



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: January 30<sup>th</sup>, 2026**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 11<sup>th</sup>, 2026 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)

<b>CASE:</b>	<b>PLN-BOA-25120002</b>
<b>OWNER:</b>	SAUNDERS,LONNIE; LONNIE SAUNDERS REV TR
<b>AGENT:</b>	WILLIAM J. LAYSTROM, ESQ
<b>ADDRESS:</b>	905 SOUTH WEST 22 TERRANCE, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 3, BLOCK 4, BRENDALE HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 40, 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>	3
<b>REQUESTING:</b>	<b><u>Sec 47-19.2.A.5.a- Accessory buildings, structures and equipment, general</u></b>

- Requesting a variance to allow an accessory dwelling in an RS-8 ZONING DISTRICT on a 8,446 gross square feet lot whereas the code requires a minimum of 10,890 gross square feet lot size a total variance request of 2,444 gross square feet.

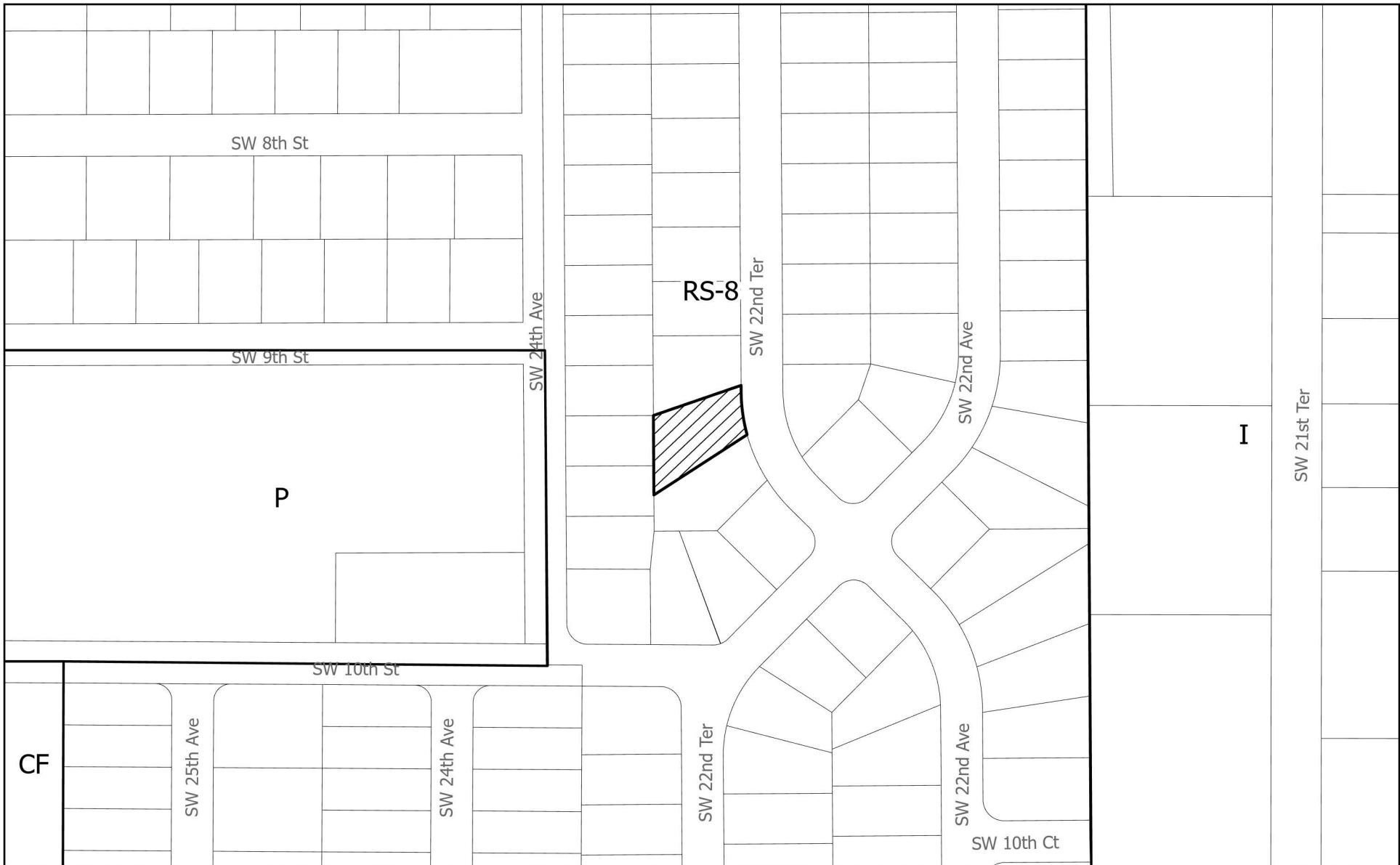
**To watch and listen to the Board of Adjustment Meeting:**  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
**Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99**

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-25120002

**LEGEND**

-  Municipal Boundary
-  Subject Site

N



0      100      200  
US Feet

Graphic Scale

# PLN-BOA-25120002

## **Sec 47-19.2(A)(5)(a)- Accessory buildings, structures and equipment, general**

- A. *Accessory dwellings.* Accessory dwellings (also known as "granny flats" or cottages) may be permitted only when accessory to a standard single family dwelling in RS-8, RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 zoning districts, and subject to the following limitations:
1. An accessory dwelling shall not be greater than six hundred (600) gross floor area in area or forty-nine percent (49) of the gross floor area of the principal structure, whichever is less.
  2. An accessory dwelling shall be limited to either a one (1) bedroom/one (1) bath unit, or an efficiency.
  3. When an accessory dwelling is attached to another accessory structure, the accessory dwelling shall have a separate entrance than the attached accessory structure and shall be separated from the attached accessory structure by a common fire resistant wall.
  4. There shall be no more than one (1) accessory dwelling per single family lot.
  5. An accessory dwelling, together with the principal single family dwelling, shall not exceed the maximum density permitted by the zoning district within which it is located. The following minimum parcel sizes for the principal and accessory dwelling shall be required:
    - a. RS-8 zoning district: ten thousand, eight hundred ninety (10,890) gross square feet.
    - b. RD-15 zoning district: six thousand (6,000) gross square feet.
    - c. RC-15 and RM-15 zoning districts: five thousand, eight hundred eight (5,808) gross square feet.
    - d. RML-25, RMM-25, RMH-25 and RMH-60 zoning districts: five thousand (5,000) gross square feet.
  6. Parking spaces shall be provided for each dwelling unit in accordance with the requirements set forth in Section 47-20, Parking and Loading Requirements.
  7. No accessory dwelling shall be built on any lot in an RS-8 and RD-15 district except servant's quarters for persons other than the immediate family employed on the premises.

