



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: October 31<sup>st</sup>, 2025**

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

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

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<b>CASE:</b>	<b>PLN-BOA-25080004</b>
<b>OWNER:</b>	CAVALLARO, SANDY; CAVALLARO, SCOTT
<b>AGENT:</b>	ALEXA URUCUYO
<b>ADDRESS:</b>	5811 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33308.
<b>LEGAL DESCRIPTION:</b>	LOT 19, BLOCK 5A, LAKES ESTATES, ADDITION, ACCORDING TO TH EPLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec 47-19.2.P Freestanding shade structures</u></b>

- Requesting a variance to allow a freestanding shaded structure to be at a south side yard setback of 3.3 feet whereas the code requires a minimum setback of 5 feet side yard requirement, a total variance request of 1.3 feet As per the survey submitted, 10-01-2025.

To watch and listen to the Board of Adjustment Meeting:  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://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**

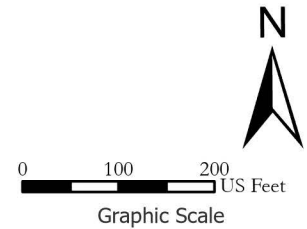
**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-25080004

**LEGEND**

-  Municipal Boundary
-  Subject Site



# PLN-BOA-25080004

## **Sec. 47-19.2.P. Freestanding shade structures**

*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.

# Record

Showing 1-19 of 19

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">BLD-SOL-25100106</a>	New roof mounted solar photovoltaic system 11.25...	Solar Permit	Structural Permit	0		5811		BAYVIEW	DR		Issued
<input type="checkbox"/>	<a href="#">ELE-SOL-25100051</a>	ELECTRICAL FOR BLD-SOL-25100106	Electrical Solar PV Permit	Electrical Permit	0		5811		BAYVIEW	DR		Issued
<input type="checkbox"/>	<a href="#">BLD-BDSP-25020453.D001</a>	dock	Engineering As-Built	Deferred Submittal (Electronic Document Submittal)	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PLN-BOA-25080004</a>	Request variance to reduce side setback from 5.6 ...	Pergola Side Setback Variance	Z- Board of Adjustment (BOA)	0		5811		BAYVIEW	DR		Open
<input type="checkbox"/>	<a href="#">BLD-ACC-25030191</a>	NEW PERGOLA - ALUMINUM 14X12	Accessory Structure Permit	Structural Permit	0		5811		BAYVIEW	DR		Issued
<input type="checkbox"/>	<a href="#">BLD-BDSP-25020453</a>	Seawall cap & dock	Boatlift-Dock-Seawall-Pile P..	Structural Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">ELE-RES-25020212</a>	Conduit for future electric on dock	Electrical Subpermit	Electrical Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PLB-MISC-24100157</a>	TUNNEL UNDER BUILDING TO REPLACE DRAIN LINES	Plumbing Miscellaneous Permit	Plumbing Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">BLD-ROOF-WT-24090008</a>	RE-ROOF METAL PANELS	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">BLD-BDSP-22060005</a>	NEW CONCRETE DOCK, AND PILINGS		Boatlift-Dock-Seawall-Pile Permit	0		5811		BAYVIEW	DR		Void
<input type="checkbox"/>	<a href="#">PLB-GAS-21020013</a>	INSTALL ABOVE GROUND 120 GALLON LP TANK AND LINES...		Plumbing Gas Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-18102452</a>	REPLC METER BASE AND MAIN DISCONNECT UPGRADE ~GRO...	REPLC METER BASE AND MAIN DI...	Electrical Services Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-13072315</a>	INSTALL 14X6 T&G PVC FENCE W/TWO 48 INCH X 6 ...	INSTALL 14X6 T&G PVC FENCE W...	Fence Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-10041288</a>	REPLACE A/C 4 TON 16 SEER 10 KW	REPLACE A/C 4 TON 16 SEER 10 KW	Mechanical HVAC Changeout Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-06043081</a>	screen enclosure for pool	screen enclosure for pool	Accessory Structure Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-03020594</a>	REROOF TILE 3300SF	REROOF TILE 3300SF	Re-Roof Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-00121886</a>	ORNATE WROUGHT IRON GATE (1) AND FENCE	ORNATE WROUGHT IRON GATE (1)...	Fence Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-00070428</a>	REPLACE GARAGE DOOR	REPLACE GARAGE DOOR	Window and Door Permit	0		5811		BAYVIEW	DR		Comple
<input type="checkbox"/>	<a href="#">PM-00052278</a>	REPLACE FRAMING AND DECKING ON EXISTING DOCK	REPLACE FRAMING AND DECKING ...	Boatlift-Dock-Seawall-Pile Permit	0		5811		BAYVIEW	DR		Comple



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: November 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25080004

### Sec 47-19.2.P Freestanding shade structures

- Requesting a variance to allow a freestanding shaded structure to be at a south side yard setback of 3.3 feet whereas the code requires a minimum setback of 5 feet side yard requirement, a total variance request of 1.3 feet  
As per the survey submitted, 10-01-2025.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)

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

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



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](mailto: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 type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(Before)</b>	\$2,332
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(After)</b>	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (Before)</b>	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (After)</b>	\$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.

