

BOARD OF ADJUSTMENT (BOA) ELECTRONIC CASE PACKAGE

DATE: March 11, 2026

AGENDA ITEM #: 1

CASE #: PLN-BOA-25060005

NOTES: New Case

Board of Adjustment (BOA)

- **CODE SECTION(S)**
- **PROPERTY DETAILS**

Board of Adjustment (BOA)

PLN-BOA-25060005

Sec 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	15
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft.	Same as for single family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway

	per foot of additional height 25 ft. when abutting a waterway			
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway
Minimum distance between buildings (ft.)	None	None	None	10

3. If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

Record

Showing 1-35 of 35

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type
<input type="checkbox"/>	PLN-BOA-26020001	See attached narrative.	Variance request	Z- Board of Adjustment (BOA)
<input type="checkbox"/>	BLD-ROOF-WT-25010094	existing roof and new roof	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof
<input type="checkbox"/>	BLD-GEN-25010431	#ATF New shingle roof FOR BLD-GEN-24090653	Re-Roof Permit	Structural Permit
<input type="checkbox"/>	ELE-GEN-24100192	#ATF ELECTRICAL FOR BLD-GEN-24090653	Electrical Subpermit	Electrical Permit
<input type="checkbox"/>	BLD-GEN-24090653	#ATF Accessory Structure with electric 300sqft	Accessory Structure Permit	Structural Permit
<input type="checkbox"/>	BE24080288	WORK W/O PERMIT-REAR BUILDING	WORK W/O PERMIT-REAR BUILDING	Building Code Case
<input type="checkbox"/>	BLD-WIN-WT-24020082	Replacing 2 doors to impact	Replacing 2 doors to impact	Walk-Thru - Window and Door
<input type="checkbox"/>	ELE-GEN-23110017	Generator Installation	Generator Installation	Generator Permit
<input type="checkbox"/>	PLB-RES-23110173	PLUMBING Generator Installation	PLUMBING Generator Installation	Plumbing Residential Permit
<input type="checkbox"/>	ELE-GEN-23110002	VOID-Generator Installation	VOID-Generator Installation	Generator Permit
<input type="checkbox"/>	BLD-ROOF-22080224	RE-ROOF LOW SLOPE AND TILE ROOF - ***MITIGATION ...	RE-ROOF LOW SLOPE AND TILE ROOF	Re-Roof Permit
<input type="checkbox"/>	BLD-RADD-21100001	VOID-NEW EXTENSION KITCHEN AND FLORIDA ROOM	VOID-NEW EXTENSION KITCHEN A...	Residential Addition Permit
<input type="checkbox"/>	PLB-RES-21100001	KITCHEN AND BATHROOM	PLUMB FOR KITCHEN/BATH	Plumbing Residential Permit
<input type="checkbox"/>	MEC-RES-21100001	DUCT RENOVATION NEW LIVING KITCHEN	MECH FOR KITCHEN /LIVING RM	Mechanical Residential Permit
