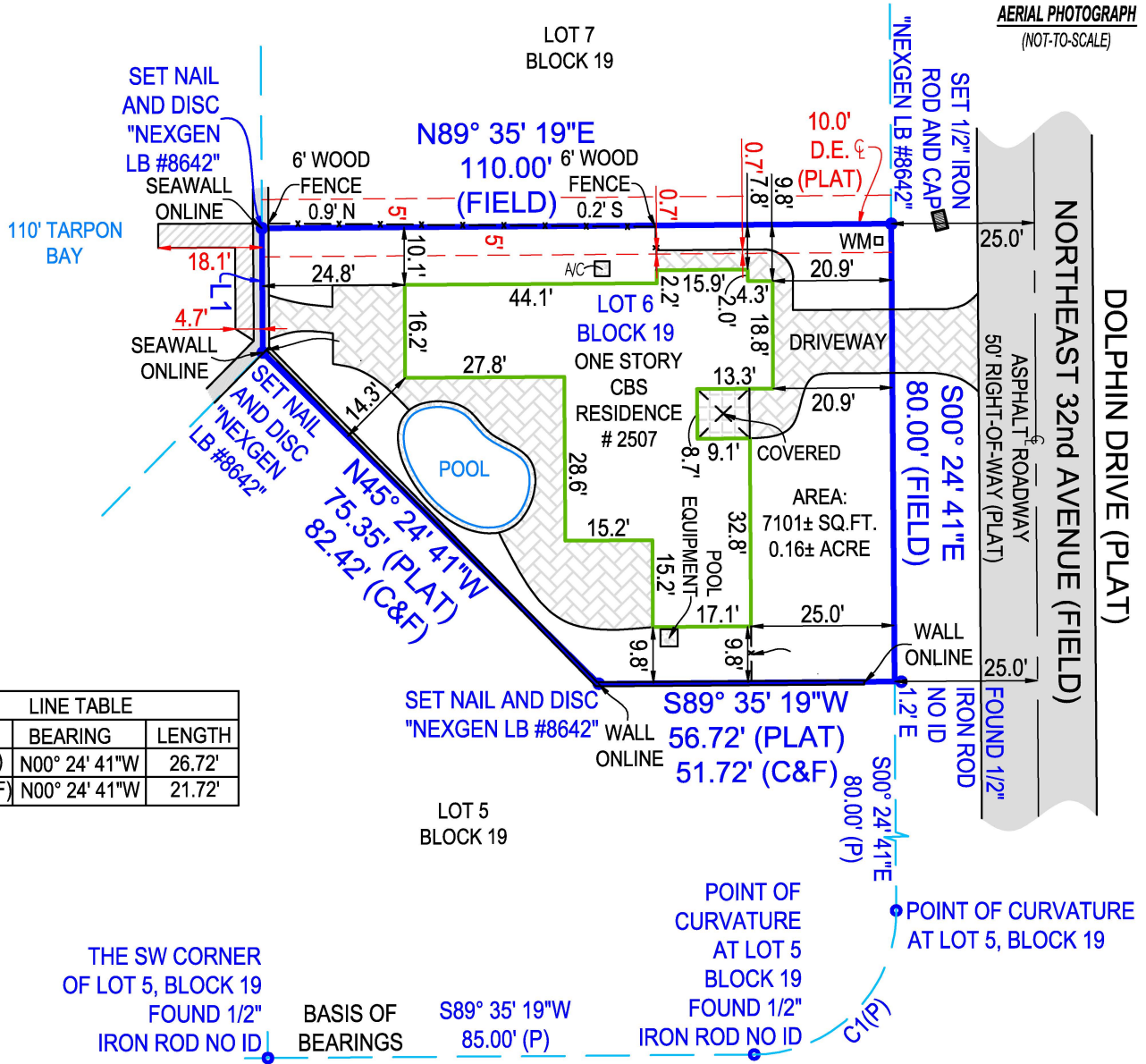


SCALE: 1"=30'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	39.27'	25.00'	90°00'00"	35.36'	S44°35'19"W