<b>Case Number</b>	PLN-BOA-25080004
<b>Date of complete submittal</b>	9/11/2025
<b>NOTE:</b> For purpose of identification, the <b>PROPERTY OWNER</b> is the <b>APPLICANT</b>	
<b>Property Owner's Name</b>	SCOTT CAVALLARO <i>Sandy Suki Cavallaro</i>
<b>Property Owner's Signature</b>	<i>Sandy Suki Cavallaro</i> <small>If signed agent letter is provided, no signature is required on the application by the owner.</small>
<b>Address, City, State, Zip</b>	5811 BAYVIEW DRIVE FORT LAUDERDALE, FL 33308
<b>E-mail Address</b>	INFO@JMBUILDERSFL.COM
<b>Phone Number</b>	305-336-8780
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

<b>Applicant / Agent's Name</b>	ALEXA URQUIYO
<b>Applicant / Agent's Signature</b>	<i>Alexa Urquyo</i>
<b>Address, City, State, Zip</b>	27680 SW 135 AVENUE RD HOMESTEAD, FL 33032
<b>E-mail Address</b>	ALEXA@JMBUILDERSFL.COM
<b>Phone Number</b>	305-783-8638
<b>Agent Authorization Form Submitted</b>	<input checked="" type="checkbox"/>

<b>Include ANY Related code case/permit #</b>	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 5811 BAYVIEW DRIVE FORT LAUDERDALE, FL 33308
<b>Legal Description</b>	SEE SURVEY
<b>Tax ID Folio Numbers</b> <small>(For all parcels in development)</small>	494212060280
<b>Variance/Special Exception Request</b> <small>(Provide a brief description of your request)</small>	TO ADJUST SIDE SETBACK FROM 5 FT TO 3.3FT. TOTAL DIFFERENCE 1.7FT
<b>Applicable ULDR Sections</b> <small>(Include all code sections)</small>	47-19.2.P.

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

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front				
Side				
Side	W	REAR	5. FT	3. 3 FT
Rear				

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.

Sec Code: 47-19.2.P. TO REDUCE THE SIDE YARD SETBACK FROM 5FT TO 3.3FT - 1.7 FT DIFFERENCE

**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

The lot width and layout limit the placement of accessory structures. Strict compliance with the 5ft setback restricts the ability to build a functional pergola for outdoor use.

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:

The subject property dimensions and existing improvements create unique conditions not commonly found on other lots, making the 5ft setback difficult to meet.

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

Strict application would deny the owner reasonable outdoor living space for shade and recreation, consistent with neighboring properties. Immediate adjoining neighbors have provided letters of support for the pergola at 3.3 ft.

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

The hardship results from the lot's layout and conditions, not from any intentional disregard of code. The applicant is following the variance process to correct the discrepancy.

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.

The request to reduce the side yard setback from 5ft to 3.3ft is the minimum relief necessary for reasonable use of the pergola. The structure is compatible with adjoining properties, in harmony with the district intent and supported by neighbors ensuring no negative impact to the public welfare.

**AFFIDAVIT**: SCOTT Richard Cavallaro the Owner/Agent of said property ATTEST that I am aware of the following:

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

SC  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 1 day of October, 2025



ALEXA VALDES  
Notary Public, State of Florida  
My Comm. Expires 07/29/2025  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

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

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

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

Sec Code: 47-19.2.P. TO REDUCE THE SIDE YARD SETBACK FROM 5FT TO 3.3FT - 1.7 FT DIFFERENCE

**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

The lot width and layout limit the placement of accessory structures. Strict compliance with the 5ft setback restricts the ability to build a functional pergola for outdoor use.

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:

The subject property dimensions and existing improvements create unique conditions not commonly found on other lots, making the 5ft setback difficult to meet.

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

Strict application would deny the owner reasonable outdoor living space for shade and recreation, consistent with neighboring properties. Immediate adjoining neighbors have provided letters of support for the pergola at 3.3 ft.

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

The hardship results from the lot's layout and conditions, not from any intentional disregard of code. The applicant is following the variance process to correct the discrepancy.

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.

The request to reduce the side yard setback from 5ft to 3.3ft is the minimum relief necessary for reasonable use of the pergola. The structure is compatible with adjoining properties, in harmony with the district intent and supported by neighbors ensuring no negative impact to the public welfare.