<input type="checkbox"/>	ELE-RES-21100001	ADDITION KITCHEN AND LIVING AREA	ELECT FOR ADDITION/KITCHEN/L...	Electrical Residential Permit
<input type="checkbox"/>	BLD-RADD-21100002	SINGLE FAMILY RESIDENCE: NEW EXTENSION KITCHEN AN...	SFR ADDITION:KITCHEN AND FLO...	Residential Addition Permit
<input type="checkbox"/>	PM-18030208	REMODEL 9000 GALLON SWIMMING POOL, NEW DECK, NEW ...	POOL REMODEL 9000 GAL.POOL, ...	Residential Pool-Spa-Fountain Permit
<input type="checkbox"/>	PM-18030226	ELECTRICAL FOR BP 18030208	ELECT. FOR POOL BP 18030208	Electrical Residential Permit
<input type="checkbox"/>	PM-18030227	PLUMBING FOR BP 18030208	PLUMB.FOR POOL BP 18030208	Plumbing Residential Permit
<input type="checkbox"/>	CE18010035	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, 160...	EXPIRED PERMITS	Building Code Case
<input type="checkbox"/>	VIO-CE18010035_1	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	EXPIRED PERMITS	Violation-BLD Hearing
<input type="checkbox"/>	PM-17122003	INSTALL 281 X 6 FT PVC WITH 2 GATES ~NO	PVC FENCE 281 X 6 FT PVC WIT...	Fence Permit
<input type="checkbox"/>	PM-16061107	A/C CHANGE OUT 4TONS 10KW	A/C CHANGE OUT 4TONS 10KW	Mechanical HVAC Changeout Permit
<input type="checkbox"/>	PM-16032202	MASTER BATH REMODEL & FRONT DOOR REPLACEMENT ...	MASTER BATH REMODEL & FRONT ...	Residential Alteration Permit
<input type="checkbox"/>	PM-16032205	PLUMBING FIXTURE REPLACEMENT/RELOCATE TUB AND ~SH...	PLUMBING FIXTURE REPLACEMENT...	Plumbing Residential Permit
<input type="checkbox"/>	PM-16032206	DISCONNECT/RECONNECT ELECTRIC METER IN NEW ~LOCAT...	DISCONNECT/RECONNECT ELECTRI...	Electrical Residential Permit
<input type="checkbox"/>	CE16011552	L/S CLEAR CHOICE 0-OPEN CSES	L/S	Code Case
<input type="checkbox"/>	VIO-CE16011552_1		TRANT,CAMERON & WENDI CLARK	Violation-CODE Hearing
<input type="checkbox"/>	PM-13070920	REROOF 1000 SF TILE 300 SF FLAT FOR SFR	REROOF 1000 SF TILE 300 SF F...	Re-Roof Permit
<input type="checkbox"/>	PM-12032402	R AND R 15 WINDOWS AND 3 DOORS W IMPACT	15 WINDOWS AND 3 DOORS W IMPACT	Window and Door Permit
<input type="checkbox"/>	PM-09121840	"ATF" INSTALL WOOD FENCE 6' HIGH W (2) GATES	ATF:WOOD FENCE 6' HIGH W (2)...	Fence Permit
<input type="checkbox"/>	PM-09070339	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit
<input type="checkbox"/>	PM-04060989	REROOF - FLAT - 750SF - SFR	REROOF - FLAT - 750SF - SFR	Re-Roof Permit
<input type="checkbox"/>	PM-01070908	BRICK PAVERS DRIVE/WALK/PATIO 1286SF	BRICK PAVERS DRIVE/WALK/PATI...	Residential Paving Permit
<input type="checkbox"/>	PM-00031230	REPLACE 9 WINDOWS	9 WINDOWS	Window and Door Permit