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	LENGTH
L1(P)	N00° 24' 41\"W	26.72'
L1(C&F)	N00° 24' 41\"W	21.72'

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 01-10-2025
 Drawn By: Oleg
 Order #: 256651
 Last Revision Date:
 Boundary Survey prepared by: LB8642
 Nexgen Land Solutions, LLC
 5615086272
 1547 Prosperity Farms
 Lake Park FL, 33403



Digitally signed by
 THOMAS F LUBANOVIC
 DN: c=US, o=Unaffiliated,
 dnQualifier=A01410C0000
 019377F2457900047370,
 cn=THOMAS F LUBANOVIC
 Date: 2025.01.24 14:24:52
 -05'00'

LEGAL DESCRIPTION OF: 2507 NE 32ND AVE, FORT LAUDERDALE, FL, 33305

LOT 6, BLOCK 19, LAUDERDALE BEACH EXTENSION UNIT "B", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

FLOOD ZONE:

12011C0386J
ZONE: AE
ELEV: 06 FT
EFF: 07/31/2024

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERN SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH 5' DRAINAGE EASEMENT ALONG NORTHERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINE ON NORTHERN SIDE OF LOT AS SHOWN.
- PAVER WALK EXTENDS THROUGH 5' DRAINAGE EASEMENT ALONG NORTHERN BOUNDARY LINE AS SHOWN.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON WESTERN SIDE OF LOT AS SHOWN.

LEGEND

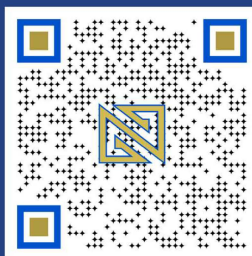
- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - -FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRICK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THE SURVEYOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS- DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LB (LICENSED BUSINESS) UNLESS OTHERWISE SHOWN.

