



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-25100002
OWNER:	RP 414 LLC
AGENT:	HOPE CALHOUN, ESQ
ADDRESS:	414 ROYAL PLAZA DR, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	LOT 8 AND THE SOUTH 25 FEET OF LOT 7, STILWELL ISLES BLOCK NO.2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE (S) 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-19.2.P. Freestanding shade structures</u>

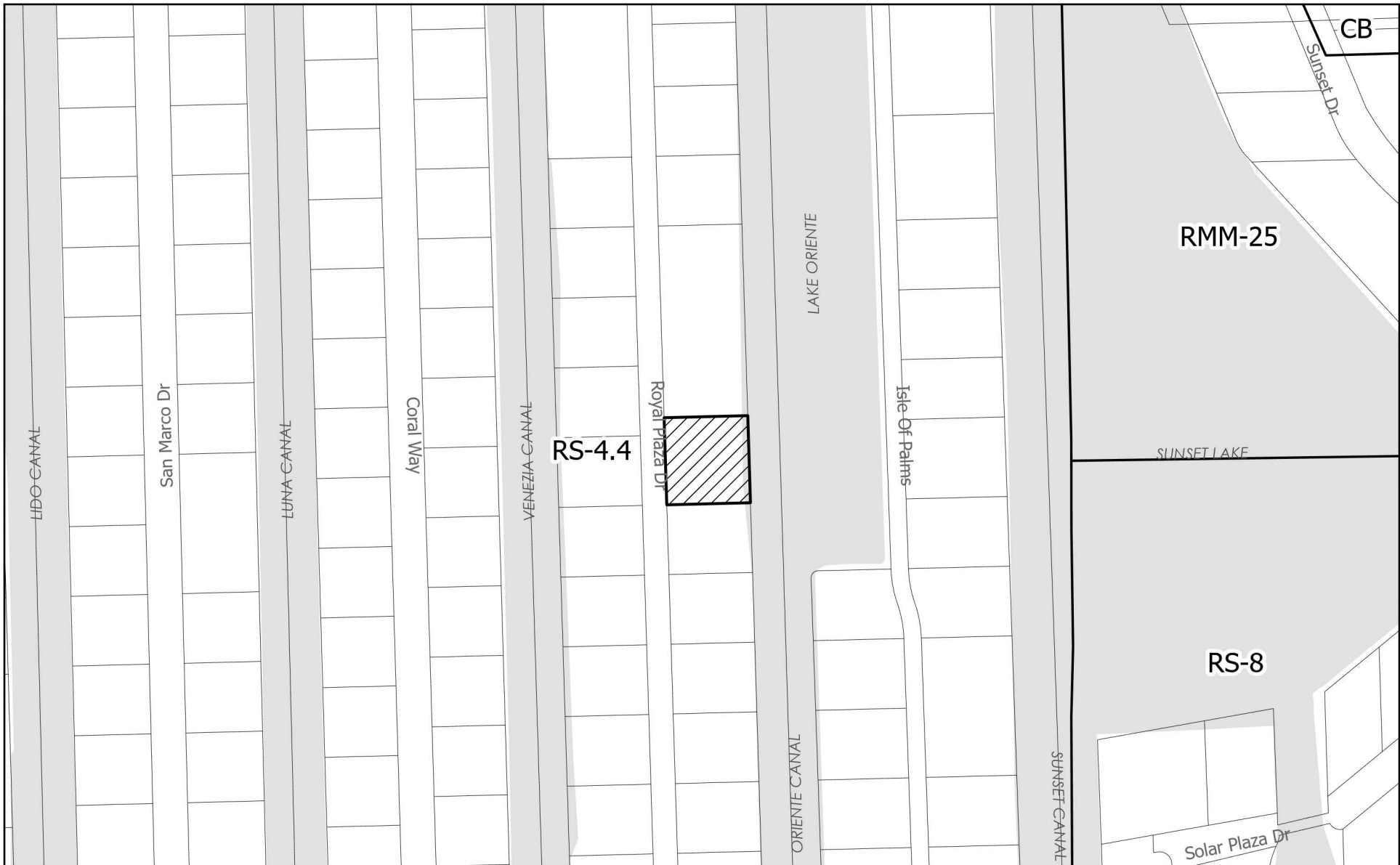
- Requesting a variance to allow a freestanding structure at rear yard setback of 3.5 feet whereas the code requires a minimum setback of 10 feet a total variance request of 6.5 feet.
- Requesting a variance to allow a freestanding shaded structure to be enclosed on one side whereas the code requires Freestanding shade structures shall be open on all sides.

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

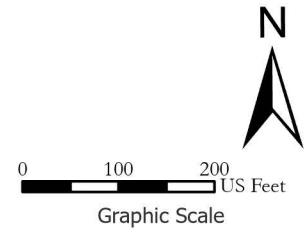
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-25100002

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-25100002

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

Menu **Refine Search** **New** **GIS** **Create a Set** **Reports** **Help** My Filters --Select-- Module **Planning**

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<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-25100002	Variance from ULDR Sec. 47-19.3.P to reduce the m...	414 ROYAL PLAZA DRIVE	Z- Board of Adjustment (BOA)	0		414		ROYAL PLAZA	DR		Open
<input type="checkbox"/>	BE25100070	GROUP 2 SILT MONITORING CASE		Building Code Case	0	Mary Rich	414		ROYAL PLAZA	DR		Open
<input type="checkbox"/>	BLD-VOID-25090169	Void Request - ROW Pavers	ROW-PAV-24040008	Permit Void Request	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.1001		Miscellaneous	Inspection Document Submittal	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D010	New SFR - Final Survey		Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Awaitir
<input type="checkbox"/>	BLD-RNC-23120020.D009	New SFR - Final Elevation Certificate	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-VOID-25080141	Void request for pool auto fill not installed	PLB-GEN-24070227	Permit Void Request	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	MEC-RES-24020120.R003	Mechanical Revision - updated outside unit model ...	MEC-RES-24020120	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RPSF-24020214.R001	Remove auto fill from new pool	BLD-RPSF-24020214	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	TMP-INSPDOC-25080012			Inspection Document Submittal	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-VOID-25070159	Void request for pool auto fill	PLB-GEN-24070227	Permit Void Request	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D008	New SFR - Garage Door NOA submittal	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D007	Deferred Submittal - Garage Door NOAs	Document Type: Permit Appl...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	BLD-RNC-23120020.R004	New SFR - As Built Energy Calcs revision	BLD-RNC-23120020	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D006	New SFR - Stair shop drawings submittal	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.R003	New SFR - structural pile revisioni	BLD-RNC-23120020	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D005	New SFR - Pile log submittal	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-COC-25040129	PRE-ISSUANCE	PLB-GEN-24020205	Change of Contractor (Online Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BE25040073	DIRT/SEDIMENT ON ROADWAY AND TRAILER PARKED IN TH...		Building Code Case	0	Katie Williams	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	BLD-RNC-23120020.R002	New SFR - Revision for morning bar, bathroom relo...	BLD-RNC-23120020	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	MEC-RES-24020120.R002	New SFR - Mechanical As Built Revision	MEC-RES-24020120	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-ROOF-WT-25020058.R001	revising diagram to remove balcony on on section B	BLD-ROOF-WT-25020058	Plan Revision (WalkThru Permits ONLY)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.R001	New SFR - Mechanical As Built Revision	BLD-RNC-23120020	Plan Revision	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	MEC-RES-24020120.R001	New SFR - Mechanical As Built Revisiohn	MEC-RES-24020120	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-BDSP-24110255.R001	Seawall & Dock	BLD-BDSP-24110255	Plan Revision	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-ROOF-WT-25020058	REROOF FLAT-TPO	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	PLB-RES-25010364	Plumbing for Dock	Plumbing Subpermit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	ELE-RES-25010319	Electrical for Dock	Electrical Subpermit	Electrical Permit	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	CE25010579	NEIGHBOR STATES CONSTRUCTION COMPANY WORKERS PARK...		Code Case	0	Paulette DelGr...	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	CE25010030	GROUP 2 SILT MONITORING CASES 2025	GROUP 2 SILT MONITORING CASE...	Code Case	0	Katie Williams	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	BLD-BDSP-24110255	Seawall Cap & Dock	Boatlift-Dock-Seawall-Pile P...	Structural Permit	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D004	New SFR - NOA Deferred Submittal	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BE24100129	SEDIMENT/DIRT ON ROADWAY		Building Code Case	0	Katie Williams	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	TAM-MOT-24100053	414 ROYAL PLAZA DR-PEOPLES GAS SYSTEM	ROW-UF-24090014	Maintenance of Traffic Application	0	Mario Huayamave	414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D003	New SFR - Current Elev Certificate	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D002	New SFR - Spot Survey	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-RNC-23120020.D001	New SFR - Shoring Plans Deferred Submittal	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	BLD-COC-24080043		PLB-GEN-24020304	Change of Contractor (PRE-ISSUANCE ONLY)	0		414		ROYAL PLAZA	DR		Compl
<input type="checkbox"/>	PLB-GEN-24070227	Auto fill permit app for new pool BLD- RPSF-24020214	Plumbing Subpermit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	PLB-RES-24070206	PIPING FOR BLD-RPSF-24020214	Plumbing Subpermit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Compl

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **Reports** **Help** My Filters --Select-- Module **Planning**

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<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"/>	BLD-COC-24070087		PLB-GEN-24020220	Change of Contractor (PRE-ISSUANCE ONLY)	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BLD-RPAV-24070343	ONSITE PAVING FOR BLD-RNC-23120020	Paving Permit	Structural Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BLD-FEN-24070324	New Privacy fence for BLD-RNC-23120020	Fence Permit	Structural Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BLD-COC-24070079		ELE-GEN-24040397	Change of Contractor (PRE-ISSUANCE ONLY)	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BLD-COC-24070078		ELE-GEN-24010049	Change of Contractor (PRE-ISSUANCE ONLY)	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BLD-COC-24070074		PLB-RES-24020305	Change of Contractor (PRE-ISSUANCE ONLY)	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	ELE-POOL-24040397	Electrical for BLD-RPSF-24020214	Electrical Pool-Spa-Fountain...	Electrical Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	ROW-PAV-24040008	ROW Pavers for BLD-RNC-23120020	414 Royal Plaza Dr	ROW Paving Permit	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	ROW-LAND-24040006	ROW landscaping for BLD-RNC-23120020	414 Royal Plaza Dr	ROW Landscaping Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	CE24031051	GROUP 2 SILT MONITORING CASES 2024		Code Case	0	Katie Williams	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	BE24030168	ACTIVE CONSTRUCTION- NEIGHBOR STATES BANGING GOIN...		Building Code Case	0	Katie Williams	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	ELE-SERV-24030321	Temp elec pole for new SFR construction	Electrical Services Permit	Electrical Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BE24020185	PER COMPLAINT CASE - BE24020177 24-11(d) - CITA...	CITATION	Building Code Case	0	Linda Holloway	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	BE24020177	The demo company has vacated the property 3 weeks...	CITATION	Building Code Case	0	Linda Holloway	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	PLB-RES-24020305	PLUMBING FOR NEW SFR.	Plumbing Subpermit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PLB-RES-24020304	STORM DRAINAGE FOR BLD-RNC-23120020	Plumbing Subpermit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PLB-GAS-24020220	GAS FOR SFR construction	Plumbing Gas Permit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	MEC-RES-24020120	MECHANICAL WORK FOR SFR BLD-RNC-23120020	Mechanical Subpermit	Mechanical Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	LND-TREE-24020070	New SFR- Total replacement to be 45 caliper inche...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PLB-IRR-24020205	IRRIGATION FOR BLD-RNC-23120020	Plumbing Irrigation Permit	Plumbing Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	ELE-GEN-24020227	New SFR construction	Electrical Subpermit	Electrical Permit	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	BLD-ACC-24020457	CONSTRUCTION OF OPEN STRUCTURE	Accessory Structure Permit	Structural Permit	0		414		ROYAL PLAZA	DR		Issued
<input type="checkbox"/>	BLD-RPSF-24020214	New Pool & Spa	Pool-Spa-Fountain Permit	Structural Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BE24010119	ACTIVE CONSTRUCTION SITE- ENORMOUS CLOUD DUST COV...		Building Code Case	0	Linda Holloway	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	LND-INST-24010004	Landscape install for BLD-RNC-23120020	414 Royal Plaza Dr	Landscape Installation Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	ELE-RES-24010049	Electrical for BLD-RNC-23120020	Electrical Subpermit	Electrical Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	BE24010015	ACTIVE DEMOLITION SITE- DUST FROM CONCRETE IS FLO...		Building Code Case	0	Linda Holloway	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	BLD-RNC-23120020	SINGLE FAMILY RESIDENCE: 3 STORY 6 BED 7 1/2 BATH ...	414 Royal Plaza Dr	Residential New Construction Permit	0		414		ROYAL PLAZA	DR		Issued
<input type="checkbox"/>	BLD-RDEM-23120010	Total Demo	414 Royal Plaza Dr	Residential Demolition Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PLB-SEW-23120004	Sewer Cap	414 Royal Plaza Dr	Plumbing Sewer Cap Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	TAM-MOT-23100015	414 ROYAL PLAZA DR - PEOPLES GAS SERVICES	ENG-UF-23090012	Maintenance of Traffic Application	0	FRANCYNEW	414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	CE23010507	LARGE VESSEL ENCROACHING ON RIGHT OF WAY		Code Case	0	MANUELG	414		ROYAL PLAZA	DR		Closed
<input type="checkbox"/>	BLD-WIN-20120051	REPLACE 6 WINDOWS WITH IMPACT	REPLACE 6 WINDOWS WITH IMPACT	Window and Door Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-18120234	TREE REMOVAL ~Total replacement 6 caliper inches ...	TREE REMOVAL	Landscape Tree Removal-Relocation Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-17121119	REPLACE 2 EXISITING FRENCH DOORS W/ IMPACT	REPLACE 2 EXISITING FRENCH D...	Window and Door Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-15061271	BACKFLOW INSTALL	BACKFLOW INSTALL	Plumbing Backflow Installation Permit	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	PM-09040330	on & off site driveway pavers ~ ~ ~EXPEDITED ...	on & off site driveway pavers	Residential Paving Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-09021784	IRRIGATION SYSTEM	IRRIGATION SYSTEM	Plumbing Irrigation Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-09021786	NATURAL GAS PIPING FOR GENERATOR HOOK UP	NATURAL GAS PIPING FOR GENER...	Plumbing Gas Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-08110634	INSTALL NEW GENERATOR FOR NEW SFR BP04021845 ~B...	INSTALL NEW GENERATOR FOR NE...	Generator Permit	0		414		ROYAL PLAZA	DR		Complete