- **PUBLIC NOTICE**
- **APPLICATION FORM**
- **PROOF OF OWNERSHIP**
- **MAIL NOTIFICATION**
- **AGENT AUTHORIZATION FORM (IF APPLICABLE)**

Board of Adjustment (BOA)



BOARD OF ADJUSTMENT MEETING NOTICE

Date: February 27th, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, March 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-25060005
OWNER:	1437 SOUT WEST 4 AVE FLORIDA LAND TR
AGENT:	ERIC KUBECKA
ADDRESS:	1437 SOUTH WEST 4 AVENUE, FORT LAUDERDALE, FL 33315.
LEGAL DESCRIPTION:	LOT 5, 6 AND 7, OF BLOCK, OF LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY.
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)</u>

- Requesting a variance to allow an existing accessory building to have a rear yard setback distance of 5.18 feet, whereas the code requires a minimum rear yard setback of 15 feet. A total variance request of 9.82 feet.
- Requesting a variance to allow an existing accessory building to have a side yard setback distance of 4.29 feet, whereas the code requires a minimum rear yard setback of 5 feet. A total variance request of 0.71 feet.

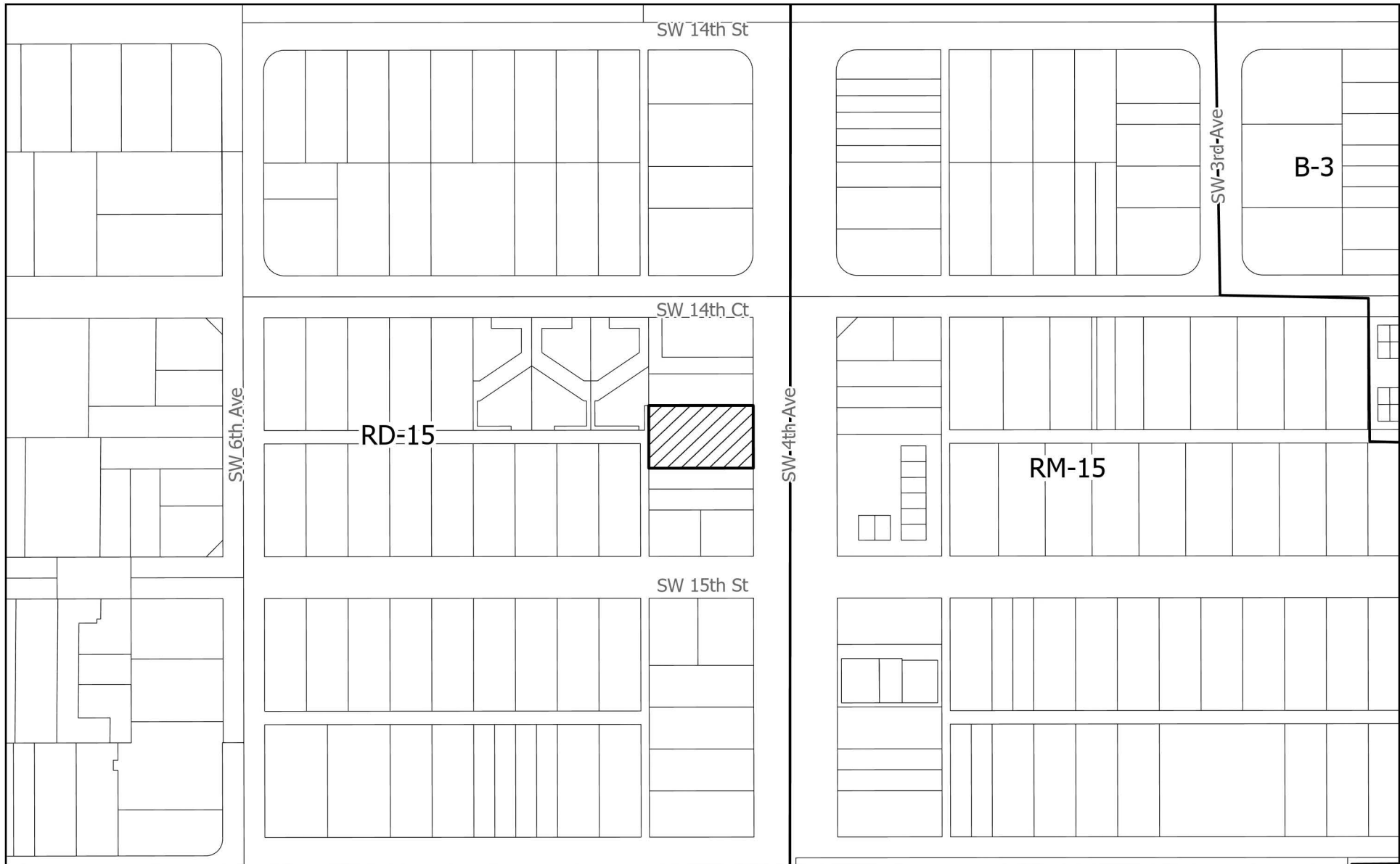
To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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-25060005