# Record

Showing 1-16 of 16

<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="#">PLN-BOA-25120002</a>	Request for variance from Sec. 47-19.2(A)(5)(a) t...	905 SW 22 Ter Variance Request	Z- Board of Adjustment (BOA)	0		905	SW	22	TER		Open
<input type="checkbox"/>	<a href="#">BE25060116</a>	POSSIBLE ILLEGAL STRUCTURE W/O PERMIT - No permi...	ILLEGAL CONVERSION	Building Code Case	0	Preston Mark	905	SW	22	TER		Code Enfc
<input type="checkbox"/>	<a href="#">CE25060220</a>	TENANT IN BACK OF PROPERTY (SAYS ADDRESS IS 907) ...		Code Case	0	Gail Williams	905	SW	22	TER		Closed
<input type="checkbox"/>	<a href="#">BLD-RMIS-23010011</a>	CONCRETE SLAB FOR SHED	SLAB	Residential Miscellaneous Permit	0		905	SW	22	TER		Void
<input type="checkbox"/>	<a href="#">BLD-RPAV-21040054</a>	REPLACE PAVER DRIVEWAY WITH CONCRETE	REPLACE PAVER DRIVEWAY WITH ...	Residential Paving Permit	0		905	SW	22	TER		Complete
<input type="checkbox"/>	<a href="#">SE21040507</a>			Bulk Trash Case	0	Wanda Acquavella	905	SW	22	TER		No Violatic
<input type="checkbox"/>	<a href="#">BE21040040</a>	NEW CONCRETE DRIVEWAY		Building Code Case	0	ALEJANDROD	905	SW	22	TER		Complied
<input type="checkbox"/>	<a href="#">CE21030913</a>	NEIGHBOR COMPLAINT OF CURRENT REMOVAL OF LARGE OA...		Code Case	0	LUKEB	905	SW	22	TER		Closed
<input type="checkbox"/>	<a href="#">BLD-WIN-20090056</a>	REPLACE 4 WINDOWS	WALK THRU W107	Window and Door Permit	0		905	SW	22	TER		Complete
<input type="checkbox"/>	<a href="#">CE17090115</a>	CUT DOWN AN OAK TREE THAT WAS PLANTED BY THE CITY...	SAUNDER,LONNIE	Code Case	0		905	SW	22	TER		Open
<input type="checkbox"/>	<a href="#">VIO-CE17090115_1</a>	CUT DOWN AN OAK TREE THAT WAS PLANTED BY THE CITY.	SAUNDER,LONNIE	Violation-CODE Hearing	0		905	SW	22	TER		Open
<input type="checkbox"/>	<a href="#">PM-15082533</a>	REROOF 2025 SF FLAT WITH RAS 150	REROOF 2025 SF FLAT WITH RAS...	Re-Roof Permit	0		905	SW	22	TER		Complete
<input type="checkbox"/>	<a href="#">PM-11121667</a>	ADD CONCRETE SLAD ON SITE 4X6	ADD CONCRETE SLAD ON SITE 4X6	Accessory Structure Permit	0		905	SW	22	TER		Complete
<input type="checkbox"/>	<a href="#">PM-09051016</a>	SEWER CONNECTION	SEWER CONNECTION	Plumbing Sewer Cap Permit	0		905	SW	22	TER		Complete
<input type="checkbox"/>	<a href="#">BL-9702108</a>		ANYTHING BUT ROOFS	General Business Tax Receipt	0		905	SW	22	TER		Closed
<input type="checkbox"/>	<a href="#">PM-05062661</a>	INSTALL 1530SQ.FT. OF BRICK PAVERS ON SITE ONLY	INSTALL 1530SQ.FT. OF BRICK ...	Residential Paving Permit	0		905	SW	22	TER		Complete



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-25120002

### Sec 47-19.2.A.5.a- Accessory buildings, structures and equipment, general

- Requesting a variance to allow an accessory dwelling in an RS-8 ZONING DISTRICT on a 8,446 gross square feet lot whereas the code requires a minimum of 10,890 gross square feet lot size a total variance request of 2,444 gross square feet.

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 AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

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/interpretation/special exception requested.

A APPLICANT / PROPERTY OWNER (For purpose of identification, the Property Owner is the Applicant)
Name: Saunders, Lonnie Lonnie Saunders Rev Trust
Address: 905 SW 22nd Terrace
City, State, Zip: Fort Lauderdale, FL 33312
Phone: (954) 683-9465
Email: countycondo@aol.com
Proof of Ownership: Attach Tax Record/Warranty Deed
APPLICANT SIGNATURE: Please see attached agent authorization letter

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: William J. Laystrom
Address: 1177 S.E. 3rd Avenue
City, State, Zip: Fort Lauderdale, FL 33316
Phone: (954) 762-3439
Email: wlaystrom@sflalaw.com
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

C BUSINESS OWNER (if applicable, e.g., Hotel, Restaurant, etc.)
Name:
Address/Email/Phone:

D PARCEL INFORMATION
Project Address: 905 SW 22nd Terrace, Fort Lauderdale, FL 33312
Folio Number(s): 504208100510
Legal Description (per survey): Please see attached legal description

E LAND USE INFORMATION
Current Land Use Designation: Low (5) Residential
Current Zoning Designation: RS-8
Current Use of Property: Single Family Residential
Site Adjacent to Waterway?: No
Provide Related Case/Project #: BE25060116

F PROJECT INFORMATION This Request is: [X] Existing [ ] New
Applicable ULDR Sections: Sec. 47-19.2(A)(5)(a)
Variance/Special Exception Request (Describe current request): Request for a variance from the minimum lot size required for an ADU in the RS-8 zoning district.

G DIMENSIONAL REQUIREMENTS (indicate direction N, S, E, W)
Table with columns: Required Per ULDR, Proposed. Rows include Lot Size, Lot Density, Lot Width, Building Height, Structure Length, Lot Coverage, and SETBACKS (Front, Side, Corner/Side, Rear).

APPLICATION TYPE: Select the application type from the list below. Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narrative, and other pertinent documentation.

Table with 4 columns: Variance/Interpretation Request (Before/After), Variance/Interpretation Request-Homesteaded Property (Before/After), Special Exception Request (Before/After), Administrative Variance Request (Existing Only), Request for Continuance, Rehearing Request Before the Board, Request for Rehearing, De Novo Hearing Request, Appeal Request. Includes completion status and fees.

\*\*Administrative Variances are for EXISTING RESIDENTIAL PROPERTIES that have been issued a Certificate of Occupancy and/or built with a Permit.



**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following information and checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Preliminary Meeting Date** Applicant/Agent met with staff on the following date: 8/28/25
- Application Form** The Application must be complete with the applicable information and signatures (refer to page 1).
- Proof of Ownership** Tax Record, Warranty Deed and/or corporation/Sunbiz document verification
- Narrative** provide specific variance/special exception/interpretation request, applicable ULDR code sections, date, and criteria.
- Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Survey** 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 specially 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 the 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. The coversheet on the plan set must state the project name and table of contents. **Copy sets of the Plans must be at half-size scale 11x17".**
- Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s)).
- Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s)).
- Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s)).
- Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. **To place your request, contact Heather Hanson by phone at 954-357-6855 or email [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or contact Kenny Gibbs by phone at 954-357-5503 or email [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net).** Distribution: The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
- Envelopes**  
The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only) metered mail is not 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 three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.

**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**

- Tax Map** The 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. The 300 feet radius noticing requirement does not apply to administrative variances.
- Property Owners Notice List** The 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.

**INFORMATION:** The purpose of this checklist is to provide guidance regarding the application submittal. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete.

Following the receipt of a complete application, the applicant will be required to submit fourteen (14) copies of the entire submittal to the Zoning and Landscape Division to distribute to the Board of Adjustment Board Members. All copies must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Survey and Plans must be at half-size scale 11 x 17".

**GUIDELINES AND LINKS:**

- [SUBMIT YOUR APPLICATION SUBMITTAL](#)
- [VIEW MEETING DATES AND DEADLINES](#)
- [VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS](#)
- [SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMING CONVENTION STANDARDS](#)



Board of Adjustment (BOA) Criteria for Variance/Interpretation

Answer All questions on this page only if you are applying for a Variance/Interpretation request through Board of Adjustment. If additional space is needed, attach additional pages to this page. If you are not applying for a variance/interpretation, select this box

CRITERIA: Applicants must demonstrate a unique hardship attributable to the land by providing a preponderance of the evidence for all of the following criteria. Please state your specific request and 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.

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

Please see attached responses to Criteria for Variance/Interpretation.

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

Please 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:

Please 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

Please 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

Please 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.

Please see attached document

AFFIDAVIT: I William J. Laystrom 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 of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment or Zoning Administrator is limited to the authority vested in the Board or Zoning Administrator by the ULDR and that the Board or Zoning Administrator 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 or Zoning Administrator or designee 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 or Zoning Administrator or designee, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within one (1) year of the date of entry of the final order of denial.

Signature of William J. Laystrom

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4th day of December, 2025



Signature of Katherine Robertson, Notary Public, My Commission Expires: 7/19/26

## APPLICANT'S RESPONSES TO VARIANCE CRITERIA

**Specific Request:** The Applicant is requesting a variance from Sec. 47-19.2(A)(5)(a) of the Land Development Code to allow for an existing accessory dwelling structure to remain at the property located at 905 SW 22<sup>nd</sup> Terrace, Fort Lauderdale, FL 33312. The Code permits accessory dwelling structures in the RS-8 zoning district for parcels with a minimum lot size of 10,890sf. The Applicant is requesting a variance to allow for an accessory dwelling structure on an 8,446sf lot.