**AFFIDAVIT:** Sandy Sulki Cavallaro the Owner/Agent of said property ATTEST that I am aware of the following:

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

Sandy Sulki Cavallaro  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 1 day of OCTOBER, 2025



**ALEXA VALDES**  
Notary Public, State of Florida  
My Comm. Expires 07/29/2029  
Commission No. HH 704270

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 3: Checklist for submittal and completeness:

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

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: \_\_\_\_\_
- 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. 19<sup>TH</sup> 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](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto: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".

**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. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, 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. \_\_\_\_\_(initial here)

\_\_\_\_\_  
**Affiant**

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

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**

## Page 5: Technical Specifications

### A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
  - Current use of property
  - Land Use designation
  - Zoning designation
  - Site area (sq. ft. and acres)
  - Setback table (required vs. provided)
  - Open space
8. Site Plan Features (graphically indicated)
  - Setbacks and building separations (dimensioned)
  - Project signage (if applicable)
  - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

### B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Nicole Shobel
<b>Property ID:</b> 494212060280	<b>Millage Code:</b> 0311	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> CAVALLARO, SANDY CAVALLARO, SCOTT	<b>Adj. Bldg. S.F.:</b> 2117	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 475 WILLIAMS RD WALLINGFORD, CT 06492	<b>Bldg Under Air S.F.:</b> 1797	<b>Zoning :</b> RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>Physical Address:</b> 5811 BAYVIEW DRIVE FORT LAUDERDALE, 33308-2832	<b>Effective Year:</b> 1980	<b>Abbr. Legal Des.:</b> LAKE ESTATES ADD 42-26 B LOT 19 BLK 5A
	<b>Year Built:</b> 1966	
	<b>Units/Beds/Baths:</b> 1 / 3 / 2	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$266,260	\$928,010	0	\$1,194,270	\$1,194,270	
2024	\$266,260	\$928,010	0	\$1,194,270	\$805,870	\$18,191.90
2023	\$266,260	\$1,155,850	0	\$1,422,110	\$732,610	\$19,044.26

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$1,194,270	\$1,194,270	\$1,194,270	\$1,194,270
Portability	0	0	0	0
Assessed / SOH	\$1,194,270	\$1,194,270	\$1,194,270	\$1,194,270
<b>Granny Flat</b>				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,194,270	\$1,194,270	\$1,194,270	\$1,194,270

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
03/14/2024	Warranty Deed Qualified Sale	\$1,150,000	119457947
07/14/2020	Warranty Deed Qualified Sale	\$624,200	116615010
03/14/2019	Quit Claim Deed Non-Sale Title Change	\$100	115701462
03/14/2019	Multi Final Judgment Dissolution of Marriage/Divorce		115715025

**LAND CALCULATIONS**

Unit Price	Units	Type
\$32.40	8,218	Square Foot

Date	Type	Price	Book/Page or Cin
10/15/1987	Warranty Deed	\$210,000	14881 / 645

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494212060020	01/09/2025	Warranty Deed	Qualified Sale	\$1,625,000	120011607	2771 NE 58 ST FORT LAUDERDALE, FL 33308
494212060070	08/23/2024	Warranty Deed	Qualified Sale	\$1,250,000	119760808	2721 NE 58 ST FORT LAUDERDALE, FL 33308
494212060320	07/22/2024	Warranty Deed	Qualified Sale	\$1,400,000	119709548	2720 NE 59 ST FORT LAUDERDALE, FL 33308
494212060150	06/17/2024	Warranty Deed	Qualified Sale	\$1,534,000	119662072	2840 NE 60 ST FORT LAUDERDALE, FL 33308
494212060520	05/30/2024	Warranty Deed	Qualified Sale	\$970,000	119609868	5950 NE 28 AVE FORT LAUDERDALE, FL 33308

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat I (F1)			<b>Mcnab Elementary</b> School: B <b>Pompano Beach Middle</b> School: C <b>Northeast High School: B</b>
Residential (R)						1.00			

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

Prepared by and return to:

James Avello  
Butler Title, LLC  
300 South Pine Island Road  
Suite 110  
Plantation, FL 33324  
(954) 616-8735  
File No 2024-3194

Parcel Identification No 494212-06-0280

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15 day of March, 2024 between Christopher Rotella, a single man, whose post office address is c/o Carl G. Santangelo, Esq., 3300 North Federal Highway, Suite 200, Fort Lauderdale, FL 33306, and Avanna Sahagian, a single woman, whose post office address is 3500 Galt Ocean Drive, Apt. 2415, Fort Lauderdale, Florida 33308, Grantors, to Scott Cavallaro and Sandy Cavallaro, husband and wife, whose post office address is 475 Williams Road, Wallingford, CT 06492, of the County of New Haven, State of Connecticut, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Lot 19, Block 5A, Lake Estates Addition, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 26, of the Public Records of Broward County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christopher Rotella  
Christopher Rotella

Janet K Ryan  
WITNESS 1  
PRINT NAME: JANET K. RYAN

Carl G Santangelo  
WITNESS 2  
PRINT NAME: CARL G. SANTANGELO

3300 N. Federal #200  
FT LAUD FL 33306  
WITNESS 1 ADDRESS

3300 N. Federal #200  
FT LAUD FL 33306  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 14 day of March, 2024, by Christopher Rotella.