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: March 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-25060005

Sec 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts.
(Note A)

- **Requesting a variance to allow an existing accessory building to have a rear yard setback distance of 5.18 feet, whereas the code requires a minimum rear yard setback of 15 feet. A total variance request of 9.82 feet.**
- **Requesting a variance to allow an existing accessory building to have a side yard setback distance of 4.29 feet, whereas the code requires a minimum rear yard setback of 5 feet. A total variance request of 0.71 feet.**

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

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

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

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25060005

APPLICANT: ERIC KUBECKA

PROPERTY: 1437 SW 4TH AVE FORT LAUDERDALE FL 33314

PUBLIC HEARING DATE: MARCH 11, 2026

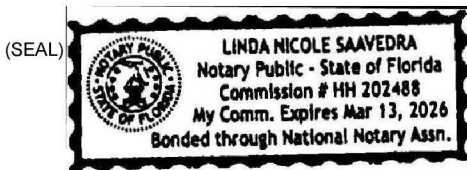
BEFORE ME, the undersigned authority, personally appeared ERIC KUBECKA, who upon being duly sworn and cautioned, under oath deposes and says:

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. EK (initial here)

Eric Kubecka
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26 day of FEBRUARY, 2026



LINDA N SAAVEDRA [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



BOARD OF ADJUSTMENT BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

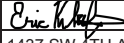
Application Type	(Select the application type from the list below and complete pages 1 -4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet


INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-25060005
Date of complete submittal	06/25/2025

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	1437 SW 4th Ave Florida Land Trust
Property Owner's Signature	
Address, City, State, Zip	1437 SW 4TH AVE FORT LAUDERDALE, FL 33314
E-mail Address	kubex1@gmail.com
Phone Number	631-374-6965
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	ERIC KUBECKA
Applicant / Agent's Signature	
Address, City, State, Zip	1437 SW 4TH AVE FORT LAUDERDALE FL 33314
E-mail Address	KUBEX1@GMAIL.COM
Phone Number	631-374-6965
Agent Authorization Form Submitted	YES

Include ANY Related code case/permit #	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 1437 SW 4TH AVE FORT LAUDERDALE, FL 33314
Legal Description	SEE SURVEY
Tax ID Folio Numbers <i>For all parcels in development</i>	504215012860
Variance/Special Exception Request <i>Provide a brief description of your request</i>	VARIANCE REQUEST FOR GARAGE IMPROVEMENTS
Applicable ULDR Sections <i>Include all code sections</i>	ULDR CODE 47-5.32

Current Land Use Designation	Residential- -01-01 Single Family
Current Zoning Designation	Residential- 01-01 Single Family
Current Use of Property	Single Family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front			
Side			
Side	S	5 FT	4.29 FT
Rear	W REAR GARAGE	15 FT	5.18 FT

REAR SETBACK - existing rear setback = 5.18' (requested variance of 9.82')

SIDE - existing side setback = 4.29' (requested variance of 0.71')

The applicable code section for both rear and side setbacks is Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts

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

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

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

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

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

The existing detached garage, built in 1958, was legally permitted under prior setback requirements. Current ULDR rear setback regulations (15') did not exist at the time of construction. The as-built location of the garage prevents any functional conversion without a variance, as compliance with the current setback would require removal or relocation of the structure, making reasonable reuse impractical.

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:

Few properties in this zoning district have detached garages built before modern setback requirements, located in their current position relative to the property line. The structure's placement, age, and construction under historic codes create a marked exception compared to typical conforming properties in the district

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

Without the variance the existing structure cannot be lawfully converted for personal family use as a granny flat, espite similar accessory dwelling uses being permitted within the zoning district when compliant with setbacks. This deprives the owner of reasonable property use available to others, while offering no public benefit.