Record

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<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"/>	PM-08030378	WATER SOFTNER ~CHANGE OF QUALIFIER 8/11/09	WATER SOFTNER	Plumbing Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-07120121	Thirty day temp	Thirty day temp	Electrical Temporary Pole	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-06110950	INSTALL NEW FLAT ROOF 3900 SF NEW SFR BP 04021845	INSTALL NEW FLAT ROOF 3900 S...	Re-Roof Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-06103083	install audio/video tv phone cctv security bp ~04...	install audio/video tv phone...	Electrical Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-06081851	INSTALL 1.25" DOM & 1" IRRIG WTR MTR FOR SFR	INSTALL 1.25" DOM & 1" IRRIG...	Plumbing Meter Install Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-06060745	new construction, metal roof : 4331 sq feet	new construction, metal roof...	Re-Roof Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-06010767	REPLACE EXISTING DOCK / Sub permit of 04021845	REPLACE EXISTING DOCK / Sub ...	Boatlift-Dock-Seawall-Pile Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-05072025	REMOVAL OF ONE 45'ROYAL PALM FRONTAGE OF SITE.	REMOVAL OF ONE 45'ROYAL PALM...	Landscape Tree Removal-Relocation Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-05012387	BURGLAR ALARM CCTV	BURGLAR ALARM CCTV	Electrical Burglar Alarm	0		414		ROYAL PLAZA	DR		Void
<input type="checkbox"/>	PM-04091191	ELECT FOR NEW SFR BP 04021845 ~ ~ ~see attachment	ELECT FOR NEW SFR BP 04021845	Electrical Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04082059	INST TWO 4TON & TWO 5TON AC BP#04021845	INST TWO 4TON & TWO 5TON AC ...	Mechanical HVAC New Install Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04051337	POOL ELECTRIC CHG OF CONT 7-13-9 ~12/19/07 chan...	POOL ELECTRIC CHG OF CONT ...	Electrical Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04051335	POOL PIPING	POOL PIPING	Plumbing Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04051333	NEW POOL SFR	NEW POOL SFR	Residential Pool-Spa-Fountain Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04042661	ONE INCH DOMESTIC WATER METER	ONE INCH DOMESTIC WATER METER	Plumbing Meter Install Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04041849	PLUMBING FOR NEW SFR BP#04021845	PLUMBING FOR NEW SFR BP#0402...	Plumbing Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04041835	TEMP POLE FOR CONSTRUCTION BP 04021847	TEMP POLE FOR CONSTRUCTION B...	Electrical Residential Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04021847	BELOW GRADE FOR SFR 5558SF	BELOW GRADE FOR SFR 5558SF	Phase Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04021845	NEW 3 STORY SFR 5 BED/7 BATH 3 CAR GARAGE ~SIGNED...	NEW 3 STORY SFR 5 BED/7 BATH...	Residential New Construction Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04012212	TOTAL DEMO 2STORY CBS/WOOD HOUSE 2000SF	TOTAL DEMO 2STORY CBS/WOOD H...	Residential Demolition Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-04011410	CAP OFF SEWER & WATER AND INSTALL HOSE BIBB	CAP OFF SEWER & WATER AND IN...	Plumbing Sewer Cap Permit	0		414		ROYAL PLAZA	DR		Complete
<input type="checkbox"/>	PM-03121306	NEW SEAWALL 125LF ~4-1-04 REVISE	NEW SEAWALL 125LF	Boatlift-Dock-Seawall-Pile Permit	0		414		ROYAL PLAZA	DR		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: November 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25100002

Sec. 47-19.2.P. Freestanding shade structures

- Requesting a variance to allow a freestanding structure at rear yard setback of 3.5 feet whereas the code requires a minimum setback of 10 feet a total variance request of 6.5 feet.
- Requesting a variance to allow a freestanding shaded structure to be enclosed on one side whereas the code requires Freestanding shade structures shall be open on all sides.

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:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

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

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25100002

APPLICANT: RP 414 LLC

PROPERTY: 414 ROYAL PLAZA DRIVE FORT LAUDERDALE, 33301

PUBLIC HEARING DATE: November 12th, 2025

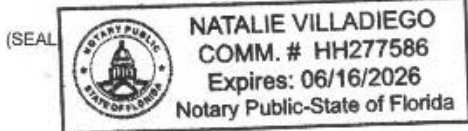
BEFORE ME, the undersigned authority, personally appeared Hope Calhoun, Miskel Backman, LLP, who upon being duly sworn and cautioned, under oath deposes and says:

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. HC (Initial here)

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29th day of October, 2025



[Signature]
 NOTARY PUBLIC Natalie Villadiego
 MY COMMISSION EXPIRES: 06/16/2026

CITY OF NORFOLK
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: November 15, 2022 TIME: 6:00 P.M. CASE: 21B-928-2E10002

Item 21B-928-2E10002-001-001

- Requesting a variance to provide a proposed structure of size and setback of 3.5 feet and a 10-foot side setback to the rear setback of 10 feet a total variance request of 6.5 feet.
- Requesting a variance to allow a detached structure to be located on the side of the lot. The code requires detached rigid structures shall be set on an

For more information, please contact the Planning Department at 757-620-3300 or visit the City of Norfolk website at www.norfolk.gov. The City of Norfolk is an Equal Opportunity and Affirmative Action Employer. Minorities and women are encouraged to apply.



PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: July 21, 2025

CASE: FHL-BOA-25100002

... your setback of 3.5 ...

... and be open on ...

CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: November 17, 2023 TIME: 6:00 P.M. CASE: P/N: BOA-25103007

TO: ST-23-00000 - Board of Adjustment

- Requesting a variance to allow a **two-story structure** on the parcel subject of 3.5 lot within the code requires a minimum setback of 10 feet a total variance request of 6.5 feet.
- Requesting a variance to allow a **two-story shaded structure** to be enclosed on the lot without the code requires **two-story shaded structure** shall be open on all sides.

CITY OF FORT LAUDERDALE
300 N. UNIVERSITY AVENUE
FORT LAUDERDALE, FL 33301
WWW.FORTLAUDERDALEFL.GOV

FOR MORE INFORMATION CONTACT:
CITY CLERK: JENNIFER L. HARRIS
PHONE: (954) 346-2200
FAX: (954) 346-2201
WWW.FORTLAUDERDALEFL.GOV





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@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="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="checkbox"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="checkbox"/>	Request for Continuance	\$954
<input type="checkbox"/>	Request for Rehearing	\$318
<input type="checkbox"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

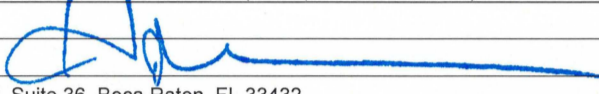
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or 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	RP 414 LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	4041 COUNTRY CLUB LANE, FORT LAUDERDALE, FL 33308
E-mail Address	Contact Agent
Phone Number	Contact Agent
Proof of Ownership	<input checked="" 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	Hope Calhoun
Applicant / Agent's Signature	
Address, City, State, Zip	14 SE 4th Street, Suite 36, Boca Raton, FL 33432
E-mail Address	hcalhoun@miskelbackman.com
Phone Number	561-405-3324
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 414 ROYAL PLAZA DRIVE FORT LAUDERDALE, 33301
Legal Description	LOT 8 AND SOUTH 25 FEET OF LOT 7, STILLWELL ISLES BLOCK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 26 OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504212140060
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Variance 1a - from ULDR Sec. 47-19.2.P to reduce the minimum rear yard setback for freestanding shade structures (gazebo) abutting a waterway from 10 feet to 3.5 feet (a variance of 6.5 feet), measured to the wetface of the seawall. Variance 1b - from ULDR Sec. 47-19.2.P to allow a freestanding shade structure to be enclosed on one side (south) whereas the code requires that a freestanding shade structure shall be open on all sides.
Applicable ULDR Sections <i>(Include all code sections)</i>	Sec. 47-19.2.P

Current Land Use Designation	Low 4.4
Current Zoning Designation	RS-4.4
Current Use of Property	Single Family Residential
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front	W		N/A	N/A
Side	N		N/A	N/A
Side	S		N/A	N/A
Rear	E	Accessory Structure	10' (gazebo)	3.5' (gazebo)

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 1a - from ULDR Sec. 47-19.2.P to reduce the minimum rear yard setback for freestanding shade structures (gazebo) abutting a waterway from 10 feet to 3.5 feet (a variance of 6.5 feet), measured to the wellface of the seawall.
Variance 1b - from ULDR Sec. 47-19.2.P to allow a freestanding shade structure to be enclosed on one side (south) whereas the code requires that a freestanding shade structure shall be open on all sides.

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 ATTACHED DOCUMENT

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 ATTACHED DOCUMENT

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 ATTACHED DOCUMENT

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 ATTACHED DOCUMENT

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 ATTACHED DOCUMENT

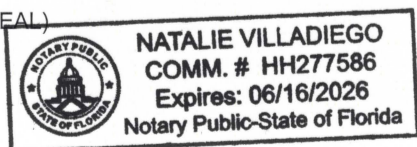
AFFIDAVIT: I, Hope Calhoun the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Hope Calhoun
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15th day of October, 2025

(SEAL)



Nat
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/16/2025

Narrative**Variance - 414 Royal Plaza Drive**
Original Submittal: October 3, 2025
1st Resubmittal: October 6, 2025
2nd Resubmittal: October 16, 2025

On behalf of the Owner and Applicant, RP 414 LLC (“Applicant”), Miskel Backman, LLP (“Agent”) respectfully requests Board of Adjustment (“BOA”) approval of a Variance from the City’s Unified Land Development Code (“Code”) as outlined in the BOA application, supporting documents and further in the narrative below. The subject property is a 15,000 square-foot (±0.344-acre) parcel located at 414 Royal Plaza Drive (“Property”) (Folio: 504212290010) which is generally located on the east side of Royal Plaza Drive approximately 700 feet south of E Las Olas Boulevard in the City of Fort Lauderdale (“City”). The Property has a future land use designation of Low 4.4 and a zoning designation of RS-4.4, Residential Single Family/Low Density District. The Property is located in a neighborhood that is uniquely situated on a peninsula with a navigable canal (Orient Canal) along the east property line. The neighborhood is ultra-exclusive and developed with large, high-value residences. The Property is currently developed with a 3-story, single-family residential home.