Carl G Santangelo  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification  
Produced: \_\_\_\_\_



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Avanna Sahagian

[Signature]  
WITNESS 1  
PRINT NAME: Liliane Ciulla

[Signature]  
WITNESS 2  
PRINT NAME: Gina A Keeler

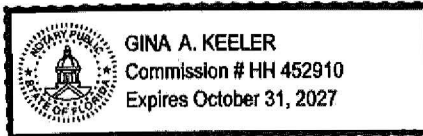
4025 N Federal Hwy 121B  
Oakland Park, FL 33308  
WITNESS 1 ADDRESS

7525 SW 8 Court  
North Lauderdale, FL 33068  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 14<sup>th</sup> day of March, 2024, by Avanna Sahagian.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known:  OR Produced Identification:   
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Sandy Sulki Cavallaro ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
property located at 5811 BAYVIEW DRIVE FORT LAUDERDALE, FL 33308 ("Property"), do hereby authorize  
[Print Property Address]  
Alexa Urayo ("Authorized Agent") to act as my agent regarding the submittal  
[Print First and Last Name of Agent]  
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all  
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and  
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special  
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to  
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding  
all issues related to my pending variance/special exception application. I understand and agree that, as the  
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception  
application, all required hearing appearances related to my variance/special exception application, and any  
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and  
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and  
agree, the City will mail or deliver all notices relating to my pending variance/special exception application to  
my property address, as listed on my variance/special exception application. I further understand and agree,  
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized  
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,  
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before  
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS  
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants,  
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from  
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes  
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,  
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the  
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my  
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
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Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. **\*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

[Signature]  
Witness Signature  
Jeffrey Martin  
Print Name  
October 1, 2025  
Date

[Signature]  
Signature - Owner/Authorized Individual  
Randy Sulki Cavallaro  
Print Name - Owner/ Authorized Individual  
owner  
Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of October, 2025, by Randy Sulki Cavallaro an individual who is personally known to me  or has produced Connecticut DL 067154337 as identification

[NOTARY SEAL]



ALEXA VALDES  
Notary Public, State of Florida  
My Comm. Expires 07/29/2029  
Commission No. HH 704270

[Signature]  
(Signature of Notary Public- State of Florida)  
7/29/2025  
My Commission Expires:  
Alexa Valdes  
Print, Type, or Stamp Commissioned Name of Notary Public)



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I scott richard Cavallaro ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
property located at 5811 BAYVIEW DRIVE FORT LAUDERDALE, FL 33308 ("Property"), do hereby authorize  
[Print Property Address]  
Alexa Urcuyo ("Authorized Agent") to act as my agent regarding the submittal  
[Print First and Last Name of Agent]  
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all  
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and  
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special  
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to  
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding  
all issues related to my pending variance/special exception application. I understand and agree that, as the  
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception  
application, all required hearing appearances related to my variance/special exception application, and any  
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and  
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and  
agree, the City will mail or deliver all notices relating to my pending variance/special exception application to  
my property address, as listed on my variance/special exception application. I further understand and agree,  
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized  
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,  
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before  
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS  
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants,  
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from  
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes  
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,  
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the  
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my  
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
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relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. **\*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

[Signature]  
Witness Signature  
Jeffrey Martin  
Print Name  
October 1, 2025  
Date

[Signature]  
Signature - Owner/Authorized Individual  
Scott Richard Cavallaro  
Print Name - Owner/ Authorized Individual  
owner  
Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Broward