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

The structure's location has remained unchanged since its lawful construction in 1958. The current hardship results solely from changes to the ULDR after construction and not from any action, modification, or disregard by the applicant or prior owners.

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

The request is limited to reducing the rear setback to the existing as-built measurement of five feet, seven inches (5'7"). No expansion or exterior modifications are proposed. The elevations will remain unchanged, and all work will occur within the existing footprint. The proposed granny flat will be for family use only, will maintain neighborhood character, and will comply fully with Section 47-19.2 Accessory Building/Dwelling guidelines. The use will not negatively impact adjoining properties or the surrounding neighborhood.

1437 SW 4th Ave Florida Land Trust c/o ERIC KUBECKA

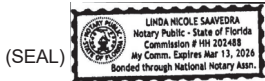
AFFIDAVIT: I, _____ the Owner/Agent of said property ATTEST that I am aware of the following:

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

1437 SW 4th Ave Florida Land Trust c/o ERIC KUBECKA

Eric Kubecka Signature

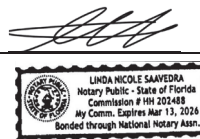
SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25 day of November, 2025



[Handwritten Signature]

Linda N Saavedra

NOTARY PUBLIC MY COMMISSION EXPIRES: 03/13/2026



11/25/2025

Page 3: Checklist for submittal and completeness:

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

- **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 08/22/2024
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- [LauderBuild](#). No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".

1437 SW 4th Ave Florida Land Trust

THIS AGREEMENT is made this 14th day of April, 2024, by and between Kubecka Capital Ventures IRA LLC, hereinafter referred to as the "Grantor," and Triple M Holdings LLC and Kubecka Capital Ventures IRA LLC, hereinafter referred to as the "Trustees."

1. PROPERTY: The Grantor assigns to the Trustees the property known as:
1437 SW 4th Ave, Fort Lauderdale, FL 33315 hereto and incorporated herein by reference.
2. BENEFICIARY: The sole beneficiary of this trust shall be Eric Kubecka. The trust hereby authorizes Eric Kubecka, as beneficiary, to Homestead the property.
3. POWERS AND DUTIES OF TRUSTEES: The Trustees shall have the power and authority to protect, conserve, sell, lease, or otherwise manage and dispose of the real property known as: 1437 SW 4th Ave, Fort Lauderdale, FL 33315, in accordance with the terms and conditions set forth in this Agreement.
4. LIABILITY OF TRUSTEES: No Trustee shall be personally liable for any obligation under any contract or instrument executed by such Trustee in his/her capacity as Trustee hereunder.
5. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Eric Kubecka

Kubecka Capital Ventures IRA LLC (Grantor)

Mark Depaw

Triple M Holdings LLC (Grantor) (Trustee)

Eric Kubecka

Kubecka Capital Ventures IRA LLC (Trustee)

LIMITED LIABILITY COMPANY AGREEMENT

OF

TRIPLE M HOLDINGS, LLC

(A Virginia Limited Liability Company)

This Limited Liability Company Operating Agreement (“Agreement”) of Triple M Holdings, LLC (“Company”)

is executed and agreed to by the sole Member, ERIC KUBECKA (“Member”), and supersedes all prior versions.

I. FORMATION

(a) State of Formation. This Company is a member-managed Virginia limited liability company.

(b) Operating Agreement Controls. This Agreement controls over Virginia law where permitted.

(c) Primary Business Address:

3808 Solebury Pl, Midlothian, Virginia 23113

(d) Registered Agent:

Registered Agent: Mark F. DePew

Registered Office: 3808 Solebury Pl, Midlothian, VA 23113

(e) No State Law Partnership. The Company is not a partnership or joint venture.

II. PURPOSES AND POWERS

(a) Purpose: To invest in potential assets and develop real estate.

(b) Powers: All lawful powers under Virginia LLC law.

(c) Duration: Perpetual unless dissolved per this Agreement.

