



BOARD OF ADJUSTMENT MEETING NOTICE

Date: October 31st, 2025

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

This meeting will be held in-person at: **Development Services Department, 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-25070003
OWNER:	GOMEZ & GOMEZ 2020 LLC
AGENT:	ANDREW SCHEIN, ESQ
ADDRESS:	423 MOLA AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	LOT 11, BLOCK 1, OF "VENICE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance to allow a 15' front yard setback whereas the code requires a 25' front yard setback, a total variance request of 10' feet.
- Requesting a variance to allow a 15' – 8" rear yard setback whereas the code requires a 25' rear yard setback, a total variance request of 9' – 4".

Sec 47-19.2.P Freestanding shade structures

- Requesting a variance to allow a freestanding shade structure at a 2' rear yard setback whereas

the code requires a 10' rear yard setback, a total variance request of 8'.

Sec. 47-19.2.BB. Swimming pools, hot tubs and spas.

- Requesting a variance to allow an outdoor swimming pool with spa to be constructed at a rear yard setback of 1' – 3" whereas the code requires it to be a minimum of 5' 0", a total request of 3' – 9".

To watch and listen to the Board of Adjustment Meeting:

www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale

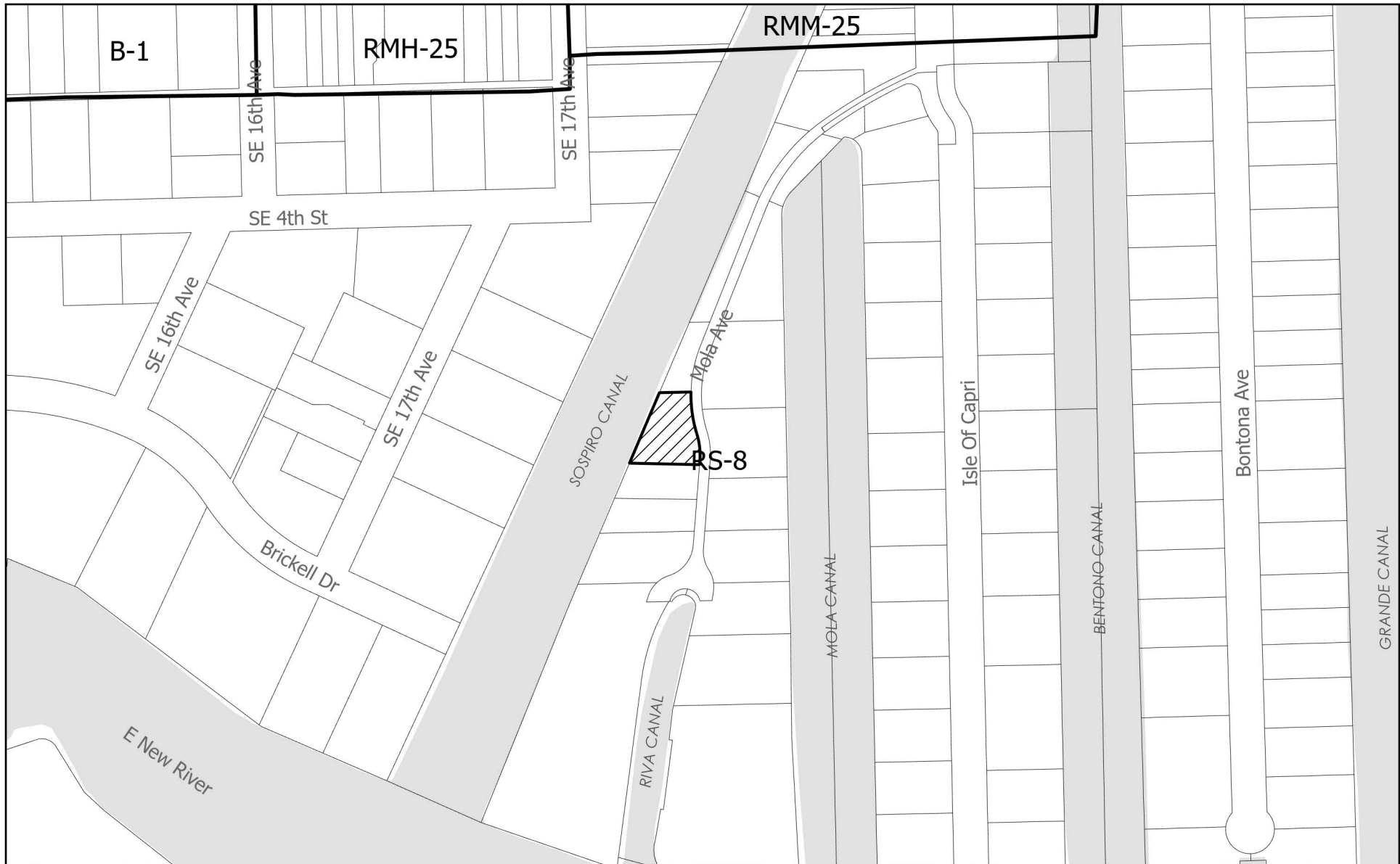
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

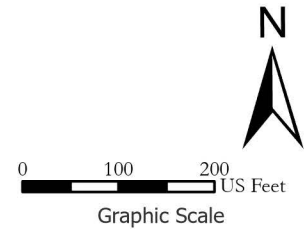
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-25070003

LEGEND

-  Municipal Boundary
-  Subject Site





BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 1st, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, August 13th, 2025**

This meeting will be held in-person at: **Development Services Department, 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

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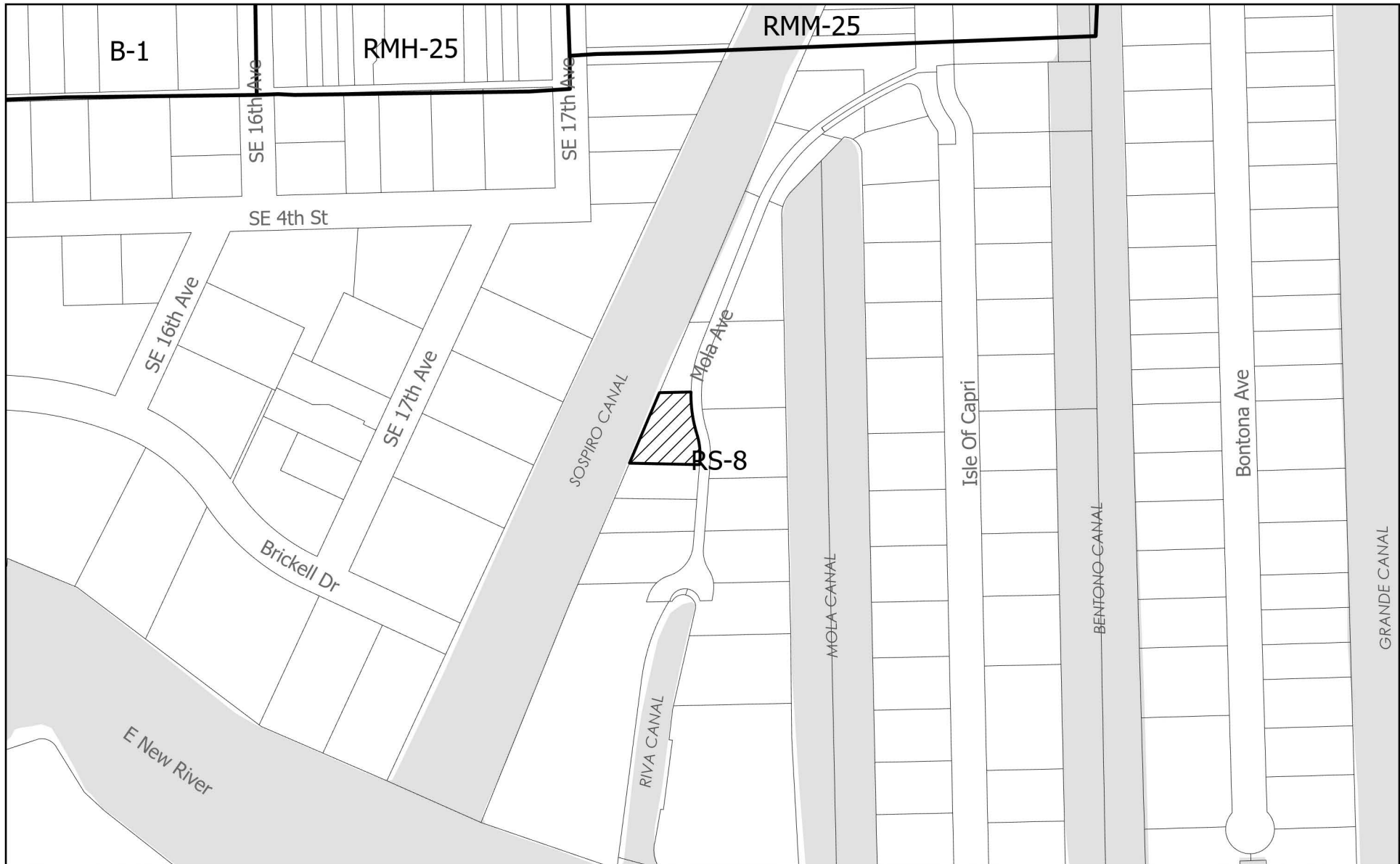
- Requesting a variance from ULDR Section 47-5.31 to allow a 5-foot front yard setback, whereas the ULDR Section 47-5.31 requires a 25-foot front yard setback, a total variance request of 20 feet.

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ZONING ADMINISTRATOR
Florida Statutes, Sec. 286.0105

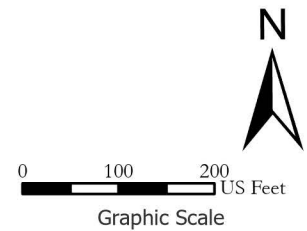
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PLN-BOA-25070003

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-25070003

Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall

	<p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p> <p>The Landings</p> <p>Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
Minimum distance between buildings	None	None

	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building

	<p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p> <p>The Landings</p> <p>Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
Minimum distance between buildings	None	None

	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	15
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway

Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway
Minimum distance between buildings (ft.)	None	None	None	10

Sec. 47-19.2.P. Freestanding shade structure

P. Freestanding shade structures. Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway as measured in accordance with Section 47-2.2.R. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of two hundred (200) gross square feet in area for that portion of the structure protruding into the required yard area. No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard.

Sec. 47-19.2.BB. Swimming pools, hot tubs and spas

1. An outdoor swimming pool, hot tub, spa or similar structure and their related architectural features such as waterfalls, when accessory to a standard single-family dwelling, zero lot line dwelling, duplex or two-family dwelling, townhouse, or cluster dwelling may be permitted in the required front, rear and side yard no closer than five (5) feet from any property line. Such outdoor swimming pool or similar structure when located within the required setback shall not exceed the finished floor elevation of the ground floor of the principal building or buildings. The height of a hot tub, spa or similar structure constructed as part of an outdoor swimming pool and within the required setback shall not exceed two and one-half (2½) feet in height above the finished floor elevation of the ground floor of the principal building or buildings.
2. A swimming pool, hot tub or spa, when accessory to a hotel or multifamily dwelling, shall be subject to the minimum yard requirements of the zoning district in which it is located.
3. A hand-hold for bathers must be provided in accordance with the requirements of the Florida Building Code. (Moved from Section 47-19.5.E.)
4. Swimming pool setback measurements shall be made from the outer edge of the coping of the swimming pool.
5. Screen enclosures in the required rear or side yard of a standard single family dwelling shall be located no closer than four (4) feet from any property line, except where the property abuts a waterway the screen enclosure shall be located no closer than ten (10) feet from the property line abutting the waterway. Such screen enclosure, if utilized, shall be no greater in height than twelve (12) feet for that portion of the screen enclosure protruding into the required rear yard. No more than five (5) percent of required pervious ground area may occur within the screen enclosure.
6. A swimming pool, hot tub or spa which is covered or enclosed by material other than a screen enclosure shall be subject to the yard requirements of the zoning district in which it is located.
7. Hot tubs or spas may be covered by freestanding shade structures, as provided for in this section.

Record

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Showing 1-14 of 14

<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-25070003	Variance to permit a 5' front setback where ULDR ...	423 Mola	Z- Board of Adjustment (BOA)	0		423		MOLA	AVE		Open
<input type="checkbox"/>	CE24070400	NEIGHBOR COMPLAINT OF LANDSCAPE IN DISREPAIR		Code Case	0	Paulette DelGr...	423		MOLA	AVE		Closed
<input type="checkbox"/>	BLD-RDEM-22020008	DEMO AND REMOVE ENTIRE STRUCTURES		Residential Demolition Permit	0		423		MOLA	AVE		Complete
<input type="checkbox"/>	LND-TREE-22020011	TREE REMOVAL Total replacement to be 2 caliper...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		423		MOLA	AVE		Complete
<input type="checkbox"/>	PLB-SEW-22010010	SEWER CAP AND TEMP WATER	KAY DEAL	Plumbing Sewer Cap Permit	0		423		MOLA	AVE		Complete
<input type="checkbox"/>	CE21100441	LANDSCAPE ENCROACHING RIGHT OF WAY.		Code Case	0	Dorian Koloian	423		MOLA	AVE		Closed
<input type="checkbox"/>	PM-17050991	R AND R SEAWALL 108.6 LF ~ ~ER000406236 ~DR0052098	R AND R SEAWALL 108.6 LF	Boatlift-Dock-Seawall-Pile Permit	0		423		MOLA	AVE		Complete
<input type="checkbox"/>	CE16121364	THE FOLLOWING MECHANICAL PERMITS ARE EXPIRED., , ...	HUNTER,KOHAR ALEXANIAN	Building Code Case	0		423		MOLA	AVE		Closed
<input type="checkbox"/>	VIO-CE16121364_1	THE FOLLOWING MECHANICAL PERMITS ARE EXPIRED.	HUNTER,KOHAR ALEXANIAN	Violation-BLD Hearing	0		423		MOLA	AVE		Closed
<input type="checkbox"/>	CE16121715	FLOODING OF RIGHT-OF-WAY CAUSED BY KING HIGH TIDE.	HUNTER,KOHAR ALEXANIAN	Code Case	0		423		MOLA	AVE		Closed
<input type="checkbox"/>	CE16120074	WORK W/O PERMIT ON SEAWALL, WORK W/O PERMIT ON SE...	HUNTER,KOHAR ALEXANIAN	Building Code Case	0		423		MOLA	AVE		Closed
<input type="checkbox"/>	VIO-CE16120074_1	WORK W/O PERMIT ON SEAWALL	HUNTER,KOHAR ALEXANIAN	Violation-BLD Hearing	0		423		MOLA	AVE		Closed
<input type="checkbox"/>	PM-01020205	REPLACE 3 TON CU. A/C ~ ~this permit will replace...	REPLACE 3 TON CU. A/C	Mechanical HVAC Changeout Permit	0		423		MOLA	AVE		Complete
<input type="checkbox"/>	PM-00031891	REPLACE W/ 3 TON TRANE C/U ~ ~void see 01020205	REPLACE W/ 3 TON TRANE C/U	Mechanical HVAC Changeout Permit	0		423		MOLA	AVE		Void



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 13, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25070003

Sec 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

- **Requesting a variance from ULDR Section 47-5.31 to allow a 5-foot front yard setback, whereas the ULDR Section 47-5.31 requires a 25-foot front yard setback, a total variance request of 20 feet.**

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

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
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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





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

2 of 2

BOARD OF ADJUSTMENT MEETING

DATE: November 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25070003

Sec 47-19.2.P Freestanding shade structures

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PUBLIC NOTICE

1 of 2

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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-25070003

APPLICANT: Andrew Schein

PROPERTY: 423 Mola Avenue

PUBLIC HEARING DATE: August 13, 2025

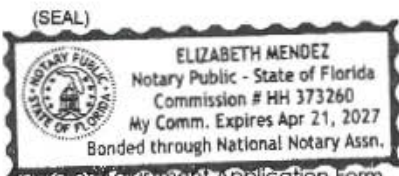
BEFORE ME, the undersigned authority, personally appeared Andrew Schein, who upon being duly sworn and cautioned, under oath deposes and says:

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. \$5 (initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 20 day of July, 2025



[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____





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@fortlauderdale.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 checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input 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	Gomez & Gomez 2020 LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner</small>
Address, City, State, Zip	16615 Sunrise Court, Weston, FL 33326
E-mail Address	andra.gomez@giuskincare.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input 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	Nectaria Chakas, Esq., Attorney for Owner - Florida Bar No. 179558
Applicant / Agent's Signature	<i>Nectaria Chakas</i>
Address, City, State, Zip	699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304
E-mail Address	NChakas@Lochrielaw.com
Phone Number	954-779-1123
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 423 Mola Avenue
Legal Description	See survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504211140032
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Variance to allow a 15' front yard setback where ULDR Section 47-5.31 requires a 25' front yard setback. Variance to allow a 15' - 8" rear yard setback where ULDR Section 47-5.31 requires a 25' rear yard setback. Variance to allow a freestanding shade structure at a 2' setback where ULDR Section 47-19.2.P requires a 10' setback. Variance to allow a pool at a 1' - 3' setback where ULDR Section 47-19.2.BB.1 requires a 5' setback.
Applicable ULDR Sections <small>(Include all code sections)</small>	47-5.31, 47-19.2.P, and 47-19.2.BB.1

Current Land Use Designation	Low-Medium Residential
Current Zoning Designation	RS-8
Current Use of Property	Vacant
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front	E		25'	15' min.
Side	N		5'	5'
Side	S		5'	5'
Rear	W		25'	15' - 8"

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.