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

Applicant's Response: The Applicant is requesting a waiver from Sec. 47-19.2(A)(5)(a) to allow for an existing accessory dwelling structure to remain on an 8,446sf lot in the RS-8 zoning district. While the Applicant's lot is slightly smaller than would be permitted by Code, due to the specific angled lot dimensions of the property, the accessory dwelling unit fits well on the property and meets the intent of the ULDR. The Applicant submits that an accessory dwelling structure on the subject property is a reasonable and practical use of the property.

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

Applicant's Response: The property in question is located at 905 SW 22<sup>nd</sup> Terrace, Fort Lauderdale, FL 33312 and is zoned RS-8. The Code requires a minimum lot size of 10,890sf in order for a property to be allowed to construct a accessory dwelling structure. However, the lot dimensions for this property are such that an accessory dwelling structure is practical. The Applicant is able to comply with setbacks and other code requirements so as to ensure that there is no disruption to the neighborhood and that the character of the neighborhood will not be negatively impacted.

**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**

Applicant's Response: The Applicant submits that a 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. In this case, the subject property is modestly smaller than the district minimum. This modest accessory unit is fully

consistent with the residential character of the neighborhood and does not introduce any use or intensity that is atypical for the zoning district. In addition, the accessory dwelling unit complies with all other code requirements for the RS-8 zoning district.

- 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**

Applicant's Response: The hardship associated with the property is not self-created by the applicant or any prior owner. The lot's dimensions are the product of historic subdivision patterns. As a result, the lot's modest size is an inherent condition of the property that was inherited by the Applicant which they did not cause, contribute to, or have the ability to alter. The Applicant submits that while this property is slightly smaller than the Code requirement, due to the particular lot dimensions, the requested variance can be approved by meeting the intent of the Code.

- 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.**

Applicant's Response: The Applicant submits that the requested variance to reduce the lot size requirement from 10,890sf to 8,446sf is minimal and therefore this variance can be approved while still meeting the general intent of the ULDR. In addition, the use is compatible with adjoining properties as well as the surrounding neighborhood. Due to the particular dimensions of the Applicant's lot, the accessory dwelling structure fits well on the property. The proposed variance is only for the lot size as the Applicant is able to comply with all other relevant zoning regulations for accessory dwelling structures such as design, size, height, and setbacks.



## **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
  - o Current use of Property
  - o Land Use designation
  - o Zoning Designation
  - o Site area (sq. ft and acres)
  - o Setback table (required vs provided)
  - o Open space
8. Site Plan Features (graphically indicated)
  - o Project signage (if applicable)
  - o 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



## GENERAL INFORMATION

### BOARD OF ADJUSTMENT & ADMINISTRATIVE VARIANCE

### REVIEW PROCESS AND APPLICATION SUBMITTAL

**BOARD OF ADJUSTMENT and ADMINISTRATIVE VARIANCE MEETING REQUEST:** Prior to the submittal of the Board of Adjustment/Administrative Variance application, applicants will need to request a meeting with staff to obtain feedback regarding the proposed variance, special exception, administrative variance or other applications. The meeting includes general guidance on the application submittal and process for the application type. To request a meeting with staff, [email your request to: boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

**BOA 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. This applies to Board of Adjustment applications only.

**ONLINE APPLICATION SUBMITTAL PROCESS:** Board of Adjustment and Administrative Variance Application 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 view plan and document requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City. No hard copy application submittals will be accepted.

**DETERMINATION OF COMPLETENESS:** All 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 determination of completeness for all application submittal to Board of Adjustment. The City will notify the applicant within thirty (30) days from application submittal with a determination of completeness for all applications submittal for Administrative Variances. The notification will be sent via email and/or lauderbuild and will indicate application completeness or incompleteness with required changes.

**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. Sign posting requirements are related to Board of Adjustment (BOA) applications only.

**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](#). This applies to Board of Adjustment applications only.

**QUESTIONS:** Questions regarding the Board of Adjustment (BOA) process or Lauderbuild, contact us by phone at 954-828-6520 or by email at [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2025	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 504208100510	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> SAUNDERS, LONNIE LONNIE SAUNDERS REV TR	<b>Adj. Bldg. S.F.:</b> 1198	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 905 SW 22 TER FORT LAUDERDALE, FL 33312-3043	<b>Bldg Under Air S.F.:</b> 1418	<b>Zoning :</b> RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>Physical Address:</b> 905 SW 22 TERRACE FORT LAUDERDALE, 33312-3043	<b>Effective Year:</b> 1959	<b>Abbr. Legal Des.:</b> BRENDALE HEIGHTS 32-40 B LOT 3 BLK 4
	<b>Year Built:</b> 1954	
	<b>Units/Beds/Baths:</b> 1 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$25,340	\$300,340	0	\$325,680	\$80,380	
2024	\$25,340	\$283,300	0	\$308,640	\$78,120	\$1,337.79
2023	\$25,340	\$244,920	0	\$270,260	\$74,610	\$1,255.35

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$325,680	\$325,680	\$325,680	\$325,680
Portability	0	0	0	0
Assessed / SOH 07	\$80,380	\$80,380	\$80,380	\$80,380
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
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				

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
12/17/2020	Quit Claim Deed Non-Sale Title Change	\$100	116938650
12/14/2006	Warranty Deed	\$260,000	43329 / 1229
06/07/2005	Warranty Deed	\$200,000	39891 / 1026
04/30/2001	Warranty Deed	\$88,000	31655 / 1529
07/01/1992	Warranty Deed	\$52,000	19769 / 507

**LAND CALCULATIONS**

Unit Price	Units	Type
\$3.00	8,446	Square Foot
	SqFt	Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504208100990	07/25/2025	Warranty Deed	Excluded Sale	\$283,000	120363981	901 SW 22 AVE FORT LAUDERDALE, FL 33312
504208100430	05/07/2025	Warranty Deed	Qualified Sale	\$422,500	120214669	2209 SW 5 PL FORT LAUDERDALE, FL 33312
504208101740	04/30/2025	Warranty Deed	Qualified Sale	\$420,000	120198343	1012 SW 22 TER FORT LAUDERDALE, FL 33312
504208100010	04/22/2025	Warranty Deed	Qualified Sale	\$795,000	120182648	2151 DAVIE BLVD FORT LAUDERDALE, FL 33312
504208100050	03/17/2025	Warranty Deed	Excluded Sale	\$295,000	120116134	1108 SW 22 AVE FORT LAUDERDALE, FL 33312

### SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire- rescue (03)						FT Laud Stormwater Cat I (F1)		
Residential (R)								
1						1.00		

### SCHOOL

**Riverland Elementary**  
**School: B**  
**New River Middle School:**  
**C**  
**Stranahan High School: B**

### ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	32	Rosalind Osgood	Sarah Leonardi

THE LONNIE SAUNDERS REVOCABLE TRUST

THIS DECLARATION OF TRUST, made this 17th day of December, 2020, by LONNIE SAUNDERS, hereinafter referred to as "Grantor"; LONNIE SAUNDERS is the first Trustee of this Trust; however, the term "Trustee" as hereinafter used shall refer to LONNIE SAUNDERS, as the present Trustee, and all of his Successors as Trustees,

**W I T N E S S E T H:**

In consideration of the acceptance by Trustee of the Trust hereby created, the Grantor has assigned, transferred and delivered to the Trustee all property listed on Schedule A attached hereto and made a part hereof, receipt of which property is hereby acknowledged by the Trustee which, together with any property transferred or conveyed to the Trustee hereafter shall be referred to herein as the Trust Estate, said property to be held, managed and invested and reinvested, upon the following terms and conditions.

NOW, THEREFORE, the Grantor hereby states this Declaration of Trust as follows:

The Grantor has assigned, transferred and delivered to the Trustee all property listed on Schedule A attached hereto and made a part hereof, receipt of which property is hereby acknowledged by the Trustee, which, together with any property transferred or conveyed to the Trustee hereafter, shall be referred to herein as the Trust Estate, said property to be held, managed and invested

and reinvested, upon the following terms and conditions.

