



BOARD OF ADJUSTMENT MEETING NOTICE

Date: January 30th, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 11th, 2026 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-25120004
OWNER:	BERTUCCIO,JOSEPH L H/E; ARMELLINO,AMBER
AGENT:	N/A
ADDRESS:	2425 NORTH WEST 67 COURT, FORT LAUDERDALE, FL 33309
LEGAL DESCRIPTION:	LOT 7, BLOCK 8, PALM AIRE VILLAGE 3 RD SECTION, ADDITION 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 47-19.1.L. - General requirements.</u>

- Requesting a variance to permit a freestanding shade structure to be located at a corner yard setback of 4.03 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line, a total variance request of 10.97 feet.

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

- Requesting a variance to permit a freestanding shade structure at a maximum height of 13 feet, whereas the code requires a maximum height of 12 feet, a total variance request of 1 foot.

To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale

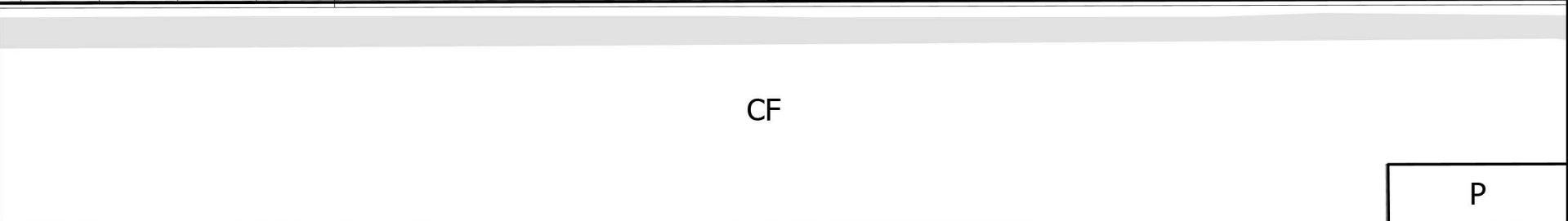
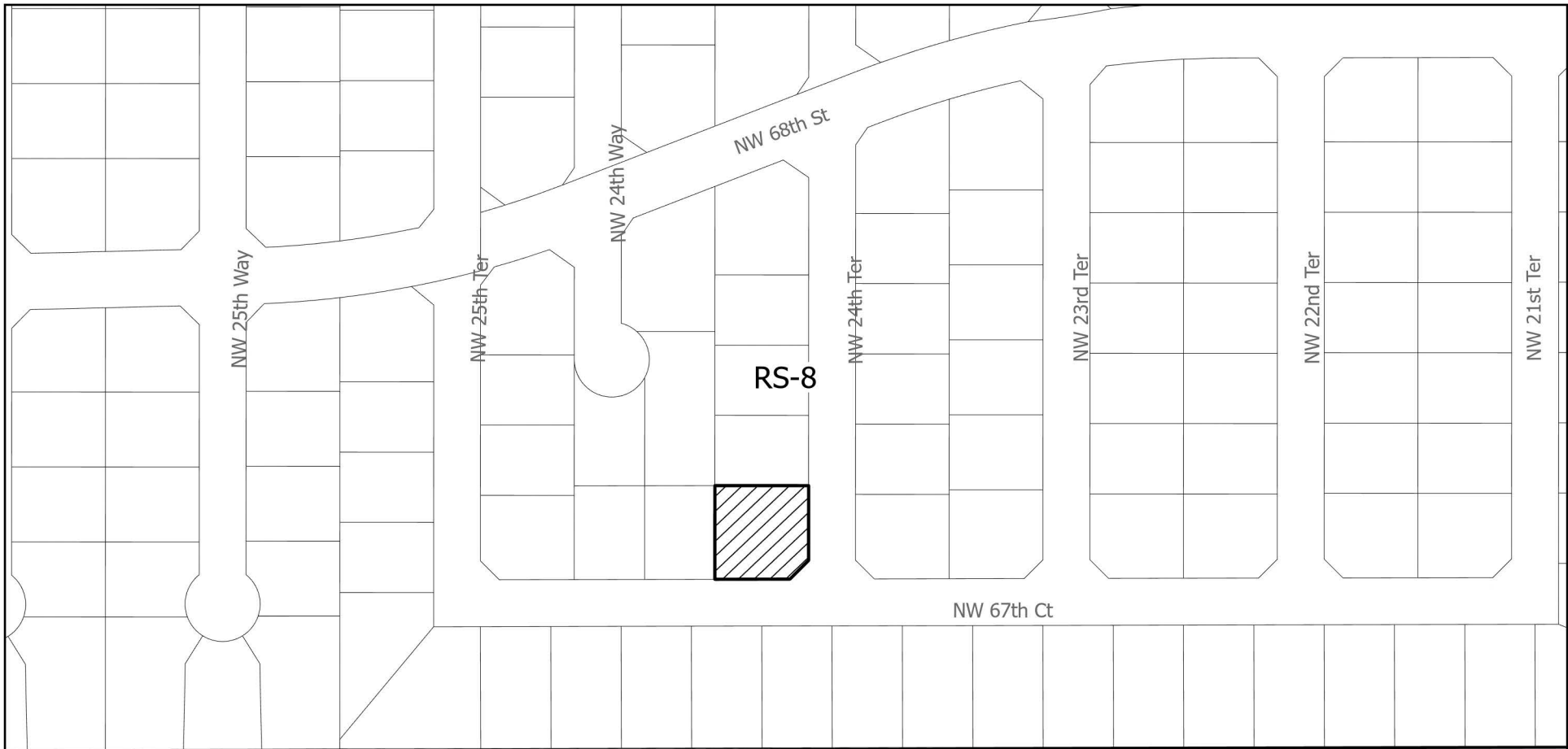
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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-25120002

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale

PLN-BOA-25120004

Sec. 47-19.1.L. - General requirements.

- L. Except as otherwise provided in this Section 47-19, the following provisions shall apply. No accessory structure shall be built in the front yard more than one (1) story, or thirteen (13) feet in height. The following accessory buildings will be permitted in residential zoning districts: Private garage, garden house, or structure of the same classification. Within a residential zoning district, no accessory use or structure shall be greater in height than the principal building and in no instance shall the height of an accessory use or structure be greater than twenty-four (24) feet in height except that on lots of greater area than one (1) acre, an accessory building shall not be more than thirty-five (35) feet in height; providing it is located not less than thirty (30) feet from every lot line. The total areas of accessory buildings shall not be greater than thirty-five percent (35) of the rear yard area. No accessory buildings shall be built closer than ten (10) feet to any rear line which is a street or alley line, or, in the case of corner lots, closer than fifteen (15) feet to any side street line except as otherwise provided herein.

Sec. 47-19.2. - Accessory buildings, structures and equipment, general.