Variance to allow a 15' front yard setback where ULDR Section 47-5.31 requires a 25' front yard setback.
Variance to allow a 15' - 8" rear yard setback where ULDR Section 47-5.31 requires a 25' rear yard setback.
Variance to allow a freestanding shade structure at a 2' setback where ULDR Section 47-19.2.P requires a 10' setback.
Variance to allow a pool at a 1' - 3" setback where ULDR Section 47-19.2.BB.1 requires a 5' setback.

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 "attachment to page 2 of the variance application"

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 "attachment to page 2 of the variance application"

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 "attachment to page 2 of the variance application"

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 "attachment to page 2 of the variance application"

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 "attachment to page 2 of the variance application"

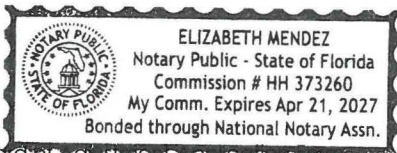
AFFIDAVIT: I, Nectaria Chakas, Esq. the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Nectaria Chakas
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of OCTOBER, 2025

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Gomez & Gomez 2020 LLC
Address: 423 Mola Avenue (the “Property”)
Request: Variance from ULDR Section 47-5.31, Section 47-19.2.P, and Section 47-19.2.BB.1

Attachment to Page 2 of the Variance Application

1. General Information and Request

The Property is located on Mola Avenue, which is a unique right-of-way. Mola Avenue is not considered a “street” under the City’s Unified Land Development Regulations (“ULDR”), as the ULDR defines a street as “any road, highway and other ways greater than twenty (20) feet in width...”. Mola Avenue is less than 20 feet in width and is therefore not a street.

Due to the width, certain portions of Mola Avenue are considered an “alley”, and to further complicate matters, other portions of Mola Avenue are treated as an easement rather than an alley. This treatment of Mola Avenue led to a very different pattern of development and property ownership compared to every other street in the City, with houses being built very close to Mola Avenue.

The aerial below shows the three lots immediately north of the Property. As shown in the aerials and red borders, the owners to the north each own property west and east of Mola Avenue. The City treats these lots as single lots, treating Mola Avenue as an easement, not a right-of-way, when it comes to determining setbacks. This determination was relatively necessary, as many lots on Mola Avenue are oddly shaped and would otherwise be inadequate to construct upon.

323, 400, and 418 Mola Avenue Aerials

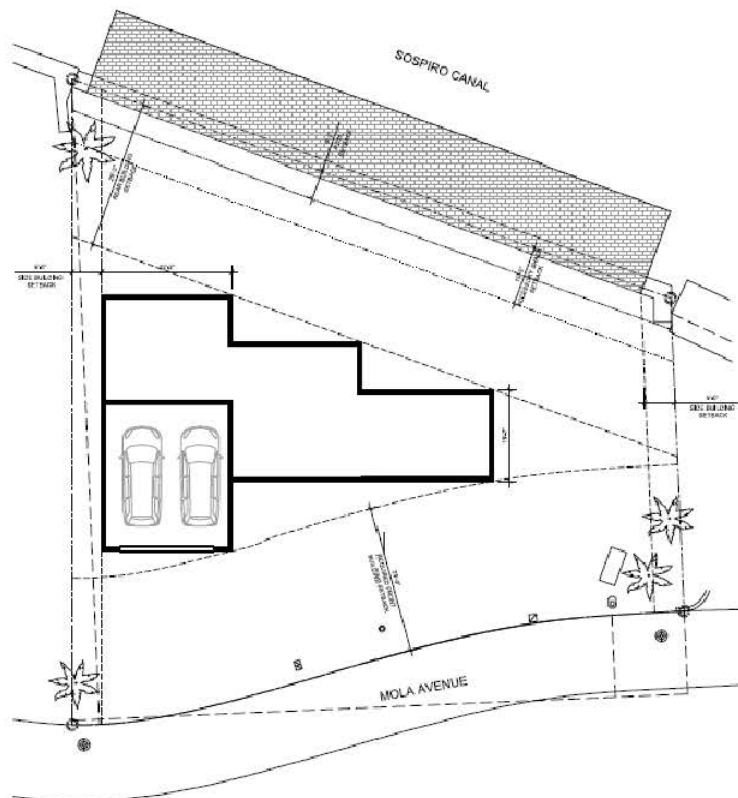


The setbacks of these houses vary depending on location, but are generally 5 feet or less from Mola Avenue.

The Property is similarly situated as an irregularly shaped lot, however since the Property owner does not own on both sides of Mola Avenue, the City does not treat Mola Avenue as an easement as it does for the properties immediately to the north and therefore requires the full front setback of 25' rather than the 0' setbacks required for the properties immediately to the north.

This treatment of the Property leads to a difficult design if the Property was required to meet the front setback provisions of the ULDR. The site plan below shows the proposed site plan – the red shading shows the potential buildable area if the ULDR setbacks were applied. As shown below, strict application of the ULDR would make for a relatively small buildable area that would be out of place on Mola Avenue.

Site Plan and Buildable Area Diagram



Due to the unique nature of Mola Avenue and the pattern of development in the area, the Property owner is requesting a variance from ULDR Section 47-5.31 to build at a 15' setback from Mola Avenue rather than the 25' setback required by the ULDR. It's important to note that only the garage is proposed at 15 feet – the second floor of the house is designed to “float” over

the first floor, giving the ground floor an open appearance. The majority of the frontage is setback at 25' or more.

Due to comments from neighbors, Owner decided to center the house on the lot rather than place the house closer to the street. While the design is more suitable for neighbors and more respectfully to the street, shifting the building back necessitated additional variances compared to the previous submission. This application therefore also includes variances for the rear yard setback (15' – 8" from the wetface of the seawall rather than 25'), the freestanding shade structure (2' from the wetface of the seawall rather than 10'), and the pool (1' – 3" from the wetface of the seawall rather than 5').

2. Code Provisions and Variance Requests

Variance to allow a 15' front yard setback where ULDR Section 47-5.31 requires a 25' front yard setback.

Variance to allow a 15' – 8" rear yard setback where ULDR Section 47-5.31 requires a 25' rear yard setback.

Variance to allow a freestanding shade structure at a 2' setback where ULDR Section 47-19.2.P requires a 10' setback.

Variance to allow a pool at a 1' – 3" setback where ULDR Section 47-19.2.BB.1 requires a 5' setback.

3. Variance Criteria

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

RESPONSE: The Property is the only irregularly shaped lot on Mola Avenue that does not get to enjoy the benefits of ignoring Mola Avenue when it comes to determining setbacks. This leads to a severely restricted buildable area that others in similar positions on Mola Avenue did not have to deal with. The restricted buildable area, coupled with Mola Avenue's unique attributes, is a special condition which prevents the reasonable use of the Property.

- 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;

RESPONSE: The Property is in the RS-8 zoning district. The RS-8 zoning district is one of the City's most common zoning districts in single family neighborhoods. The majority of Rio Vista, Tarpon River, Croissant Park, Shady Banks, River Oaks, Harbor Inlet,

Lauderdale Manors, South Middle River, Laudergate Isles, Poinsettia Heights, and Imperial Point share the same zoning.

These neighborhoods all share the same general layout, with relatively square/rectangular lots situated adjacent to rights-of-way with widths varying from 40 feet to 60 feet. While architecture differs, the overall layout of houses on these lots is fairly uniform.

The same cannot be said about Mola Avenue, which is a unique right-of-way. None of the lots are rectangular, with some shaped more uniquely than others. The Property is a unique shaped property on a unique right-of-way, which is clearly a marked exception to other properties in the same zoning district.

- 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;

RESPONSE: As mentioned above, other property owners on Mola Avenue get to enjoy the City's treatment of Mola Avenue as an "easement", essentially ignoring setback requirements from Mola Avenue. The other lots on Mola Avenue are either (a) much larger than the Property, giving more space for a normal house layout, or (b) were constructed multiple decades ago (see 427 Mola Avenue just to the south of the Property, which was built in 1924 at a less than 5' setback).

Had the Property owner owned the property on the other side of Mola Avenue, Mola Avenue would've been ignored for the purpose of determining setbacks and this variance would not be necessary.

The literal application of the ULDR would deprive the owner of the right to build a functional house, which is a right enjoyed by other property owners in both the same zoning district and Mola Avenue in particular.

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

RESPONSE: The inability to construct a reasonably functional house due to inconsistent setback applications is a unique hardship that was not created by the applicant or their predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

The hardship is a function of the unique property shape, the uniqueness of Mola Avenue, and the fact that the Property owner does not own the property on the other side of Mola Avenue.

- 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.

RESPONSE: This variance is the minimum variance that will allow a functional house to be built on the Property. The general purpose of setbacks is to protect neighboring property owners from intrusions on their property (side setbacks), to create rear yards and protect view corridors along the waterway (rear setbacks), and to take building massing off of the street (front setbacks).

By centering the house on the lot, the house will have a larger front yard than most properties on Mola Avenue. Waterway views at the rear will only marginally affect the property to the south and will not affect the property to the north, which has no structure.

As stated above, Mola Avenue is unique and many of the houses along Mola Avenue are built within 5 feet of the pavement. While the general purpose of setback requirements is acknowledged, the pattern of development on Mola Avenue over the past 100 years and various City/court determinations on Mola Avenue's treatment has rendered the concept of front setbacks on Mola Avenue moot.

The proposed variance, if granted, would not be incompatible with adjoining properties or the surrounding neighborhood, nor would it be detrimental to the public welfare. On the contrary – this variance would allow the pattern of development on Mola Avenue to continue as it has for over 100 years.

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: June 2, 2025
- **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".

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Gomez & Gomez 2020 LLC
Address: 423 Mola Avenue (the “Property”)
Request: Variance from ULDR Section 47-5.31, Section 47-19.2.P, and Section 47-19.2.BB.1

Narrative

1. General Information and Request

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The aerial below shows the three lots immediately north of the Property. As shown in the aerials and red borders, the owners to the north each own property west and east of Mola Avenue. The City treats these lots as single lots, treating Mola Avenue as an easement, not a right-of-way, when it comes to determining setbacks. This determination was relatively necessary, as many lots on Mola Avenue are oddly shaped and would otherwise be inadequate to construct upon.

323, 400, and 418 Mola Avenue Aerials

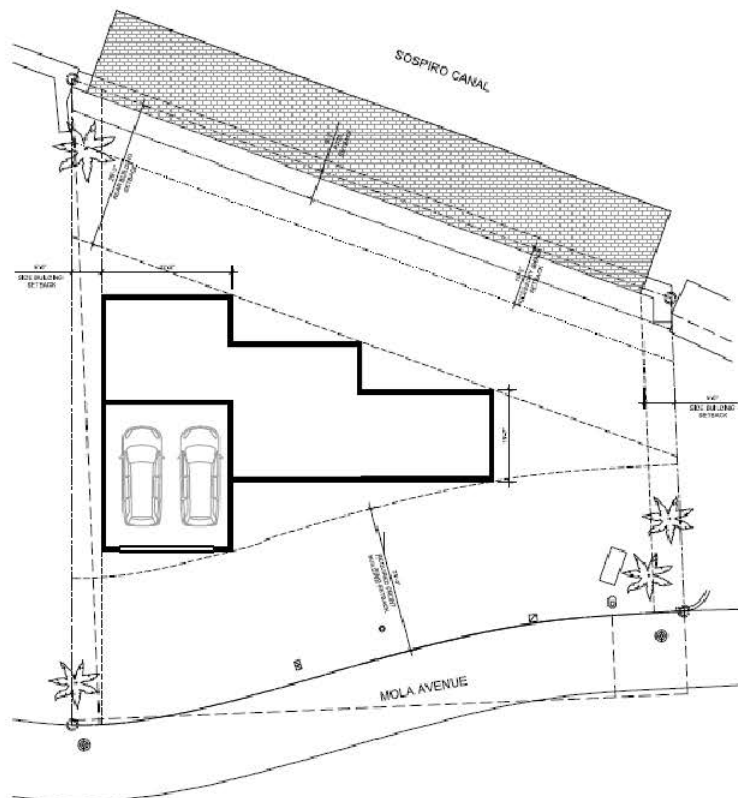


The setbacks of these houses vary depending on location, but are generally 5 feet or less from Mola Avenue.

The Property is similarly situated as an irregularly shaped lot, however since the Property owner does not own on both sides of Mola Avenue, the City does not treat Mola Avenue as an easement as it does for the properties immediately to the north and therefore requires the full front setback of 25' rather than the 0' setbacks required for the properties immediately to the north.

This treatment of the Property leads to a difficult design if the Property was required to meet the front setback provisions of the ULDR. The site plan below shows the proposed site plan – the red shading shows the potential buildable area if the ULDR setbacks were applied. As shown below, strict application of the ULDR would make for a relatively small buildable area that would be out of place on Mola Avenue.

Site Plan and Buildable Area Diagram



Due to the unique nature of Mola Avenue and the pattern of development in the area, the Property owner is requesting a variance from ULDR Section 47-5.31 to build at a 15' setback from Mola Avenue rather than the 25' setback required by the ULDR. It's important to note that only the garage is proposed at 15 feet – the second floor of the house is designed to “float” over

the first floor, giving the ground floor an open appearance. The majority of the frontage is setback at 25' or more.