Applicant demolished the previous structure on the Property and replaced it with a new ±11,306 square-foot (10,118 SF under air) square foot, single-family residential home with a pool, gazebo and dock (“Project”). Applicant has constructed a modern and architecturally innovative design on the Property in conformity with the neighborhood aesthetic. The building permit plans (BLD-RNC-23120020), approved on May 17, 2024, show an outdoor freestanding shade structure (the “Gazebo”), which was constructed according to the approved plans. In order to finalize the construction and receive the certificate of occupancy, Applicant is seeking the following Variance:

Variance from ULDR Sec. 47-19.2.P to:

- a.) Reduce the minimum rear yard setback for the Gazebo abutting a waterway from 10 feet to 3.5 feet (a variance of 6.5 feet), measured to the wetface of the seawall.***
- b.) To allow the Gazebo to be enclosed on one side (south) whereas ULDR Sec. 47-19 requires that a freestanding shade structure shall be open on all sides.***

Section 47-19.2.P of the City’s Unified Land Development Code (“Code”) provides the dimensional construction requirements for freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) abutting a waterway. The minimum rear yard setback for the constructed Gazebo is 10 feet, measured to the property line or wet side of the seawall, whichever is more landward, when abutting a waterway. For the Property, the Gazebo shall be measured to the wet side of the seawall as it is more landward than the property line. The Gazebo was constructed with a setback of only 3.5 feet as shown on the approved and permitted plan set, as well as the attached as-built survey. Section 47-19.2.P of the Code also requires that a freestanding shade structure shall be open on all sides. The Gazebo’s main support system is a wall with only a small opening on the south side as shown in the attached photos. As such, Applicant is seeking 6.5 feet of relief from the rear yard setback requirement for the Gazebo on the Property in order to allow the setback of 3.5 feet on the east side of the Property and to allow the Gazebo to only be enclosed on three (3) sides (north, east & west), as constructed.

Further, the constructed Gazebo meets the other criteria in Section 47-19.2.P as shown below:

- The Gazebo is less than twelve (12) feet measured from the ground to the top of the structure (11'-4" actually),
- The Gazebo shall be limited in size to a maximum of two hundred (200) gross square feet in area (144 SF actually); and
- No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard (only 1 was constructed).

In accordance with the above outlined requests, Applicant will demonstrate that the variance request meets the following criteria enumerated in Section 47-24.12 (A)(4):

a. That special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property.

Special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property. As mentioned, the building permit plans (BLD-RNC-23120020), approved on May 17, 2024, show the Gazebo with a 3.4-foot rear setback and only open on three (3) sides. The single-family home and Gazebo are near final construction phase and inspections for occupation by the Applicant. The contractor constructed the Gazebo according to the approved and permitted plans. It was later discovered by City staff after construction that the Gazebo was permitted and in error. Had this error been corrected during permitting, adjustments could have been made to address the rear setback. Now this Variance is required in order for the Applicant to occupy and have reasonable use of the Property.

b. That the 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.

The circumstances which caused the special conditions are peculiar to the Property at issue, as the Gazebo was shown on the permitted plans through City review and then constructed. Again, had this error been corrected during permitting, adjustments could have been made to address the setback. The circumstances in for this variance are only peculiar to the Property, and no other properties.

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

The literal application of the provisions of the ULDR would deprive the Applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. Due to the error in not discovering the rear setback encroachment for the Gazebo during permitting, the Applicant or contractor were unaware that the Gazebo did not comply with ULDR Sec. 47-19.2.P and the Gazebo was constructed. Although not important to this criterion, a denial of this variance will result in monetary damages if the Applicant is required to demolish the structure. Approving this variance will allow reasonable use of the Property as the Applicant, and subsequent contractor/builder were unaware that the permitted plan set was issued in error.

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

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, it was merely an oversight of several parties involved in the in creating and approving the plans. As previously mentioned, the building permit plans (BLD-RNC-23120020), approved on May 17, 2024, showed the outdoor shade structure (the "Gazebo"). It was later discovered by City staff after construction that the Gazebo was permitted and constructed in error. Had this error been corrected during permitting, adjustments could have been made to address the setback. Due to the fact that the Gazebo is adjacent to a waterway, no adjacent property owners will be harmed as a result of this Variance approval.

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

The 6.5 feet and of relief for the rear setback and only three (3) sides open for the Gazebo is the minimum variance that will make reasonable use of the Property as it has already been constructed according to the permitted plan set. Reasonable use of the Property would not be maintained if the Applicant was ordered to demolish the Gazebo as it was constructed by a contractor that was only abiding by the approved and permitted plan set. Considering the foregoing, the variance is the minimum variance that will make possible a reasonable use of the Property, and 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 surrounding neighborhood or otherwise detrimental to the public welfare.



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

Detail by Entity Name

Florida Limited Liability Company
RP 414 LLC

Filing Information

Document Number L23000346444
FEI/EIN Number 32-0741371
Date Filed 07/21/2023
State FL
Status ACTIVE

Principal Address

414 Royal plaza dr
Fort Lauderdale, FL 33301

Changed: 02/05/2024

Mailing Address

4041 Country Club Ln
Fort Lauderdale, FL 33308

Changed: 02/05/2025

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4th St N
STE 300
St. Petersburg, FL 33702

Address Changed: 02/05/2024

Authorized Person(s) Detail

Name & Address

Title Authorized Member

Trochimiuk, Pawel
414 Royal Plaza Dr
Fort Lauderdale, FL 33301

Title Authorized Member

Trochimiuk, Paulina
414 Royal Plaza Dr
Fort Lauderdale, FL 33301

Annual Reports

Report Year	Filed Date
2024	02/05/2024
2025	02/05/2025

Document Images

02/05/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
07/21/2023 -- Florida Limited Liability	View image in PDF format

PREPARED BY & RETURN TO:

Jason S. Weiss, Esq.
Weiss Law Group, P.A.
5531 N. University Drive, Suite 103
Coral Springs, FL 33067

Parcel No.: 50421 21 40060

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUIT CLAIM DEED, made the 10th day of November 2023, between PAWEL TROCHIMIUK and PAULINA TROCHIMIUK, husband and wife, ("Grantors"), to RP 414 LLC, A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at 414 Royal Plaza Drive, Fort Lauderdale, FL 33301, ("Grantee"):

WITNESSETH: That Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in County of Broward, State of Florida, viz:

LOT 8 AND THE SOUTH 25 FEET OF LOT 7, STILLWELL ISLES BLOCK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 26, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Grantors hereby covenant with Grantee that Grantors are lawfully seized of said land in fee simple and that Grantors have good right and lawful authority to sell and convey said land.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE DESCRIPTION OF THE PROPERTY WAS FURNISHED BY THE PARTIES. THE PREPARER OF THIS DEED ASSUMES NO LIABILITY WHATSOEVER EITHER FOR THE ACCURACY OF THE LEGAL DESCRIPTION OR THE STATUS OF THE TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents or caused these presents to be executed in their respective names and their respective corporate seals to be hereunto affixed by their proper officers thereunto duly authorized, the day and year first above written.

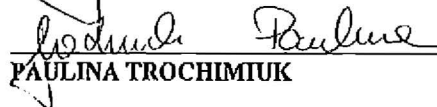


Witness Signature

Printed Name: Steven Kelly



PAWEL TROCHIMIUK



PAULINA TROCHIMIUK

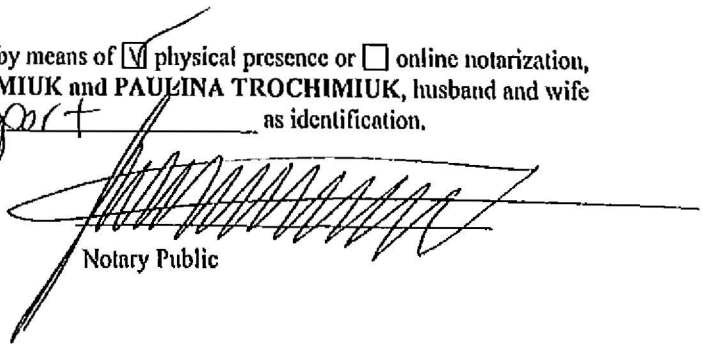


Witness Signature

Printed Name: Randy Hernandez

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of NOVEMBER, 2023 by PAWEL TROCHIMIUK and PAULINA TROCHIMIUK, husband and wife who are personally known to me or who have produced Passport as identification.


Notary Public

JOSEPH MAGRI
Comm.: # HH 294012
Expires: July 27, 2026
Notary Public - State of Florida Page 1 of 1



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 RP 414 LLC ("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 414 Royal Plaza Drive ("Property"), do hereby authorize
[Print Property Address]
Hope Calhoun, Miskel Backman, LLP ("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,



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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:

Jeannette LeBlanc
Witness Signature
Jeannette LeBlanc

Print Name
10/3/2025

Date

Pawel Trochimiuk

Signature - Owner/Authorized Individual

Pawel Trochimiuk

Print Name - Owner/ Authorized Individual

Owner

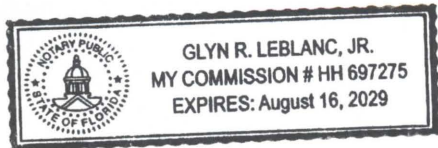
Print Title - Authorized Individual

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of October, 2025, by Pawel Trochimiuk, an individual who is personally known to me or has produced _____ as identification

[NOTARY SEAL]

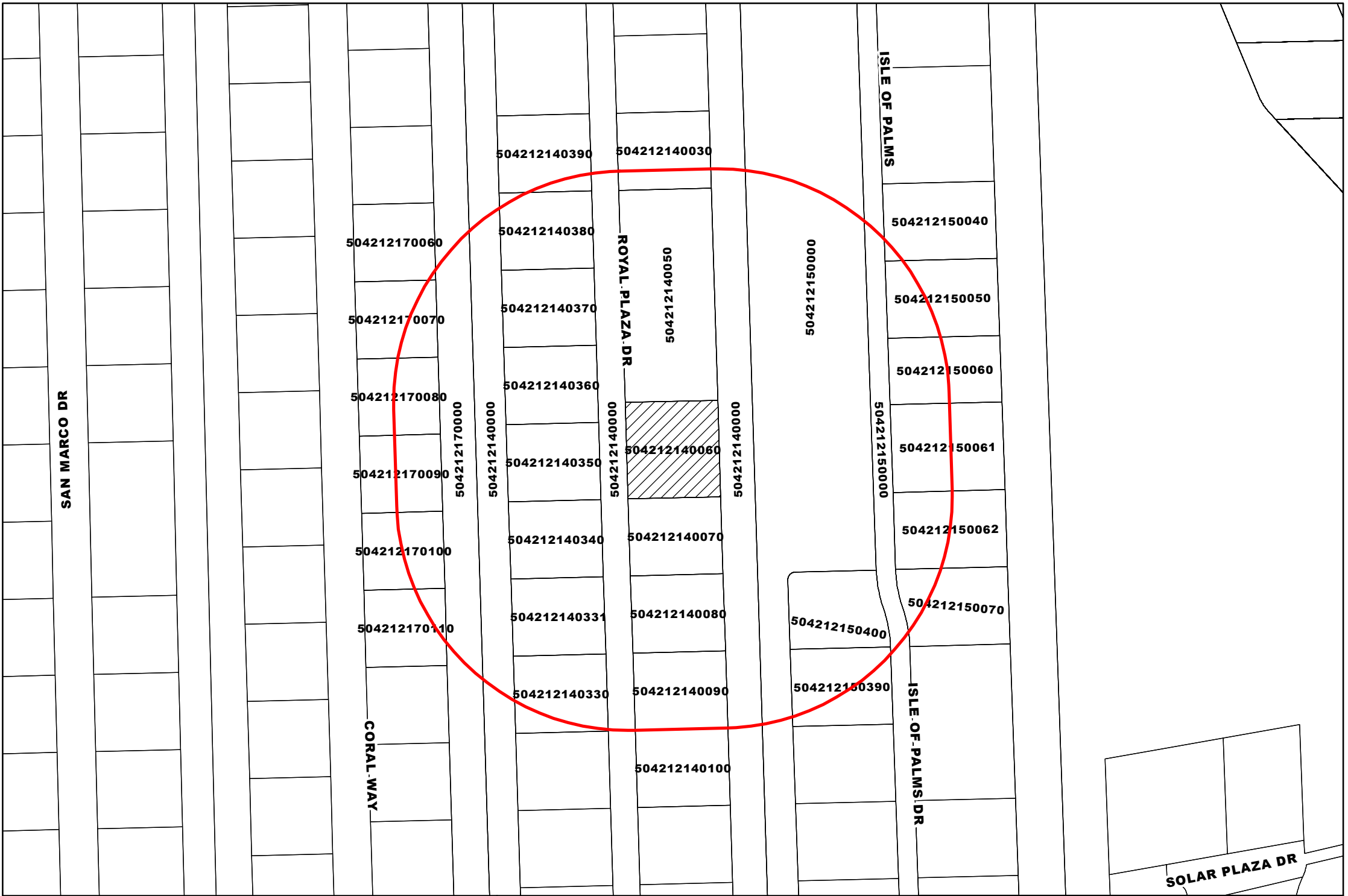


Glyn R. LeBlanc Jr.
(Signature of Notary Public- State of Florida)