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

Record

Showing 1-21 of 21

<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-25120004	Request for a variance from ULDR Sec. 47.19.2.P t...	Freestanding Canopy Setback ...	Z- Board of Adjustment (BOA)	0		2425	NW	67	CT		Open
<input type="checkbox"/>	BE25070258	WORK W/O PERMIT: LARGE METAL CANOPY/SHADE STRUCTU...		Building Code Case	0	Wilson Quinter...	2425	NW	67	CT		Special M...
<input type="checkbox"/>	CE17120729	THERE IS A STAGNANT GREEN POOL ON THE PROPERTY, ...	BERTUCCIO,JOSEPH L	Code Case	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	VIO-CE17120729_1	THERE IS A STAGNANT GREEN POOL ON THE PROPERTY.	BERTUCCIO,JOSEPH L	Violation-CODE Hearing	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	CE16020956	Ref. Det. Maura. BM743., Ref. Det. Maura. BM743.	BERTUCCIO,JOSEPH L	Building Code Case	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	VIO-CE16020956_1	Ref. Det. Maura. BM743.	BERTUCCIO,JOSEPH L	Violation-BLD Hearing	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	VIO-CE16020956_2	Ref. Det. Maura. BM743.	BERTUCCIO,JOSEPH L	Violation-BLD Hearing	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	PM-15121391	A/C CHANGE OUT WITH NEW DUCT WORK	A/C CHANGE OUT WITH NEW DUCT...	Mechanical HVAC New Install Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	PM-15071221	INSTALL OVER RANGE HOOD FOR REMODEL BP 15062455 ~...	INSTALL OVER RANGE HOOD FOR ...	Mechanical Residential Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	PM-15062445	FENCE WOOD 35 LNF WITH 2 4 X 6 GATES ~CHANGE OF C...	FENCE WOOD 35 LNF WITH 2 4 X...	Fence Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	PM-15062455	KITCHEN CABINETS & 8 NEW WINDOWS-4-DOORS ~ ~C...	KITCHEN CABINETS & 8 NEW WIN...	Residential Alteration Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	PM-15062460	SMALL APPLIANCE OUTLETS NEW ON ISLAND/GFCI/PENDAN...	SMALL APPLIANCE OUTLETS NEW ...	Electrical Residential Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	PM-15062462	RELOCATE WASHING MACHINE WATERLINE/INSTALL SINK ~...	RELOCATE WASHING MACHINE WAT...	Plumbing Fixture Replacement Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	CE15050602	L/S LIGHTNING LIENS 0-OPEN CASES FOUND	HOPWOOD,JAMES W HOPWOOD,STEP...	Code Case	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	VIO-CE15050602_1	L/S LIGHTNING LIENS 0-OPEN CASES FOUND	HOPWOOD,JAMES W HOPWOOD,STEP...	Violation-CODE Hearing	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	CE15040540	L/S LIGTHNING LIENS 0-OPEN CASES FOUND	HOPWOOD,JAMES W HOPWOOD,STEP...	Code Case	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	VIO-CE15040540_1	L/S LIGTHNING LIENS 0-OPEN CASES FOUND	HOPWOOD,JAMES W HOPWOOD,STEP...	Violation-CODE Hearing	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	PM-15021639	2 PANEL REPLACEMENTS INSIDE AND OUTSIDE	2 PANEL REPLACEMENTS INSIDE ...	Electrical Services Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	PM-06080318	REROOF	REROOF	Re-Roof Permit	0		2425	NW	67	CT		Complete
<input type="checkbox"/>	CE00030505	BACKYARD OVERGROWN, CAAGE WITH ANIMALS INSIDE,, P...	HOPWOOD,JAMES W HOPWOOD,STEP...	Code Case	0		2425	NW	67	CT		Closed
<input type="checkbox"/>	VIO-CE00030505_1	BACKYARD OVERGROWN, CAAGE WITH ANIMALS INSIDE,	HOPWOOD,JAMES W HOPWOOD,STEP...	Violation-CODE Hearing	0		2425	NW	67	CT		Complied



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-25120004

Sec. 47-19.1.L. - General requirements.

- Requesting a variance to permit a freestanding shade structure to be located at a corner yard setback of 4.03 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line, a total variance request of 10.97 feet.

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

- Requesting a variance to permit a freestanding shade structure at a maximum height of 13 feet, whereas the code requires a maximum height of 12 feet, a total variance request of 1 foot.

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





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: Joseph Bertuccio & Amber Armellino
Address: 2425 NW 67 Court
City, State, Zip: Fort Lauderdale, FL 33309
Phone: 954-829-8187 & 954-865-8343
Email: joseph_bertuccio@sheriff.org & aarmellino86@gmail.com
Proof of Ownership: Attach Tax Record/Warranty Deed

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: N/A
Address: N/A
City, State, Zip: N/A
Phone: N/A
Email: N/A
Agent Authorization Form: Attach Agent Authorization Form

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

D PARCEL INFORMATION
Project Address: 2425 NW 67 Court, Fort Lauderdale, FL 33309
Folio Number(s): 494208060370
Legal Description (per survey): LOT 1, BLOCK 6, PHASE 1, VILLAGE PRO SECTOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

E LAND USE INFORMATION
Current Land Use Designation: Single Family Home
Current Zoning Designation: RS-8, SFR
Current Use of Property: Personal
Site Adjacent to Waterway?: N/A
Provide Related Case/Project #: PLN-BOA-25120004

F PROJECT INFORMATION
This Request is: Existing [] New [x]
Applicable ULDR Sections: Sec. 47-19.1.L - General requirements, & Sec. 47-19.2.P - Freestanding shade structures
Variance/Special Exception Request: Requesting a variance to retain an existing freestanding metal canopy that does not comply with Sec. 47-19.1.L & Sec. 47-19.2.P of the code. The request includes approval for a reduced corner yard setback of 4.03 ft instead of the required 15 ft, and a structure height of 13 ft. instead of the permitted 12 ft.

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 of application types and fees:
- Variance/Interpretation Request (Before): \$2,332
- Variance/Interpretation Request (After): \$2,968
- Variance/Interpretation Request - Homesteaded Property (Before): \$689
- Variance/Interpretation Request - Homesteaded Property (After): \$901
- Special Exception Request (Before): \$2,332
- Special Exception Request (After): \$2,968
- Administrative Variance Request (Existing Only): \$450.50
- Request for Continuance: \$954
- Rehearing Request Before the Board: \$1,219
- Request for Rehearing: \$318
- De Novo Hearing Request: \$0
- Appeal Request: \$0

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



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

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

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.

- Checklist items including Preliminary Meeting Date (10/27/2025), Application Form, Proof of Ownership, Narrative, Color Photographs, Survey, Site Plan, Elevations, Landscape Plans, Additional Plans, Agent Authorization Form, Mail Notification Documentation, Envelopes, Tax Map, and Property Owners Notice List.

The return address shall be listed on all envelopes as follows: City of Fort Lauderdale - Zoning Division (BOA) 700 N.W. 19th Avenue Fort Lauderdale, Florida 33311

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.

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.