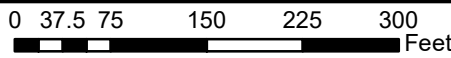
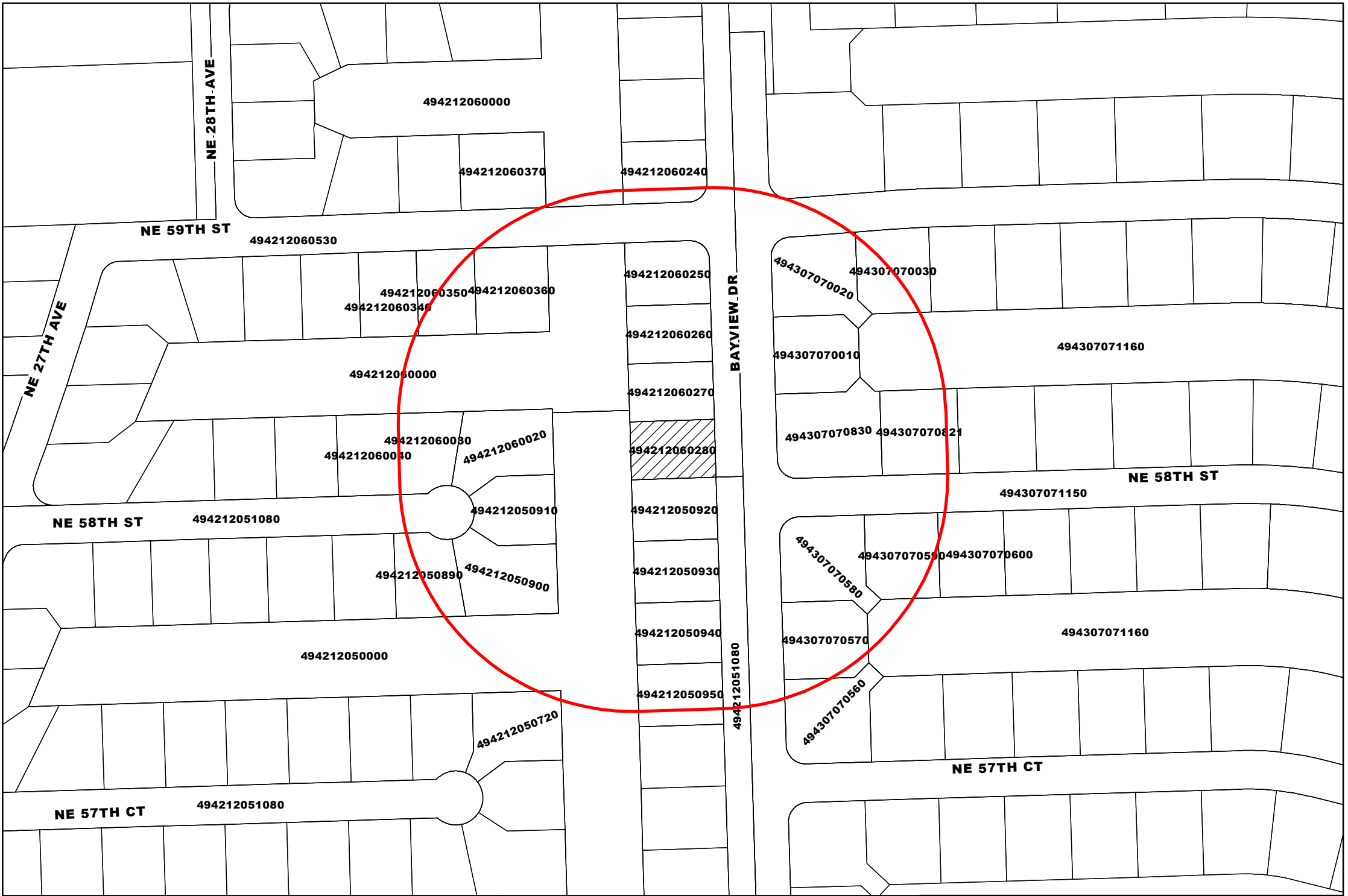
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of October, 2025, by \_\_\_\_\_, an individual who is personally known to me  or has produced connecticut 2360006953 as identification

[NOTARY SEAL]



ALEXA VALDES  
Notary Public, State of Florida  
My Comm. Expires 07/29/2029  
Commission No. HH 704270

[Signature]  
(Signature of Notary Public- State of Florida)  
7/29/2025  
My Commission Expires:  
Alexa Valdes  
Print, Type, or Stamp Commissioned Name of Notary Public)