III. MEMBERS

(a) Sole Member:

- Eric Kubecka — 100% Membership Interest

All prior members are removed.

(b) Initial Contributions:

The Member's initial contribution is as determined by the Member. Former contributions listed under prior members are no longer relevant or recognized.

(c) Limited Liability:

The Member is not personally liable for Company debts beyond their contribution.

(d) Death, Incompetency, or Exit:

If the sole Member withdraws or is incapacitated, standard Virginia law applies.

(e) Creation or Substitution of New Members:

The sole Member may admit new members upon written consent.

(f) Member Voting:

All voting power resides solely with the sole Member.

(g) Duties of the Member:

The Member shall ensure proper records, separate assets, proper capitalization, and compliance.

(h) Fiduciary Duties:

The Member owes duties of loyalty and care as permitted under Virginia law.

(i) Waiver of Partition:

The Member waives rights to partition Company assets.

(j) Compensation:

The Member may receive compensation or reimbursement at their discretion.

(k) Member as Agent:

The Member has authority to bind the Company in ordinary business.

IV. ACCOUNTING AND DISTRIBUTIONS

(a) Fiscal Year: Ends December 31.

(b) Records: Maintained at the Company's principal office.

(c) Distributions:

Distributions will be issued at the discretion of the sole Member, not exceeding available net cash.

V. TAX TREATMENT

The Company is taxed as a pass-through entity unless the Member elects corporate classification.

VI. DISSOLUTION

(a) The Company dissolves only if:

- The Member elects dissolution
- No Member remains
- Required by law

(b) Winding Up:

The Member shall liquidate assets and settle debts.

(c) Distributions in Kind:

Assets may be distributed at fair market value.

(d) Termination:

Occurs after full liquidation and filing with Virginia.

(e) Accounting:

A final statement will be prepared after liquidation.

VII. EXCULPATION AND INDEMNIFICATION

(a) The Member and agents are not liable for actions taken in good faith.

(b) The Company indemnifies Covered Persons except in cases of gross negligence or misconduct.

(c) Reliance:

Covered Persons may rely on reports and statements of professionals.

VIII. INSURANCE

The Company may purchase insurance for Covered Persons.

IX. DISPUTE RESOLUTION

The Member agrees to mediation before litigation. Venue is in Virginia.

X. INDEPENDENT COUNSEL

The Member acknowledges opportunity to seek counsel before signing.

XI. GENERAL PROVISIONS

- (a) Notices: Must be in writing.
 - (b) Days: All days counted; weekends/holidays roll deadlines forward.
 - (c) Counterparts: Allowed.
 - (d) Severability: Invalid terms do not void remainder.
 - (e) Headings: For convenience only.
 - (f) Governing Law: Virginia.
 - (g) Amendment: Only the sole Member may amend.
 - (h) Entire Agreement: This is the full and complete Operating Agreement.
-

IN WITNESS WHEREOF, the sole Member executes this Agreement.

 _____

ERIC KUBECKA

Sole Member

Date: 10/4/25 _____



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504215012860	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): ERIC KUBECKA 1437 SW 4TH AVE FLORIDA LAND TR	Adj. Bldg. S.F.: 1795	Email: realprop@bcpa.net
Mailing Address: 1437 SW 4TH AVE FORT LAUDERDALE, FL 33314	Bldg Under Air S.F.: 1787	Zoning : RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
Physical Address: 1437 SW 4 AVENUE FORT LAUDERDALE, 33315	Effective Year: 1952	Abbr. Legal Des.: LAUDERDALE 2-9 D LOT 5 TO 7 BLK 56
	Year Built: 1947	
	Units/Beds/Baths: 1 / 3 / 1	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$140,630	\$610,890	0	\$751,520	\$751,520	
2024	\$140,630	\$629,880	0	\$770,510	\$452,830	\$8,286.13
2023	\$140,630	\$428,030	0	\$568,660	\$439,650	\$8,119.62