GUIDELINES AND LINKS: SUBMIT YOUR APPLICATION SUBMITTAL, VIEW MEETING DATES AND DEADLINES, VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/RACKUP/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 document included - "variance application details"

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

Please see attached document included - "variance application details"

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 included - "variance application details"

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 included - "variance application details"

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 included - "variance application details"

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 included - "variance application details"

AFFIDAVIT: Joseph Bertuccio 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 of the Board, or within such lesser time as the Board may prescribe 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 Joseph Bertuccio

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of December 20 25

(SEAL)



Signature of Samantha Bentley, Notary Public, My Commission Expires: 4/16/29



Board of Adjustment (BOA) Criteria for Variance/Interpretation

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

Please see attached document included - "variance application details"

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

Please see attached document included - "variance application details"

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 included - "variance application details"

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 included - "variance application details"

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 included - "variance application details"

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 included - "variance application details"

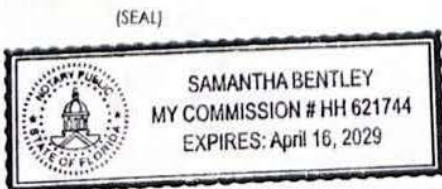
AFFIDAVIT: Amber Armellino the Owner/Agent of said property ATTEST that I am aware of the following:

- 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.

Handwritten signature of Amber Armellino

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 16 day of December 2025



Handwritten signature of Samantha Bentley, Notary Public, My Commission Expires: 4/16/29

Joseph Bertuccio & Amber Armellino, 2425 NW 67 CT, Fort Lauderdale, FL 33309

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

- We are requesting a variance from ULDR Sec. 47-19.1.L. - General requirements. & Sec. 47-19.2.P. - Freestanding shade structures to allow the existing freestanding metal canopy to remain as constructed. Specifically, we are requesting relief to permit: A reduced setback of approximately 4.03 feet where a 15-foot setback is required along the street-side property line on our corner lot. This translates to a corner yard variance request of 10.97 feet. And a maximum structure height of approximately 13 feet where 12 feet is the allowable maximum for accessory structures. This translates to a corner height variance request of 1 additional foot. My property itself is 13.5 feet high. The canopy is used exclusively for covering and protecting my boat, which is stored on my property.

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

- Special conditions and circumstances unique to the subject property prevent reasonable use under the standard requirements of ULDR Sec. 47-19.1.L and Sec. 47-19.2.P. As a corner lot, the property is subject to two street-side setbacks pursuant to Sec. 47-19.1.L, which significantly reduces the buildable area and limits the placement of accessory structures. This condition is not typical of interior lots and creates a hardship by restricting compliance with the required 15-foot corner yard setback. Additionally, under Sec. 47-19.2.P, the remaining side-yard area is the only feasible location for storing a trailered boat on the property. Due to the lot's configuration and reduced buildable depth, this area cannot accommodate a freestanding canopy while meeting the full setback requirement. Further, the overall height of the boat, including permanently affixed components such as the radar, requires a covered structure slightly exceeding the 12-foot height limit to function as intended. A canopy limited to the maximum permitted height would not allow the boat to be safely stored on-site, thereby preventing reasonable residential use of the property. These constraints result from the property's unique configuration and dimensional limitations rather than any personal preference. The requested variances allow for reasonable use of the property while maintaining compatibility with the surrounding neighborhood and without creating adverse impacts to neighboring properties, visibility, or public safety.

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

- The special conditions affecting the subject property are peculiar to this property and constitute a marked exception within the zoning district. As a corner lot, the property is uniquely subject to two street-side setback requirements under ULDR Sec. 47-19.1.L, which significantly reduces the buildable area available for accessory structures as regulated by Sec. 47-19.2.P. This condition is not shared by most interior lots within the same zoning district. The limited buildable space, combined with the need to store and protect a large trailered boat, results in very few feasible locations where a freestanding canopy could be placed while complying with standard setback and height requirements. These circumstances arise from the property's configuration and applicable code requirements rather than from conditions common to the neighborhood, making this property a marked exception within the district.

c. Literal application of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district

- The strict, literal application of ULDR Sec. 47-19.1.L and Sec. 47-19.2.P would deprive me of a substantial property right enjoyed by other property owners within the same zoning district, namely, the ability to store and protect personal property within a compliant accessory structure on their lot. Under Sec. 47-19.1.L, the corner-lot configuration subjects my property to two street-side setbacks, significantly reducing the usable area available for accessory structures when compared to interior lots. Most properties in the district can comply with setback requirements while placing similar structures, however, the dual-frontage condition makes full compliance physically impractical on this lot. Additionally, under Sec. 47-19.2.P, the height limitation for freestanding shade structures further restricts the ability to reasonably use the remaining buildable area. The height of the trailered boat, including permanently affixed components, requires a structure slightly exceeding the 12-foot maximum to function as intended. Without the requested variances, I am effectively prevented from making a common and reasonable residential use, secure on-site storage of my boat, that is otherwise available to similarly zoned properties throughout the neighborhood.

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

- The hardship associated with this variance request is not self-created by me or by any predecessor in title, nor is it the result of disregard for or ignorance of the ULDR. The conditions giving rise to this request, specifically the corner-lot configuration, the dual street-side setback requirements under ULDR Sec. 47-19.1.L, and the resulting restricted buildable area, are inherent characteristics of the property that existed long before the installation of the canopy and are entirely outside my control. These conditions make it physically difficult to locate an accessory structure in full compliance with setback requirements regardless of when or how such a structure is installed. In addition, the functional limitations imposed by ULDR Sec. 47-19.2.P, including the maximum height requirement for freestanding shade structures, further restrict reasonable use of the only feasible location on the property. While the canopy was installed without a permit, this action did not create the underlying hardship, which arises from the property's unique configuration and dimensional constraints. Once I became aware of the violation, I acted promptly to address the issue through the appropriate variance process. The requested variances are intended to provide relief from hardships inherent to the property itself, not from any intentional or self-created condition.

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

- The requested variance represents the minimum relief necessary to allow reasonable use of my property. The reduced setback and slight height increase are the least modifications required for the canopy to function and to accommodate the trailered height of my boat within the only feasible location on the lot. The structure is residential in scale, consistent with accessory structures commonly found throughout the zoning district, and does not create noise, traffic, visibility obstruction, or other impacts incompatible with adjoining properties. Its placement does not alter the character of the neighborhood and remains in harmony with the intent of the ULDR to ensure safe, orderly, and compatible development. Granting the variance will not be detrimental to the public welfare or to nearby properties.