RESERVED RIGHT TO RESIDE IN RESIDENCE. I, LONNIE SAUNDERS, as Grantor, reserve the right during my lifetime to possess and to reside in and on the residential real property at 905 S.W. 22<sup>ND</sup> Terrace, Fort Lauderdale, FL, 33312.

ARTICLE I

DESIGNATION OF TRUST

This Trust shall be known as "THE LONNIE SAUNDERS REVOCABLE TRUST".

ARTICLE II

DISTRIBUTION OF INCOME AND PRINCIPAL

A. During Life of Grantor. The Trustee shall pay to or for the Grantor so much of the net income and/or principal of the Trust Estate as the Trustee deems necessary for the care, comfort, support, and welfare of the Grantor during the lifetime of the Grantor.

B. At Death of Grantor

I. UPON THE DEATH OF GRANTOR:

Upon the death of Grantor, the Successor Trustee shall distribute all of the rest, residue and remainder of the Corpus of THE LONNIE SAUNDERS REVOCABLE TRUST and all interest remaining therein as follows:

1. Twenty-Five (25%) percent to Grantor's sister, KERI DEMATTIA, of 1940 Ski Slope Circle, Las Vegas, Nevada, 89117, to take per stirpes;

2. Twenty-Five (25%) percent to Grantor's brother, KEITH SAUNDERS, of 8557 Genesee Court, Las Vegas, Nevada, 89139, to take per stirpes;
3. Twenty-Five (25%) percent to Grantor's brother, DREW SAUNDERS, of 1521 Louis Kossuth Avenue, Bohemia, NY, 11716, to take per stirpes; and
4. Twenty-Five (25%) percent to Grantor's brother, ROGER SAUNDERS, 239 Creekview Drive, Woodruff, S.C., 29388, if he survives Grantor by thirty (30) or more days. If ROGER SAUNDERS does not survive the Grantor by thirty (30) or more days, then Roger Saunder's share is to be disbursed to his wife, THERESA SAUNDERS, to take per stirpes.

### ARTICLE III

#### PROVISION REGARDING MINORS

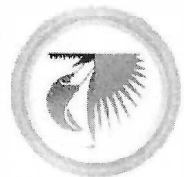
Each share of the Trust estate which is distributable to a beneficiary who has not reached the age of twenty-one (21) years shall immediately vest in the beneficiary, but the Trustee shall retain possession of the share as a separate Trust until the beneficiary reaches the age of twenty-one (21) years, meanwhile paying to or for the benefit of the beneficiary so much or all of the income and principal of the share as the Trustee deems necessary for the beneficiary's health, maintenance, education and best interests, and adding to principal any income not so paid.

**SCHEDULE A**

1. Property located at 905 S.W. 22<sup>ND</sup> Terrace, Fort Lauderdale, FL, 33312

**BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM**

DEVELOPMENT SERVICES DEPARTMENT - ZONING & LANDSCAPING DIVISION



Rev 3 - Revision Date: 01/30/2024 Form Date: 01/09/0000  
ID Number: BOAAAF

**AGENT AUTHORIZATION FORM**

I, Saunders, Lonnie Lonnie Saunders Rev TR ("Owner") as the current title owner of the real

(Print Name and Last Name of Agent)

proposed, located at 855 SW 22nd Ter., Fort Lauderdale, Fla. 33312

(Print Property Address)

do hereby authorize

William J Laystrom

(Print Name and Last Name of Agent)

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all

required hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and

location specified herein, including:

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 documents 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, actions, 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,

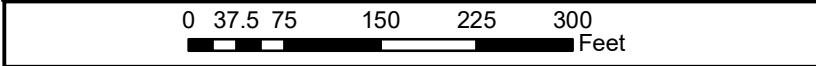
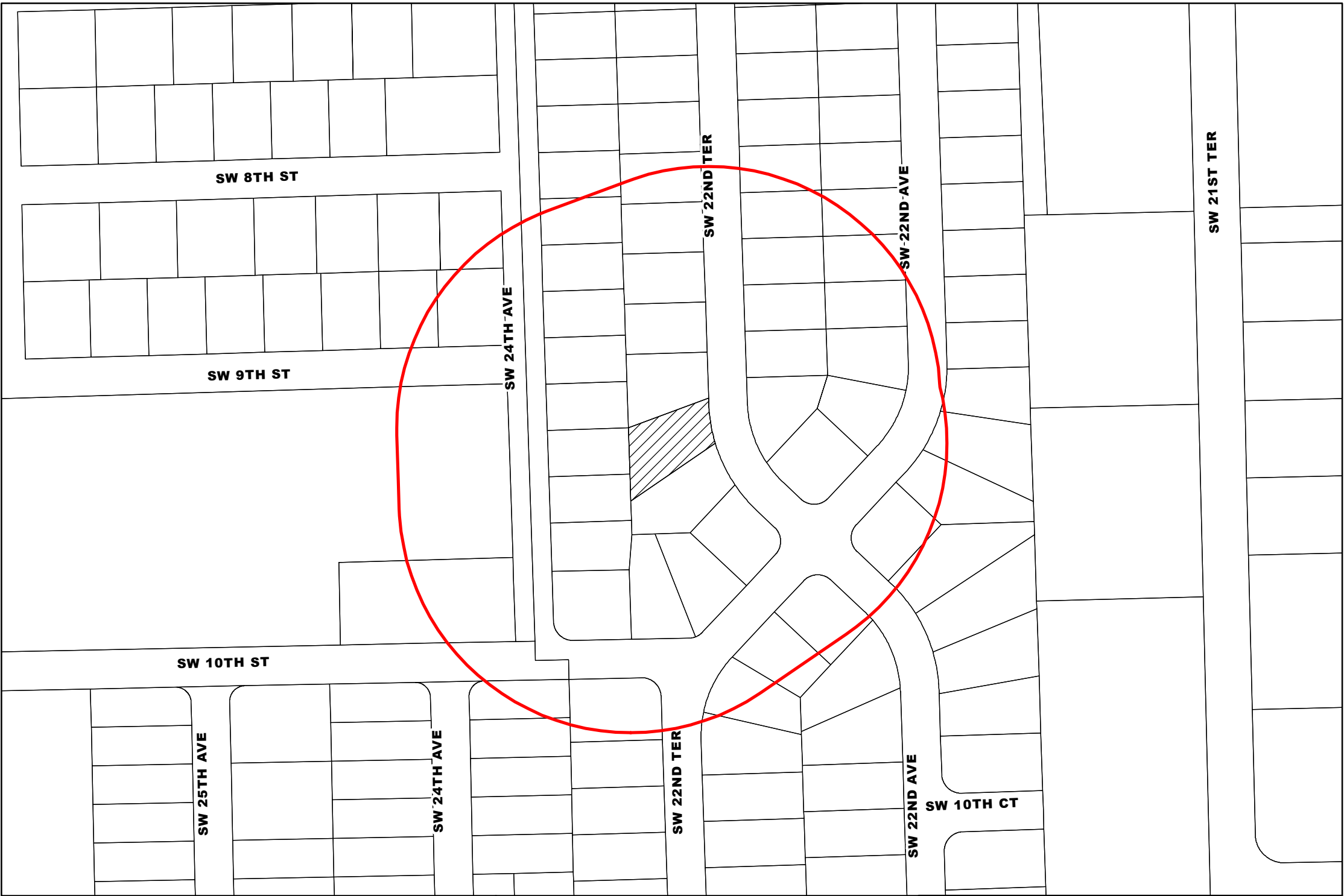
including death, whether caused by, allegedly caused by, or contributed in whole or in part by the

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.