Due to comments from neighbors, Owner decided to center the house on the lot rather than place the house closer to the street. While the design is more suitable for neighbors and more respectfully to the street, shifting the building back necessitated additional variances compared to the previous submission. This application therefore also includes variances for the rear yard setback (15' – 8" from the wetface of the seawall rather than 25'), the freestanding shade structure (2' from the wetface of the seawall rather than 10'), and the pool (1' – 3" from the wetface of the seawall rather than 5').

2. Code Provisions and Variance Requests

Variance to allow a 15' front yard setback where ULDR Section 47-5.31 requires a 25' front yard setback.

Variance to allow a 15' – 8" rear yard setback where ULDR Section 47-5.31 requires a 25' rear yard setback.

Variance to allow a freestanding shade structure at a 2' setback where ULDR Section 47-19.2.P requires a 10' setback.

Variance to allow a pool at a 1' – 3" setback where ULDR Section 47-19.2.BB.1 requires a 5' setback.

3. Variance Criteria

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

RESPONSE: The Property is the only irregularly shaped lot on Mola Avenue that does not get to enjoy the benefits of ignoring Mola Avenue when it comes to determining setbacks. This leads to a severely restricted buildable area that others in similar positions on Mola Avenue did not have to deal with. The restricted buildable area, coupled with Mola Avenue's unique attributes, is a special condition which prevents the reasonable use of the Property.

- 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;

RESPONSE: The Property is in the RS-8 zoning district. The RS-8 zoning district is one of the City's most common zoning districts in single family neighborhoods. The majority of Rio Vista, Tarpon River, Croissant Park, Shady Banks, River Oaks, Harbor Inlet,

Lauderdale Manors, South Middle River, Laudergate Isles, Poinsettia Heights, and Imperial Point share the same zoning.

These neighborhoods all share the same general layout, with relatively square/rectangular lots situated adjacent to rights-of-way with widths varying from 40 feet to 60 feet. While architecture differs, the overall layout of houses on these lots is fairly uniform.

The same cannot be said about Mola Avenue, which is a unique right-of-way. None of the lots are rectangular, with some shaped more uniquely than others. The Property is a unique shaped property on a unique right-of-way, which is clearly a marked exception to other properties in the same zoning district.

- 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;

RESPONSE: As mentioned above, other property owners on Mola Avenue get to enjoy the City's treatment of Mola Avenue as an "easement", essentially ignoring setback requirements from Mola Avenue. The other lots on Mola Avenue are either (a) much larger than the Property, giving more space for a normal house layout, or (b) were constructed multiple decades ago (see 427 Mola Avenue just to the south of the Property, which was built in 1924 at a less than 5' setback).

Had the Property owner owned the property on the other side of Mola Avenue, Mola Avenue would've been ignored for the purpose of determining setbacks and this variance would not be necessary.

The literal application of the ULDR would deprive the owner of the right to build a functional house, which is a right enjoyed by other property owners in both the same zoning district and Mola Avenue in particular.

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

RESPONSE: The inability to construct a reasonably functional house due to inconsistent setback applications is a unique hardship that was not created by the applicant or their predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

The hardship is a function of the unique property shape, the uniqueness of Mola Avenue, and the fact that the Property owner does not own the property on the other side of Mola Avenue.

- 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.

RESPONSE: This variance is the minimum variance that will allow a functional house to be built on the Property. The general purpose of setbacks is to protect neighboring property owners from intrusions on their property (side setbacks), to create rear yards and protect view corridors along the waterway (rear setbacks), and to take building massing off of the street (front setbacks).

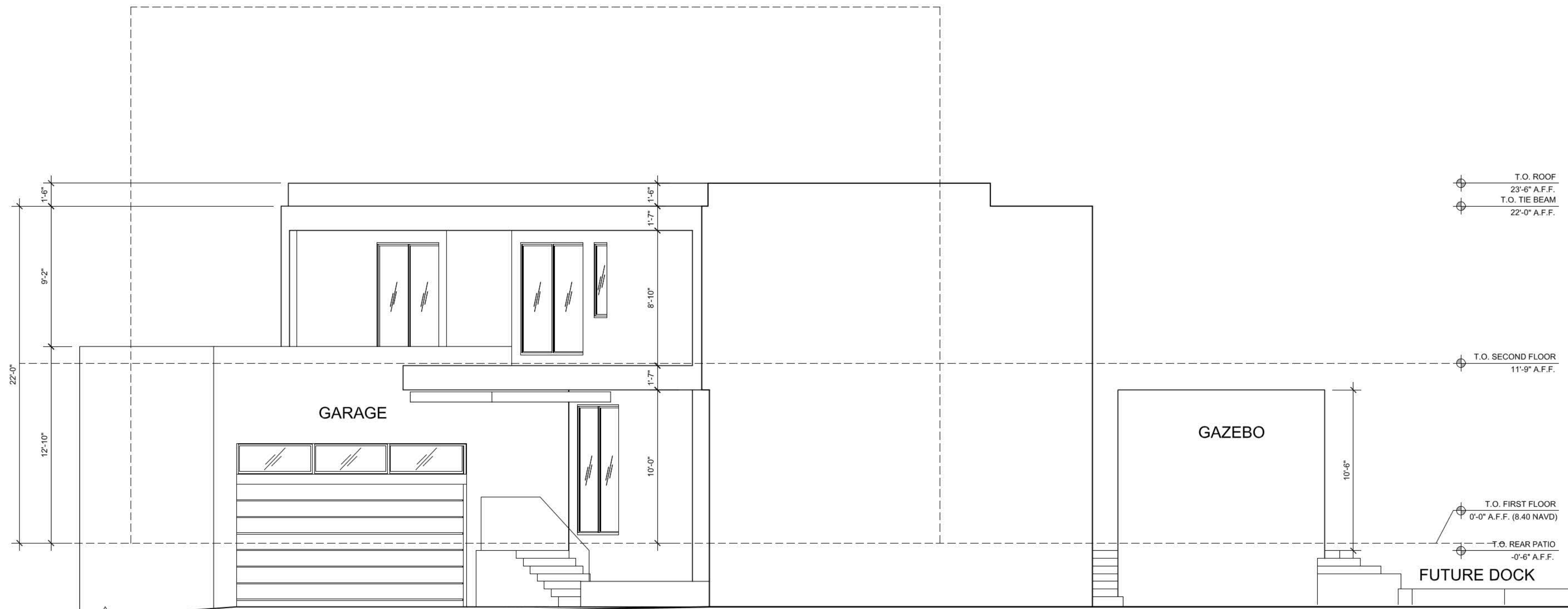
By centering the house on the lot, the house will have a larger front yard than most properties on Mola Avenue. Waterway views at the rear will only marginally affect the property to the south and will not affect the property to the north, which has no structure.

As stated above, Mola Avenue is unique and many of the houses along Mola Avenue are built within 5 feet of the pavement. While the general purpose of setback requirements is acknowledged, the pattern of development on Mola Avenue over the past 100 years and various City/court determinations on Mola Avenue's treatment has rendered the concept of front setbacks on Mola Avenue moot.

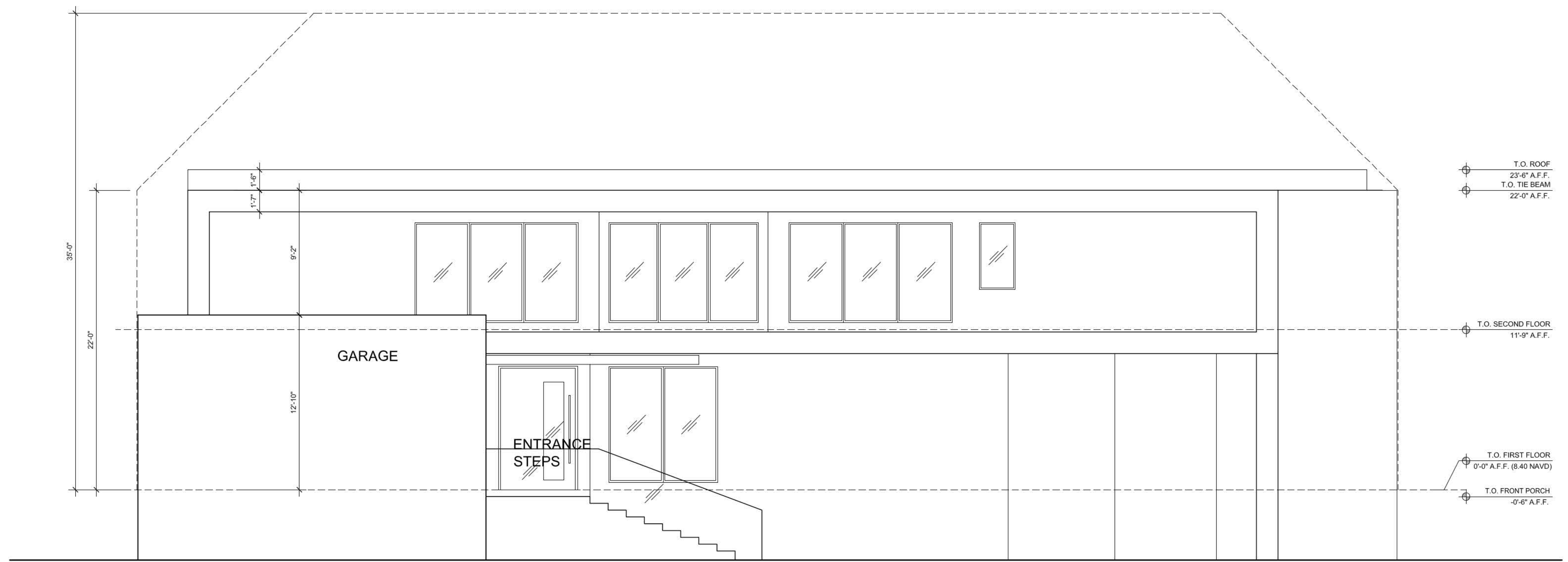
The proposed variance, if granted, would not be incompatible with adjoining properties or the surrounding neighborhood, nor would it be detrimental to the public welfare. On the contrary – this variance would allow the pattern of development on Mola Avenue to continue as it has for over 100 years.



MICHAEL SALUS
AR37219



2. SIDE BUILDING ELEVATION - NORTH EAST
SCALE: 1/4" = 1'-0"



1. FRONT BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0"

GOMEZ RESIDENCE
432 MOLA AVENUE
FORT LAUDERDALE, FLORIDA 33301

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PROJECT NUMBER:	25.001.147
DRAWN BY:	MDS
CHECKED BY:	MDS
SUBMITAL:	VARIANCE SUBMISSION
ISSUED DATE:	07.01.25
1 VARIANCE REVISION	08.27.25

BUILDING ELEVATIONS

A-201



MICHAEL SALUS
AR97219

GOMEZ RESIDENCE
432 MOLA AVENUE
FORT LAUDERDALE, FLORIDA 33301

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PROJECT NUMBER: 25.001.147

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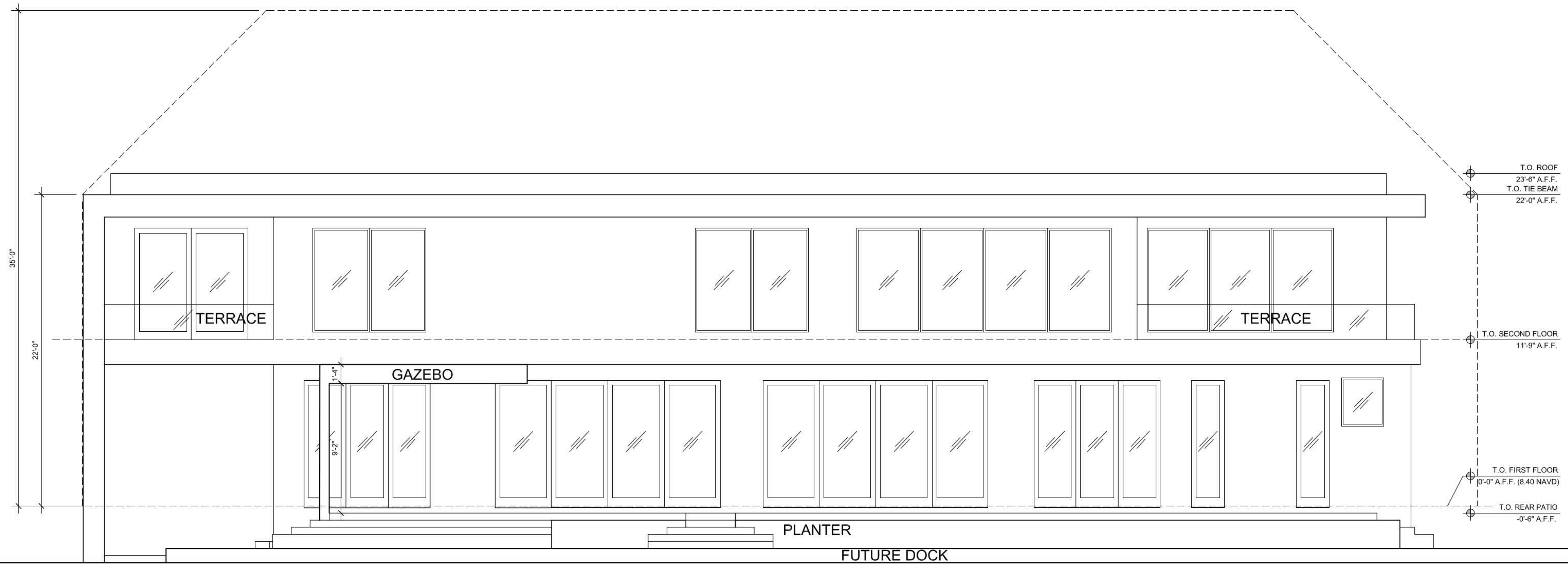
CHECKED BY: MDS