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 - 25120004

APPLICANT: Amber Armellino

PROPERTY: 2425 NW 67th - Fort Lauderdale, FL 33309

PUBLIC HEARING DATE: 2/11/2020 @ 6:00 PM

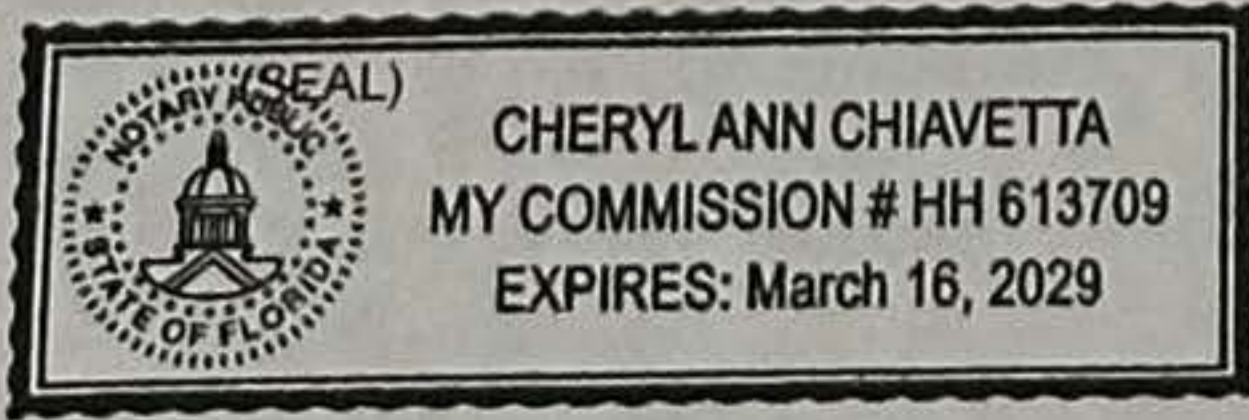
BEFORE ME, the undersigned authority, personally appeared January 26, 2020, who upon being duly sworn and cautioned, under oath deposes and says:

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. AA (initial here)

Amellino
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of January, 2020



Cheryl Ann Chiavetta
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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 - 25120004

APPLICANT: Joseph Bertuccio

PROPERTY: 2425 NW 67 Ct. Fort Lauderdale, FL 33309

PUBLIC HEARING DATE: 2/11/2020 @ 6:00 PM

BEFORE ME, the undersigned authority, personally appeared January 26, 2020 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 ULD, I will forfeit my sign deposit. JB (initial here)

Joseph Bertuccio
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of January, 2020



Cheryl Ann Chiavetta
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NW 67 Ct

STOP

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
The Board of Adjustment will meet on
Monday, November 15, 2021, at 7:00 PM
at the following location:
City of Palm Beach, 1000 S. Dixie Highway
Palm Beach, Florida 33480
For more information, please contact:
City of Palm Beach, Planning Department
1000 S. Dixie Highway, Room 100
Palm Beach, Florida 33480
Phone: 561.832.2200
www.palmbeach.gov







PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2025 9:00 A.M. - 4:00 P.M. CASE: TN.B04.2322000
Sec. 40.15.1.A. - Wetland requirements
Sec. 47.15.1.F. - Seawalling flood protection



Please
**CLEAN UP
AFTER
YOUR DOG**

2425

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2026 TIME: 6:00 P.M. CASE: PLN-ROA-25120004

Sec. 47-19.1.I. - General requirements.

- Requesting a variance to permit a freestanding shade structure to be located at a corner yard setback of 4.03 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line; a total variance request of 10.97 feet.

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

- Requesting a variance to permit a freestanding shade structure of a maximum height of 13 feet, whereas the code requires a maximum height of 12 feet; a total variance request of 1 foot.

OFFICE OF THE CITY MANAGER
CITY OF FORT LAUDERDALE
250 N. W. 11TH AVENUE
FORT LAUDERDALE, FL 33301
CONTACT: 954-833-3333

OFFICE OF THE CITY CLERK
CITY OF FORT LAUDERDALE
250 N. W. 11TH AVENUE
FORT LAUDERDALE, FL 33301
CONTACT: 954-833-3333



 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-25120004
Sec. 47-19.1.1 - General requirements.
- According to ordinance to permit a freestanding shade structure to be located at a corner yard setback of 4.00 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line, a total variance request of 10.97 feet.
Sec. 47-19.2.P - Freestanding shade structures.
- According to ordinance to permit a freestanding shade structure of a maximum height of 12 feet whereas the code requires a maximum height of 11 feet, a total variance request of 1 foot.
For more information, please contact the Planning and Zoning Department at (954) 350-2200 or visit our website at www.fortlauderdale.gov/planning-zoning. The City of Fort Lauderdale is an Equal Opportunity and Affirmative Action Employer. Minorities and women are encouraged to apply.





Property Address	2425 NW 67 COURT, FORT LAUDERDALE FL 33309	ID #	4942 08 06 0370
Property Owner	BERTUCCIO, JOSEPH L H/E ARMELLINO, AMBER	Millage	0312
Mailing Address	2425 NW 67 CT FORT LAUDERDALE FL 33309	Use	01-01
Abbr Legal Description	PALM AIRE VILLAGE 3RD SECTION ADD'N 4 94-12 B LOT 7 BLK 8		

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$51,390	\$435,340	\$486,730	\$362,990	
2025	\$51,390	\$435,340	\$486,730	\$362,990	\$6,745.62
2024	\$51,390	\$426,880	\$478,270	\$352,760	\$6,469.12

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$486,730	\$486,730	\$486,730	\$486,730
Portability	0	0	0	0
Assessed/SOH 17	\$362,990	\$362,990	\$362,990	\$362,990
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
Exempt Type	0	0	0	0
Taxable	\$312,268	\$337,990	\$312,268	\$312,268

Sales History			
Date	Type	Price	Book/Page or CIN
5/31/2024	QCD-T	\$100	119611054
4/24/2015	WD-Q	\$270,000	113040731
4/19/2006	TD	\$100	42154 / 350
11/10/1998	QCD	\$100	29030 / 761
8/1/1978	WD	\$47,700	7755 / 909

Land Calculations		
Price	Factor	Type
\$5.25	9,788	SF
Adj. Bldg. S.F. (Card, Sketch)		2013
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1979/1978		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			4C			F1		
R			4C					
1						1		

This Document Prepared By and Return to:
~~WALTER R. BLAKE, ESQUIRE~~
8876 NORTH SEA OAKS WAY--SUITE 402
VERO BEACH, FL 32963

NATIONWIDE LAND TITLE
2900 N. University Drive
Suite 52
Coral Springs, FL 33065
954-755-8210

Parcel ID Number: 494208060370

Warranty Deed

This Indenture, Made this day of April, 2015 A.D., **Between**
JAMES W. HOPWOOD, a single man

of the County of Louisa, State of Virginia, **grantor,** and
JOSEPH L. BERTUCCIO, a single man

whose address is: **2425 NW 67 COURT, FORT LAUDERDALE, FL 33309**

of the County of BROWARD, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **BROWARD** State of **Florida** to wit:

**LOT 7, BLOCK 8, PALM AIRE VILLAGE 3RD SECTION, ADDITION 4, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 12, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

Subject to current taxes, easements and restrictions of record.

(2)

(2)

Warranty Deed - Page 2

Parcel ID Number: 494208060370

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

Signed, sealed and delivered in our presence:

Sally A. Pope
Printed Name: SALLY A. POPE
Witness

James W. Hopwood (Seal)
JAMES W. HOPWOOD
P.O. Address: 6600 Morning Dew Drive, Mineral, VA 23117

Julian D. Edwards
Printed Name: Julian D. Edwards
Witness

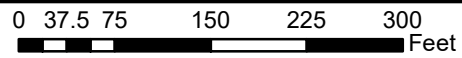
STATE OF Virginia
COUNTY OF Louisa

The foregoing instrument was acknowledged before me this 24 day of April, 2015 by
JAMES W. HOPWOOD, a single man

who is personally known to me or who has produced his driver's license as identification.