LB8642

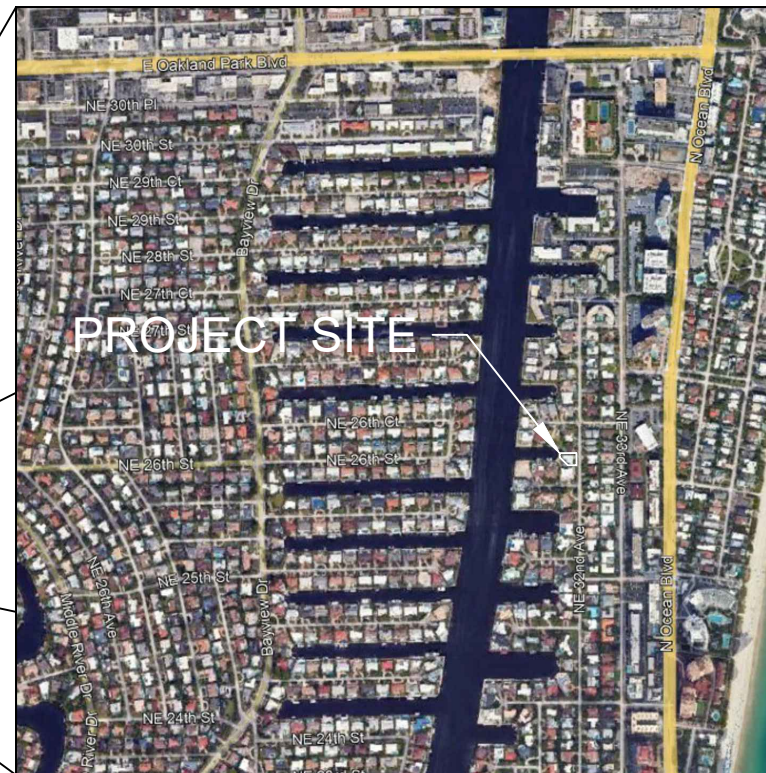
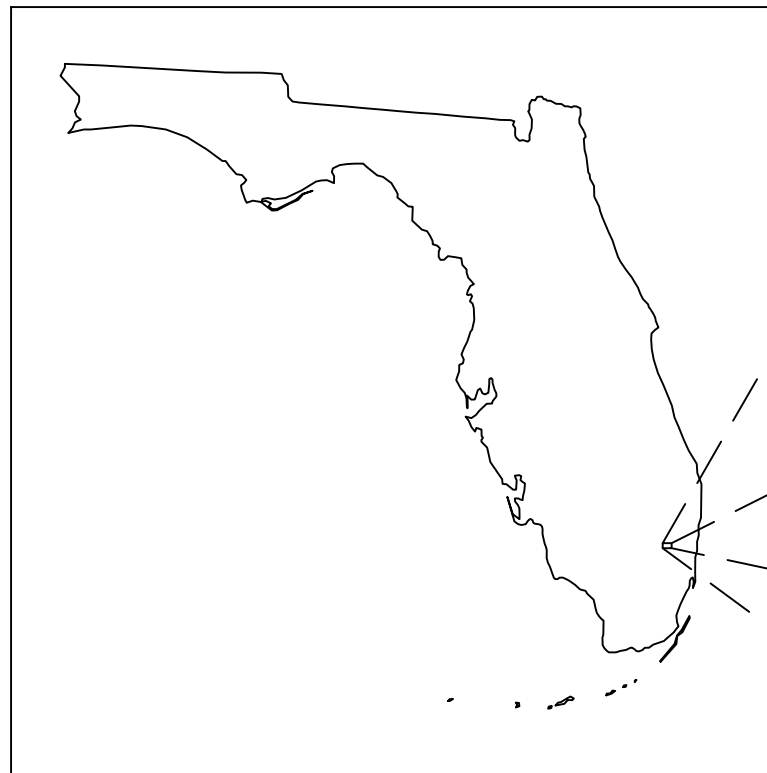


5615086272

1547 Prosperity Farms
Lake Park
FL,33403

2507 NE 32ND AVENUE

FORT LAUDERDALE, FL 33305



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 5	COVER
2 OF 5	EXISTING CONDITIONS
3 OF 5	PROPOSED CONDITIONS
4 OF 5	CROSS SECTION
5 OF 5	TURBIDITY DETAILS

PROJECT:

2507 NE 32ND AVE

CLIENT:

MICHAEL GOVERN

DATE/REVISIONS:

SUBMITTAL PLAN SET 1/21/2025
 REV 1 1/28/2025
 REV 2 2/14/2025

SHEET TITLE/NUMBER:

COVER
 SHEET 1 OF 5

5' SETBACK FOR VESSELS
(CITY OF FORT LAUDERDALE)
EXISTING WOOD MARGINAL DOCK &
FINGER PIER TO BE REMOVED (118 ft²)

APPROXIMATE RIPARIAN
RIGHTS LINE

110.00' F
(P) IF

110' CANAL
WATERWAY
TARPON BAY

A

A

PROPERTY LINE

EXISTING WETFACE

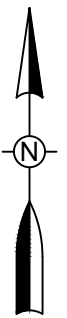
EXISTING CONCRETE SEAWALL
TO REMAIN (21.7 LN. FT.)