**MARTY KIAR**  
**BROWARD COUNTY PROPERTY APPRAISER**



**5811 BAYVIEW DR**  
**DATE OF PRINT: 10/10/2025**

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_LI_1
494212050720	EGKB LLC		201 BUTTONWOOD DR	KEY BISCAYNE	FL 33149	KEY BISCAYNE FL33149	LAKE ESTATES 42-1 B	LOT 13 BLK 3
494212050890	MARTIN,JAMES C		2760 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES 42-1 B	LOT 8 BLK 4
494212050900	KOUSSA,SAMIR M	SAMIR KOUSSA REV TR	2770 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES 42-1 B	LOT 9 BLK 4
494212050910	DIAZ,JOSUE & NATALIA		2780 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES 42-1 B	LOT 10 BLK 4
494212050920	HILLS,JOHN MERRILL	JOHN MERRILL HILLS REV TR	5801 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES 42-1 B	LOT 12 BLK 5
494212050930	COOK,CHRISTIAN JAMES		5781 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES 42-1 B	LOT 13 BLK 5
494212050940	TREMBLAY,SYLVAIN	LAPOINTE,MARIE-CLAUDE	11 RUE ELGIN #503	*QUEBEC QC	CA G1R 0	*QUEBEC QC CAG1R 0	LAKE ESTATES 42-1 B	LOT 14 BLK 5
494212050950	VALAD,H MAX & LOREDANA		5761 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES 42-1 B	LOT 15 BLK 5
494212051080	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	LAKE ESTATES 42-1 B	AVENUES,STREETS AND COURTS
494212060020	TOM S PLATTEN LIV TR	PLATTEN,TOM S ETAL	201 GREENWAY RD	SALINA	KS 67401	SALINA KS67401	LAKE ESTATES ADD 42-26 B	LOT 11 BLK 4
494212060030	HERNANDEZ,NORA & WILLIAM		2761 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 12 BLK 4
494212060040	MANGANARO,ANDREA C & ANTHONY JR		2751 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 13 BLK 4
494212060240	BANKS,JOHN R	JOHN R BANKS REV TR	5901 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 15 BLK 5A
494212060250	HANNA,MARTIN L	MATVEEVA,MARINA	5841 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 16 BLK 5A
494212060260	ZIVAN,JACOB & BRURIA	JACOB ZIVAN & BRURIA ZIVAN TR	5831 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 17 BLK 5 A
494212060270	BALKANLI,BARIS		5821 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 18 BLK 5 A
494212060280	CAVALLARO,SANDY	CAVALLARO,SCOTT	475 WILLIAMS RD	WALLINGFORD	CT 06492	WALLINGFORD CT06492	LAKE ESTATES ADD 42-26 B	LOT 19 BLK 5A
494212060340	HALLER,HENRY W	HENRY W HALLER REV TR	2820 NE 59 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 6 BLK 6
494212060350	TOMASSO,KEIRON		3014 NE 49 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 7 BLK 6
494212060360	LOPEZ,LAZARO FRANCISCO H/E	LAZARO Y LOPEZ,MONA H/E ETAL	2840 NE 59 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 8 BLK 6
494212060370	EVANS,JOANNE DUKE	EVANS,THOMAS RICHARD SR	2831 NE 59 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	LAKE ESTATES ADD 42-26 B	LOT 1 BLK 6A
494212060530	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	LAKE ESTATES ADD 42-26 B	AVENUES,STREETS AND COURTS
494307070010	O'NEILL,KEVIN F	CHAN,WING CHUNG	5810 BAYVIEW DR.	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 1 BLK 9
494307070020	BENNETT,DAVID G & HELEN M		5820 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 2 BLK 9
494307070030	PEIRSON,NICHOLAS D		3010 NE 59 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 3 BLK 9
494307070560	LEWIS,MARY	LEWIS,MARY	3001 NE 57 CT	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 25 BLK 10
494307070570	HOOK,GREGORY CHARLES	HOOK,DELIA GLASER	5740 BAYVIEW DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 26 BLK 10
494307070580	GREAVES-HOLMES,WANDA		5100 LORRAINE DR	FRISCO	TX 75034	FRISCO TX75034	THE LANDINGS SECOND SEC 56-37 B	LOT 27 BLK 10
494307070590	ALVAREZ,EDWARD	HOOK,CHARLES H JR	3010 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 28 BLK 10
494307070600	RAJACIC FAM TR	PEILIKER,CINDY TRSTEE	3020 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 29 BLK 10
494307070821	CUELLO,MARISOL	HIDALGO,HECTOR	3015 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 51 W 40,52 E 60 BLK 10
494307070830	COOL,KATHLEEN A	KATHLEEN A COOL REV TR	3001 NE 58 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	THE LANDINGS SECOND SEC 56-37 B	LOT 52 LESS E 60,53 BLK 10
494307071150	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	THE LANDINGS SECOND SEC 56-37 B	THOROUGHFARES DEDICATED TO
494307071160	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	THE LANDINGS SECOND SEC 56-37 B	WATERWAYS DEDICATED TO PUBLIC











# NARRATIVE

September 11<sup>th</sup>, 2025

City of Fort Lauderdale  
Board of Adjustment  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Variance Request – 5811 Bayview Drive, Fort Lauderdale, FL 33308

Dear Board Members,

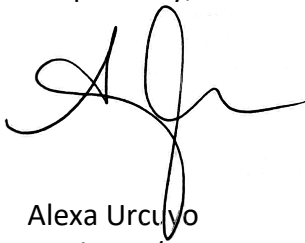
I respectfully submit this request for a variance to reduce the required side yard setback from 5 feet to 3.3 feet in order to allow an existing pergola located in the rear yard of the property. An adjustment of 1.7 feet. Section Code: 47-19.2.P.

The pergola is a permitted accessory use within the RS-8 zoning district and was constructed under permit; however, due to lot configuration and placement, the structure was built at 3.3 feet from the side property line instead of the required 5 feet. This variance represents the minimum relief necessary to provide functional outdoor shade and living space while maintaining compatibility with the intent of the ULDR.

The variance will not adversely impact adjoining properties or the neighborhood. In fact, immediate neighbors most affected by the setback reduction have provided letters of support and no objection to the request. The pergola is consistent with the character of surrounding residential properties and will not be detrimental to the public welfare.