Denise D. Shepard
Printed Name: Denise D. Shepard
Notary Public
My Commission Expires:





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2425 NW 67 CT
DATE OF PRINT: 10/10/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP
494208060030	MADONNA,ANTHONY		6711 NW 25 TER	FORT LAUDERDALE	FL 33309
494208060040	KELLY,DAVID E & ELIZABETH J		6701 NW 25 TER	FORT LAUDERDALE	FL 33309
494208060060	PEPIN,ERIC & LUCIANA		2500 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060070	HUISMAN,KEITH & ADRIENNE		2480 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060080	LOOMIS,GINGER F	NEWTON,BETTY L EST	2440 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060090	LOOMIS,FREDRICK & GINGER		2440 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060100	DIEHL,DONNA	DIEHL,HENRY GEORGE III	2420 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060110	CALVARY CHAPEL OF	FORT LAUDERDALE INC	2401 W CYPRESS CREEK ROAD	FORT LAUDERDALE	FL 33309
494208060120	DALLIS-KENNEY,ERIKA NICOLE	KENNEY,RYAN M	2380 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060130	NOVAKOVICH,MIRJANA		2340 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060140	BETTY D RANKIN REV TR	RANKIN,BETTY D TRSTEE	1799 NW 39 CT	OAKLAND PARK	FL 33309
494208060150	ROGERS,BLYTHE L	BLYTHE LUNDE ROGERS REV TR	2280 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060310	ROBINSON,JOSEPH J & LINDA M		6730 NW 25 TER	FORT LAUDERDALE	FL 33309
494208060320	MOWERY,LISA C		6720 NW 25 TER	FORT LAUDERDALE	FL 33309
494208060330	SILVA,FERNANDO PERES &	SILVA,VALCIRIA	6710 NW 25 TER	FORT LAUDERDALE	FL 33309
494208060340	VALYKRIE LLC		2708 HAVITUR WAY	ANCHORAGE	AK 99504
494208060350	CONTI,JON & PATRICIA		2465 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060360	SCHIESS,PAMELA		2160 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060370	BERTUCCIO,JOSEPH L H/E	ARMELLINO,AMBER	2425 NW 67 CT	FORT LAUDERDALE	FL 33309
494208060380	MCMAHON,DONNA MARIE		6711 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060390	RILEY,SHANE R & VIKTORIA		6721 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060400	MORGAN,SCOTT & FABIANA	MORGAN FAM LIV TR	6731 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060410	PANKRATZ,BRIAN P		6741 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060420	BOISSAT,PHILIPPE & CORINNE		6730 NW 24 WAY	FORT LAUDERDALE	FL 33309
494208060430	CERVONE,MATTHEW & ROCHELLE		6720 NW 24 WAY	FORT LAUDERDALE	FL 33309
494208060440	CAMPBELL,TAMMY L		6721 NW 24 WAY	FORT LAUDERDALE	FL 33309
494208060450	DIAZ,YANINA	ROCCO,ANTHONY	6750 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060460	WANG,COURTENAY		6740 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060470	GREENE-GOH,PARKER JAMES		6730 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060480	JOHN & DOLORES NELSON LIV TR	NELSON,JOHN L & DELORES TRSTEE	6130 SW 20 ST	PLANTATION	FL 33317
494208060490	WALL,PHILIP & GAIL		6710 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060500	SARVER,MICHAEL & JILL		6700 NW 24 TER	FORT LAUDERDALE	FL 33309
494208060510	GRITTER,THOMAS J & NANCY J	THOMAS J & NANCY J GRITTER TR	6701 NW 23 TER	FORT LAUDERDALE	FL 33309
494208060520	DOUTHWRIGHT,TOBY	POHLMAN,DEAN	6711 NW 23 TER	FORT LAUDERDALE	FL 33309
494208060530	RUSSELL,CASEY T & BELLA B		6721 NW 23 TER	FORT LAUDERDALE	FL 33309
494208060540	SHOJI,TOMOKO		6731 NW 23 TER	FORT LAUDERDALE	FL 33309
494208060550	FERRER,JEFFREY		6741 NW 23 TER	FORT LAUDERDALE	FL 33309
494208060620	MALLOY,ROBERT J	ROBERT J MALLOY LIV TR	6710 NW 23 TERR	FORT LAUDERDALE	FL 33309
494208060630	CALLEJAS,VANESSA C H/E	CALLEJAS,VALERIA H/E ETAL	6700 NW 23 TER	FORT LAUDERDALE	FL 33309
494208060850	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
494208060860	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
494208080010	CALVARY CHAPEL OF	FORT LAUDERDALE INC	2401 W CYPRESS CREEK RD	FORT LAUDERDALE	FL 33309

NARRATIVE

Joseph Bertuccio and Amber Armellino respectfully request a variance to retain a freestanding metal canopy that was installed on our property located at 2425 NW 67th Court, Fort Lauderdale, FL 33309 in July 2024 without a permit. The structure currently deviates from Sec. 47-19.1.L. - General requirements. And Sec. 47-19.2.P. - Freestanding shade structures two ways:

- Sec. 47-19.1.L. - General requirements.
 - Requesting a variance to permit a freestanding shade structure to be located at a corner yard setback of 4.03 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line, a total variance request of 10.97 feet.
- Sec. 47-19.2.P. - Freestanding shade structures.
 - Requesting a variance to permit a freestanding shade structure at a maximum height of 13 feet, whereas the code requires a maximum height of 12 feet, a total variance request of 1 foot.

Due to the unique constraints of our corner lot, specifically the dual frontage setbacks, we have substantially less usable area for an accessory structure than a typical interior lot. Most homeowners in our zoning district can place similar structures within their required setbacks; however, the physical configuration of our lot makes that impossible. Without this variance, we are effectively prevented from making reasonable and customary residential use that is available to others in the neighborhood.

The sole purpose of the canopy is to protect our boat, which is stored on the east side yard of our property and would otherwise be fully exposed to Florida's intense sun and weather. After purchasing the boat in July 2024, we realized we had no shaded area suitable for storage. The structure was installed out of necessity, not to avoid the permitting process, and once we were informed that a permit was required, we immediately began taking corrective steps. As I, Joseph Bertuccio have been a firefighter with the Broward Sheriff's Office for over 20 years, I take pride in being a responsible homeowner and a good neighbor. This canopy simply allows me to protect an investment I purchased for my family, one that has become an important way for my 10-year-old son, Dominic, and me to create memories together.

The height of the canopy is essential due to the boat's height on the trailer and fixed components such as the radar. Lowering the structure or relocating it further inward is not physically feasible. The reduced setback occurs inside my fenced yard and has no impact on pedestrian access, safety, or visibility.