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$751,520	\$751,520	\$751,520	\$751,520
Portability	0	0	0	0
Assessed / SOH 25	\$751,520	\$751,520	\$751,520	\$751,520
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
11/13/2024	Warranty Deed Excluded Sale	\$580,000	119905126
05/28/2021	Quit Claim Deed Disqualified Sale	\$172,500	117311528
05/02/2013	Quit Claim Deed Non-Sale Title Change	\$100	111569047
03/18/2011	Special Warranty Deed Qualified Distressed Sale	\$158,000	47798 / 1118

LAND CALCULATIONS

Unit Price	Units	Type
\$15.00	9,375	Square Foot
	SqFt	Foot

Date	Type	Price	Book/Page or Cin
02/17/2011	Special Warranty Deed Non-Sale Title Change	\$100	47798 / 1115

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504215013570	04/17/2025	Special Warranty Deed	Qualified Sale	\$1,255,000	120170931	412 SE 16 ST #1-6 FORT LAUDERDALE, FL 33316
504215012640	04/14/2025	Warranty Deed	Excluded Sale	\$485,000	120172476	300 SW 14 CT FORT LAUDERDALE, FL 33315
504215011210	04/10/2025	Warranty Deed	Qualified Sale	\$670,000	120170388	846 SW 9 ST FORT LAUDERDALE, FL 33315
504215012370	03/31/2025	Warranty Deed	Disqualified Sale	\$350,000	120163069	505 SW 14 ST FORT LAUDERDALE, FL 33315
504215015620	03/28/2025	Warranty Deed	Qualified Sale	\$780,000	120131349	322 SW 20 ST FORT LAUDERDALE, FL 33315

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Ft Lauderdale Fire-rescue (03)						FT Laud Stormwater Cat I (F1)			Croissant Park Elementary School: A New River Middle School: C Stranahan High School: B
Residential (R)									
1						1.00			

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	37	Jason W. B. Pizzo	Sarah Leonardi

TRUSTEE CERTIFICATION OF TRUST / CERTIFICATION OF AUTHORITY

Trust Name: 1437 SW 4th Ave Florida Land Trust

Date of Trust: June 16, 2024

Property:

1437 SW 4th Ave

Fort Lauderdale, FL 33315

1. Existence of Trust

A trust known as the 1437 SW 4th Ave Florida Land Trust was created on June 16, 2024 and remains in full force and effect.

2. Acting Trustee

The current and sole acting Trustee is:

- Kubecka Capital Ventures LLC

3. Beneficiary

The sole beneficiary of the Trust is:

- Eric Kubecka

4. Trustee Authority

The Trustee has full legal authority to manage, convey, encumber, and execute documents related to the real property described above, including applications, affidavits, agreements, and filings before the City of Fort Lauderdale and its Board of Adjustment.

5. Trust Status

The Trust has not been revoked, modified, or amended in any manner that affects the accuracy of this certification.

Signature

Kubecka Capital Ventures LLC

By:  _____

Name: *Eric Kubecka*

Title: Trustee

Date: 9/10/25



AGENT AUTHORIZATION FORM

I, 1437 SW 4TH AVE FLORIDA LAND TR (“Owner”) as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
 property located at 1437 SW 4TH AVE, FORT LAUDERDALE FL 33314 (“Property”), do hereby authorize
[Print Property Address]
KUBECKA, ERIC (“Authorized Agent”) to act as my agent regarding the submittal
[Print First and Last Name of Agent]
 of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
 scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
 location specified on the Hearing Notice.