SUBMITTAL: VARIANCE SUBMISSION

ISSUED DATE: 07.01.25

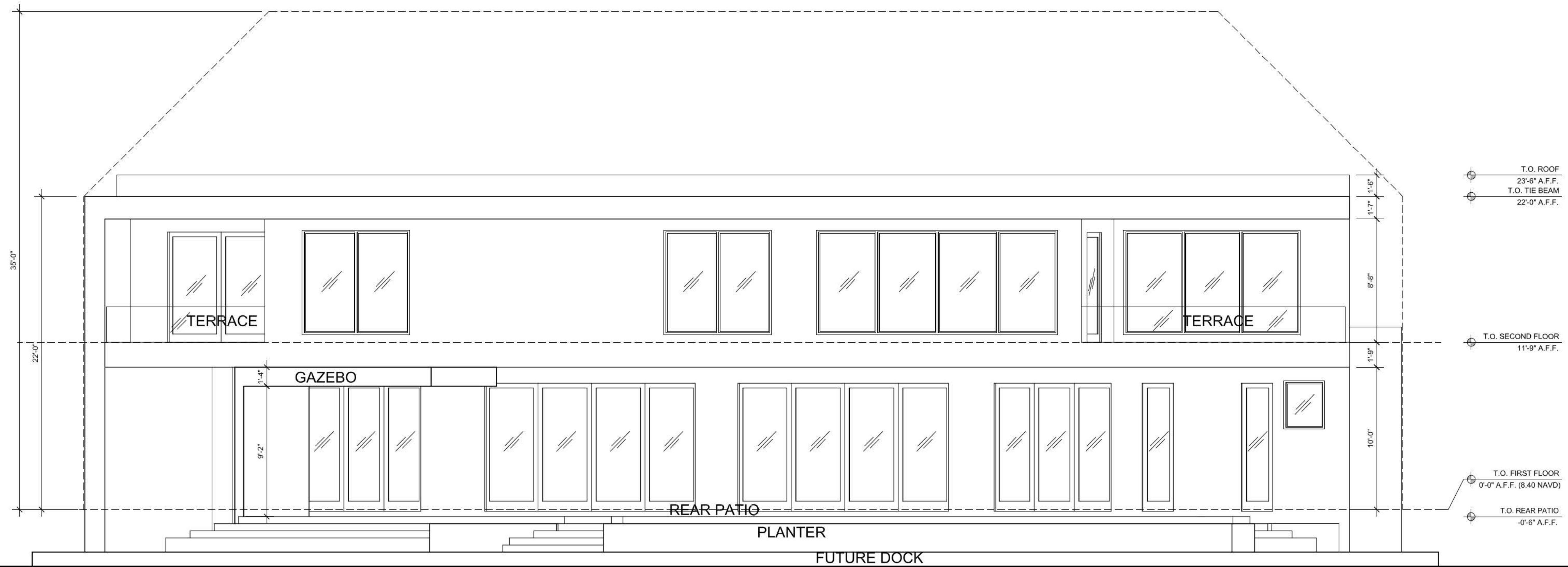
BUILDING ELEVATIONS

A-202



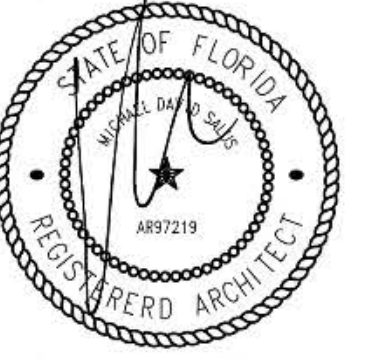
2. REAR BUILDING ELEVATION - NORTH - WEST

SCALE: 1/4" = 1'-0"



1. REAR BUILDING ELEVATION - WEST

SCALE: 1/4" = 1'-0"



MICHAEL SALUS
AR37219

GOMEZ RESIDENCE
432 MOLA AVENUE
FORT LAUDERDALE, FLORIDA 33301

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PROJECT NUMBER: 25.001.147

DRAWN BY: MDS

CHECKED BY: MDS

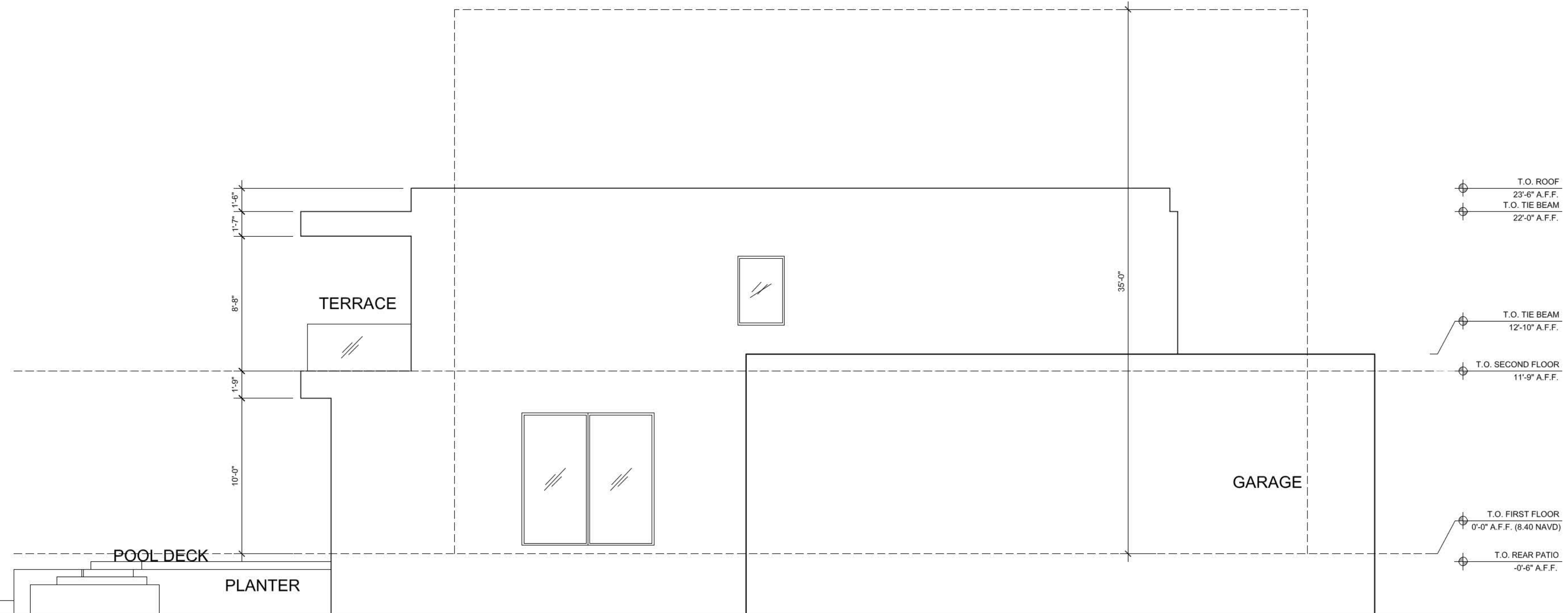
SUBMITTAL:
VARIANCE SUBMISSION

ISSUED DATE: 07.01.25

1 VARIANCE REVISION 08.27.25

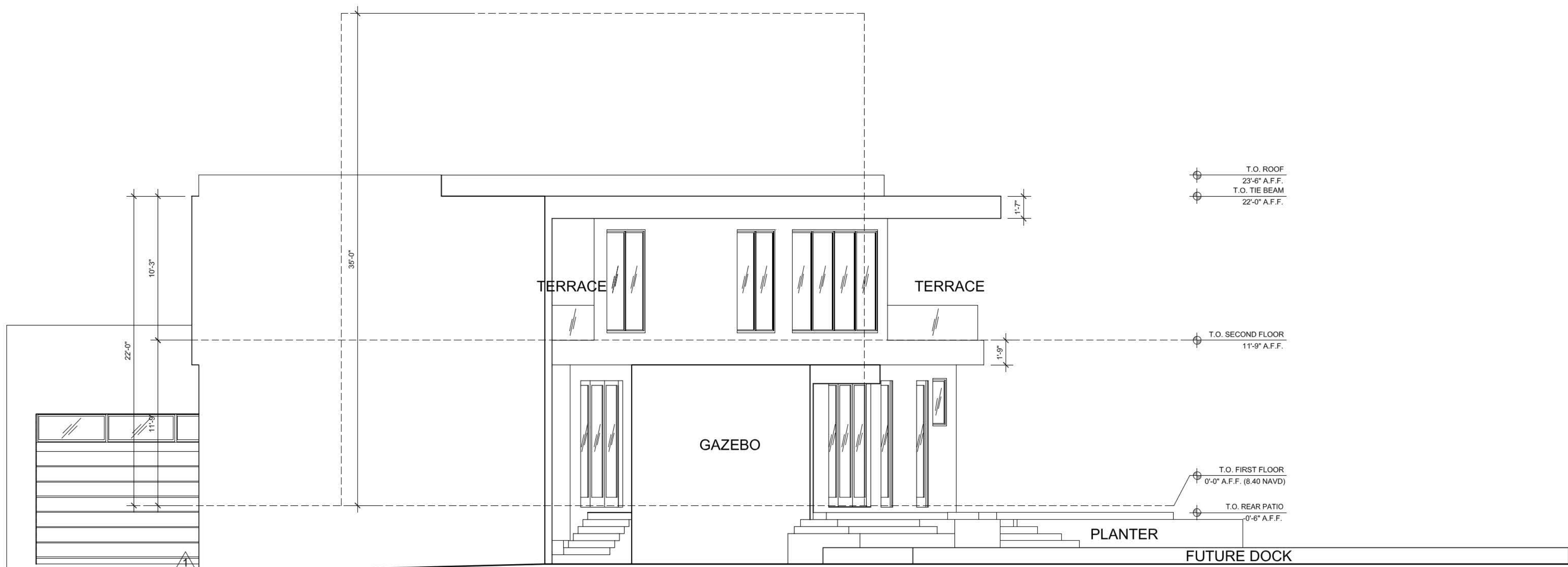
**BUILDING
ELEVATIONS**

A-203



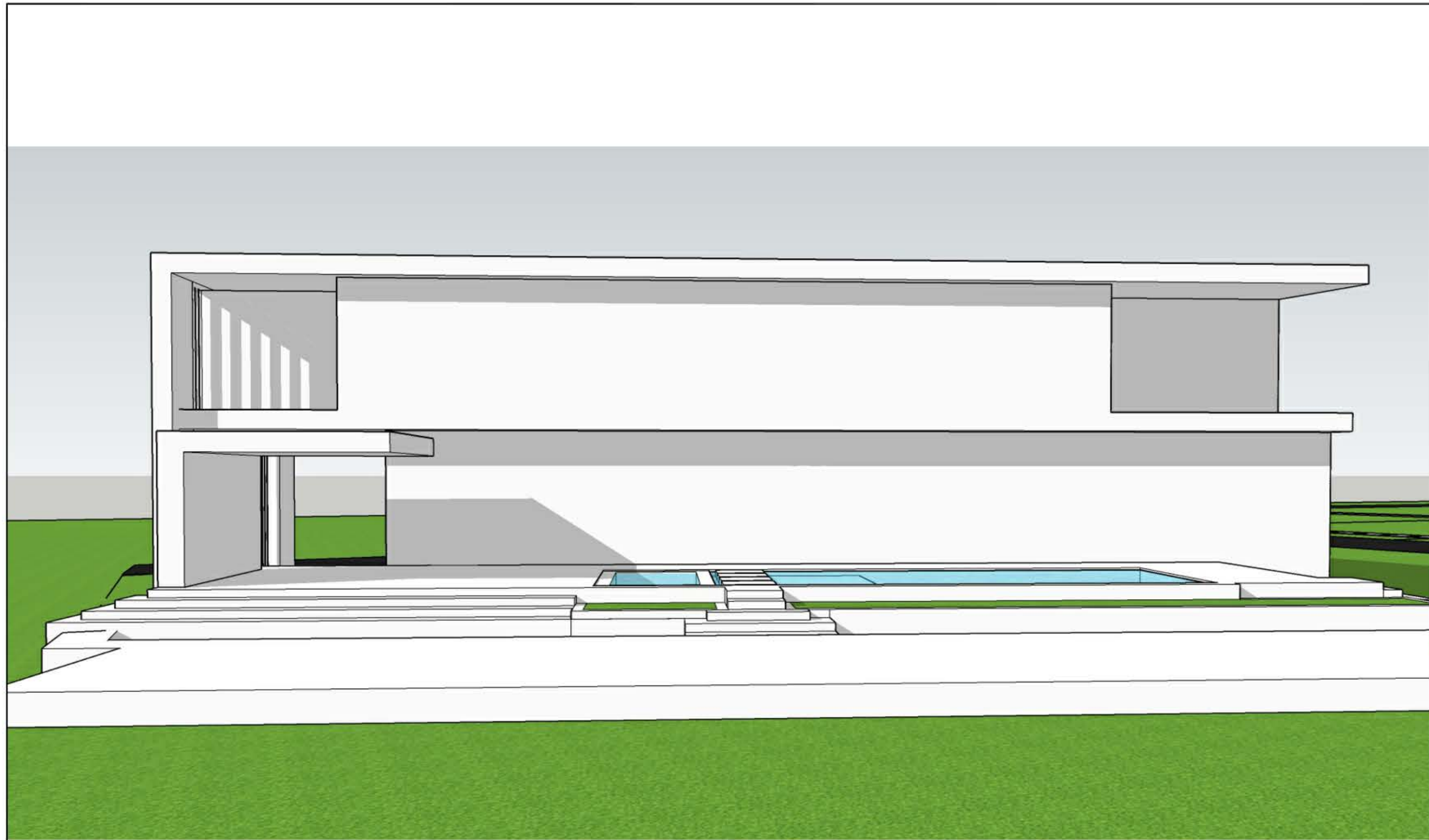
2. SIDE BUILDING ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