A/C □

RESIDENCE
2507

POOL

D



NOTES:

1. SCALE: 1" = 10'.
2. SURVEY INFORMATION PROVIDED BY NEXGEN SURVEYING, LLC.

PROJECT:

2507 NE 32ND AVE

CLIENT:

MICHAEL GOVERN

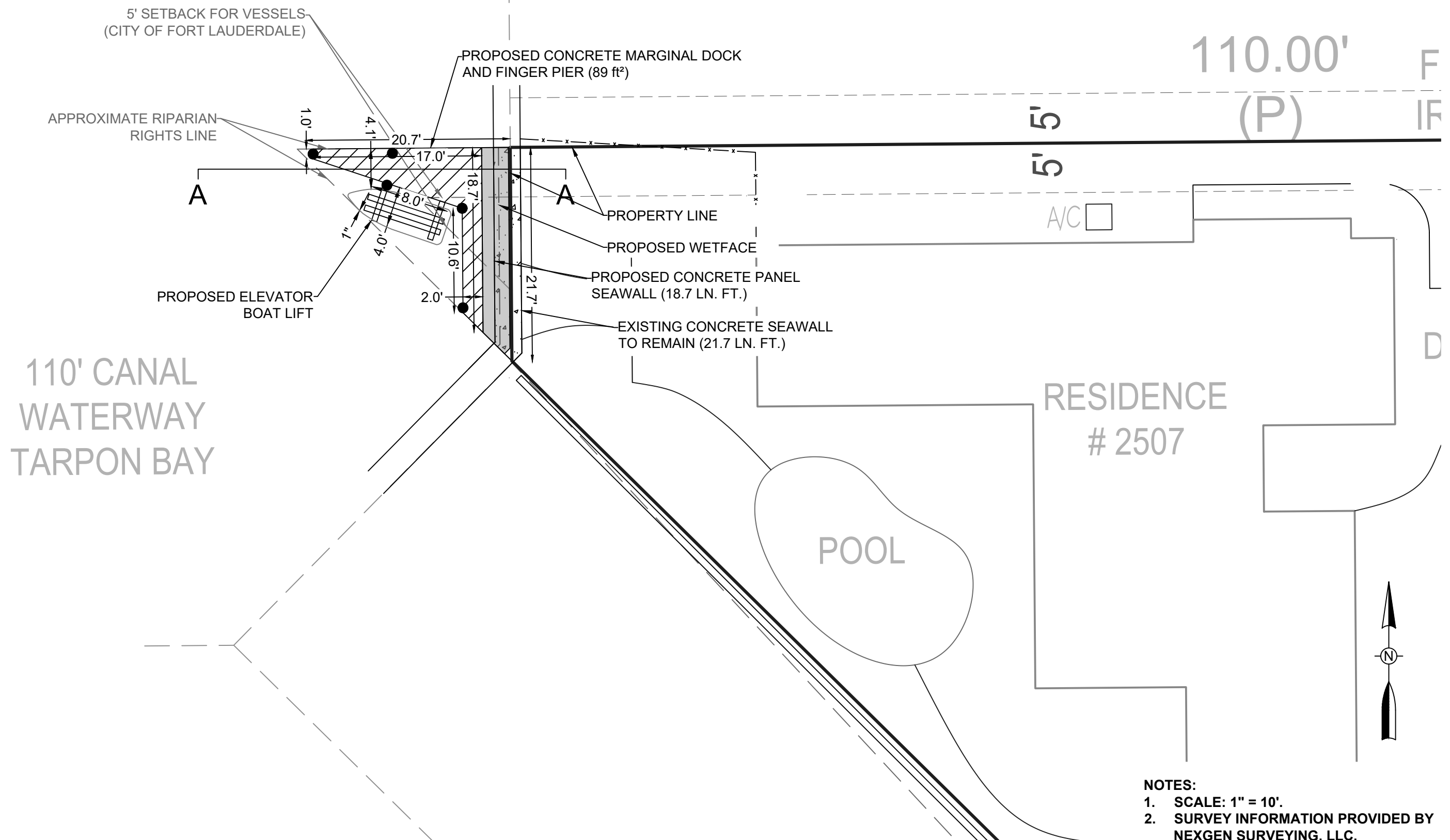
DATE/REVISIONS:

SUBMITTAL PLAN SET 1/21/2025
REV 1 1/28/2025
REV 2 2/14/2025

SHEET TITLE/NUMBER:

EXISTING CONDITIONS

SHEET 2 OF 5



PROJECT:
2507 NE 32ND AVE

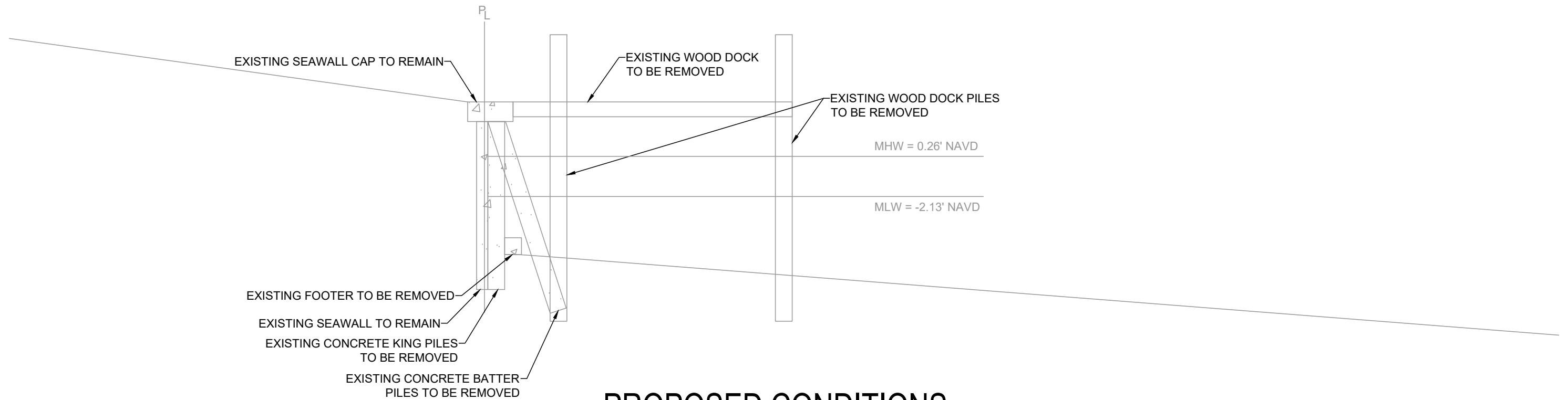
CLIENT:
MICHAEL GOVERN

DATE/REVISIONS:
SUBMITTAL PLAN SET 1/21/2025
REV 1 1/28/2025
REV 2 2/14/2025

SHEET TITLE/NUMBER:
PROPOSED CONDITIONS
SHEET 3 OF 5

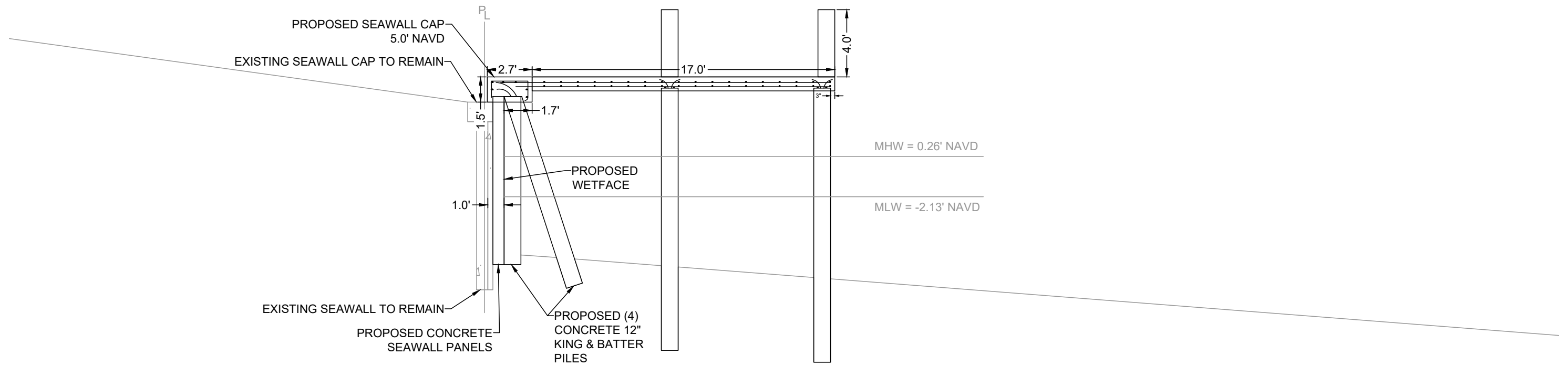