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

**905 SW 22 TERR**  
**DATE OF PRINT: 12/04/2025**



FOLIO_NUMB	NAME_LINE_1	NAME_LINE1	ADDRESS_LI	CITY	STATT ZIP	ADDRESS_1	LEGAL_LINE
504208070390	CECIHOME LLC		46 GLAZER LN	LEVITTOWN	NY 11756	LEVITTOWN NY11756	HOOSIER HEIGHTS 26-47 B
504208070410	JEAN GILLES,CHRISTINE	JEAN-BAPTISTE,LESSINEL	1000 SW 24 AVE #1-2	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	HOOSIER HEIGHTS 26-47 B
504208080380	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	LAST CHANCE VILLAGE 27-13 B
504208080410	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	LAST CHANCE VILLAGE 27-13 B
504208080510	MARTINEZ,ARTURO H/E	MARTINEZ,YADIRA	801 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	LAST CHANCE VILLAGE 27-13 B
504208080520	THOMAS,SANDRA V		2401 SW 9 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	LAST CHANCE VILLAGE 27-13 B
504208080521	JACQUES,EDITH JN		2411 SW 9 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	LAST CHANCE VILLAGE 27-13 B
504208080930	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	LAST CHANCE VILLAGE 27-13 B
504208100170	GREEN,NEKITDRESS H/E	GREEN,QUANTRELLE D	1002 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100180	LOPEZ,MARYDEEL	PEREZ,ABIZADAY	916 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100190	JONES,CARRINGTON		912 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100200	JONES,DORIS C		908 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100210	GONZALEZ,OSVALDO LEON	AMADOR,SILVIA MUNOZ	904 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100490	MONTEAGUDO,OSVALDO	OLIVERA,OLGA L PEREZ	913 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100500	ALIC,DARCY	GORDON,SIRKAHADAFI	4990 NW 44 AVE	COCONUT CREEK	FL 33073	COCONUT CREEK FL33073	BRENDALE HEIGHTS 32-40 B
504208100510	SAUNDERS,LONNIE	LONNIE SAUNDERS REV TR	905 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100520	SYNNOTT,ESTELLE		214 FORTST LOUIS	*BOUCHERVILLE QC	CA J48 1	*BOUCHERVILLE QC CAJ48 1	BRENDALE HEIGHTS 32-40 B
504208100530	CARDINAL,CINDY M		809 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100540	CSMA BLT LLC		600 GALLERIA PKWY STE 300	ATLANTA	GA 30067	ATLANTA GA30067	BRENDALE HEIGHTS 32-40 B
504208100550	COLEMAN,MELVIN & KAREN		801 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100560	OLIDIA,RODRIGUEZ		717 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100850	DARSANSINGH,PARAM	LALCHANDANI, SEETA ETAL	716 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100860	WILLIAMS,CHARMAINE		800 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100870	AMBROSIO,JOSEPH		1921 SW 23 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100880	REYNOLDS,JOENATHAN CEDRICK		2825 SW 5 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100890	AUGUSMA,LUCKNER & MISSELINE	AUGUSMA,LUSSANDA	812 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100900	CID,JOSE L		900 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100910	JARRETT,SEFTON & HERMIN		904 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100920	OUTLAW,WADE H/E	OUTLAW,MARTHA	908 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100930	GREER,JUANITA		912 SW 24 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100940	BRRRR PROPERTIES LLC		20801 BISCAYNE BLVD #101	AVENTURA	FL 33180	AVENTURA FL33180	BRENDALE HEIGHTS 32-40 B
504208100950	RODRIGUEZ,ADRIAN & LIDIA C		921 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100960	ESPINA NAJERA,OSMAR		917 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100970	TOY,MICHAEL R		609 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208100980	RODRIGUEZ,RICKY	CALCINES,CLEISER	1001 SE 16 ST APT 12	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE FL33316	BRENDALE HEIGHTS 32-40 B
504208100990	901 FLORIDA LAND TR	QI MANAGEMENT LLC TRSTEE	7154 LAUREL LN	MIAMI LAKES	FL 33014	MIAMI LAKES FL33014	BRENDALE HEIGHTS 32-40 B
504208101000	MCSWAIN,DONNI K	DONNI K MCSWAIN REV LIV TR	809 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101010	RUIZ SANDOVAL,DIEGO D	SANDOVAL SOTO,SANDRA	805 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101020	BARKER,SARA J		801 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101320	BURNS,TINA LOUISE		716 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101330	VEGA,GLORIA S		800 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101340	WRIGHT-GRANT,SONIA		804 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101350	PARE FAM TR	PARE,CLAUDE J TRSTEE ETAL	808 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101360	NOGUES,SOINEL H/E	NOGUES,STACHIS D	900 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101370	HEIKKILA,ALLAN HENRY		904 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101540	ALTRIA TRADE LLC		5835 CALLAGHAN RD STE 204	SAN ANTONIO	TX 78228	SAN ANTONIO TX78228	BRENDALE HEIGHTS 32-40 B
504208101710	PEREZ,MAGDIEL		1001 SW 22 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101720	LA FORTUNE,MURLANDE		1004 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101730	COMMUNITY 8 PROPERTIES LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101740	RAMPERSAUD,PARBATTIE		1012 SW 22 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	BRENDALE HEIGHTS 32-40 B
504208101880	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	BRENDALE HEIGHTS 32-40 B
504208290020	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	08-50-42

LAW OFFICES  
**DOUMAR, ALLSWORTH, LAYSTROM,  
VOIGT, WACHS, ADAIR & DISHOWITZ, LLP**

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MARK E. ALLSWORTH, P.A.  
BENJAMIN R. DISHOWITZ, P.A.  
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WILLIAM J. LAYSTROM, P.A.

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EMAIL: WLAYSTROM@SFLALAW.COM  
WEBSITE: SFLALAW.COM

MATTHEW J. MYTYCH, P.A.  
JOHN D. VOIGT, P.A.

-----  
OF COUNSEL  
JODIE M. SIEGEL, P.A.  
JEFFREY S. WACHS, P.A.

January 8, 2026

City of Fort Lauderdale – Zoning Division (BOA)  
700 N.W. 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**APPLICANT’S PROJECT NARRATIVE**

The Applicant, Lonnie Saunders, respectfully requests consideration of this Board of Adjustment application for a variance to allow for an existing accessory dwelling structure to remain at the property located at 905 SW 22<sup>nd</sup> Terrace, Fort Lauderdale, FL 33312. This is a single-family property zoned RS-8 with a land use designation of Low (5) Residential. The Code Section in question is Sec. 47-19.2(A)(5)(a) which permits construction of an accessory dwelling structure on lots with RS-8 zoning that have a minimum lot size of 10,890sf. The Applicant is requesting a variance to allow for an accessory dwelling structure on an 8,446sf lot in the RS-8 zoning district.

The existing structure is located toward the rear of the property on the southwest side and is comprised of 353.3sf and is 12’8” tall. The structure is set back 6ft from the side property line and 16.7ft from the rear property line. In addition, the structure is 25ft away from the main residence. Included as part of this application submittal are a number of photographs of the structure from different angles, including the view from the front of the property. Due to the angled nature of the lot dimensions the structure fits well on the property while also being reasonably screened to ensure that it does not negatively impact the character of the neighborhood. In addition, the Applicant submits that the variance requested is minor in that it is a reduction from 10,890sf to 8,446sf.

The Applicant has also met with a number of the adjacent neighbors to discuss the accessory dwelling structure and make sure that any concerns they might have were addressed. The general consensus from the neighbors was that they did not have an objection to the structure remaining. Included with this submittal is a petition signed by some of the neighbors stating such. The Applicant intends to continue reaching out to neighbors throughout this process.

The Applicant looks forward to working with Staff and the Board of Adjustment throughout this approval process. Wherefore the Applicant respectfully requests consideration of this variance application this 8<sup>th</sup> day of January 2026.

Respectfully Submitted,

*William J. Laystrom, Esq.*

William J. Laystrom, Esq.

DOUMAR, ALLSWORTH ET AL.