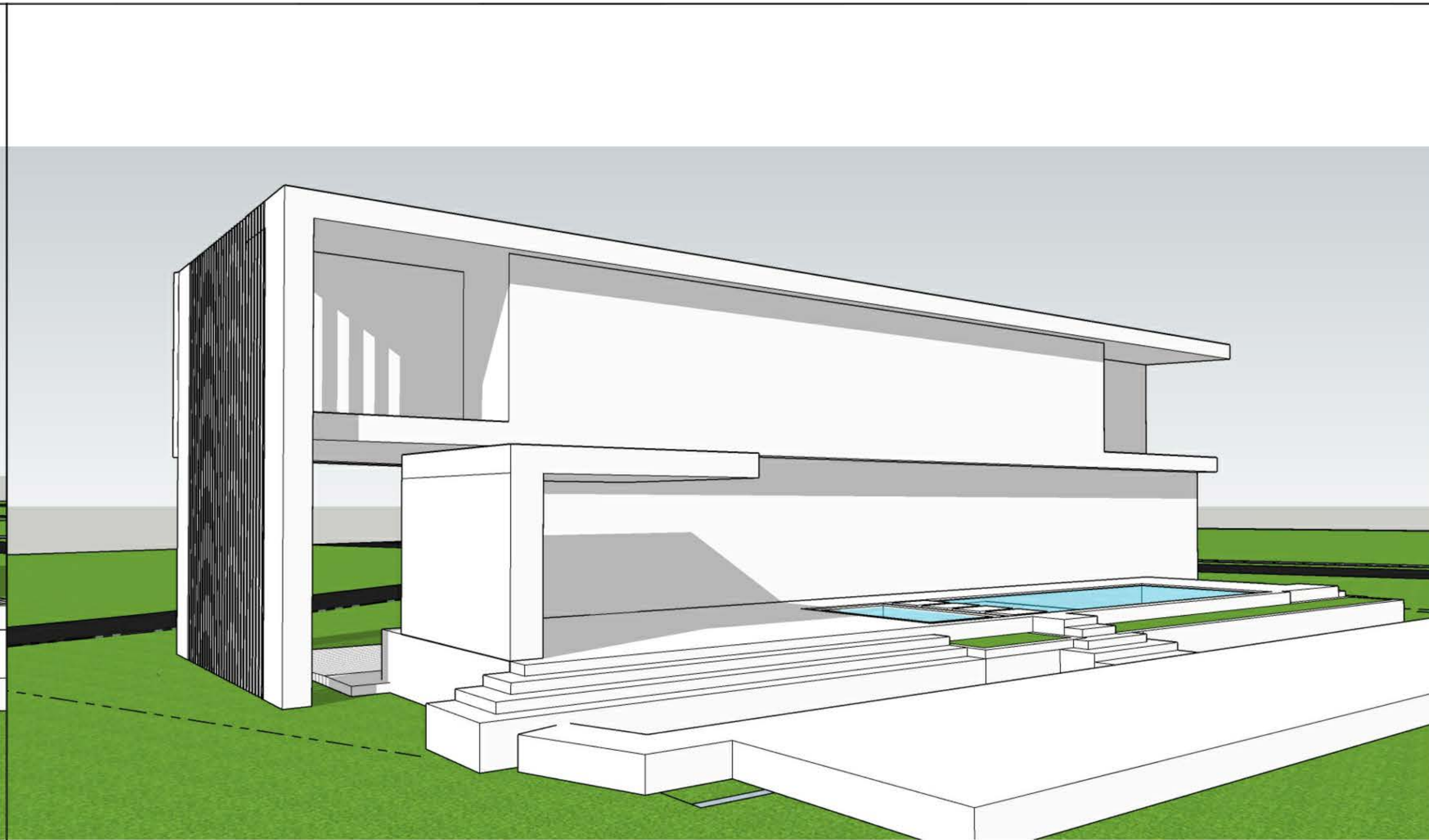


1. SIDE BUILDING ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



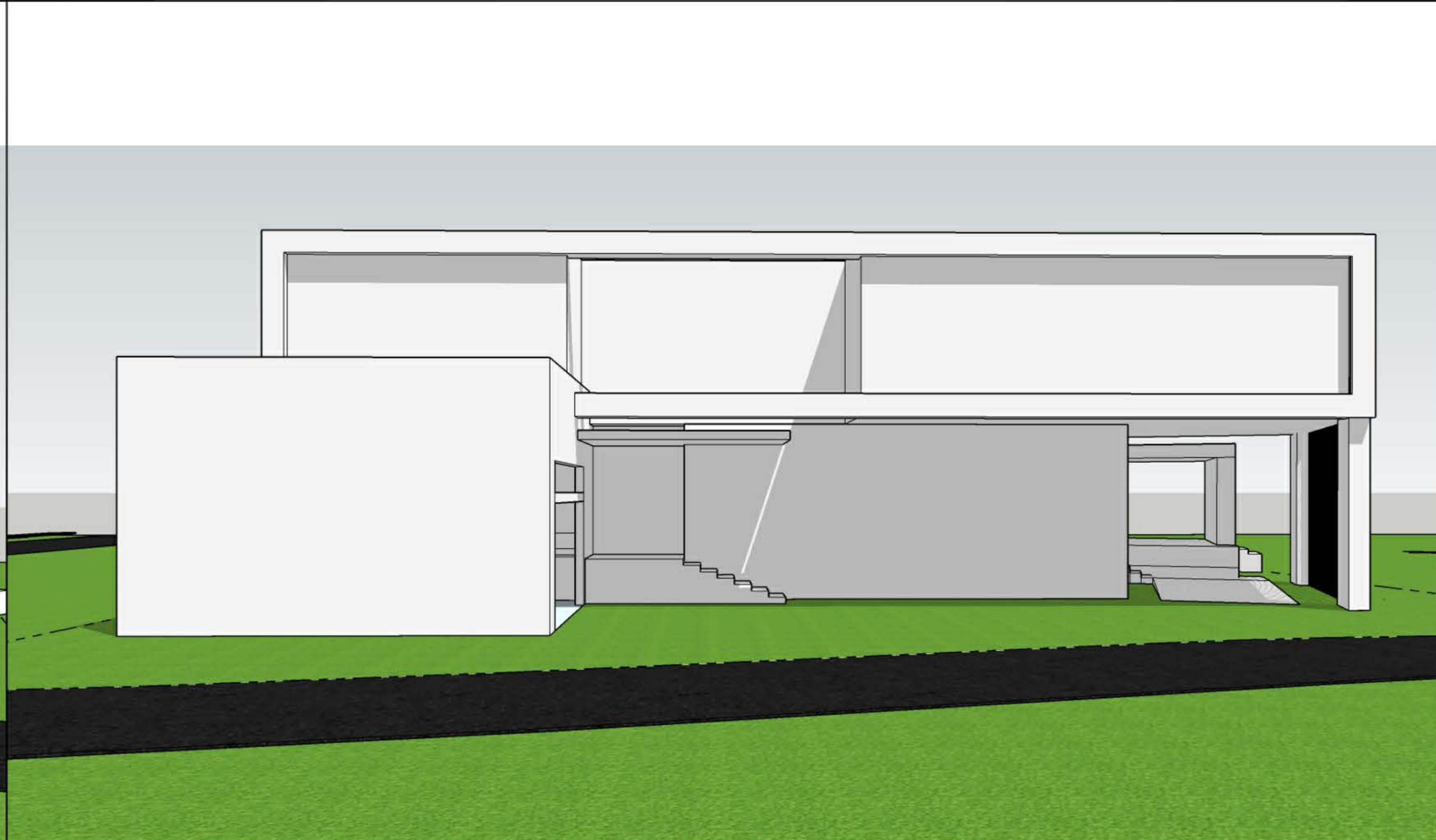
4. REAR SKETCH 2
SCALE: N.T.S.



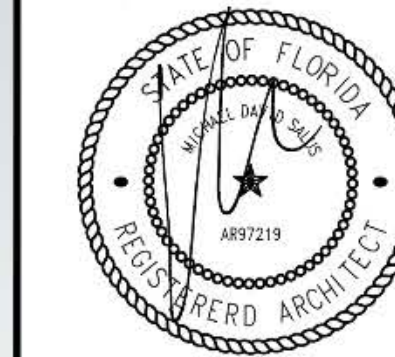
3. REAR SKETCH 1
SCALE: N.T.S.



2. FRONT SKETCH 2
SCALE: N.T.S.



1. FRONT SKETCH 1
SCALE: N.T.S.



GOMEZ RESIDENCE
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FORT LAUDERDALE, FLORIDA 33301

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3D SKETCHES

A-301

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@fortlauderdale.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 checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input 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	Gomez & Gomez 2020 LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	16615 Sunrise Court, Weston, FL 33326
E-mail Address	andra.gomez@giuskinicare.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed <i>or</i> <input 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	Andrew J. Schein, Esq., Attorney for Owner - Florida Bar No. 125742
Applicant / Agent's Signature	
Address, City, State, Zip	699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304
E-mail Address	ASchein@lochrielaw.com
Phone Number	954-617-8919
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 423 Mola Avenue
Legal Description	See survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504211140032
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Variance from ULDR Section 47-5.31 to allow a 5' front yard setback, where ULDR Section 47-5.31 requires a 25' front yard setback.
Applicable ULDR Sections <small>(Include all code sections)</small>	47-5.31

Current Land Use Designation	Low-Medium Residential
Current Zoning Designation	RS-8
Current Use of Property	Vacant
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	E	25'	5' min.
Side	N	5'	5'
Side	S	5'	5'
Rear	W	25'	25' - 1"

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.

Variance from ULDR Section 47-5.31 to allow a 5' front yard setback, where ULDR Section 47-5.31 requires a 25' front yard setback.

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 "Attachment to Page 2 of the Variance Application"

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 "Attachment to Page 2 of the Variance Application"

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 "Attachment to Page 2 of the Variance Application"

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 "Attachment to Page 2 of the Variance Application"

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 "Attachment to Page 2 of the Variance Application"

AFFIDAVIT: I, Andrew J. Schein, Esq. 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.

[Handwritten Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of June, 2021



[Handwritten Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Gomez & Gomez 2020 LLC
Address: 423 Mola Avenue (the “Property”)
Request: Variance from ULDR Section 47-5.31

Attachment to Page 2 of the Variance Application

1. General Information and Request

The Property is located on Mola Avenue, which is a unique right-of-way. Mola Avenue is not considered a “street” under the City’s Unified Land Development Regulations (“ULDR”), as the ULDR defines a street as “any road, highway and other ways greater than twenty (20) feet in width...”. Mola Avenue is less than 20 feet in width and is therefore not a street.

Due to the width, certain portions of Mola Avenue are considered an “alley”, and to further complicate matters, other portions of Mola Avenue are treated as an easement rather than an alley. This treatment of Mola Avenue led to a very different pattern of development and property ownership compared to every other street in the City, with houses being built very close to Mola Avenue.

The aerial below shows the three lots immediately north of the Property. As shown in the aerials and red borders, the owners to the north each own property west and east of Mola Avenue. The City treats these lots as single lots, treating Mola Avenue as an easement, not a right-of-way, when it comes to determining setbacks. This determination was relatively necessary, as many lots on Mola Avenue are oddly shaped and would otherwise be inadequate to construct upon.

323, 400, and 418 Mola Avenue Aerials

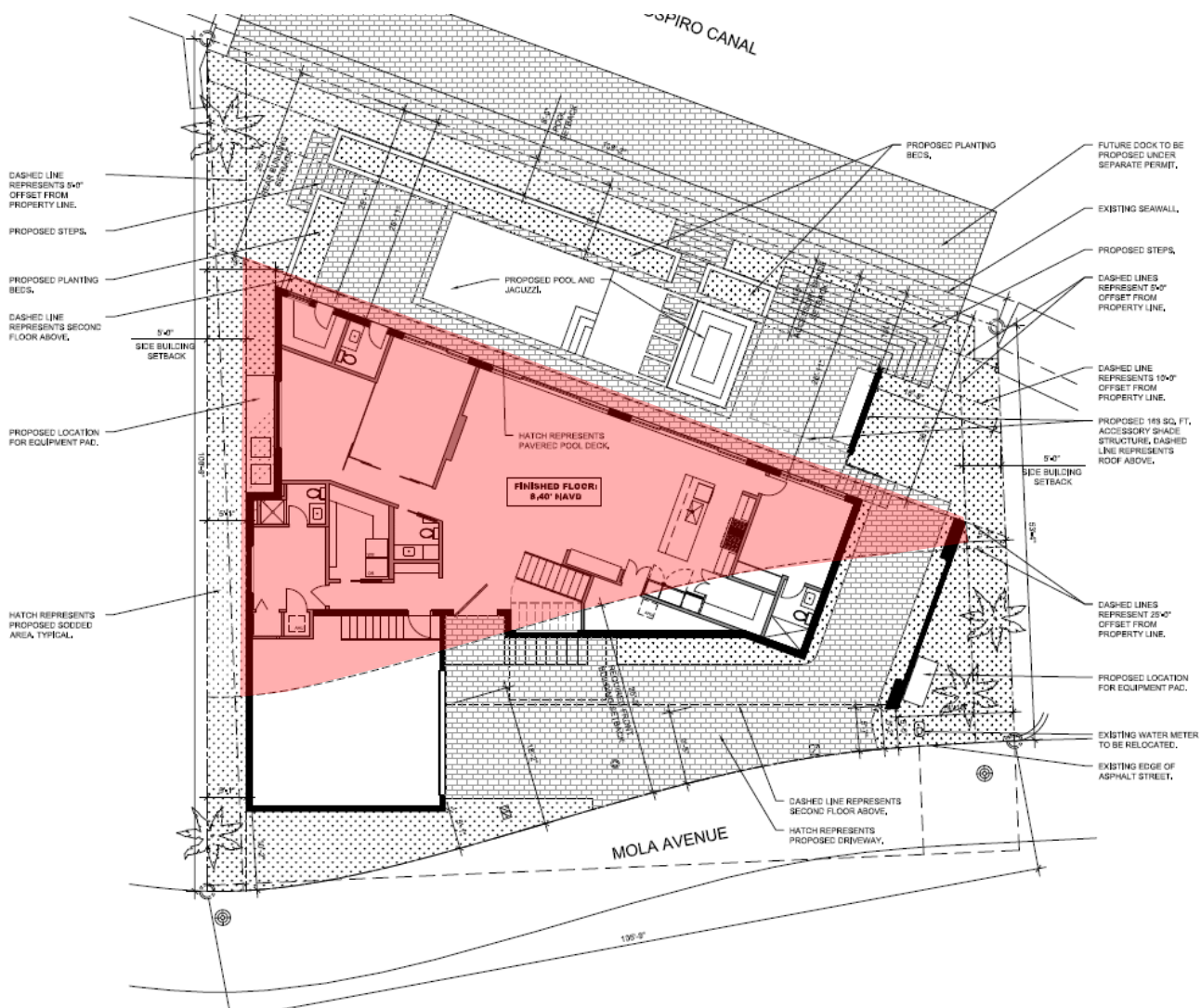


The setbacks of these houses vary depending on location, but are generally 5 feet or less from Mola Avenue.

The Property is similarly situated as an irregularly shaped lot, however since the Property owner does not own on both sides of Mola Avenue, the City does not treat Mola Avenue as an easement as it does for the properties immediately to the north and therefore requires the full front setback of 25' rather than the 0' setbacks required for the properties immediately to the north.

This treatment of the Property leads to a difficult design if the Property was required to meet the front setback provisions of the ULDR. The site plan below shows the proposed site plan – the red shading shows the potential buildable area if the ULDR setbacks were applied. As shown below, strict application of the ULDR would make for a relatively small buildable area that would be out of place on Mola Avenue.

Site Plan and Buildable Area Diagram



Due to the unique nature of Mola Avenue and the pattern of development in the area, the Property owner is requesting a variance from ULDR Section 47-5.31 to build at a similar 5' setback. It's important to note that only the garage and the northeast corner of the house are proposed at 5 feet – the second floor of the house is designed to “float” over the first floor, giving the ground floor an open appearance.

2. Code Provision

ULDR Section 47-5.31: Minimum front yard setback: 25 feet

3. Variance Criteria

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

RESPONSE: The Property is the only irregularly shaped lot on Mola Avenue that does not get to enjoy the benefits of ignoring Mola Avenue when it comes to determining setbacks. This leads to a severely restricted buildable area that others in similar positions on Mola Avenue did not have to deal with. The restricted buildable area, coupled with Mola Avenue's unique attributes, is a special condition which prevents the reasonable use of the Property.

- 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;

RESPONSE: The Property is in the RS-8 zoning district. The RS-8 zoning district is one of the City's most common zoning districts in single family neighborhoods. The majority of Rio Vista, Tarpon River, Croissant Park, Shady Banks, River Oaks, Harbor Inlet, Lauderdale Manors, South Middle River, Laudergate Isles, Poinsettia Heights, and Imperial Point share the same zoning.

These neighborhoods all share the same general layout, with relatively square/rectangular lots situated adjacent to rights-of-way with widths varying from 40 feet to 60 feet. While architecture differs, the overall layout of houses on these lots is fairly uniform.

The same cannot be said about Mola Avenue, which is a unique right-of-way. None of the lots are rectangular, with some shaped more uniquely than others. The Property is a unique shaped property on a unique right-of-way, which is clearly a marked exception to other properties in the same zoning district.

- 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;

RESPONSE: As mentioned above, other property owners on Mola Avenue get to enjoy the City's treatment of Mola Avenue as an "easement", essentially ignoring setback requirements from Mola Avenue. The other lots on Mola Avenue are either (a) much larger than the Property, giving more space for a normal house layout, or (b) were constructed multiple decades ago (see 427 Mola Avenue just to the south of the Property, which was built in 1924 at a less than 5' setback).

Had the Property owner owned the property on the other side of Mola Avenue, Mola Avenue would've been ignored for the purpose of determining setbacks and this variance would not be necessary.

The literal application of the ULDR would deprive the owner of the right to build a functional house, which is a right enjoyed by other property owners in both the same zoning district and Mola Avenue in particular.

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

RESPONSE: The inability to construct a reasonably functional house due to inconsistent setback applications is a unique hardship that was not created by the applicant or their predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

The hardship is a function of the unique property shape, the uniqueness of Mola Avenue, and the fact that the Property owner does not own the property on the other side of Mola Avenue.

- 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.

RESPONSE: This variance is the minimum variance that will allow a functional house to be built on the Property. The general purpose of setbacks is to protect neighboring property owners from intrusions on their property (side setbacks), to create rear yards and protect view corridors along the waterway (rear setbacks), and to take building massing off of the street (front setbacks).