My Commission Expires:

Glyn R LeBlanc Jr

Print, Type, or Stamp Commissioned Name of Notary Public)



SAN MARCO DR

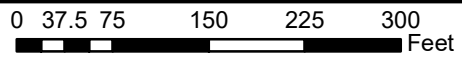
CORAL WAY

ROYAL PLAZA DR

ISLE OF PALMS

ISLE OF PALMS DR

SOLAR PLAZA DR



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



414 ROYAL PLAZA DR
DATE OF PRINT: 10/03/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STA1ZIP
504212140030	CYRUS INVESTMENT GROUP LLC		230 N BEACH ST #4	DAYTONA BEACH	FL 32114
504212140050	GFM II LLC		PO BOX 4357	FORT LAUDERDALE	FL 33338
504212140060	RP 414 LLC		4041 COUNTRY CLUB LN	FORT LAUDERDALE	FL 33308
504212140070	JB 424 ROYAL PLAZA LLC		8224 OLD COURTHOUSE ROAD #200	VIENNA	VA 22182
504212140080	SPECTOR,JONAS	SPECTOR,LAURIE	15071 SW 34 ST	DAVIE	FL 33331
504212140090	WARDLAW,TERESA		2702 WHATLEY AVE	SAVANNAH	GA 31404
504212140100	COBA,GALO DAVID		444 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212140330	KIM,JOHN J	EICKLEBERRY,LORI L	441 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212140331	SAMRICK,SUSAN BETH		435 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212140340	JOHNSON,DEREK K H/E	CHAVIS,CARY T	425 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212140350	MELI,DIONE & RICHARD		417 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212140360	SACKETT,RICHARD H/E	SACKETT,JOYCE	409 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212140370	LIPSKY,LINOR ZALMAN		1234 SOUTH BISCAYNE POINT ROAD	MIAMI BEACH	FL 33141
504212140380	LAUDERDALE REALTY TR	CAPOLUPO,WAYNE P TRSTEE	98 ELM ST	SALISBURY	MA 01952
504212140390	FILIPOV,VERONIQUE		333 ROYAL PLAZA DR	FORT LAUDERDALE	FL 33301
504212150040	HIRZINGER,JOSEF & NORMA JUDITH		332 ISLE OF PALMS DR	FORT LAUDERDALE	FL 33301
504212150050	ASHLEY,TIM & MARIA		400 ISLE OF PALMS DR	FORT LAUDERDALE	FL 33301
504212150060	MERRILL H THOMAS REV TR	THOMAS,MERRILL H TRSTEE	410 ISLE OF PALMS DR	FORT LAUDERDALE	FL 33301
504212150061	THOMAS,MERRILL H	MERRILL H THOMAS REV TR	410 ISLE OF PALMS DR	FORT LAUDERDALE	FL 33301
504212150062	LOFFLER,NAHI		420 ISLE OF PALMS DR	FORT LAUDERDALE	FL 33301
504212150070	SCOTT A GRAY REV TR	GRAY,SCOTT A TRSTEE	1516 SE 2 ST	FORT LAUDERDALE	FL 33301
504212150390	FUXA,ANDREW JR	GREENE FUXA,HEATHER M	490 SAWGRASS CORPORATE PKWY #110	SUNRISE	FL 33325
504212150400	CLAUSIUS,MARK O H/E	CLAUSIUS FAM TR ETAL	433 ISLE OF PALMS DR	FORT LAUDERDALE	FL 33301
504212170060	VAN TASSEL,ROBERT B JR		336 CORAL WAY	FORT LAUDERDALE	FL 33301
504212170070	KARACHEVTSEVA,YULIYA OLEGOVNA	PARKER,RUSSELL EDWIN	400 CORAL WAY	FORT LAUDERDALE	FL 33301
504212170080	KATLIN,ANDREW & GAIL		1314 E LAS OLAS BLVD	FORT LAUDERDALE	FL 33301
504212170090	OLAECHEA A C,JUAN DE DIOS H/E	DE ROMANA LETTS,IRENE MARIA	424 CORAL WAY	FORT LAUDERDALE	FL 33301
504212170100	HARIRI,PAYAM		426 CORAL WAY	FORT LAUDERDALE	FL 33301
504212170110	O'HARA,PAUL M & PATRICIA E		430 CORAL WAY	FORT LAUDERDALE	FL 33301



VIEW OF GAZEBO LOOKING SOUTH



VIEW OF GAZEBO LOOKING SOUTHEAST

Narrative**Variance - 414 Royal Plaza Drive**
Original Submittal: October 3, 2025
1st Resubmittal: October 6, 2025
2nd Resubmittal: October 16, 2025

On behalf of the Owner and Applicant, RP 414 LLC (“Applicant”), Miskel Backman, LLP (“Agent”) respectfully requests Board of Adjustment (“BOA”) approval of a Variance from the City’s Unified Land Development Code (“Code”) as outlined in the BOA application, supporting documents and further in the narrative below. The subject property is a 15,000 square-foot (±0.344-acre) parcel located at 414 Royal Plaza Drive (“Property”) (Folio: 504212290010) which is generally located on the east side of Royal Plaza Drive approximately 700 feet south of E Las Olas Boulevard in the City of Fort Lauderdale (“City”). The Property has a future land use designation of Low 4.4 and a zoning designation of RS-4.4, Residential Single Family/Low Density District. The Property is located in a neighborhood that is uniquely situated on a peninsula with a navigable canal (Orient Canal) along the east property line. The neighborhood is ultra-exclusive and developed with large, high-value residences. The Property is currently developed with a 3-story, single-family residential home.

Applicant demolished the previous structure on the Property and replaced it with a new ±11,306 square-foot (10,118 SF under air) square foot, single-family residential home with a pool, gazebo and dock (“Project”). Applicant has constructed a modern and architecturally innovative design on the Property in conformity with the neighborhood aesthetic. The building permit plans (BLD-RNC-23120020), approved on May 17, 2024, show an outdoor freestanding shade structure (the “Gazebo”), which was constructed according to the approved plans. In order to finalize the construction and receive the certificate of occupancy, Applicant is seeking the following Variance:

Variance from ULDR Sec. 47-19.2.P to:

- a.) Reduce the minimum rear yard setback for the Gazebo abutting a waterway from 10 feet to 3.5 feet (a variance of 6.5 feet), measured to the wetface of the seawall.***
- b.) To allow the Gazebo to be enclosed on one side (south) whereas ULDR Sec. 47-19 requires that a freestanding shade structure shall be open on all sides.***

Section 47-19.2.P of the City’s Unified Land Development Code (“Code”) provides the dimensional construction requirements for freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) abutting a waterway. The minimum rear yard setback for the constructed Gazebo is 10 feet, measured to the property line or wet side of the seawall, whichever is more landward, when abutting a waterway. For the Property, the Gazebo shall be measured to the wet side of the seawall as it is more landward than the property line. The Gazebo was constructed with a setback of only 3.5 feet as shown on the approved and permitted plan set, as well as the attached as-built survey. Section 47-19.2.P of the Code also requires that a freestanding shade structure shall be open on all sides. The Gazebo’s main support system is a wall with only a small opening on the south side as shown in the attached photos. As such, Applicant is seeking 6.5 feet of relief from the rear yard setback requirement for the Gazebo on the Property in order to allow the setback of 3.5 feet on the east side of the Property and to allow the Gazebo to only be enclosed on three (3) sides (north, east & west), as constructed.

Further, the constructed Gazebo meets the other criteria in Section 47-19.2.P as shown below:

- The Gazebo is less than twelve (12) feet measured from the ground to the top of the structure (11'-4" actually),
- The Gazebo shall be limited in size to a maximum of two hundred (200) gross square feet in area (144 SF actually); and
- No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard (only 1 was constructed).

In accordance with the above outlined requests, Applicant will demonstrate that the variance request meets the following criteria enumerated in Section 47-24.12 (A)(4):

a. That special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property.

Special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property. As mentioned, the building permit plans (BLD-RNC-23120020), approved on May 17, 2024, show the Gazebo with a 3.4-foot rear setback and only open on three (3) sides. The single-family home and Gazebo are near final construction phase and inspections for occupation by the Applicant. The contractor constructed the Gazebo according to the approved and permitted plans. It was later discovered by City staff after construction that the Gazebo was permitted and in error. Had this error been corrected during permitting, adjustments could have been made to address the rear setback. Now this Variance is required in order for the Applicant to occupy and have reasonable use of the Property.

b. That the 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.

The circumstances which caused the special conditions are peculiar to the Property at issue, as the Gazebo was shown on the permitted plans through City review and then constructed. Again, had this error been corrected during permitting, adjustments could have been made to address the setback. The circumstances in for this variance are only peculiar to the Property, and no other properties.

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

The literal application of the provisions of the ULDR would deprive the Applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. Due to the error in not discovering the rear setback encroachment for the Gazebo during permitting, the Applicant or contractor were unaware that the Gazebo did not comply with ULDR Sec. 47-19.2.P and the Gazebo was constructed. Although not important to this criterion, a denial of this variance will result in monetary damages if the Applicant is required to demolish the structure. Approving this variance will allow reasonable use of the Property as the Applicant, and subsequent contractor/builder were unaware that the permitted plan set was issued in error.

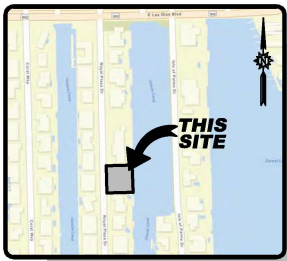
d. That the unique hardship is not self-created by the Applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

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, it was merely an oversight of several parties involved in the in creating and approving the plans. As previously mentioned, the building permit plans (BLD-RNC-23120020), approved on May 17, 2024, showed the outdoor shade structure (the "Gazebo"). It was later discovered by City staff after construction that the Gazebo was permitted and constructed in error. Had this error been corrected during permitting, adjustments could have been made to address the setback. Due to the fact that the Gazebo is adjacent to a waterway, no adjacent property owners will be harmed as a result of this Variance approval.

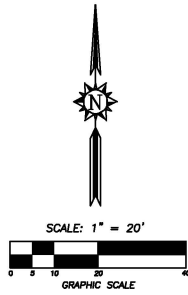
- e. That the variance is the minimum variance that will make possible a reasonable use of the Property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or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

The 6.5 feet and of relief for the rear setback and only three (3) sides open for the Gazebo is the minimum variance that will make reasonable use of the Property as it has already been constructed according to the permitted plan set. Reasonable use of the Property would not be maintained if the Applicant was ordered to demolish the Gazebo as it was constructed by a contractor that was only abiding by the approved and permitted plan set. Considering the foregoing, the variance is the minimum variance that will make possible a reasonable use of the Property, and 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 surrounding neighborhood or otherwise detrimental to the public welfare.