1177 S.E. 3<sup>rd</sup> Avenue

Fort Lauderdale, FL 33316

Phone: (954) 762-3439

Email: [wlaystrom@sflalaw.com](mailto:wlaystrom@sflalaw.com)







907

UNLICENSED  
PROPERTY  
NOT TO BE  
RENTED





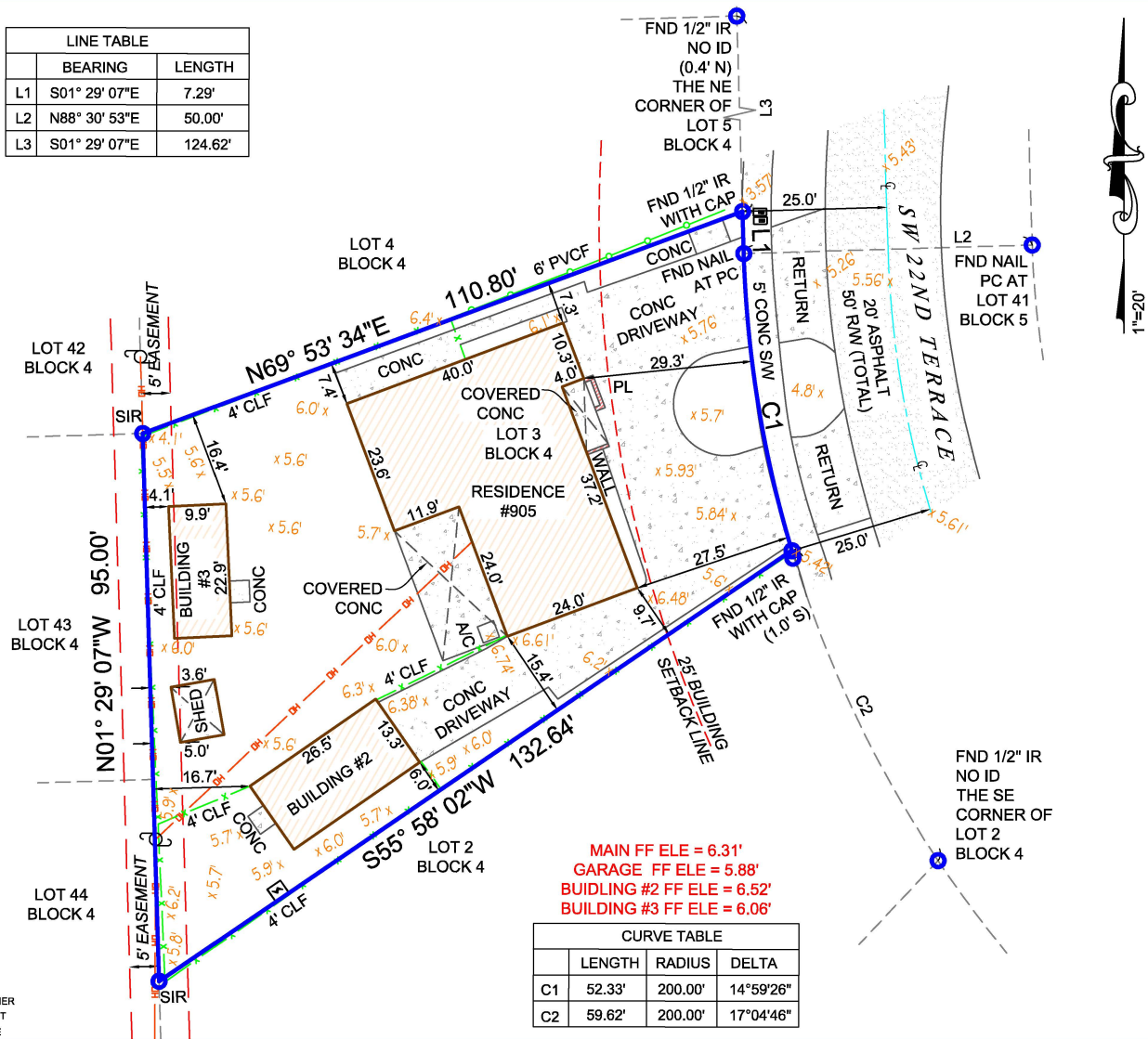
907





- GENERAL LEGEND:**
- A/C = AIR CONDITIONER
  - AF = ALUMINUM FENCE
  - BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - CB = CATCH BASIN
  - CBS = CONCRETE BLOCK STRUCTURE
  - CBW = CINDERBLOCK WALL
  - CHATT = CHATTAHOOCHEE
  - CL = CENTERLINE
  - CLF = CHAIN LINK FENCE
  - CME = CANAL MAINTENANCE EASEMENT
  - CO = CLEAN OUT
  - CONC = CONCRETE
  - D = DELTA (CENTRAL ANGLE)
  - DE = DRAINAGE EASEMENT
  - E = EAST
  - EB = ELECTRIC BOX
  - ELE = ELEVATION
  - X 0.00' = ELEVATION
  - EOP = EDGE OF PAVEMENT
  - EOW = EDGE OF WATER
  - FDH = FOUND DRILLHOLE
  - FF = FINISHED FLOOR
  - FH = FIRE HYDRANT
  - FN = FOUND NAIL
  - FND = FOUND
  - FPL = FLORIDA POWER AND LIGHT
  - ID = IDENTIFICATION
  - IP = IRON PIPE
  - IR = IRON ROD
  - L = ARC LENGTH
  - LP = LIGHT POLE
  - LMME = LAKE MAINTENANCE EASEMENT
  - N = NORTH
  - N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
  - N&D = NAIL & DISC
  - NO ID = NO IDENTIFICATION
  - MF = METAL FENCE
  - MH = MAN HOLE
  - OH = OVERHEAD CABLES
  - OR = OFFICIAL RECORD BOOK
  - O/S = OFFSET
  - PB = PLAT BOOK
  - PBCR = PALM BEACH COUNTY RECORDS
  - PC = POINT OF CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - PG = PAGE
  - PL = PLANTER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - P&M = PLAT AND MEASURED
  - PP = POOL PUMP
  - PRC = POINT OF REVERSE CURVATURE
  - PVCF = POLYVINYL CHLORIDE FENCE
  - R = RADIUS
  - R/W = RIGHT OF WAY
  - S = SOUTH
  - SW = SIDEWALK
  - SIR = SET IRON ROD #6677
  - SND = SET NAIL & DISC
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - W = WEST
  - WF = WOOD FENCE
  - WM = WATER METER
  - WV = WATER VALVE

LINE TABLE		
	BEARING	LENGTH
L1	S01° 29' 07"E	7.29'
L2	N88° 30' 53"E	50.00'
L3	S01° 29' 07"E	124.62'



MAIN FF ELE = 6.31'  
 GARAGE FF ELE = 5.88'  
 BUILDING #2 FF ELE = 6.52'  
 BUILDING #3 FF ELE = 6.06'

CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	52.33'	200.00'	14°59'26"
C2	59.62'	200.00'	17°04'46"

**BOUNDARY SURVEY**

**PROPERTY ADDRESS:**  
 905 SW 22nd TERRACE,  
 FORT LAUDERDALE, FLORIDA 33312

**LEGAL DESCRIPTION:**  
 LOT 3, BLOCK 4, BRENDALE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFICATIONS:**  
**LONNIE SAUNDERS**

- SURVEYORS NOTES:**
- (1) BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SW 22ND TERRACE (S 01°29'07" E) PER THE RECORD PLAT AND ARE ASSUMED.
  - (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
  - (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
  - (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
  - (5) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
  - (6) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
  - (7) SURVEY PURPOSE FOR PERMITTING.
  - (8) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
  - (9) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: NATIONAL GEODETIC SURVEY BENCHMARK #U-98, ELEVATION = 9.16'

**ALL COUNTY SURVEYORS**

**PROFESSIONAL SURVEYORS AND MAPPERS**  
 LICENSE NO. 6677  
 OFFICE: (954) 777-4747  
 5400 SOUTH UNIVERSITY DRIVE  
 DAVIE, FLORIDA 33328 SUITE 216