The proposed plan for the Property meets the side and rear setback requirements. As stated above, Mola Avenue is unique and many of the houses along Mola Avenue are built within 5 feet of the pavement. While the general purpose of front setback requirements is acknowledged, the pattern of development on Mola Avenue over the past 100 years and various City/court determinations on Mola Avenue's treatment has rendered the concept of front setbacks on Mola Avenue moot.

The proposed variance, if granted, would not be incompatible with adjoining properties or the surrounding neighborhood, nor would it be detrimental to the public welfare. On the contrary – this variance would allow the pattern of development on Mola Avenue to continue as it has for over 100 years.

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: June 2, 2025
- **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".



Site Address	423 MOLA AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 11 14 0032
Property Owner	GOMEZ & GOMEZ 2020 LLC	Millage	0312
Mailing Address	16615 SUNRISE CT WESTON FL 33326	Use	00-01
Abbr Legal Description	VENICE 6-4 B PT LOT 10 DESC AS BEG NE COR OF SAID LOT,WLY ALG N/L OF SAID LOT 107.45 TO NW COR,ELY 107.06 TO A PT ON E/L OF SAID LOT,NLY ALG E/L 4.61 TO POB,11 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$2,377,620		\$2,377,620	\$2,377,620	
2024	\$2,075,700		\$2,075,700	\$2,075,700	\$40,323.97
2023	\$2,075,700		\$2,075,700	\$2,075,700	\$40,877.97

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,377,620	\$2,377,620	\$2,377,620	\$2,377,620
Portability	0	0	0	0
Assessed/SOH	\$2,377,620	\$2,377,620	\$2,377,620	\$2,377,620
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,377,620	\$2,377,620	\$2,377,620	\$2,377,620

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/23/2024	WD-Q	\$2,650,000	119933775	\$315.00	7,548	SF
5/15/2023	SWD-T	\$100	118882775			
1/31/2014	WD-T	\$100	112120817			
1/7/2011	WD-T	\$100	47652 / 1815			
10/1/1972	WD	\$24,500	5251 / 397			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03				UU		F3		
L				UU				
1				1709.33		7548		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GOMEZ & GOMEZ 2020 LLC

Filing Information

Document Number	L20000153860
FEI/EIN Number	85-1399198
Date Filed	06/05/2020
Effective Date	06/04/2020
State	FL
Status	ACTIVE

Principal Address

16615 Sunrise Court
Weston FL, FL 33326

Changed: 09/27/2024

Mailing Address

16615 Sunrise Court
Weston, FL 33326

Changed: 09/27/2024

Registered Agent Name & Address

GOMEZ, GUSTAVO
16615 Sunrise Court
Weston, FL 33326

Address Changed: 09/27/2024

Authorized Person(s) Detail

Name & Address

Title MGR

GOMEZ, GUSTAVO
16615 Sunrise Court
Weston, FL 33326

Title MGR

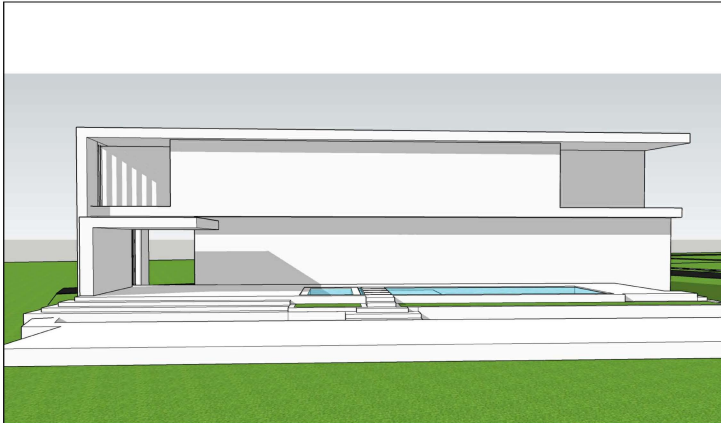
Gomez, Maria Andrea
16615 Sunrise Court
Weston, FL 33326

Annual Reports

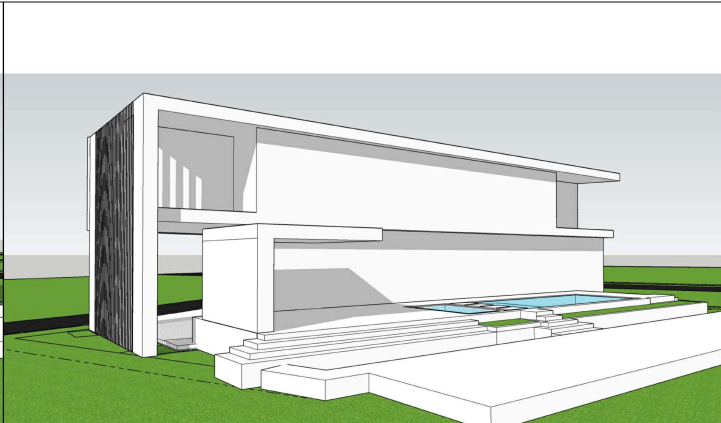
Report Year	Filed Date
2024	04/21/2024
2024	09/27/2024
2025	04/08/2025

Document Images

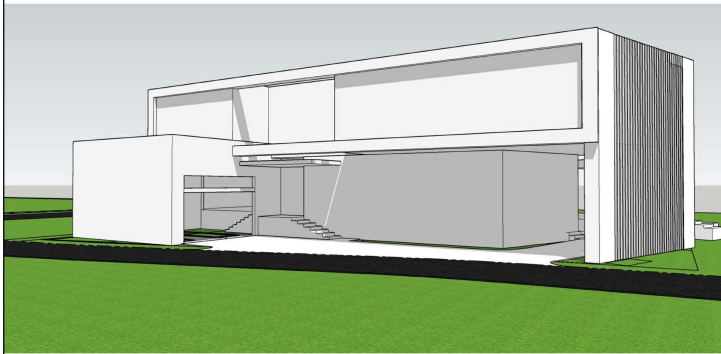
04/08/2025 – ANNUAL REPORT	View image in PDF format
09/27/2024 – AMENDED ANNUAL REPORT	View image in PDF format
04/21/2024 – ANNUAL REPORT	View image in PDF format
04/28/2023 – ANNUAL REPORT	View image in PDF format
04/20/2022 – ANNUAL REPORT	View image in PDF format
04/19/2021 – ANNUAL REPORT	View image in PDF format
06/05/2020 – Florida Limited Liability	View image in PDF format



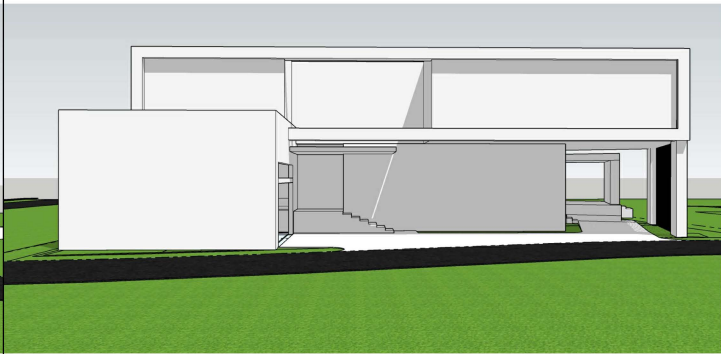
4. REAR SKETCH 2
SCALE: 1/8" = 1'-0"



3. REAR SKETCH 1
SCALE: 1/8" = 1'-0"



2. FRONT SKETCH 2
SCALE: 1/8" = 1'-0"



1. FRONT SKETCH 1
SCALE: 1/8" = 1'-0"



 PROJECT: 107 W. 8th Street, Fort Lauderdale, Florida 33304

 PHONE: 954.477.0414

 EMAIL: info@michaelsalus.com

 MICHAEL SALUS ARCHITECTS, LLC

 ARCHITECTS



 MICHAEL SALUS

 ARCHITECT

GOMEZ RESIDENCE

 432 NOLA AVENUE

 FORT LAUDERDALE, FLORIDA 33301

 PROJECT NUMBER: 23.001.147

 DRAWN BY: MOB

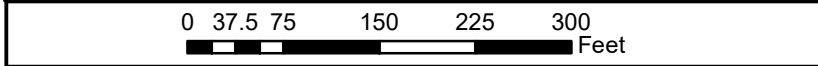
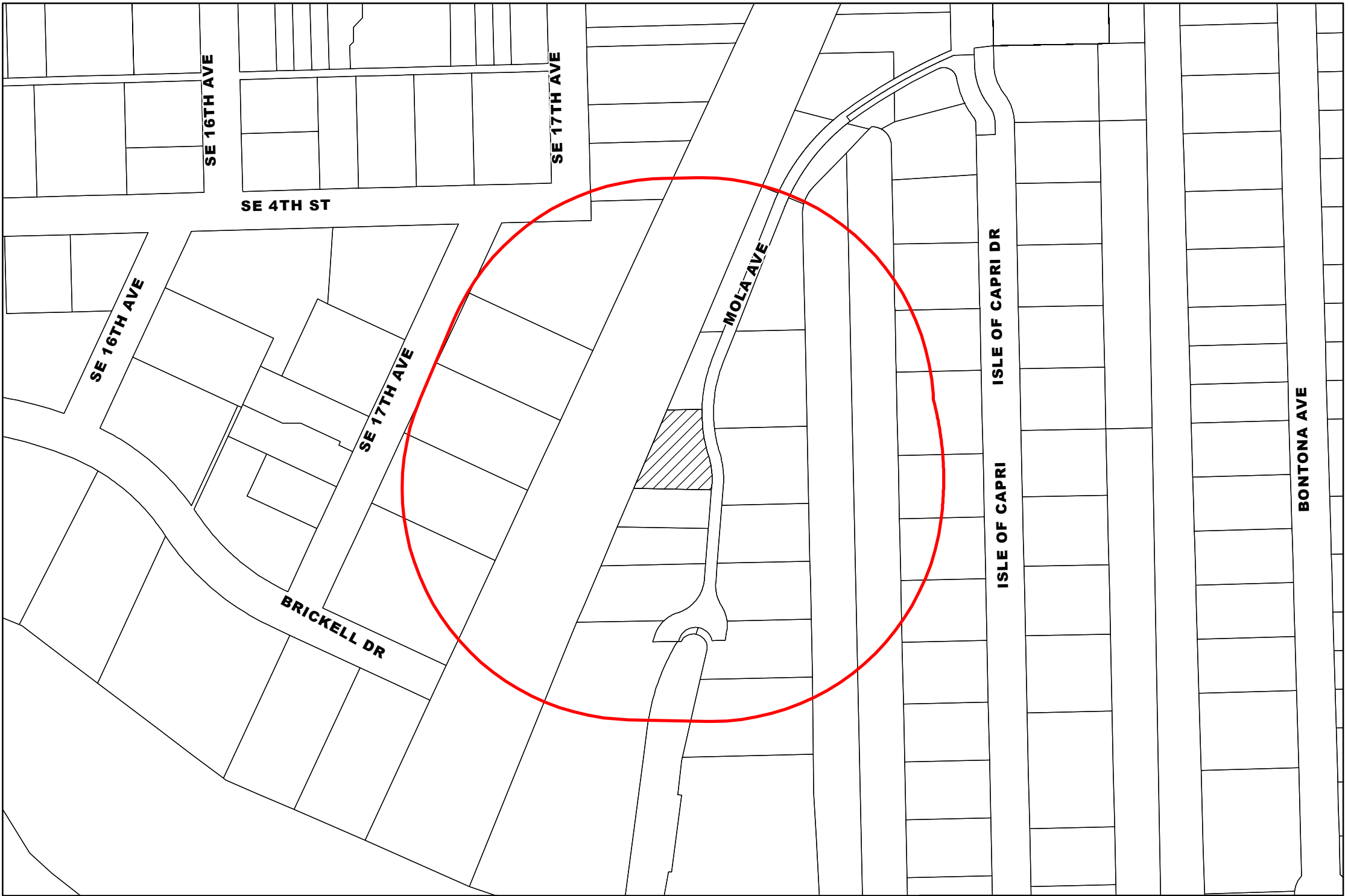
 CHECKED BY: MOB

 SUBJECT: VARIANCE SUBMISSION

 ISSUED DATE: 07.01.23

 3D SKETCHES

A-301



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



GOMEZ & GOMEZ 2020 LLC
DATE OF PRINT: 06/04/2025

1701 BRICKELL DR LLC
335 CORAL WAY
FORT LAUDERDALE, FL 33301

440 MOLA LLC
820 ARTHUR GODFREY RD #202
MIAMI BEACH, FL 33140

ANGELLA,GINO & CEDILLOT,JULIE
337 ISLE OF CAPRI
FORT LAUDERDALE, FL 33301

ASHITA HOMESTEAD LLC
PO BOX 1206
KEMAH, TX 77565

B&C TR & JOHNSON,
TIMOTHY MICHAEL TRSTEE
420 SE 17 AVE
FORT LAUDERDALE, FL 33301

BEERS, RICHARD F & DIANE L
419 ISLE OF CAPRI
FORT LAUDERDALE, FL 33301

BELCHER, ELAINE
431 MOLA AVE
FORT LAUDERDALE, FL 33301

EVANS, JOHN
418 MOLA AVE
FORT LAUDERDALE, FL 33301

GOMEZ & GOMEZ 2020 LLC
16615 SUNRISE CT
WESTON, FL 33326

GROSMAN, BRYAN & GENERATION 3 TR
ETAL
408 SE 17 AVE
FORT LAUDERDALE, FL 33301

HAZELVILLE HOLDINGS INC
95 HAZELTON AVE
*TORONTO ON, CA M5R 2

HILL, GRAHAM A & GRAHAM A HILL REV
LIV TR
409 ISLE OF CAPRI
FORT LAUDERDALE, FL 33301

HINSON, WILLIAM M JR & JOYLYN
427 MOLA AVE
FORT LAUDERDALE, FL 33301

HORVITZ, DAVID W & FRANCIE B
1700 SE 4 ST
FORT LAUDERDALE, FL 33301

LAFRATTA, SERGIO LUIS &
LAFRATTA, ELIZETH MARILIA
430 MOLA AVE
FORT LAUDERDALE, FL 33301

LUNSFORD, BRIAN J & MARANDA E
400 MOLA AVE
FORT LAUDERDALE, FL 33301

MARTIN, YOSEF & YOSEF MARTIN REV TR
500 MIOLA AVE
FORT LAUDERDALE, FL 33301

MOLA422TC LLC
2524 LAGUNA DR
FORT LAUDERDALE, FL 33316

NICIPORCIKS, ALEKSANDRS &
MALLAYEVA, VALERIYA
520 LIDO DR
FORT LAUDERDALE, FL 33301

OSBORN, ROBERT & BEATRICE
411 ISLE OF CAPRI
FORT LAUDERDALE, FL 33301

PUBLIC LAND % CITY OF FORT
LAUDERDALE
101 NE 3 AVE STE 2100
FORT LAUDERDALE, FL 33301

RUTH, KERRY J & TIMOTHY J
435 MOLA AVE
FORT LAUDERDALE, FL 33301

SCHUERMAN, ANDREAS &
SCHUERMAN, HEIKE
512 MOLA AVE
FORT LAUDERDALE, FL 33301

W & M LAND TR #1
218 W MAIN ST
DUNDEE, IL 60118

WELLS, BARBARA S & BARBARA S WELLS
2010 TR
505 MOLA AVE
FORT LAUDERDALE, FL 33301

YARBOROUGH, ANNETTE & ANNETTE
YARBOROUGH REV TR
1707 SE 4 ST
FORT LAUDERDALE, FL 33301



7/14/25 - Looking Northwest



7/14/25 - Looking Southwest

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Gomez & Gomez 2020 LLC
Address: 423 Mola Avenue (the “Property”)
Request: Variance from ULDR Section 47-5.31

Narrative to Accompany Variance Application

1. General Information and Request

The Property is located on Mola Avenue, which is a unique right-of-way. Mola Avenue is not considered a “street” under the City’s Unified Land Development Regulations (“ULDR”), as the ULDR defines a street as “any road, highway and other ways greater than twenty (20) feet in width...”. Mola Avenue is less than 20 feet in width and is therefore not a street.