SKETCH OF AS-BUILT SURVEY OF: **414 ROYAL PLAZA DRIVE, FORT LAUDERDALE, FL.**



LOCATION MAP
NOT TO SCALE

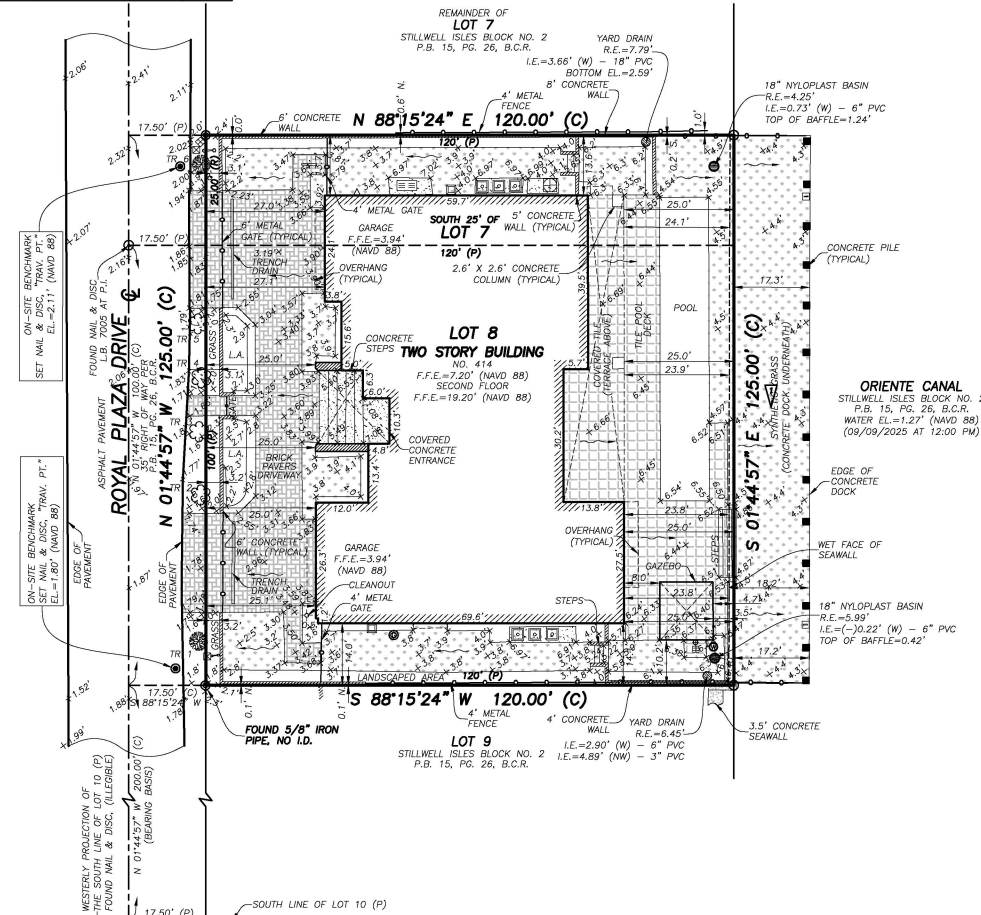


TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST	CANOPY DIAMETER	TOTAL HEIGHT
1	LIGUSTRUM	12"	8'	6'
2	LIVE OAK	3"	3'	10'
3	LIVE OAK	3"	3'	10'
4	LIVE OAK	3"	3'	10'
5	LIVE OAK	3"	3'	10'
6	LIGUSTRUM	12"	8'	6'

- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - ID. IDENTIFICATION
 - (C) CALCULATED
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 - (R) DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
 - EL. ELEVATION
 - L.B. LICENSED BUSINESS
 - P.I. POINT OF INTERSECTION
 - P.B. PLAT BOOK
 - PG. PAGE
 - I.E. INVERT ELEVATION
 - R.E. RIM ELEVATION
 - LA. LANDSCAPED AREA
 - F.F.E. FINISHED FLOOR ELEVATION
 - PVC POLYVINYL CHLORIDE PIPE
 - TR 1 TREE NO. 1
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - BREAK IN SCALE
 - SANITARY SEWER CLEANOUT

- LEGEND:**
- CENTERLINE
 - OHW- OVERHEAD WIRES
 - ELECTRICAL METER
 - CABLE TV BOX
 - BACKFLOW PREVENTER
 - AIR CONDITIONING UNIT ON METAL SUPPORT
 - WATER METER
 - AIR CONDITIONING UNIT ON CONCRETE PAD
 - ELECTRIC GENERATOR
 - SHOWER
 - WELL
 - DRAIN
 - GAS METER
 - DIRECTION OF DRAINAGE FLOW
 - FIRE PULL BOX
 - WATER DISTRIBUTION PEDESTAL
 - CONCRETE
 - SYNTHETIC GRASS
 - SURFACE ELEVATION



LEGAL DESCRIPTION:

LOT 8 AND THE SOUTH 25 FEET OF LOT 7, STILLWELL ISLES BLOCK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS AN AS-BUILT (FINAL) SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=7' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0576 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCRoACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
- THE PROPERTY SHOWN HEREON CONTAINS 0.34 ACRES (15,000 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

SURVEY NOTES (cont.):

- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF FORT LAUDERDALE BENCHMARK "SE 100" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS PK NAIL IN BRASS DISC SET ON FACE OF WALK LOCATED ON THE NORTH SIDE OF EAST LAS OLAS BOULEVARD AND 124 EAST OF THE CENTERLINE OF N.E. 21ST AVENUE. EL.=4.424'.
- ECS LAND SURVEYORS, INC. DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

MILC NOVOCV.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS AS-BUILT (FINAL) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by
JAVIER DE LA ROCHA
Date: 2025.10.06
11:46:05 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
JAVIER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 561-314-0768 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF AS-BUILT SURVEY
LOT 8 & SOUTH 25' OF LOT 7
STILLWELL ISLES BLOCK NO. 2
PLAT BOOK 15, PAGE 26, B.C.R.
414 ROYAL PLAZA DRIVE, FORT LAUDERDALE, FL. 33301

CLIENT: MILC NOVOCV
DATE: 08/28/23

DRAWN BY: J.E.C.
CHECK BY: JDLR

LAST FIELD DATE: 09/09/25

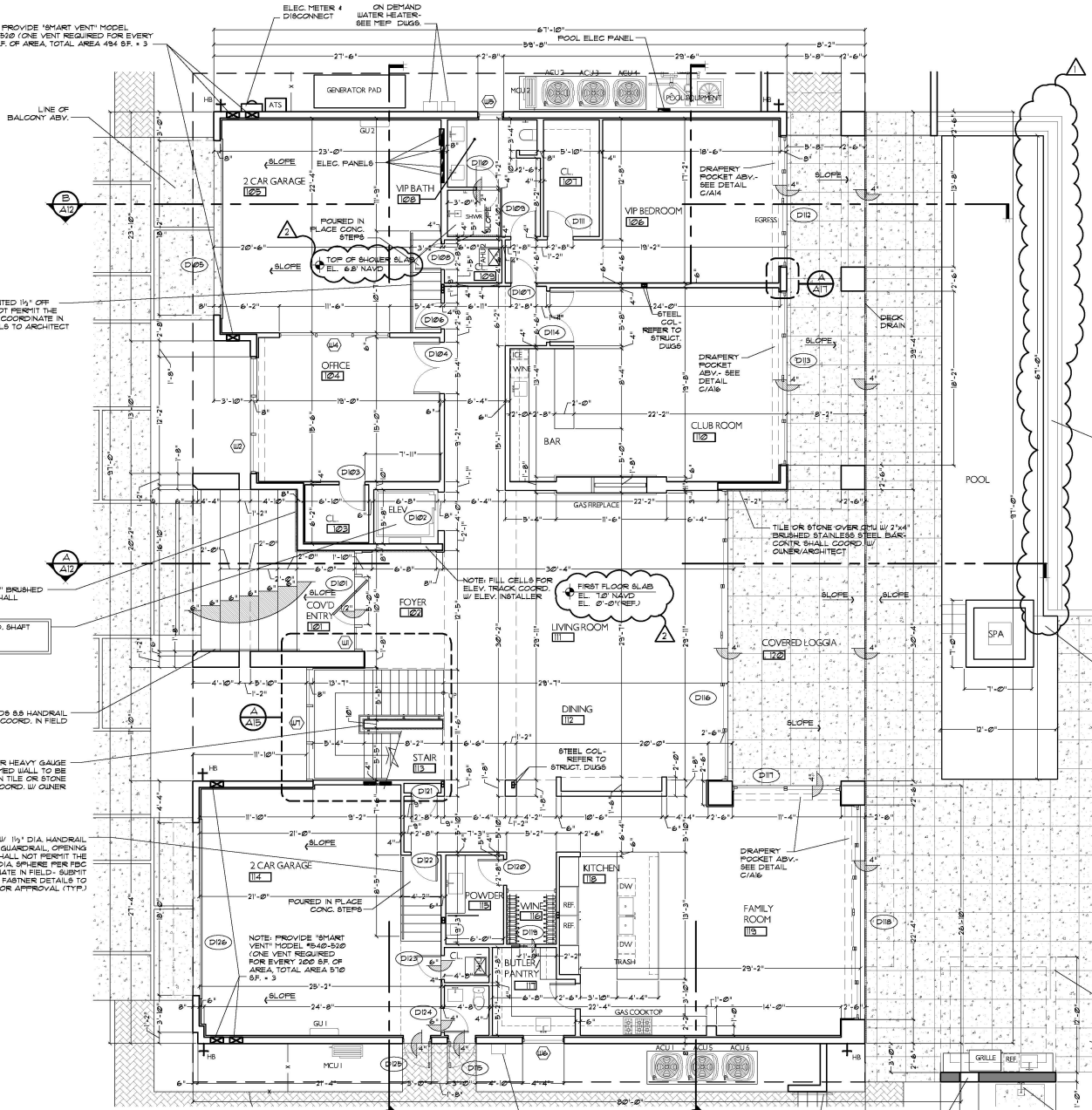
REVISIONS

NO.	DESCRIPTION	DATE
01	BOUNDARY AND TOPOGRAPHIC SURVEY	08/28/23
02	STAKE OUT PILES	09/30/24
03	STAKE OUT PILES FOR PRIVACY WALL	08/08/24
04	STAKE OUT BUILDING CORNERS	08/24/24
05	STAKE OUT BUILDING SQUARE	08/24/24
06	AS-BUILT (FOUNDATION) SURVEY & EC	09/24/24
07	SET TBM	12/28/24
08	RE-STAKE PILES FOR PRIVACY WALL	04/28/25
09	AS-BUILT NEW DOCK & SEAWALL SURVEY	07/23/25
10	AS-BUILT (FINAL) SURVEY	08/10/25

JOB NO.
ECS3460
TASK 10

SHEET NO.
01
OF
01

NOTE: PROVIDE 'SMART VENT' MODEL #542-510 (ONE VENT REQUIRED FOR EVERY 200 SF. OF AREA, TOTAL AREA 494 SF. x 3



WALL LEGEND:
 CMU OR CAST CONCRETE. SEE STRUCT. DRAWINGS
 INTERIOR STUD WALL. SEE PLAN FOR THICKNESS, SOUND INSULATE ALL INTERIOR PARTITIONS

42" HIGH GUARDRAIL w/ 1 1/2" DIA. HANDRAIL MOUNTED 1 1/2" OFF GUARDRAIL. OPENING BETWEEN TREADS SHALL NOT PERMIT THE PASSAGE OF A 4" DIA. SPHERE PER FCIRC R3213. COORDINATE IN FIELD. SUBMIT SHOP DRAWINGS & FASTENER DETAILS TO ARCHITECT FOR APPROVAL (TYP.)

TILE OR STONE OVER CMU w/ 2"x4" BRUSHED STAINLESS STEEL BAR. CONTR. SHALL COORD. W/ OWNER/ARCHITECT

NOTE: CONTR. SHALL COORD. SHAFT SIZE AND EQUIP. W/ ELEV. INSTALLER

1 1/2" DIA. 3/4" HIGH ABV. TREADS & 5/8" HANDRAIL MOUNTED 1 1/2" OFF WALL. COORD. IN FIELD

DUROCK OVER HEAVY GAUGE METAL FRAMED WALL TO BE CLADDED IN TILE OR STONE COORD. W/ OWNER

42" HIGH GUARDRAIL w/ 1 1/2" DIA. HANDRAIL MOUNTED 1 1/2" OFF GUARDRAIL. OPENING BETWEEN TREADS SHALL NOT PERMIT THE PASSAGE OF A 4" DIA. SPHERE PER FCIRC R3213. COORDINATE IN FIELD. SUBMIT SHOP DRAWINGS & FASTENER DETAILS TO ARCHITECT FOR APPROVAL (TYP.)