FLOOD ZONE: X
BASE FLOOD: N/A
COMMUNITY #: 125105
MAP/PANEL #: 12011C0556J
DATE OF FIRM: 07/31/2024

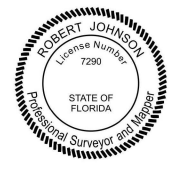
DATE OF SURVEY:	12/30/2025
FIELD LOCATION OF IMPROVEMENTS	

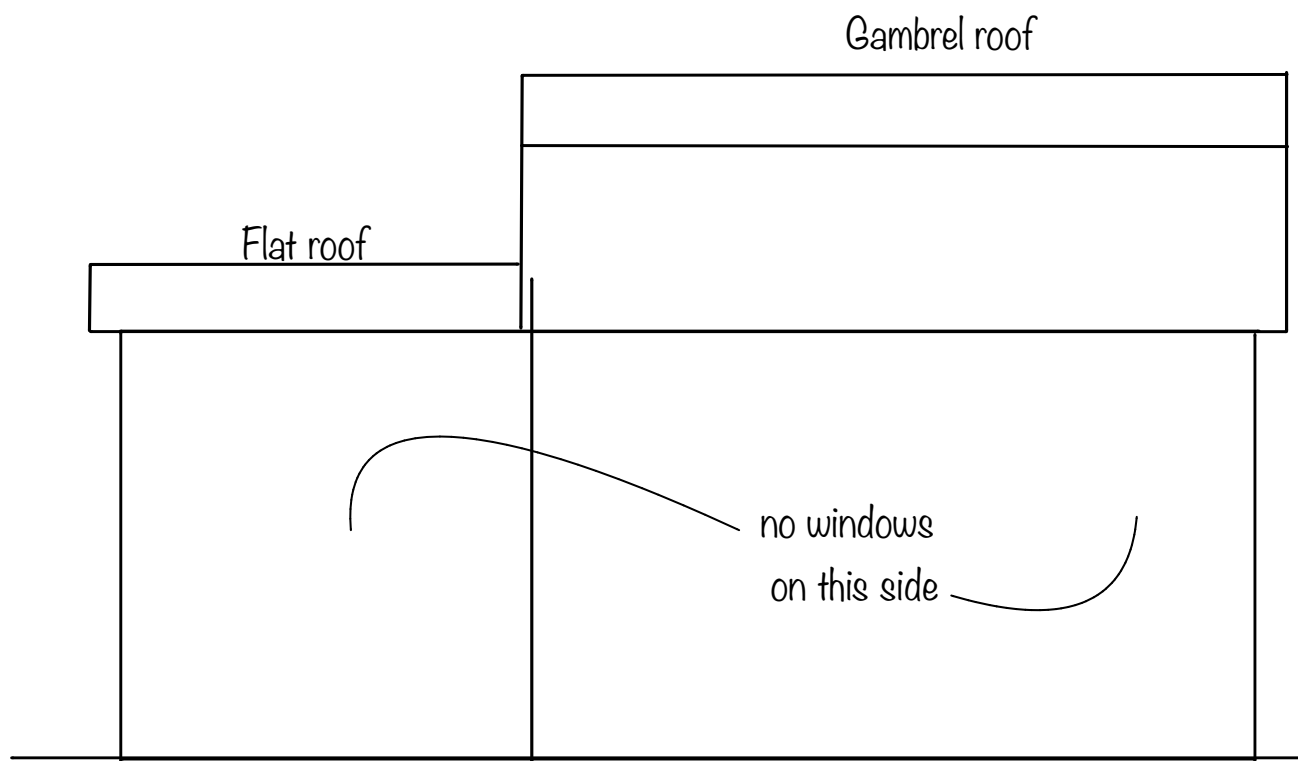
SCALE: 1" = 20'
CADD: NM
CHECKED BY: RBJ
INVOICE #: 25-64449
SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

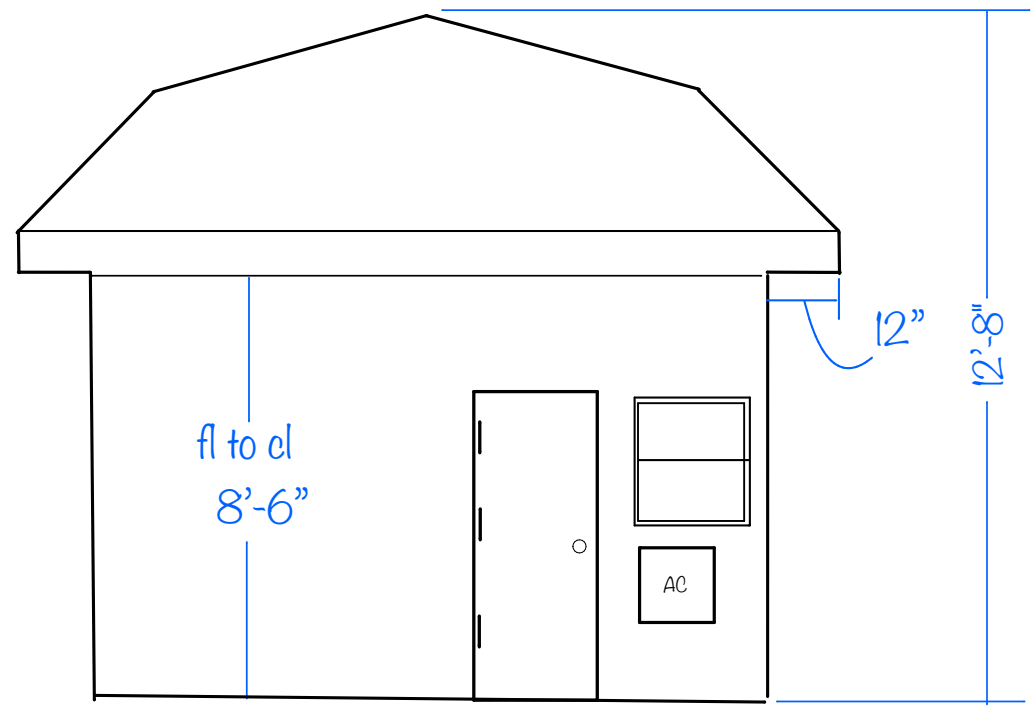
**Robert B Johnson**  
 Digitally signed by Robert B Johnson  
 Date: 2026.01.07 11:48:32 -05'00'

ROBERT B. JOHNSON, PSM, STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR AND MAPPER LS 7290  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