This is a modest, private-use structure with no adverse effects on traffic, noise, drainage, or neighboring properties. I have discussed the structure with nearby residents, and none have expressed objections. The canopy is well-maintained and compatible with the character of the surrounding area. It is also a safer and more visually consistent solution than tarps or temporary coverings, which can deteriorate or become wind hazards. Additionally, it provides shade to my AC unit, eliminating recurring overheating issues that previously affected the system.

During hurricane season, I take proactive safety measures. Before any major storm or projected landfall, I hire a professional service to remove the canopy's fabric covering, and I strap the remaining metal frame directly to the boat using commercial-grade tie-downs. These steps ensure both the boat and the structure are secured properly and demonstrate my commitment to safety and responsible property management.

We understand and respect the purpose of the ULDR regulations, and we take full responsibility for having installed the structure before obtaining a permit. However, we respectfully submit that this request meets the

criteria for a variance: the relief sought is the minimum necessary to reasonably use my property, it does not negatively impact the public or neighboring properties, and it supports responsible care of personal property in Florida's demanding climate. For these reasons, we respectfully request approval of this variance so we may apply for the permit and ensure compliance and continue using it responsibly. Thank you for your time and consideration.

























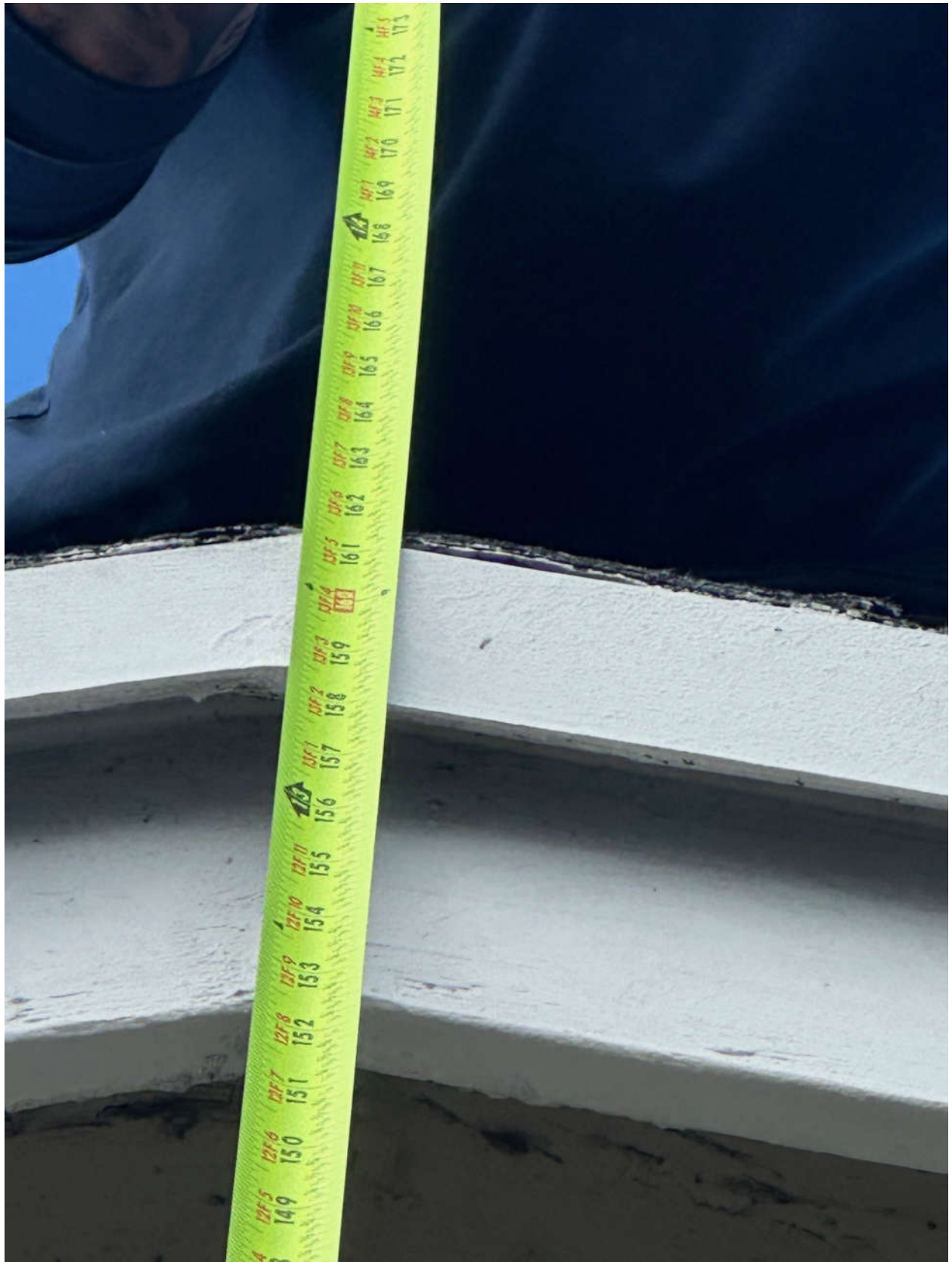


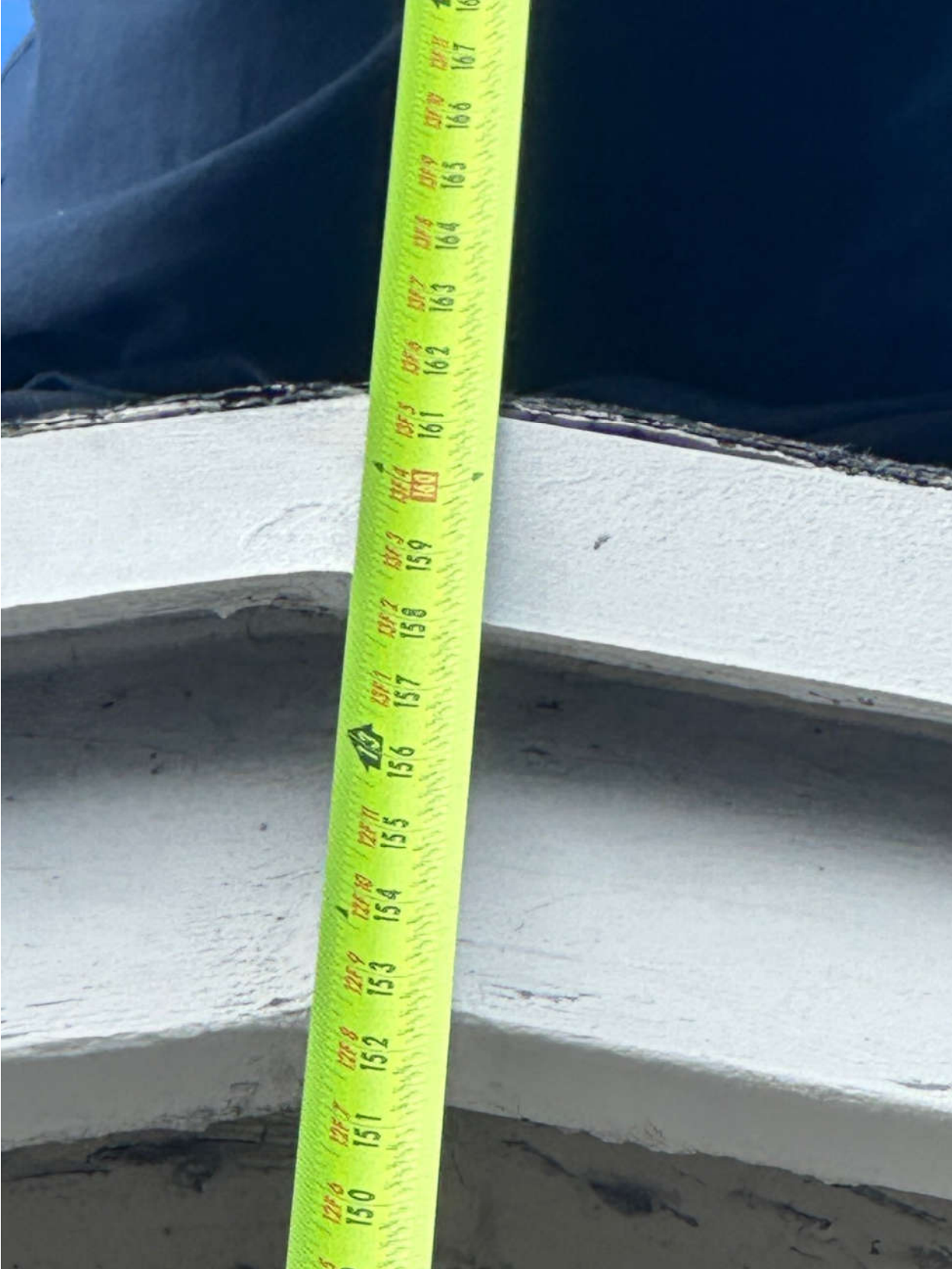
























Amber Armellino

From: Amber Armellino <aarmellino86@gmail.com>