NOTE: PROVIDE 'SMART VENT' MODEL #542-510 (ONE VENT REQUIRED FOR EVERY 200 SF. OF AREA, TOTAL AREA 516 SF. x 3

NOTE: FILL CELLS FOR ELEV. TRACK COORD. W/ ELEV. INSTALLER

ON DEMAND WATER HEATER. SEE MEP DUGS.

1 1/2" DIA. 3/4" HIGH ABV. TREADS & 5/8" HANDRAIL MOUNTED 1 1/2" OFF WALL. COORD. IN FIELD

OPENING. SEE ELEV.

INFINITY TROUGH SEE POOL ENG. DUGS.

CONC. RETAINING WALL SEE STRUCTURAL DUGS.

CONC. STEPS SEE STRUCTURAL DUGS.

LINE OF CANDOPY ROOF ABOVE

NOTE: INSTALL TILE OVER CONC. PATIO AND POOL DECK

HOT/COLD OUTSIDE SHOWER

FIRST FLOOR PLAN
 3/16" = 1'-0"

GEORGE BREWER ARCHITECTURE
 204 NW 9TH STREET
 DELRAY BCH, FL 33444
 PHONE 561.706.3236
 BREWERARCHITECTURE.COM

ROYAL PLAZA RESIDENCE
 NEW SINGLE FAMILY
 414 ROYAL PLAZA DRIVE
 FT. LAUDERDALE, FL

Digitally signed by George E Brewer
 DN: cn=US, o=BREWER ARCHITECTURE INC, dnQualifier=A01410, c=US, email=GBREW@BREWERARCHITECTURE.COM, ou=ROYAL PLAZA RESIDENCE, ouNumber=1, ou=ROYAL PLAZA DRIVE, ou=FT. LAUDERDALE, FL

DATE: 12-16-2023
 PERMIT NO. REVISIONS:
 01-16-2024 POOL
 05-10-2024 NAVD

NORTH



42" HIGH GUARDRAIL W/ 1/2" TYPE OF GLASS TO MEET CODE/ CLEAR GLASS IN 8.5 SHOE, 1/2" GAP BETWEEN VERTICAL JOINTS (TYP. - SUBMIT SHOP DUGS TO CITY FOR APPROVAL.

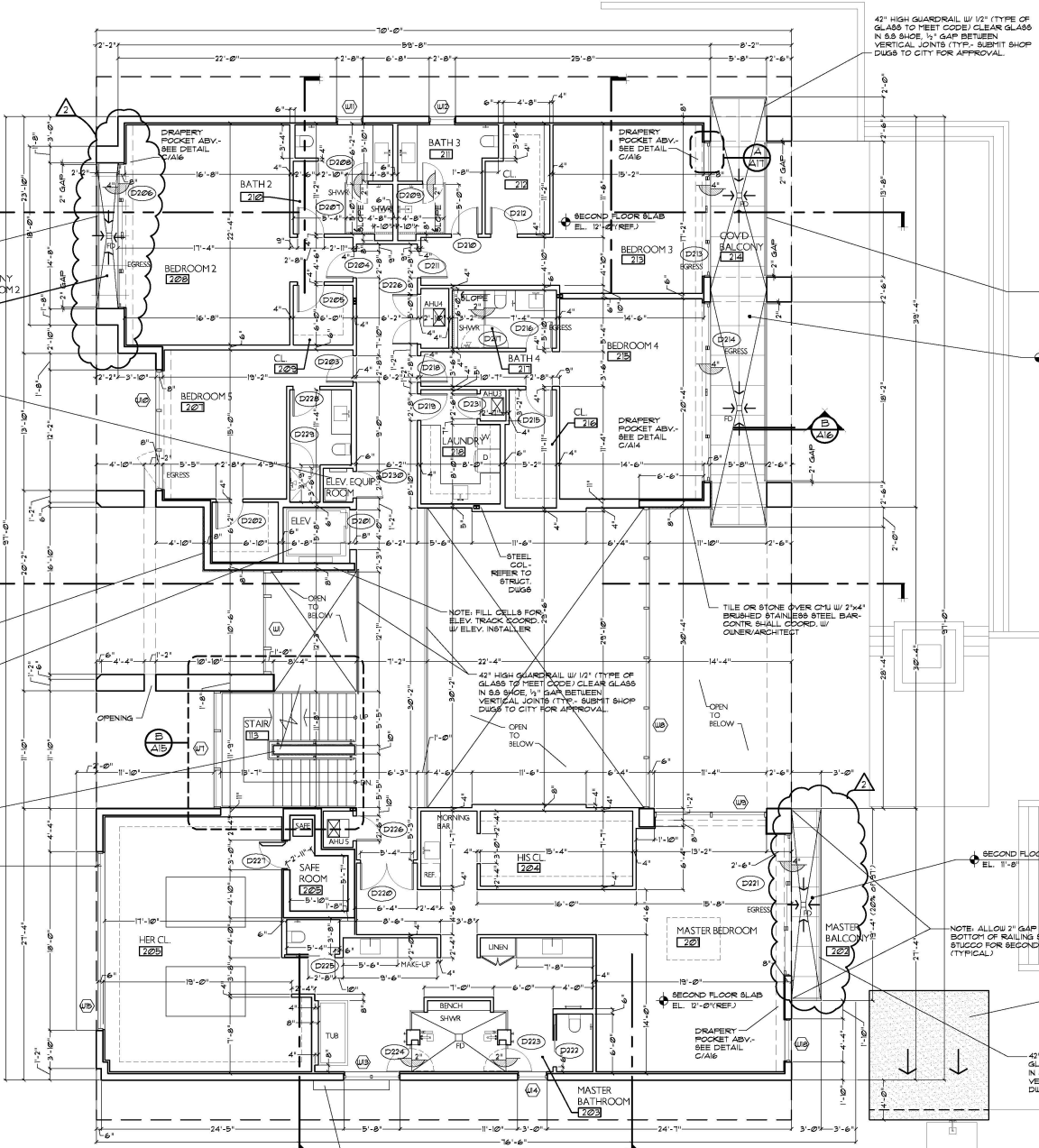
NOTE: CONTR. SHALL COORD. ELEV. EQUIP. W/ MFR.

TILE OR STONE OVER CMU W/ 2"x4" BRUSHED STAINLESS STEEL BAR. CONTR. SHALL COORD. W/ OWNER/ARCHITECT

NOTE: CONTR. SHALL COORD. SHAFT SIZE AND EQUIP. W/ ELEV. INSTALLER

DUROCK OVER HEAVY GAUGE METAL FRAMED WALL TO BE CLADDED IN TILE OR STONE COORD. W/ OWNER

NOTE: INDENT WALL 2" TO RECEIVE EXT. TILE



WALL LEGEND:
 CMU OR CAST CONCRETE. SEE STRUCT. DRAWINGS
 INTERIOR STUD WALL. SEE PLAN FOR THICKNESS, SOUND INSULATE ALL INTERIOR PARTITIONS

42" HIGH GUARDRAIL W/ 1/2" TYPE OF GLASS TO MEET CODE/ CLEAR GLASS IN 8.5 SHOE, 1/2" GAP BETWEEN VERTICAL JOINTS (TYP. - SUBMIT SHOP DUGS TO CITY FOR APPROVAL.

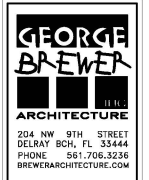
42" HIGH GUARDRAIL W/ 1/2" TYPE OF GLASS TO MEET CODE/ CLEAR GLASS IN 8.5 SHOE, 1/2" GAP BETWEEN VERTICAL JOINTS (TYP. - SUBMIT SHOP DUGS TO CITY FOR APPROVAL.

NOTE: ALLOW 2" GAP BETWEEN BOTTOM OF RAILING SHOE AND SUGGO FOR SECONDARY DRAINAGE (TYPICAL)

CAST CONC. FREE-STANDING SHADE STRUCTURE 5/8"X 5/8" F8, SEE STRUCT. DUGS

42" HIGH GUARDRAIL W/ 1/2" TYPE OF GLASS TO MEET CODE/ CLEAR GLASS IN 8.5 SHOE, 1/2" GAP BETWEEN VERTICAL JOINTS (TYP. - SUBMIT SHOP DUGS TO CITY FOR APPROVAL.

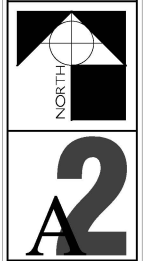
SECOND FLOOR PLAN
 3/16" = 1'-0"



ROYAL PLAZA RESIDENCE
 NEW SINGLE FAMILY
 414 ROYAL PLAZA DRIVE
 FT. LAUDERDALE, FL

Digitally signed by George E Brewer
 DN: cn=US, o=BREWER ARCHITECTURE INC, dnQualifier=A01810 C00001888545887 800087314, cn=George E Brewer
 AR2023 Date: 2024.03.22 13:56:21-0400

DATE: 12-16-2023
 PERMIT NO. REVISIONS:
 01-16-2024 BALCONY
 03-12-2024 BALCONY





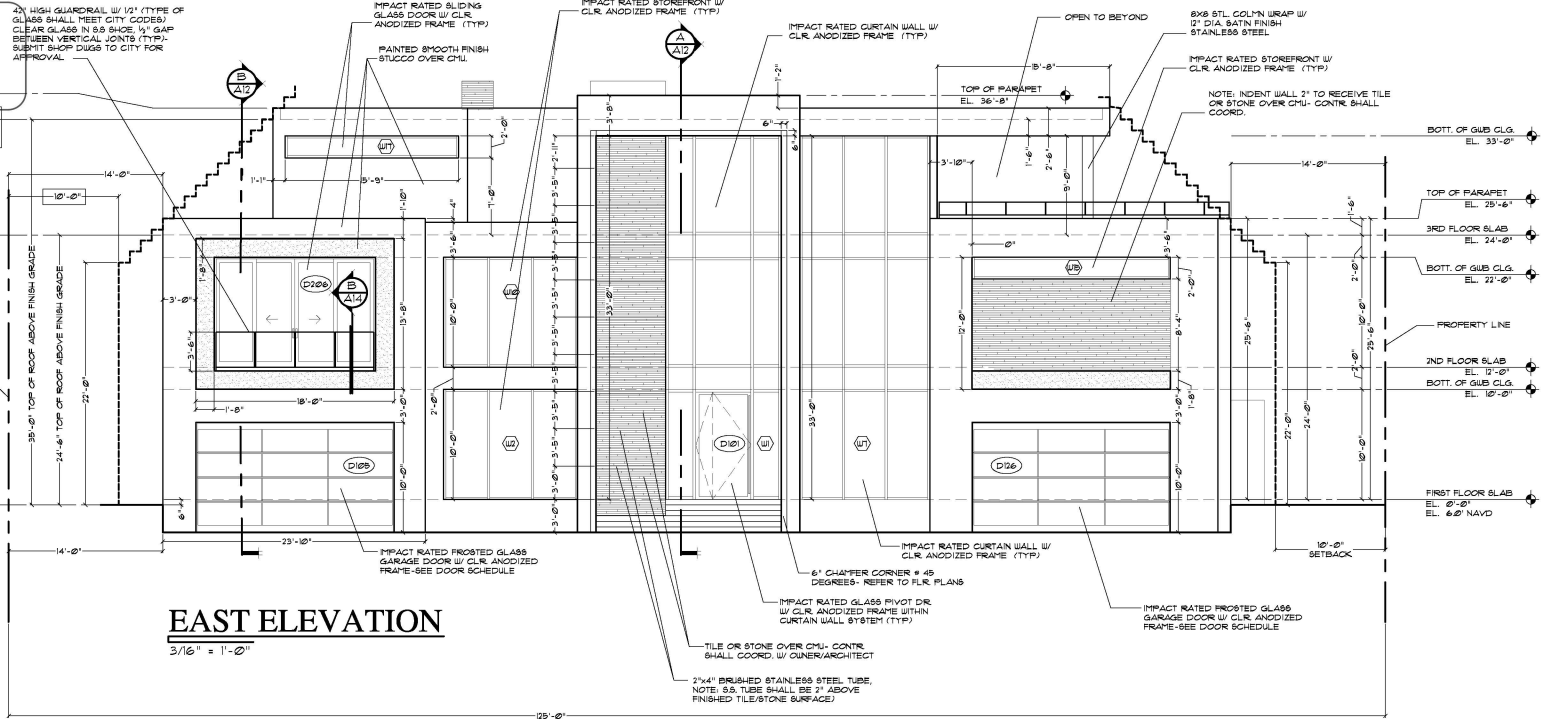
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION
 APPROVED 03/14/2024
 BLD-RCC-24020000
 TOP OF FINISH GRADE
 CITY OF FORT LAUDERDALE