Thank you for your consideration of this application. I look forward to presenting this request to the Board and am happy to provide any additional documentation you may require.

Respectfully,

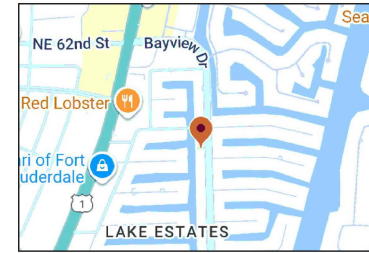
A handwritten signature in black ink, appearing to read 'Alexa Urcuyo', with a stylized flourish at the end.

Alexa Urcuyo  
Applicant/Agent  
305-783-8638  
Alexa@jmbuildersfl.com

**LEGAL DESCRIPTION**

LOT 19, BLOCK 5A, LAKE ESTATES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

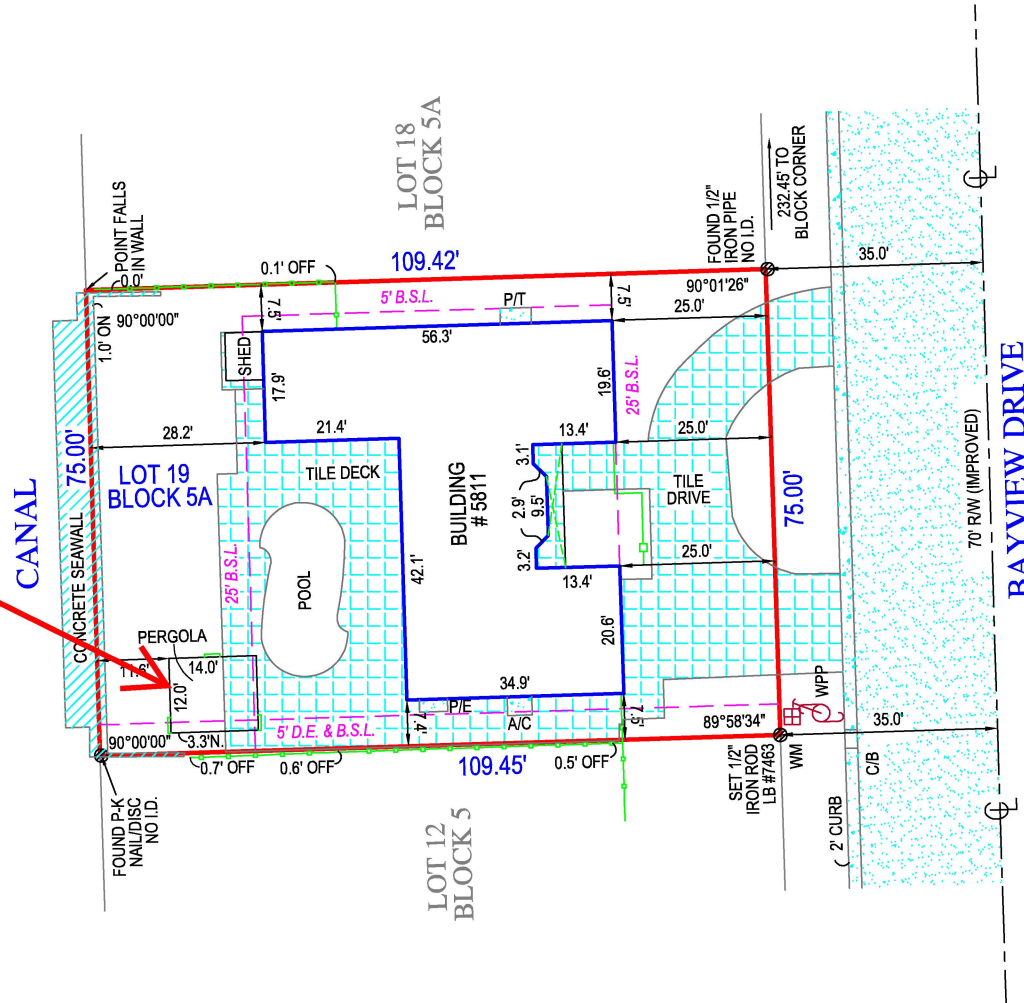
Flood Zone: AE/X  
 Community Number: 125105  
 Panel: 12011C0378  
 Suffix: J  
 FIRM Date: 07/31/2024  
 Base Flood Elevation: 6



VICINITY MAP  
 NOT TO SCALE

PERGOLA LOCATION 12X14  
 SCOPE OF WORK: NEW ALUMINUM

**SITE PLAN**



- NOTES:**
- LEGAL DESCRIPTION PROVIDE BY CLIENT
  - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
  - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
  - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
  - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