Due to the width, certain portions of Mola Avenue are considered an “alley”, and to further complicate matters, other portions of Mola Avenue are treated as an easement rather than an alley. This treatment of Mola Avenue led to a very different pattern of development and property ownership compared to every other street in the City, with houses being built very close to Mola Avenue.

The aerial below shows the three lots immediately north of the Property. As shown in the aerials and red borders, the owners to the north each own property west and east of Mola Avenue. The City treats these lots as single lots, treating Mola Avenue as an easement, not a right-of-way, when it comes to determining setbacks. This determination was relatively necessary, as many lots on Mola Avenue are oddly shaped and would otherwise be inadequate to construct upon.

323, 400, and 418 Mola Avenue Aerials

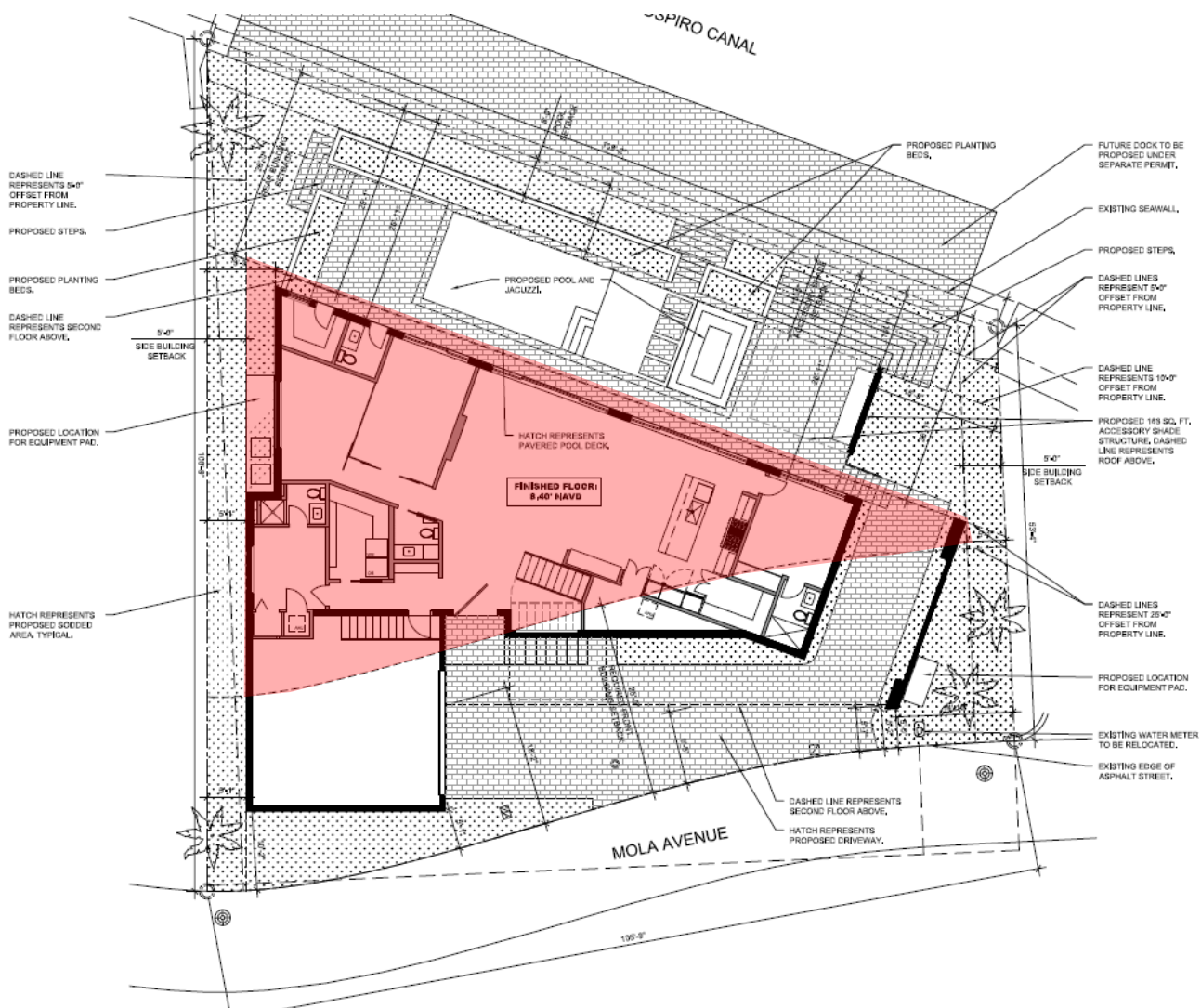


The setbacks of these houses vary depending on location, but are generally 5 feet or less from Mola Avenue.

The Property is similarly situated as an irregularly shaped lot, however since the Property owner does not own on both sides of Mola Avenue, the City does not treat Mola Avenue as an easement as it does for the properties immediately to the north and therefore requires the full front setback of 25' rather than the 0' setbacks required for the properties immediately to the north.

This treatment of the Property leads to a difficult design if the Property was required to meet the front setback provisions of the ULDR. The site plan below shows the proposed site plan – the red shading shows the potential buildable area if the ULDR setbacks were applied. As shown below, strict application of the ULDR would make for a relatively small buildable area that would be out of place on Mola Avenue.

Site Plan and Buildable Area Diagram



Due to the unique nature of Mola Avenue and the pattern of development in the area, the Property owner is requesting a variance from ULDR Section 47-5.31 to build at a similar 5' setback. It's important to note that only the garage and the northeast corner of the house are proposed at 5 feet – the second floor of the house is designed to “float” over the first floor, giving the ground floor an open appearance.

2. Code Provision

ULDR Section 47-5.31: Minimum front yard setback: 25 feet

3. Variance Criteria

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

RESPONSE: The Property is the only irregularly shaped lot on Mola Avenue that does not get to enjoy the benefits of ignoring Mola Avenue when it comes to determining setbacks. This leads to a severely restricted buildable area that others in similar positions on Mola Avenue did not have to deal with. The restricted buildable area, coupled with Mola Avenue's unique attributes, is a special condition which prevents the reasonable use of the Property.

- 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;

RESPONSE: The Property is in the RS-8 zoning district. The RS-8 zoning district is one of the City's most common zoning districts in single family neighborhoods. The majority of Rio Vista, Tarpon River, Croissant Park, Shady Banks, River Oaks, Harbor Inlet, Lauderdale Manors, South Middle River, LauderGate Isles, Poinsettia Heights, and Imperial Point share the same zoning.

These neighborhoods all share the same general layout, with relatively square/rectangular lots situated adjacent to rights-of-way with widths varying from 40 feet to 60 feet. While architecture differs, the overall layout of houses on these lots is fairly uniform.

The same cannot be said about Mola Avenue, which is a unique right-of-way. None of the lots are rectangular, with some shaped more uniquely than others. The Property is a unique shaped property on a unique right-of-way, which is clearly a marked exception to other properties in the same zoning district.

- 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;

RESPONSE: As mentioned above, other property owners on Mola Avenue get to enjoy the City's treatment of Mola Avenue as an "easement", essentially ignoring setback requirements from Mola Avenue. The other lots on Mola Avenue are either (a) much larger than the Property, giving more space for a normal house layout, or (b) were constructed multiple decades ago (see 427 Mola Avenue just to the south of the Property, which was built in 1924 at a less than 5' setback).

Had the Property owner owned the property on the other side of Mola Avenue, Mola Avenue would've been ignored for the purpose of determining setbacks and this variance would not be necessary.

The literal application of the ULDR would deprive the owner of the right to build a functional house, which is a right enjoyed by other property owners in both the same zoning district and Mola Avenue in particular.

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

RESPONSE: The inability to construct a reasonably functional house due to inconsistent setback applications is a unique hardship that was not created by the applicant or their predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

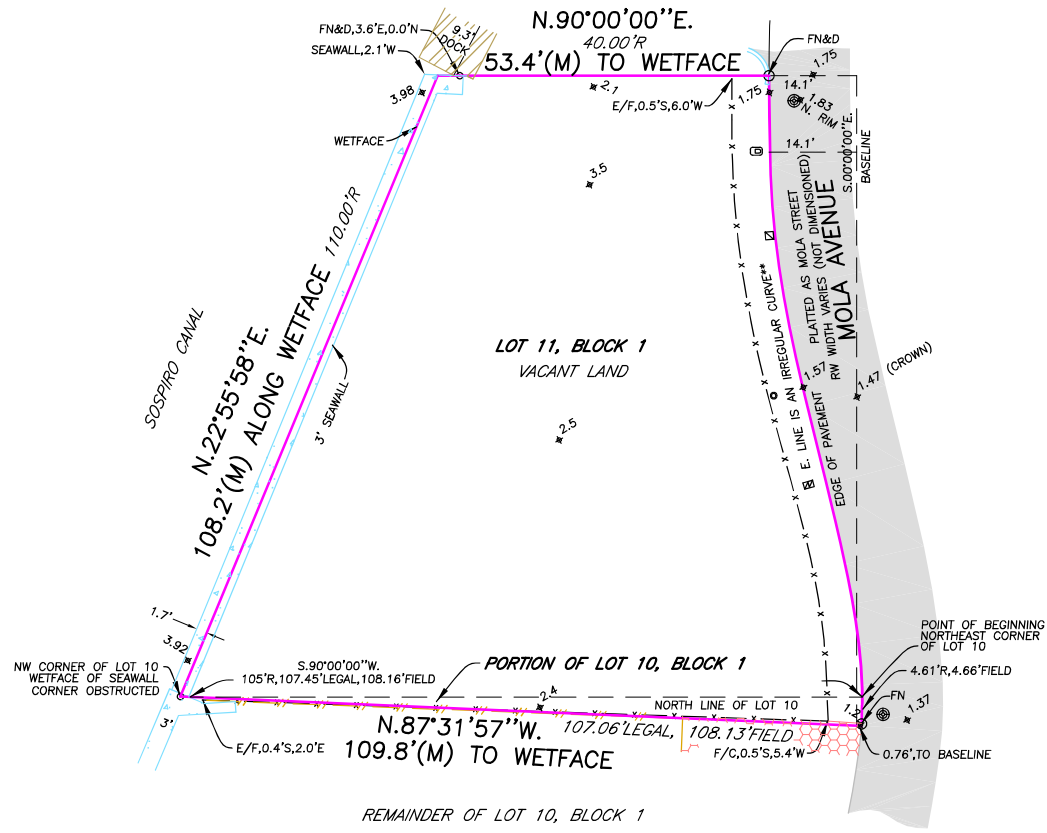
The hardship is a function of the unique property shape, the uniqueness of Mola Avenue, and the fact that the Property owner does not own the property on the other side of Mola Avenue.

- 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.

RESPONSE: This variance is the minimum variance that will allow a functional house to be built on the Property. The general purpose of setbacks is to protect neighboring property owners from intrusions on their property (side setbacks), to create rear yards and protect view corridors along the waterway (rear setbacks), and to take building massing off of the street (front setbacks).

The proposed plan for the Property meets the side and rear setback requirements. As stated above, Mola Avenue is unique and many of the houses along Mola Avenue are built within 5 feet of the pavement. While the general purpose of front setback requirements is acknowledged, the pattern of development on Mola Avenue over the past 100 years and various City/court determinations on Mola Avenue's treatment has rendered the concept of front setbacks on Mola Avenue moot.

The proposed variance, if granted, would not be incompatible with adjoining properties or the surrounding neighborhood, nor would it be detrimental to the public welfare. On the contrary – this variance would allow the pattern of development on Mola Avenue to continue as it has for over 100 years.



**W. PROPERTY LINE INDICATES FIELD OCCUPATION. PLAT DOES NOT SPECIFY CURVE GEOMETRY.

LEGAL DESCRIPTION

LOT 11, BLOCK 1, OF "VENICE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 10, BLOCK 1, OF SAID "VENICE", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 107.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE EASTERLY, A DISTANCE OF 107.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10;

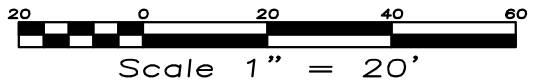
THENCE NORTHERLY ALONG THE SAID EAST LINE, A DISTANCE OF 4.61 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
Gomez & Gomez 2020 LLC

PROPERTY ADDRESS
423 MOLA AVENUE
FORT LAUDERDALE, FL 33301

BOUNDARY SURVEY
INVOICE # 40823
SURVEY DATE 06/23/25

FLOOD ZONE AE 7
MAP DATE 07/31/24
MAP NUMBER 125105 0557J



AMERICAN LAND TITLE ASSOCIATION COMMITMENT

COMMITMENT DATE: OCTOBER 18, 2024 AT 6:00 A.M.
PROPOSED INSURED GOMEZ & GOMEZ 2020 LLC
COMMITMENT NUMBER: 24-550775
ISSUING OFFICE FILE NUMBER: 24-1274DV

SCHEDULE BII

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment (NOT A SURVEY MATTER)
2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)
3. Standard Exceptions. (NOT A SURVEY MATTER)
4. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land (NOT A SURVEY MATTER)
5. Rights of claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)
6. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)
7. Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)
8. Restrictions, covenants, conditions, easements and other matters as contained on the plat of Venice, recorded in Plat Book 6, Page 4, of the Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
9. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's Control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas. (NOT A SURVEY MATTER)
10. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A. (NOT A SURVEY MATTER)
11. The nature, extent or existence of riparian rights or littoral rights is not insured. (NOT A SURVEY MATTER)
12. Notwithstanding the legal description in schedule a, this commitment/policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, and specifically excludes from coverage any seawall, bulkhead or dock structure extending outside the insured lot(s) into the abutting waterway. (NOT A SURVEY MATTER)
13. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system, or gas system servicing the land described herein. (as to the Owner's Policy Only) (NOT A SURVEY MATTER)

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

LEGEND

	GUY ANCHOR		FP&L BOX
	WATER METER		CATCH BASIN
	FIRE HYDRANT		CLEAN OUT
	CABLE BOX		MANHOLE
	ELECTRIC SERVICE		WELL
	POOL EQUIPMENT		WATER VALVE
	POWER/LIGHT POLE		
	SPRINKLER SYSTEM		
	CONTROL VALVE		

	CONCRETE/CHAT
	ASPHALT PAVEMENT
	BRICK/TILE PAVERS
	WOOD DECK/DOCK
	PROPERTY LINE
	CENTERLINE
	CONCRETE WALL
	METAL FENCE
	WOOD/PVC FENCE
	OVERHEAD WIRES
	ELEVATION