TOP OF ROOF
EL. 35'-0"
(ABOVE FINISH GRADE)

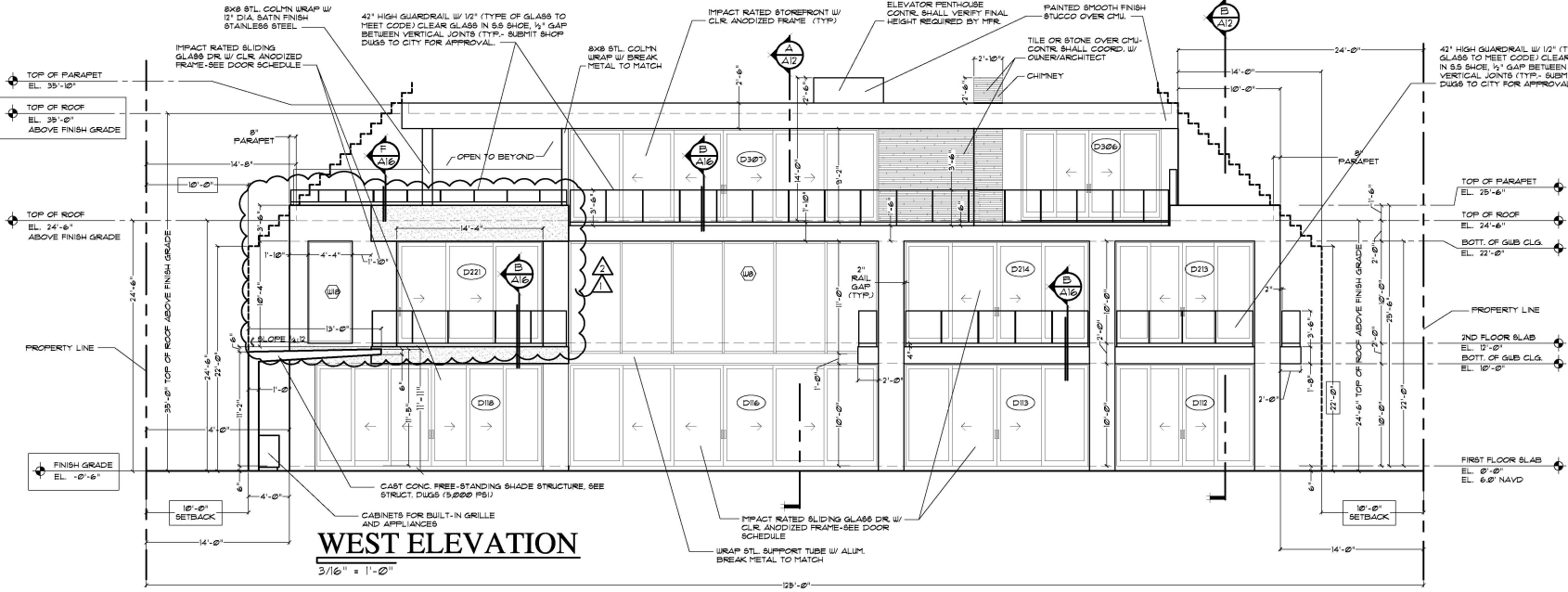
TOP OF ROOF
EL. 24'-6"
(ABOVE FINISH GRADE)

PROPERTY LINE

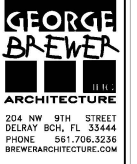
FINISH GRADE
EL. -0'-6"



EAST ELEVATION
 3/16" = 1'-0"



WEST ELEVATION
 3/16" = 1'-0"

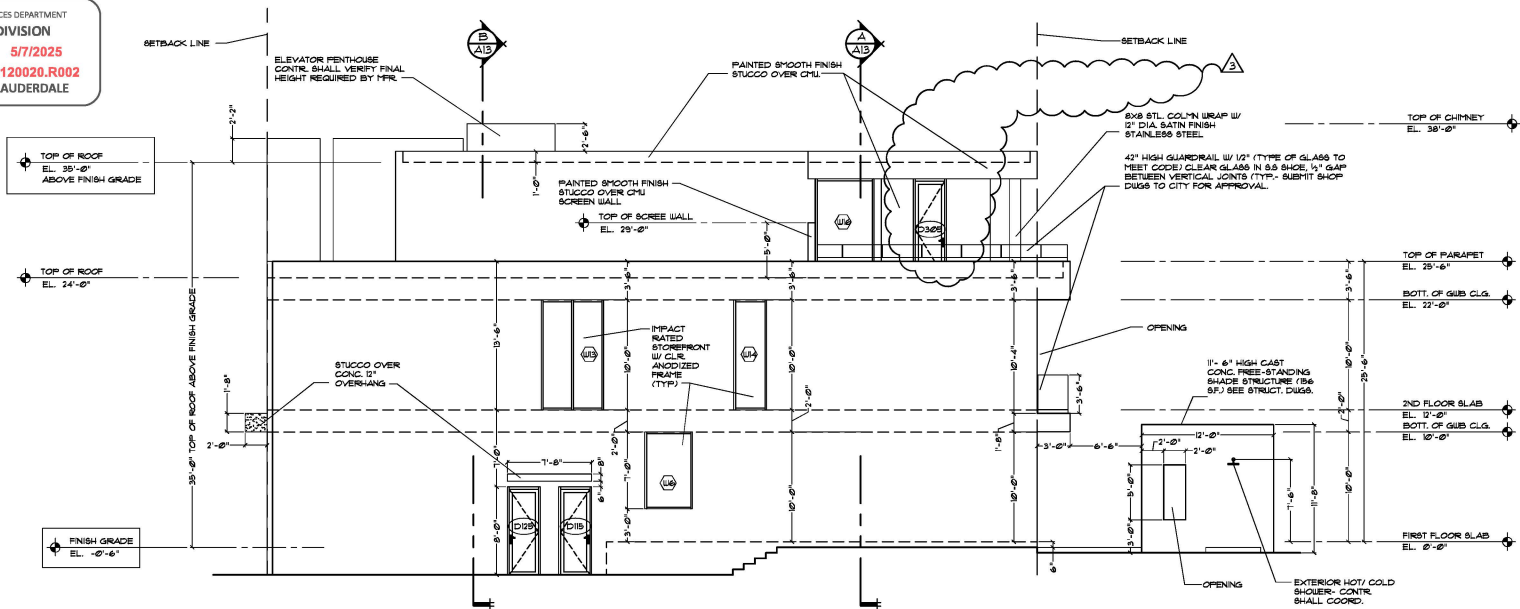


ROYAL PLAZA RESIDENCE
 NEW SINGLE FAMILY
 414 ROYAL PLAZA DRIVE
 FT. LAUDERDALE, FL

Digitally signed by
 George E Brewer
 DN: cn=GE
 BREWER
 ARCHITECTURE INC,
 o=Qualifiers-A0110
 c=000001855487
 800087314,
 AR 2013094 George E Brewer
 USER: 202303.77
 123258-0400

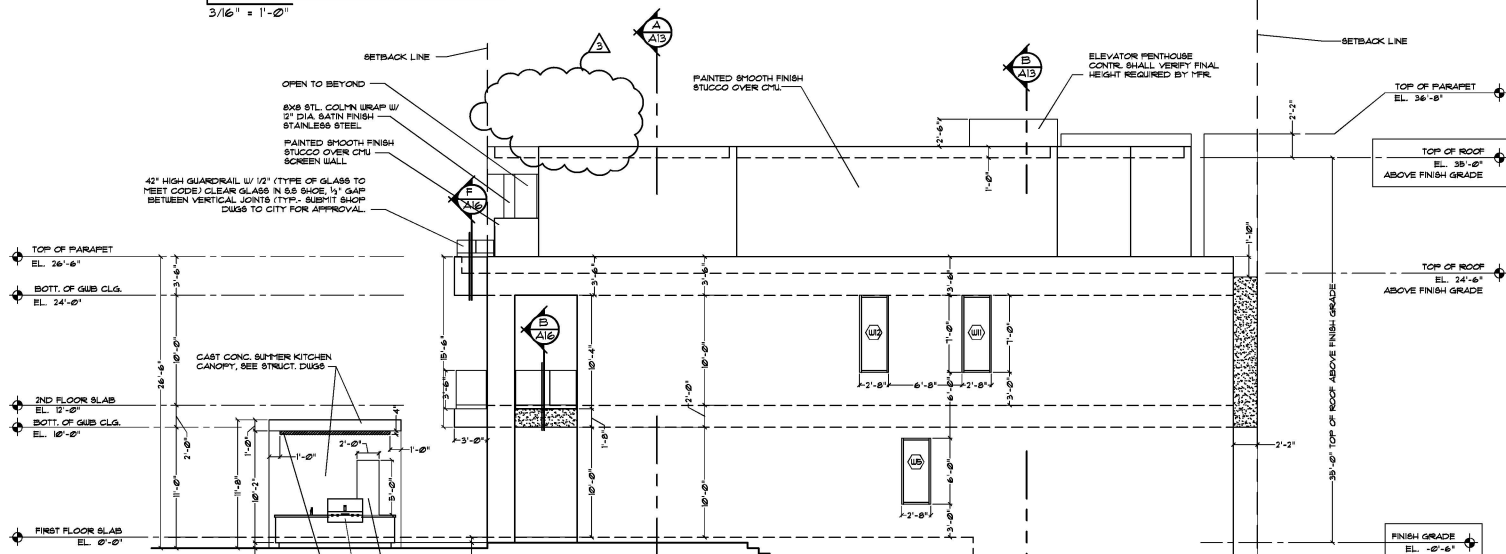
DATE: 12-16-2023
 PERMIT NO.
 REVISIONS:
 01-16-2024 BALCONY
 03-12-2024 BALCONY





SOUTH ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

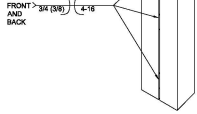


ROYAL PLAZA RESIDENCE
 NEW SINGLE FAMILY
 4114 ROYAL PLAZA DRIVE
 FT. LAUDERDALE, FL

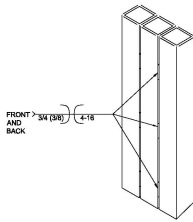
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 Date: 2025.04.21 10:12:23 -0400

DATE: 12-16-2023
 PERMIT NO.
 REVISIONS:
 01-16-2024 SETBACK LINE
 03-12-2024 BAL. CONT.
 04-04-2025 EXT. DOOR

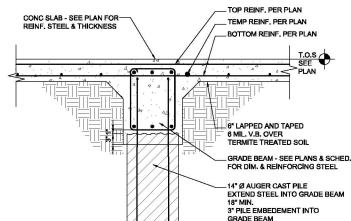




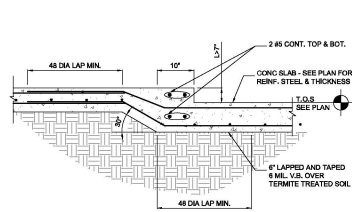
1 BUILT UP STEEL COLUMN WELDING
S12 SCALE: 3/4" = 1"



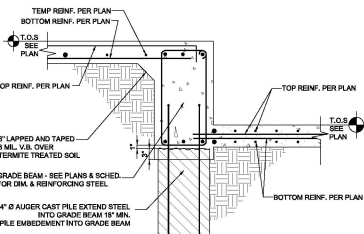
2 BUILT UP STEEL COLUMN WELDING
S12 SCALE: 3/4" = 1"



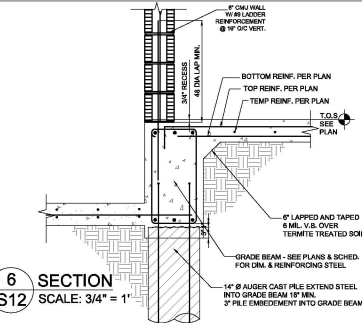
3 GB - AUGER - SLAB - 2FACE PERP
S12 SCALE: 3/4" = 1"



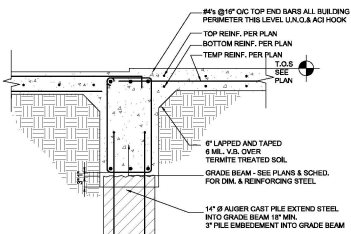
4 SLAB RECESS
S12 SCALE: 3/4" = 1"



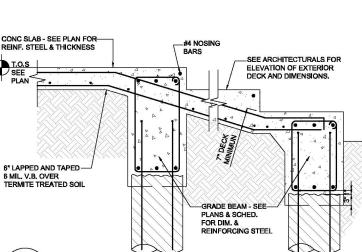
5 SECTION
S12 SCALE: 3/4" = 1"



6 SECTION
S12 SCALE: 3/4" = 1"



7 SECTION
S12 SCALE: 3/4" = 1"



8 SECTION
S12 SCALE: 3/4" = 1"

FARID ABUGATTAS
 No 7247
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA

Farid Abugattas
 Digitally signed by Farid Abugattas
 Date: 2023.12.13 13:05:45 -0500

The firm has been digitally signed and sealed by Farid Abugattas P.E. # 7247. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Printed copies are only valid if it includes a blue ink original here signature.