ORIGINAL FIELD WORK COMPLETED BY  
 TARGET SURVEYING, LLC.  
 SURVEY # 619932

DATE OF FIELD WORK: 09/03/2025  
 DATE OF MAP: 09/09/2025

**LEGEND**

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- R/W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- AND
- N. NUMBER
- Δ. DELTA OR CENTRAL ANGLE
- C. CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**David Cutler**  
 Digitally signed by David Cutler  
 Date: 2025.10.01 13:20:53 -0400  
**(SIGNED)**

**DAVID G CUTLER**  
 PROFESSIONAL SURVEYOR AND MAPPER #5593

BOUNDARY SURVEY OF  
 5811 BAYVIEW DRIVE  
 FORT LAUDERDALE, FL 33308  
 PREPARED FOR  
 LUIS SOSA

C-708732  
 09/03/2025  
 1"=20'  
 1 of 1

6250 N. MILITARY TRAIL  
 SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.net

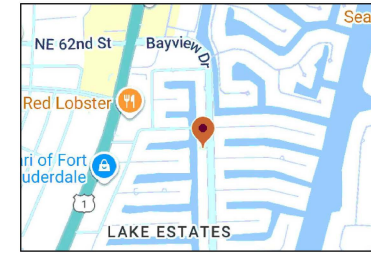
**COMPASS SURVEYING**

PHONE: 561.640.4800 FAX: 561.640.0576  
 L.B. 7463

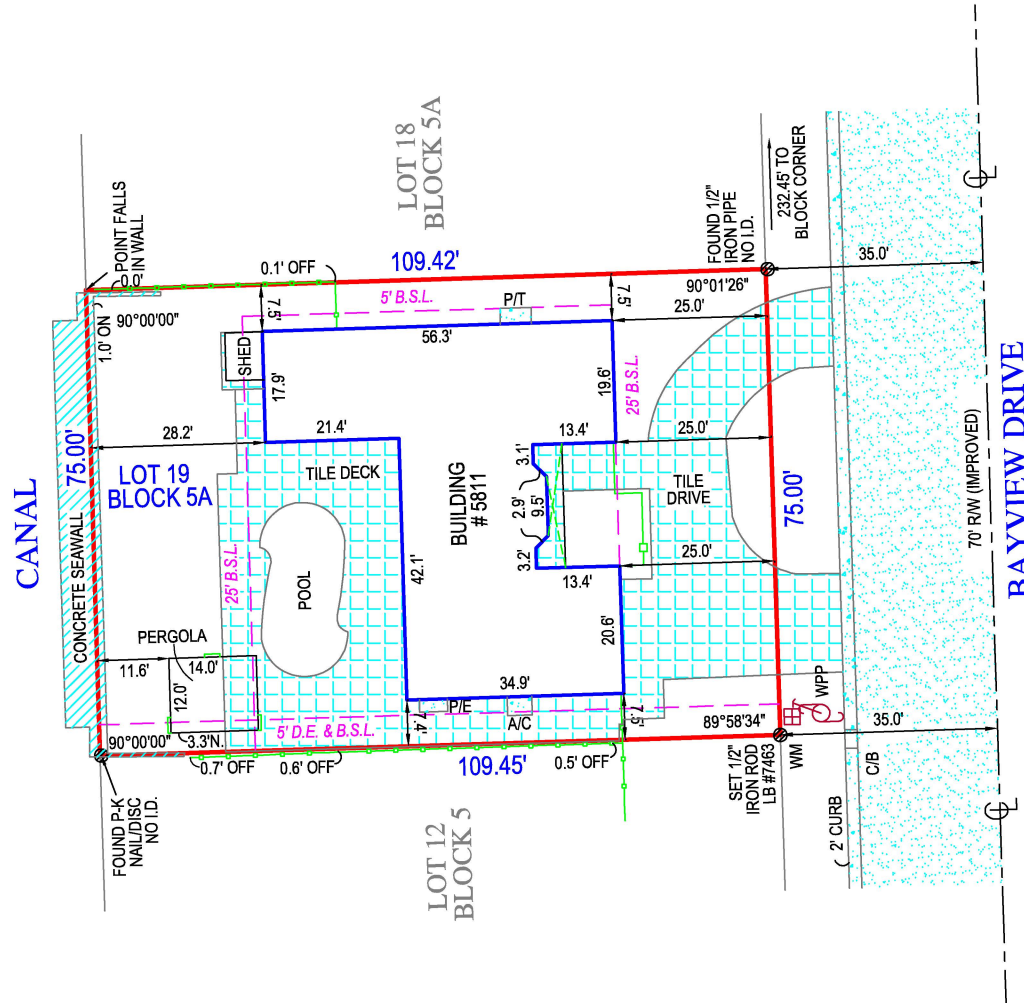
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 Community Number: 125105  
 Panel: 12011C0378  
 Suffix: J  
 FIRM Date: 07/31/2024  
 Base Flood Elevation: 6



VICINITY MAP  
 NOT TO SCALE



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