Sent: Friday, January 2, 2026 9:17 AM
To: Amber Armellino
Subject: Pictures of surrounding structures

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



































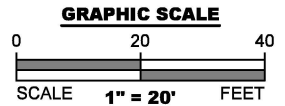
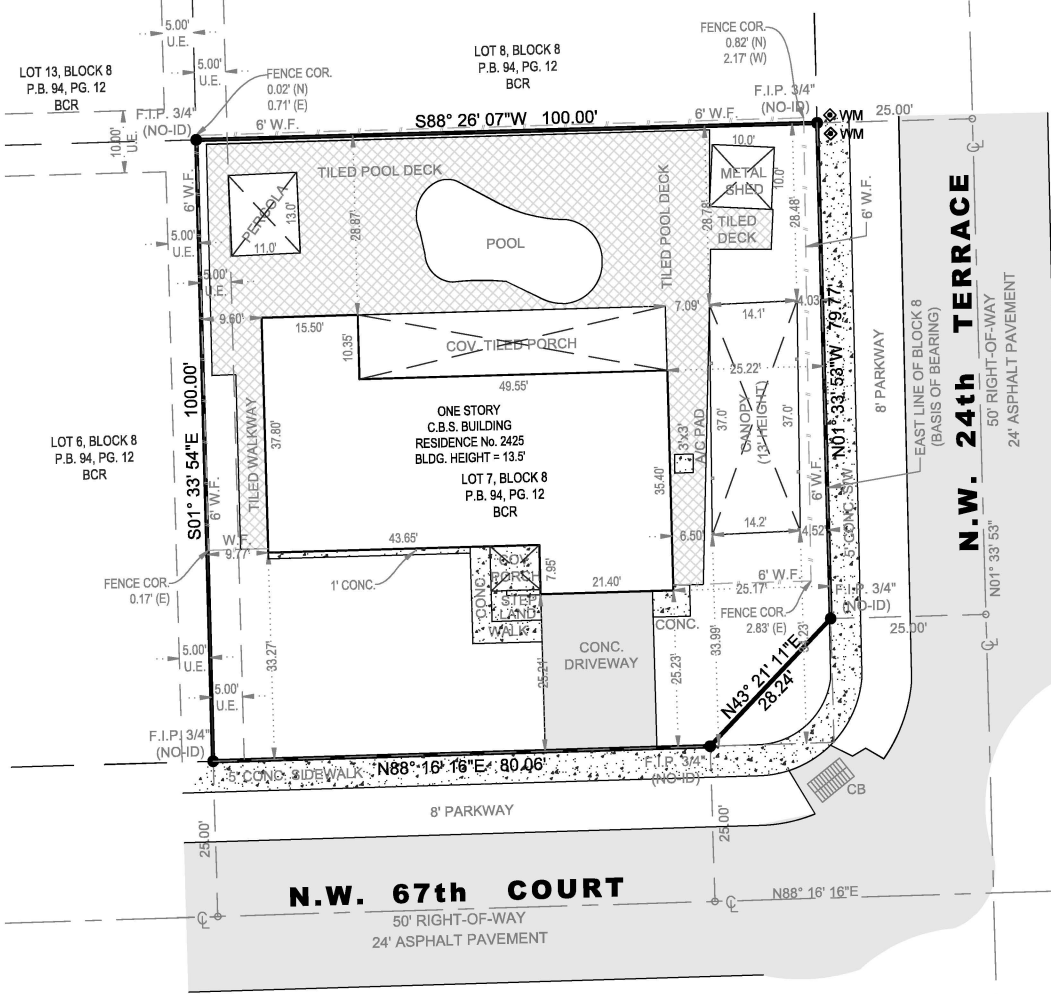




Sent from my iPhone

MAP OF BOUNDARY SURVEY

A PORTION OF SECTION 08, TOWNSHIP 49S., RANGE 42E.
THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES / REPORT:

1. ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH A TRANSIT, ELECTRONIC DISTANCE METER AND/OR STEEL TAPE, WITH A MINIMUM ACCURACY OF 1:7500.
2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS NOR ANY OTHER UNDERGROUND IMPROVEMENTS AND/OR UTILITIES, UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OF SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, THE CITY OF FORT LAUDERDALE OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
4. ALL BOUNDARY LIMIT INDICATORS SET BY THIS FIRM ARE STAMPED LB No. 7583 OR PSM No. 6698 AND ARE 18"x1/2" IRON PIPE WITH YELLOW CAP UNLESS OTHERWISE NOTED.
5. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE. BOUNDARY LIMITS HAVE BEEN CONFIRMED BY SOUTH PENINSULA SURVEYING, CORP.
6. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE "EAST LINE OF BLOCK 8" HAS BEEN ASSIGNED A BEARING OF N01°33'53"W (BASIS OF BEARING).
7. THE LOCATION OF ANY UNDERGROUND UTILITY LINES ARE NOT SHOWN ON THIS SURVEY.
8. ANY EASEMENTS SHOWN AND RIGHT-OF-WAY INFORMATION ON THIS SURVEY ARE BASED ON THE SUBJECT RECORD PLAT.
9. SOME SYMBOLS SHOWN ON THIS SURVEY ARE EXAGGERATED BEYOND THE SCALE OF THIS DRAWING. THE CENTER OF THE SYMBOLS REPRESENTS THE ACTUAL LOCATION OF THE CORRESPONDING IMPROVEMENT.
10. THE INTENDED USE OF THIS SURVEY IS FOR PERMITTING PURPOSES.
11. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") WAS NOVEMBER 22, 2025