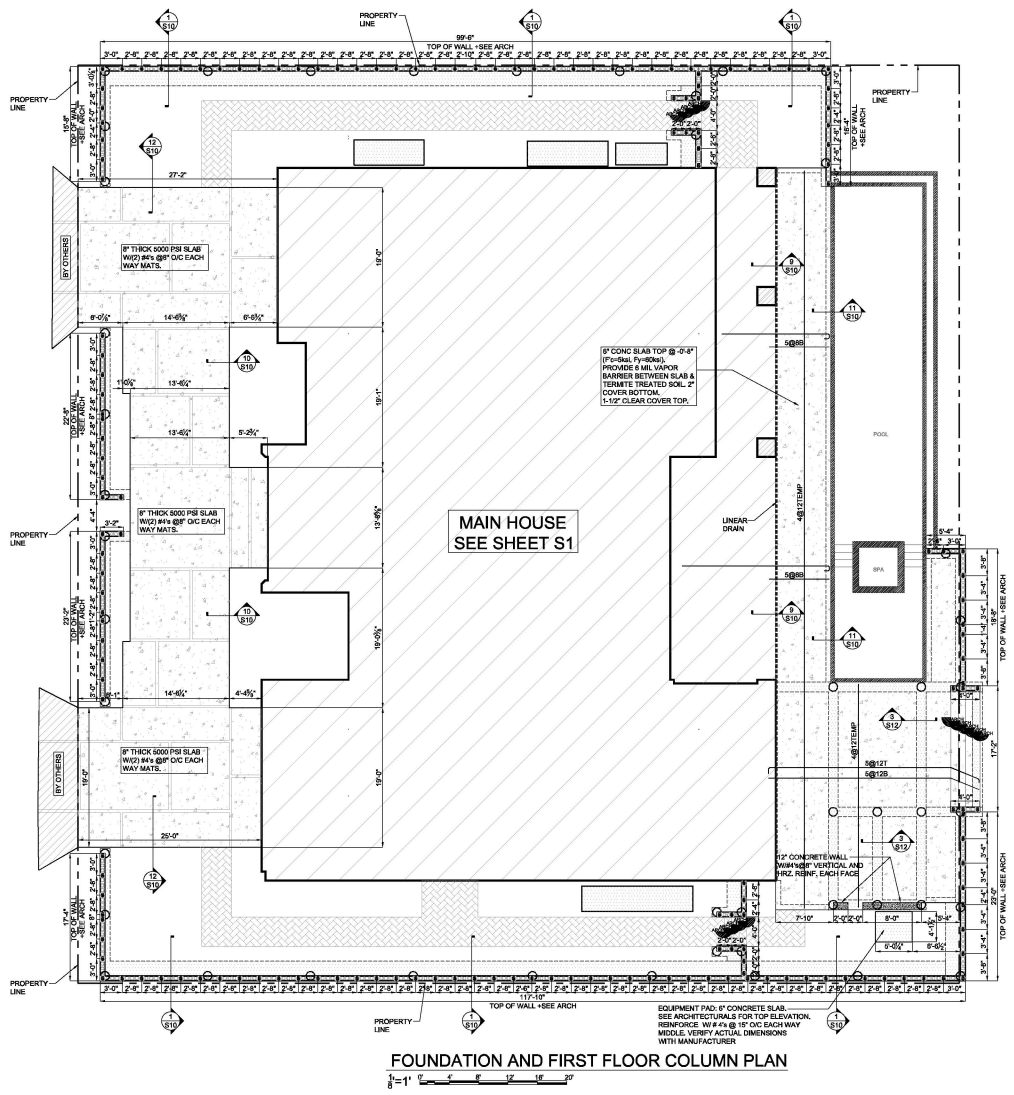
12/08/2023



FARID ABUGATTAS, P.E.
STRUCTURAL ENGINEER
 5968 NW 77TH TERRACE
 PARKLAND, FL 33067
 PHONE: (954) 667-7803 FAX: (561) 665-5438
 P.E. LICENSE # 72471, CA#29407
 WWW.PROJECTCLASSIC.COM
 BREWER@PROJECTCLASSIC.ME

PROJECT# 11800

GEORGE BREWER INC
 ARCHITECTURE
 204 NW 9TH STREET
 DELRAY BCH, FL 33444
 PHONE 561.706.3236
 BREWERARCHITECTURE.COM



ROYAL PLAZA RESIDENCE
 NEW SINGLE FAMILY
 414 ROYAL PLAZA DRIVE
 FT. LAUDERDALE, FL

AR0013954

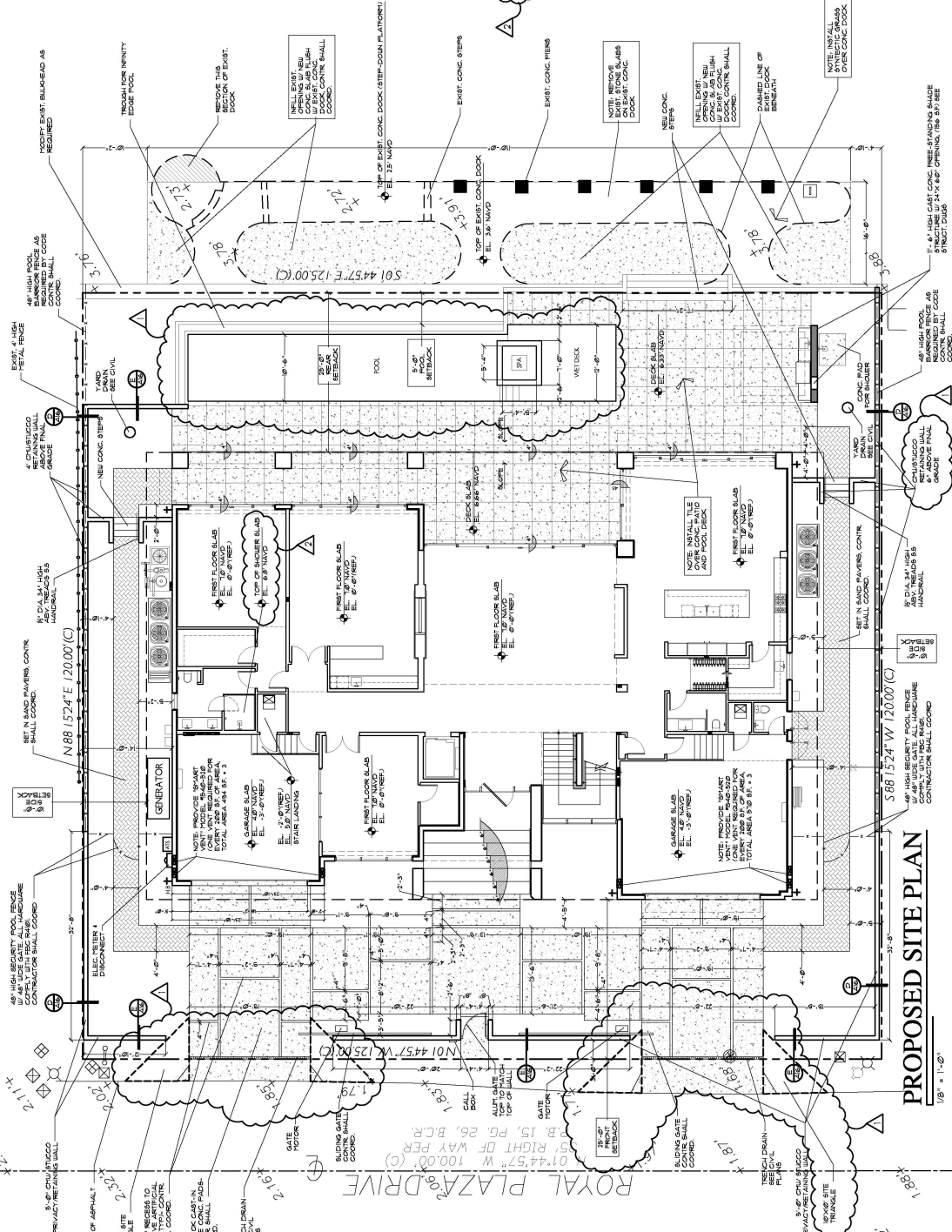
DATE: 09-08-2023
 PERMIT NO.
 REVISIONS:





GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT LAUDERDALE AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PRIOR TO COMMENCING CONSTRUCTION.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PRIOR TO COMMENCING CONSTRUCTION.



SITE DATA :

TOTAL SITE AREA	5,600 SF (0.124 ACRES)
LOT COVERAGE	6.94 SF / 19,000 SF = 42.4%
FLOOR AREA RATIO (FAR)	1.487 SF / 19,000 SF = 0.03
REPAVEMENT AREA	6,000 SF (0.138 AC)
FIRST FLOOR (FAC) LOT COVERAGE	4,170 SF
SECOND FLOOR (FAC) LOT COVERAGE	4,548 SF
WIND FLOOR (FAC) LOT COVERAGE	9,818 SF
TOTAL (FAC) (FAR) LOT COVERAGE	17,436 SF
TOTAL UNDER ROOF	17,436 SF
COVERED PATIO AREAS (FAR) LOT	1,548 SF
SUBTOTAL (FAR) LOT	1,548 SF
TOTAL	18,984 SF

BUILDING INFORMATION :

CONSTRUCTION: TYPE V-8 (UNPROTECTED) SPRINKLERED
WIND DESIGN DATA: ASCE 7-16 (SPEED WINDS) USING ASCE 7-16
WIND SPEED: 70 MPH (ULT. 135 MPH V. AED)
PERFORMANCE FACTOR: 1.0
BUILDING DESIGN AS: ENCLOSED

LEGAL DESCRIPTION:

LOT 15 AND PORTION OF LOT 14, STILLWELL ISLES BLOCK NO. 2, ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 8 PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

MECH. EQUIP. PAD NOTE:

A NETWORK CABLE SHALL BE SET 4" MIN. UNFINISHED FLOOR FINISH.

ROOF DRAIN COORDINATION:

REFER TO PLANNING PLANS FOR ROOF DRAIN LEADERS LOCATIONS COORDINATE WITH STRUCTURAL DRAWINGS AND CIVIL PLANS PRIOR TO CONSTRUCTION.

ORIENTE CANAL
STILLWELL ISLES BLOCK NO. 2
P.B. 15, PG. 26, B.C.R.
WATER EL. = (-)30.60' (NAVD 88)
(08/23/2023 AT 6:35 PM)

Digitally signed by
George E Brewer
eBrewer
ARCHITECTURE INC.
6040 WILLOWWOOD DR
BOCA RATON, FL 33497
8000879316
Date: 2024.05.10
08:19:15 -0400

ROYAL PLAZA RESIDENCE
41 ROYAL PLAZA DRIVE
FT. LAUDERDALE, FL

DATE: 12-16-2023
PRINT NO: 01-16-2024
REVISIONS:
09-10-2024
MECH. NAVD