EXISTING CONDITIONS

N.T.S.



PROPOSED CONDITIONS

N.T.S.



PROJECT:

2507 NE 32ND AVE

CLIENT:

MICHAEL GOVERN

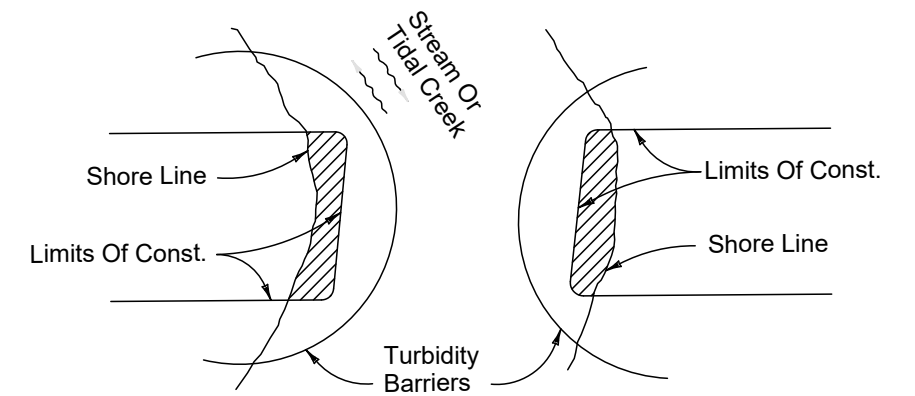
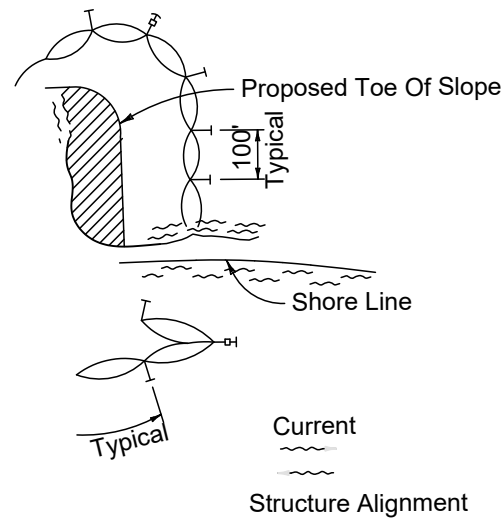
DATE/REVISIONS:

SUBMITTAL PLAN SET 1/21/2025
 REV 1 1/28/2025
 REV 2 2/14/2025

SHEET TITLE/NUMBER:

CROSS SECTION

SHEET 4 OF 5



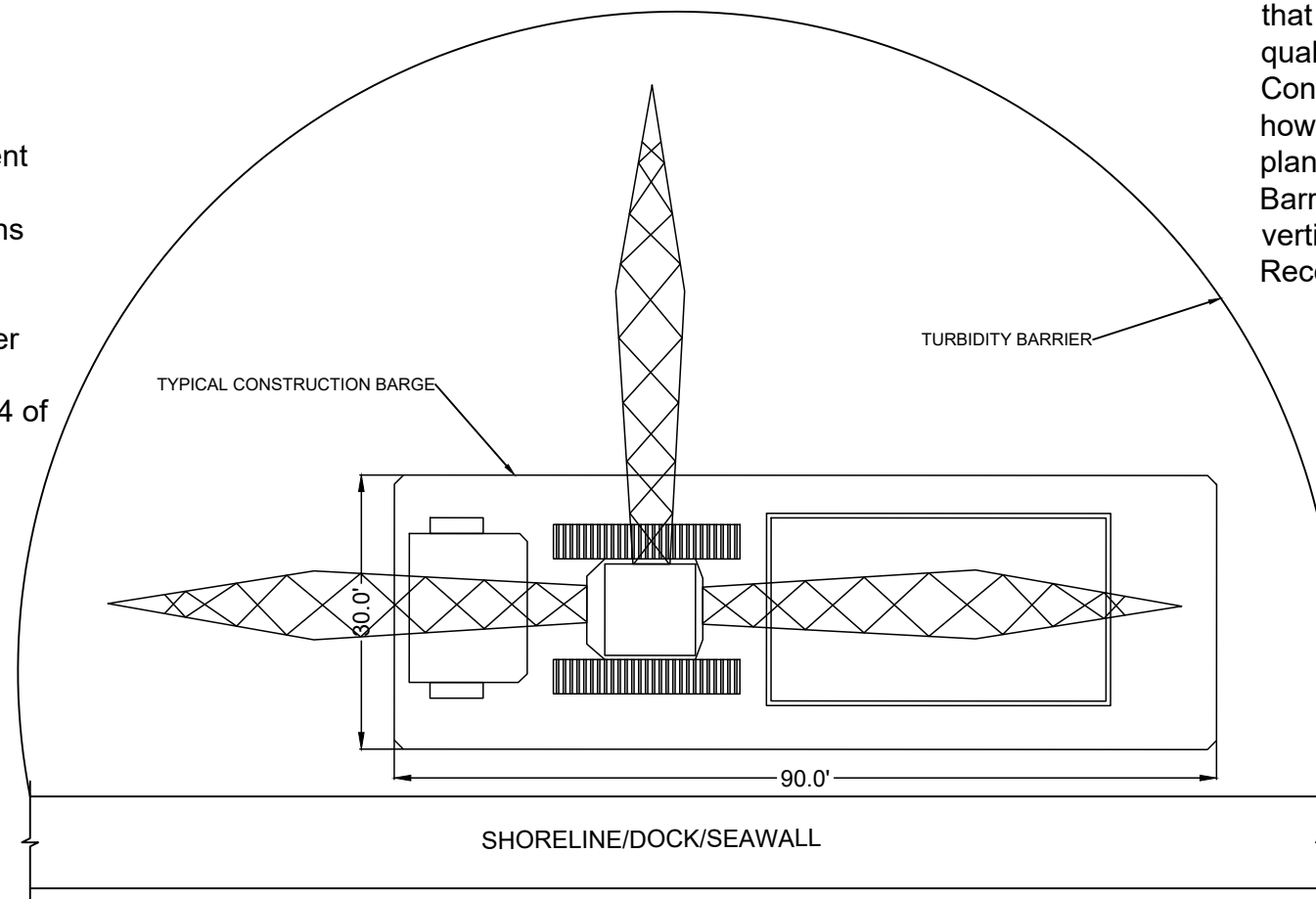
Note: Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer of Record.

are to be used in all permanent bodies of water regardless of

Number and spacing of anchors dependent

Deployment of barrier around pile locations may vary to accommodate construction

Navigation may require segmenting barrier during construction operations. For additional information see Section 104 of the Standard Specifications.



TURBIDITY BARRIER APPLICATIONS

PROJECT:

2507 NE 32ND AVE

CLIENT:

MICHAEL GOVERN

DATE/REVISIONS:

SUBMITTAL PLAN SET 1/21/2025
REV 1 1/28/2025
REV 2 2/14/2025

SHEET TITLE/NUMBER:

TURBIDITY DETAILS

SHEET 5 OF 5