LEGAL DESCRIPTION:

LOT 7, BLOCK 8, PALM AIRE VILLAGE 3RD SECTION, ADDITION 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND / ABBREVIATIONS:

AC	- AIR-CONDITIONER
BCR	- BROWARD COUNTY RECORDS
CB	- CATCH BASIN
C.B.S.	- CONCRETE, BLOCK, STUCCO
CONC.	- CONCRETE
COV.	- COVERED
C/L	- CENTER LINE
(NO-ID)	- NO IDENTIFICATION
P.B.	- PLAT BOOK
PG.	- PAGE
U.E.	- UTILITY EASEMENT
W.F.	- WOOD FENCE
WM	- WATER METER

CERTIFIED TO:

1. JOSEPH BERTUCCIO
2. AMBER ARMELLINO

PROPERTY ADDRESS:

2425 NW 67 COURT
FORT LAUDERDALE, FLORIDA 33309

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY,
NATIONAL FLOOD INSURANCE PROGRAM,
FLOOD INSURANCE RATE MAP INFORMATION.

COMMUNITY No.: 125105
PANEL No.: 0358
SUFFIX: J
FLOOD ZONE: "AH"
BASE FLOOD ELEVATION: 9.0
MAP REVISED: 07-31-2024

Santiago Dominguez
Digitally signed by Santiago Dominguez

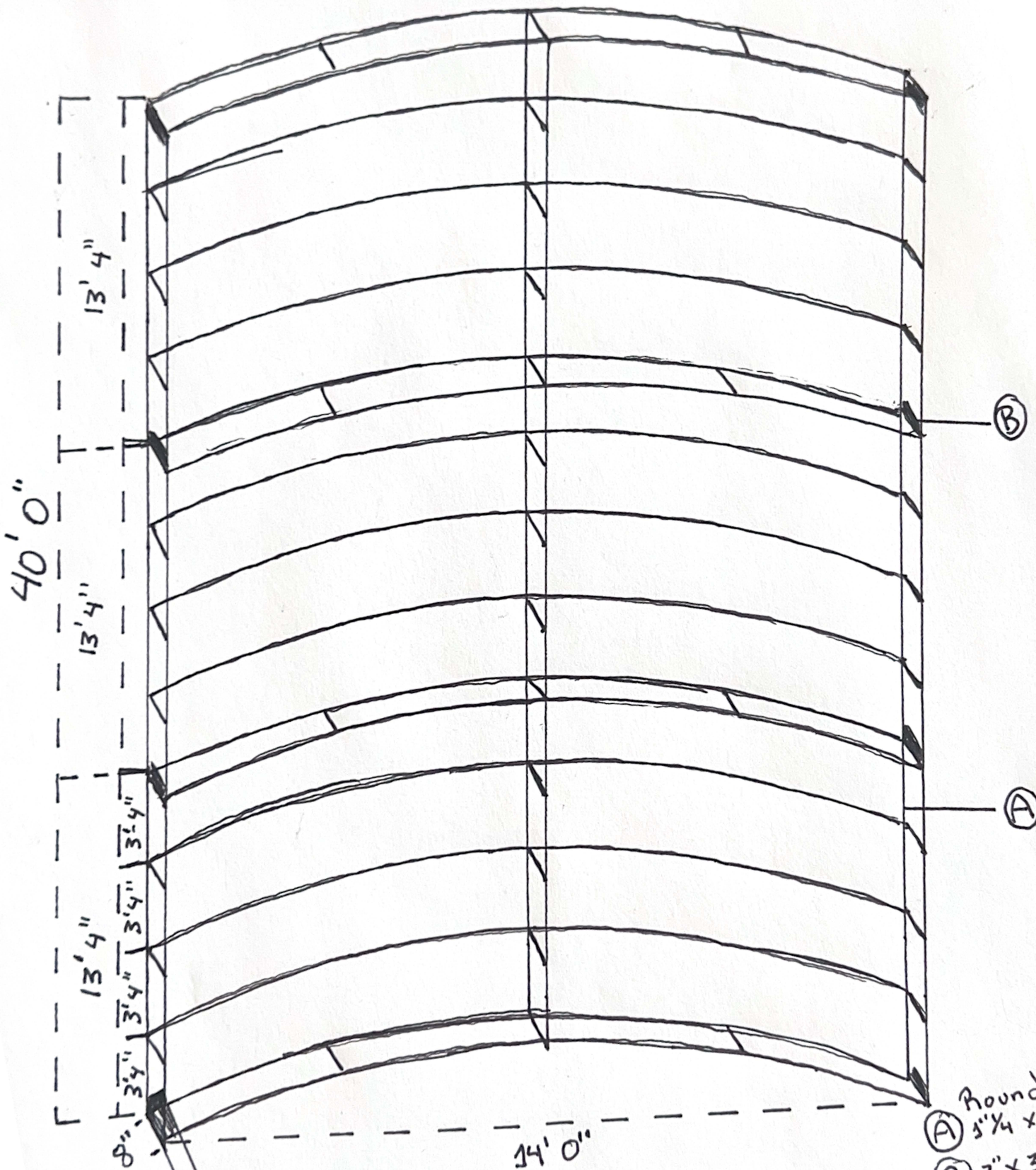
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SOUTH PENINSULA SURVEYING, CORP.
LB No.: 7583
LAND DEVELOPMENT CONSULTANTS
CONSTRUCTION LAYOUT - SURVEYORS - PLANNERS
16469 NE 19th AVENUE, SUITE 202
NORTH MIAMI BEACH, FLORIDA 33162
DIRECT: (305) 667-4919 OFFICE: (305) 364-6687 EMAIL: INFO@SPSURVY.COM

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER 65-17, F.S. AND 65-17.005-0.02, F.L.A.S. ADMINISTRATIVE CODE PURSUANT TO SECTION 47.2017, F.L.A.S. STATUTE.
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE SURVEYOR AND MAPPER.
SOUTH PENINSULA SURVEYING, CORP.
SANTO DOMINGUEZ, PRESIDENT
PROFESSIONAL SURVEYOR AND MAPPER
LS No. 6698 STATE OF FLORIDA



DATE: NOV. 27, 2025	TYPE OF SURVEY: BOUNDARY
SCALE: 1"20'	PREPARED FOR: J. BERTUCCIO
JOB ORDER: 2630XX	REVISIONS:
CAD: 2425 NW 67 COURT	
DRAWN BY: A.P./A.D.	
F.B./N/A	PG./N/A
FILE NO. C -	
SHEET 1 OF 1	



- (A) Round tube 5 1/4 x 146
- (B) 3 x 3 x 1/4
- (C) Concrete 30"