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BW	BENCHMARK
EW	EDGE OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PO	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

Digitally signed by Paul J. Stowell
Date: 2025.06.25 11:55:02 -0400

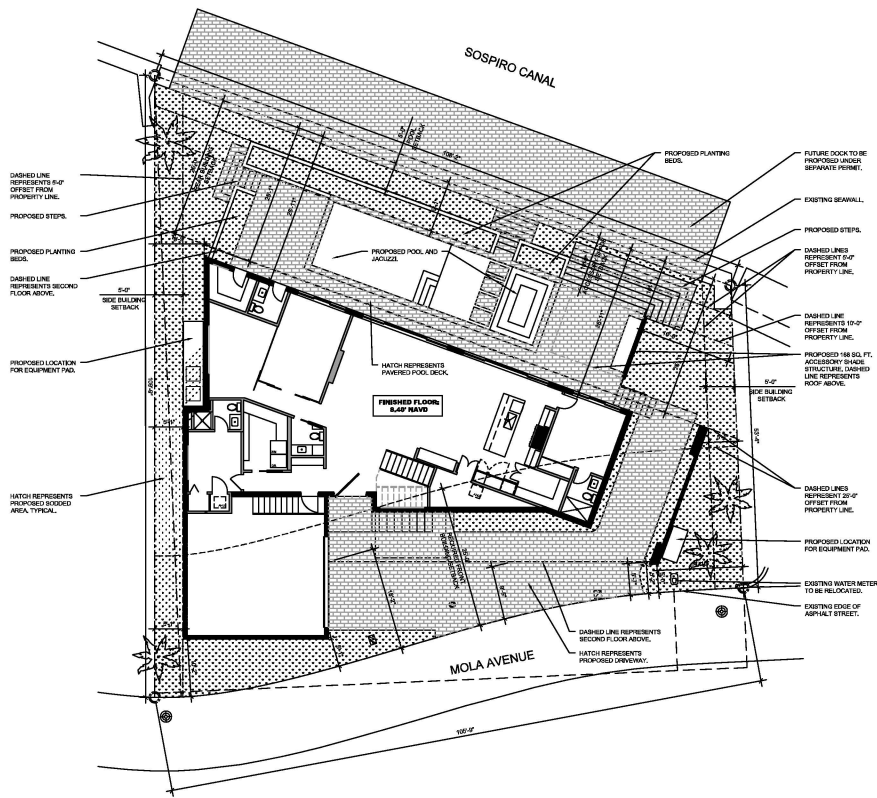
ATLANTIC COAST SURVEYING

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net

PROPERTY SETBACKS:	REQUIRED	PROVIDED
FRONT	20'-0"	5'-0"
REAR	20'-0"	20'-0"
SIDES	5'-0"	5'-0"

REFER TO AB-12 FOR DIAGRAM SHOWING PROPOSED ENCROACHMENT INTO THE 100' WIDE SETBACK.

REFER TO AB-18 FOR EXISTING AND PROPOSED PRELIMINARY SPOT ELEVATIONS.



1. SITE PLAN
SCALE: 1/8" = 1'-0"



michael
salus
architects

ADDRESS: 127 NW 80th Avenue
Fort Lauderdale, Florida 33304
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FAX: 954.307.2614
WWW: www.michael-salus.com

MICHAEL SALUS ARCHITECTS, LLC
ARCHITECT

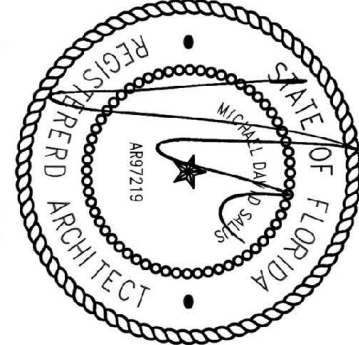


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ISSUE DATE: 07.01.23

SITE PLAN
AS-101



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AR07219

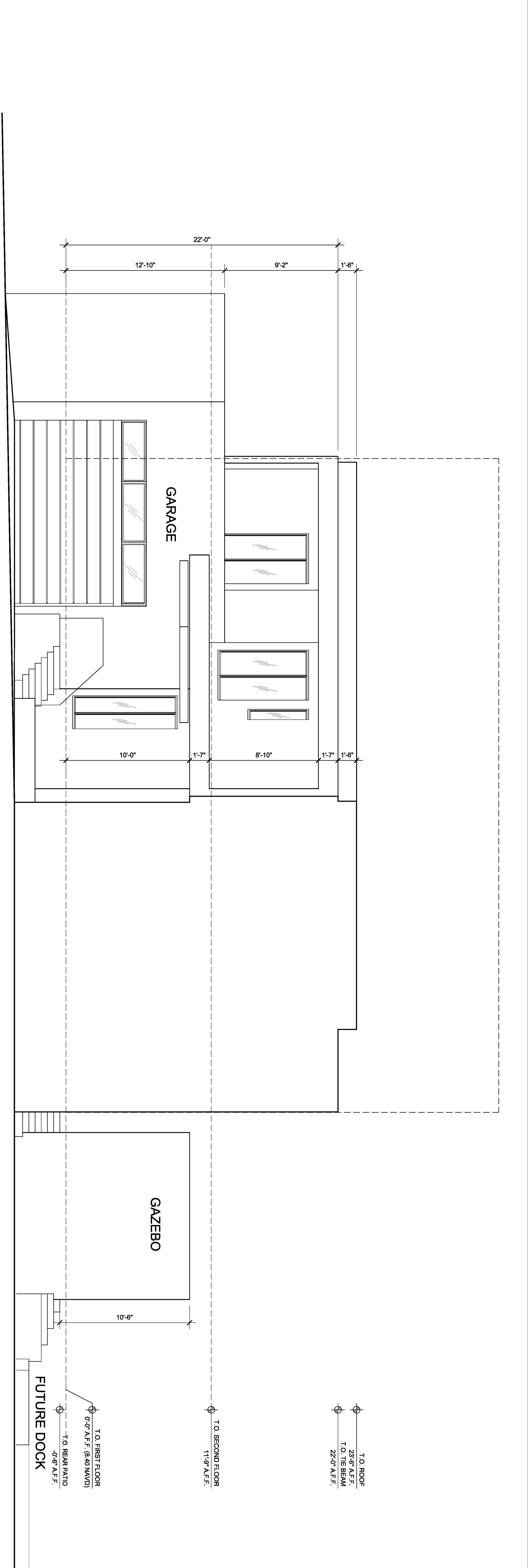
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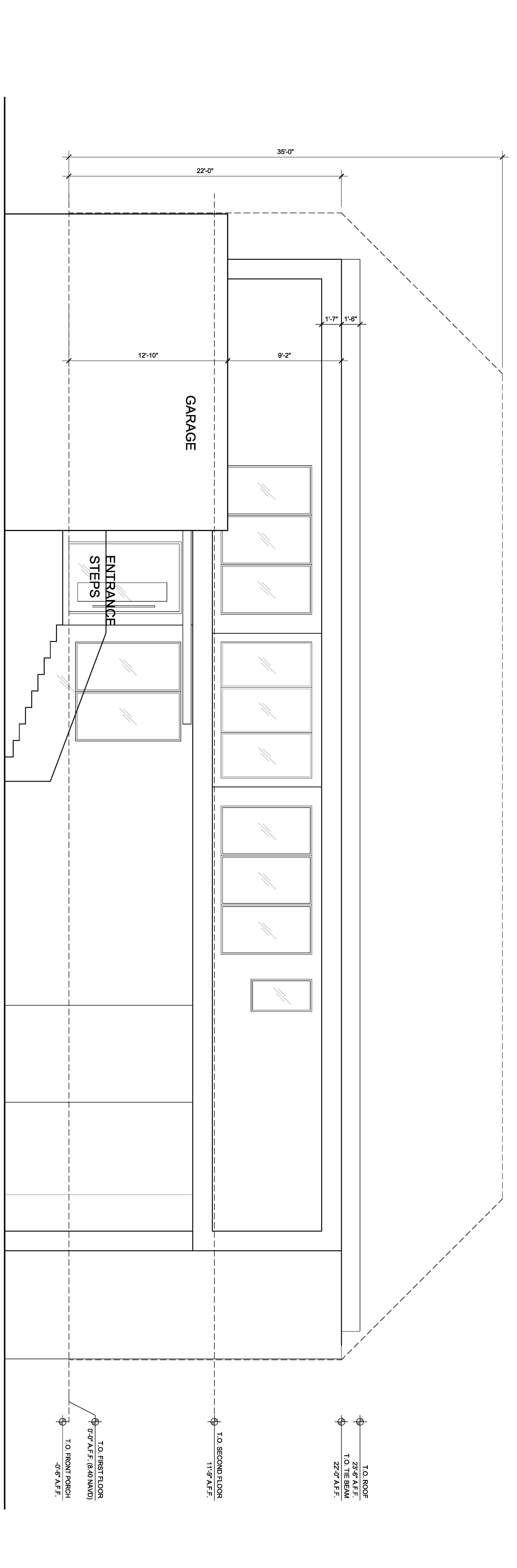
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BUILDING ELEVATIONS

A-201



2. SIDE BUILDING ELEVATION - NORTH EAST
SCALE: 1/4" = 1'-0"



1. FRONT BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0"



MICHAEL SALUS
AR97219

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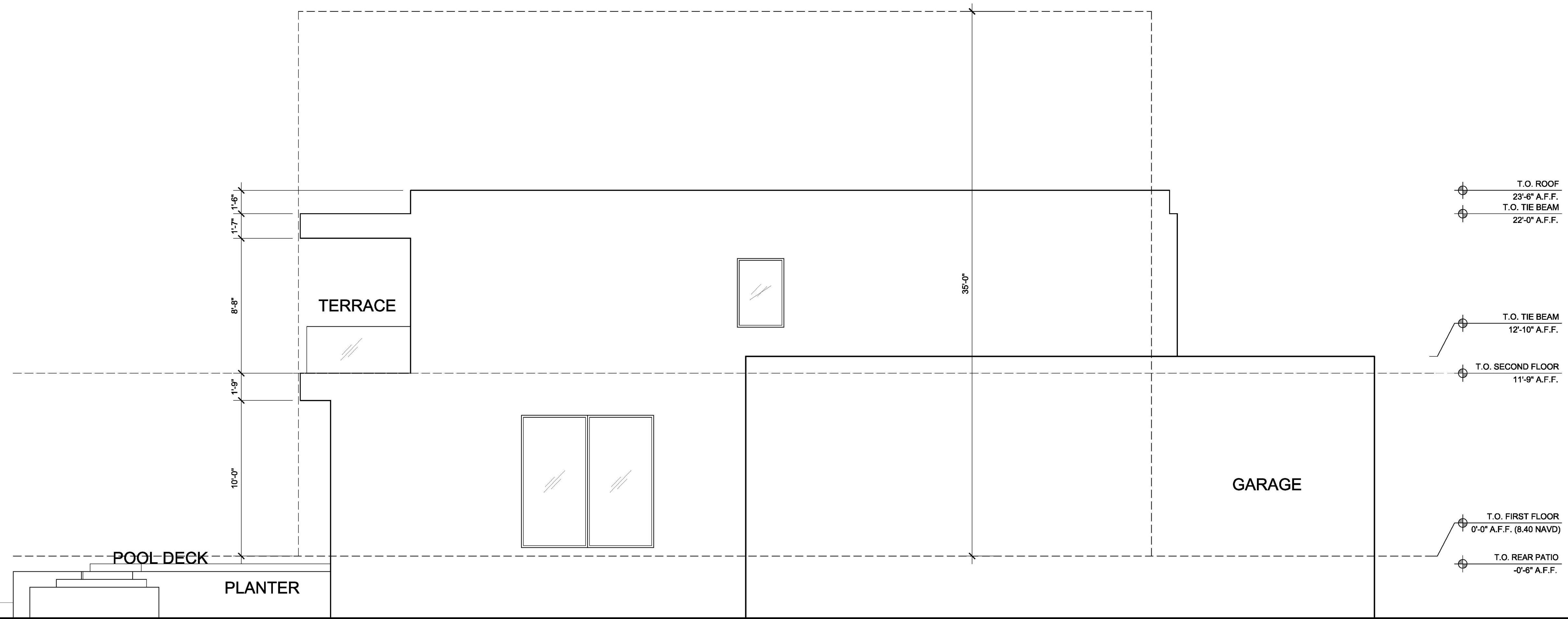
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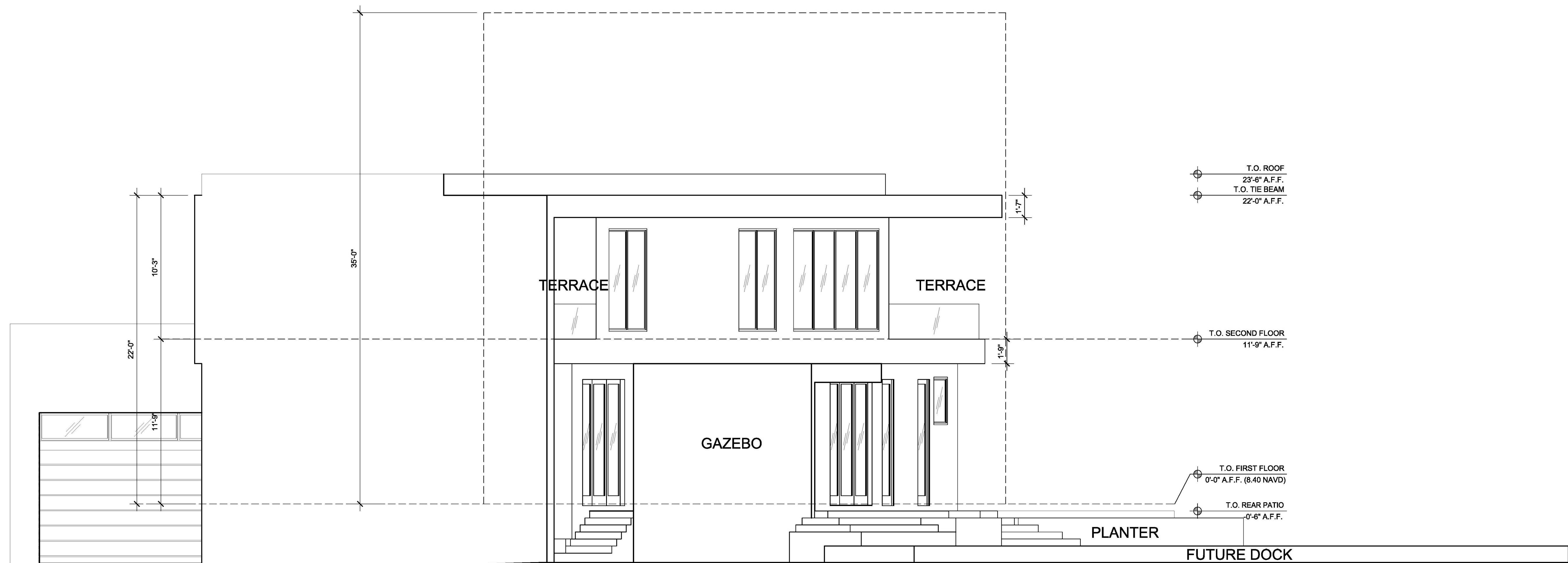
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**BUILDING
ELEVATIONS**

A-203



2. SIDE BUILDING ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



1. SIDE BUILDING ELEVATION - NORTH
SCALE: 1/4" = 1'-0"