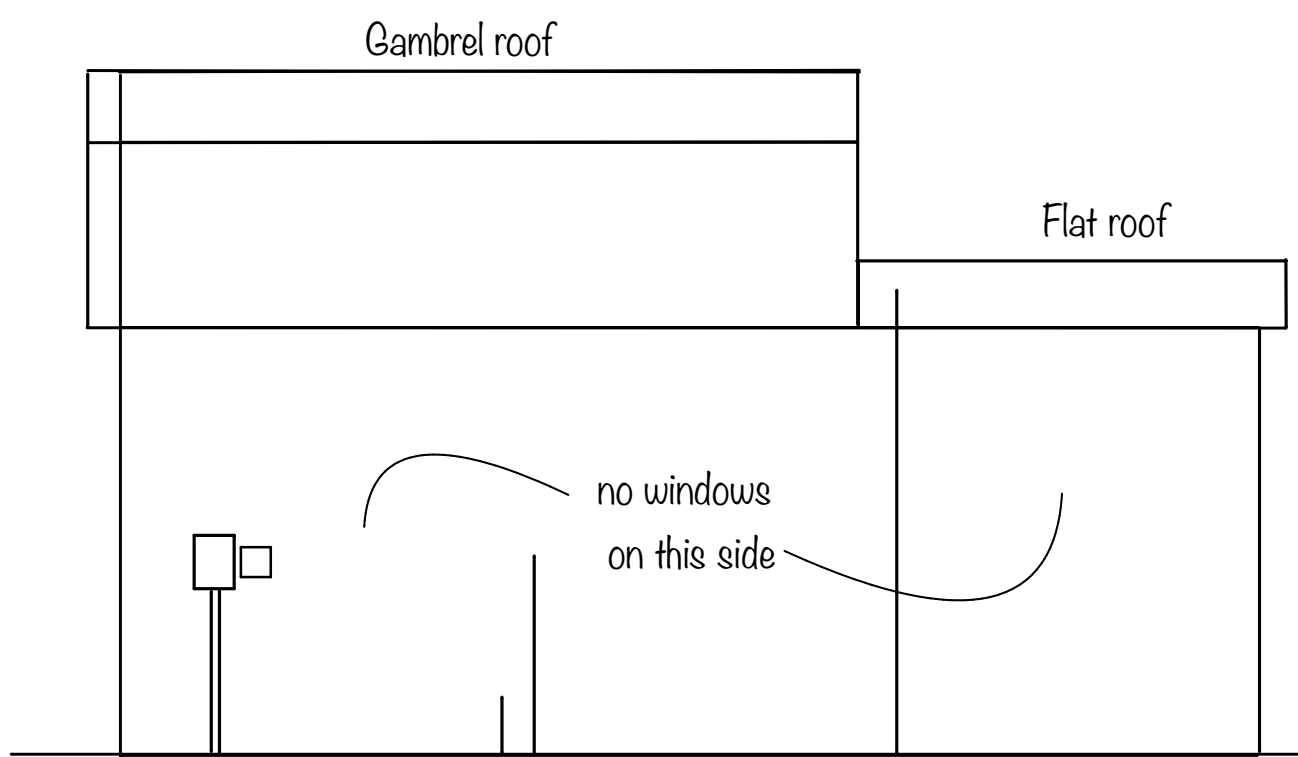




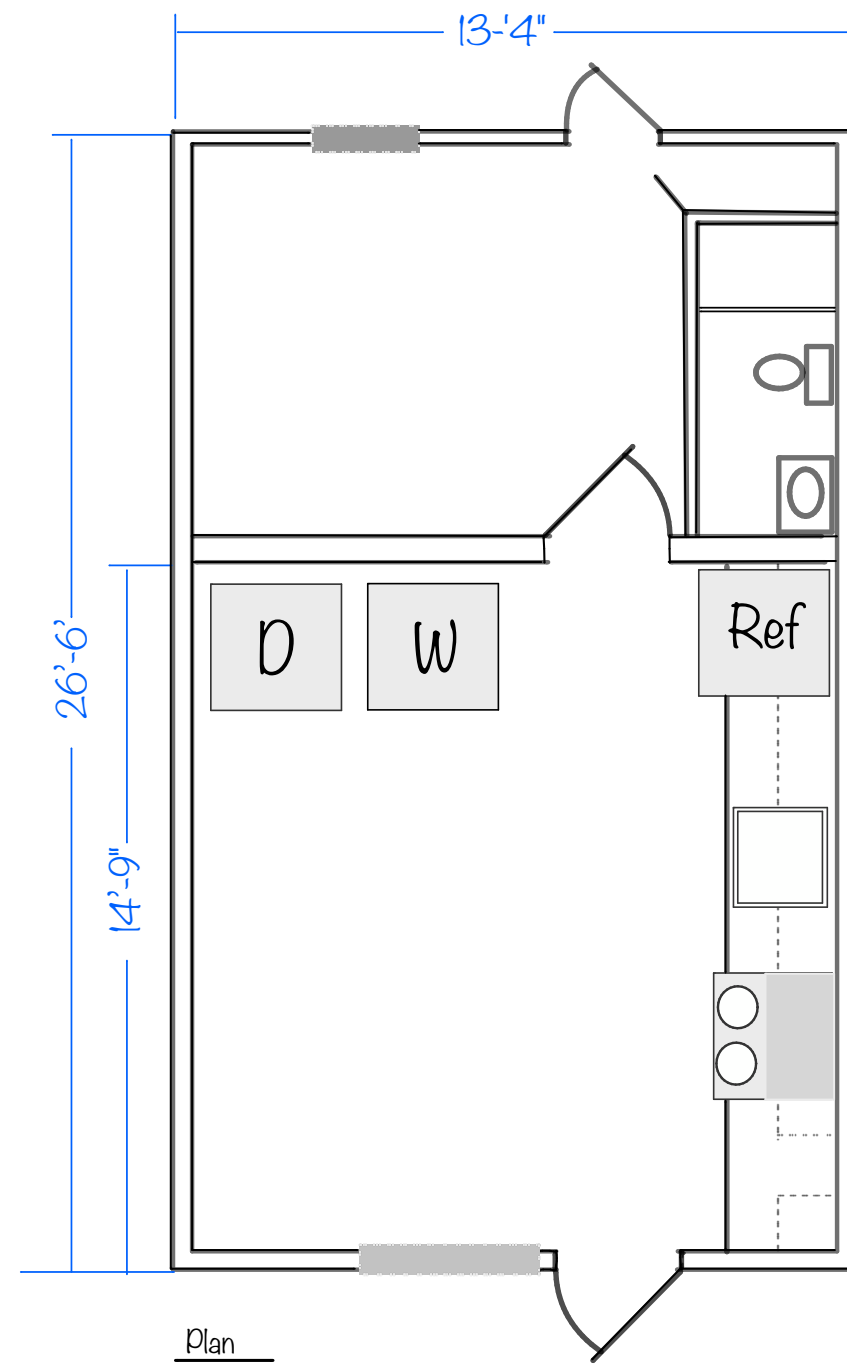
Right Elevation



Rear Elevation



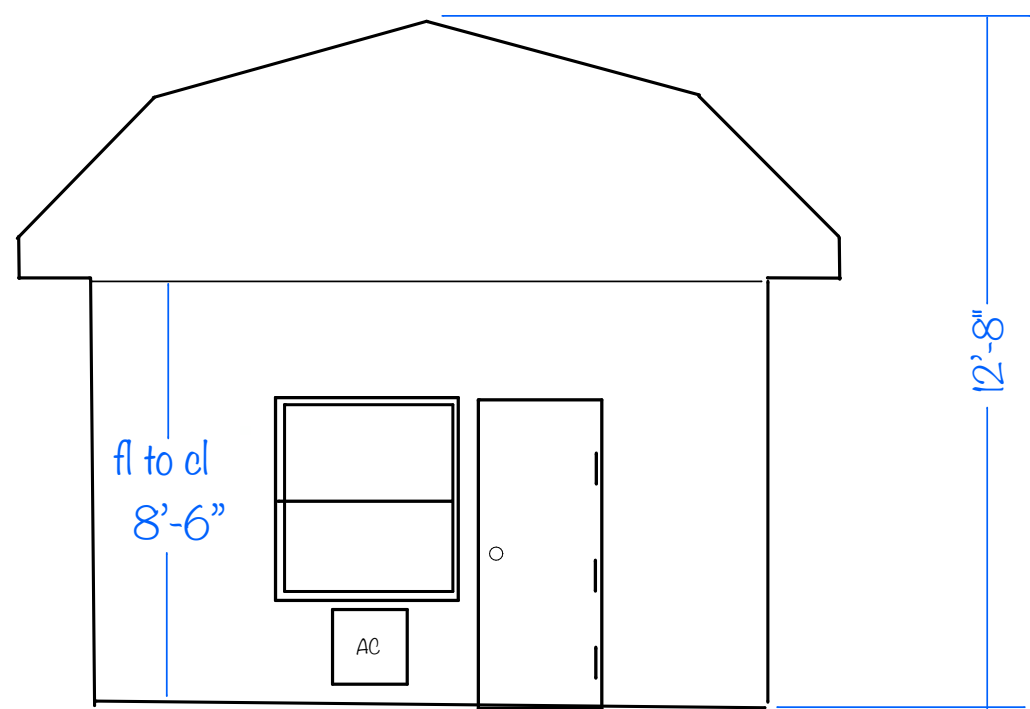
Left Elevation



Front Elevation



Rear Elevation



Front Elevation

**Sketch**  
not to scale  
 Nov 7, 2025

907 SW 22nd Terrace  
 Fort Lauderdale, Florida 33312

JS-I Construction Co.

# BOUNDARY SURVEY

Date Of Field Work =

Drawn By =

Order =

## 905 SW 22nd TERRACE, FORT LAUDERDALE,

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	52.33'	200.00'	14°59'26"	52.18'	S08°58'52"E
C2	104.75'	200.00'	30°00'31"	103.56'	S31°28'52"E

LINE TABLE	
BEARING	LENGTH
L1	S01°29'07"E 7.29'
L2	N01°29'07"W 95.00'

SCALE 1"=30'

BASIS OF BEARINGS

ONLINE

WM

CONCRETE

C1