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

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

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



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000

I.D. Number: BOAAAF

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

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

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

WITNESS:

[Handwritten signature of Emmanuel Guerra]

Witness Signature

Emmanuel Guerra

Print Name

02/05/2026

Date

[Handwritten signature of Eric Kubecka]

Signature - Owner/Authorized Individual

KUBECKA, ERIC

Print Name - Owner/ Authorized Individual

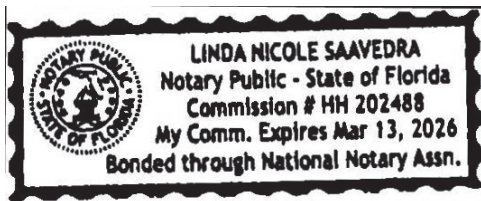
TRUSTEE

Print Title - Authorized Individual

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [checked] physical presence or [] online notarization, this 5 day of FEBRUARY, 2026 by KUBECKA, ERIC, an individual who is personally known to me [checked] or has produced _____ as identification



[Handwritten signature of Notary Public]

(Signature of Notary Public- State of Florida)

03/13/2026

My Commission Expires:

LINDA N SAAVEDRA

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



- **NARRATIVE**

Board of Adjustment (BOA)

1437 SW 4th Avenue - Variance Request Narrative

To whom it may concern, I am kindly requesting a variance to reduce the rear setback for my property at 1437 SW 4th Avenue from fifteen feet (15') to (5.18), consistent with the existing placement of the detached garage. Plus side set back of 5' - 4.29'.

Existing Structure & Proposed Use

The 500 sq. ft. garage, permitted on December 30, 1958, will be converted into a granny flat for personal family use. It will not be used as a rental apartment.

Scope of Work

- No exterior architectural or structural changes.
- Elevations remain unchanged.
- All work within existing footprint.
- Bedroom, bathroom, and kitchen with free-standing appliances only.
- No additions or expansions.

Code Compliance

- Meets Section 47-19.2 Accessory Building/Dwelling requirements.
- Overhang shown on newly signed and sealed survey.
- REAR SETBACK - existing rear setback = 5.18' (requested variance of 9.82')
- SIDE – existing side setback = 4.29' (requested variance of 0.71').
- The applicable code section for both rear and side setbacks is Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts.

Neighborhood Impact

- Adequate off-street parking.
- Access via two rear alleyways, no impact to street parking or traffic.
- Rear property line does not abut neighboring residences.
- Maintains neighborhood character and compatibility.

Justification for Variance

The structure has remained in its current location since 1958. Requiring compliance with the current setback would cause unnecessary hardship without public benefit. Approval will allow lawful use of the building in a code-compliant, neighborhood-friendly manner.

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)


































EnZeno

EnZeno

view 1

Legend

-  1437 SW 4th Ave
-  My Country Is Better
-  SeaPark Crew House

 1437 SW 4th Ave




Google Earth


Image Landsat / Copernicus
Image © 2024 Airbus

90 ft 

SW 4th Ave
view 1

Legend

-  1437 SW 4th Ave
-  My Country Is Better
-  SeaPark Crew House

 1437 SW 4th Ave

Google Earth




Image Landsat / Copernicus

80 ft



Untitled Map

Legend

-  1437 SW 4th Ave
-  My Country Is Better
-  SeaPark Crew House






1437 SW 4th Ave



Untitled Map

Legend

-  1437 SW 4th Ave
-  My Country Is Better
-  SeaPark Crew House

1437 SW 4th Ave



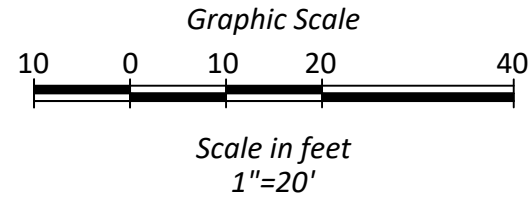
- **SURVEY**

Board of Adjustment (BOA)

LOCATION MAP
NOT TO SCALE

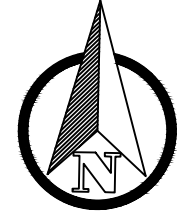


BOUNDARY SURVEY



S.W 14th COURT

NW ¼, SE ¼,
NE ¼, OF
SECTION
15-50-42



LEGAL DESCRIPTION:

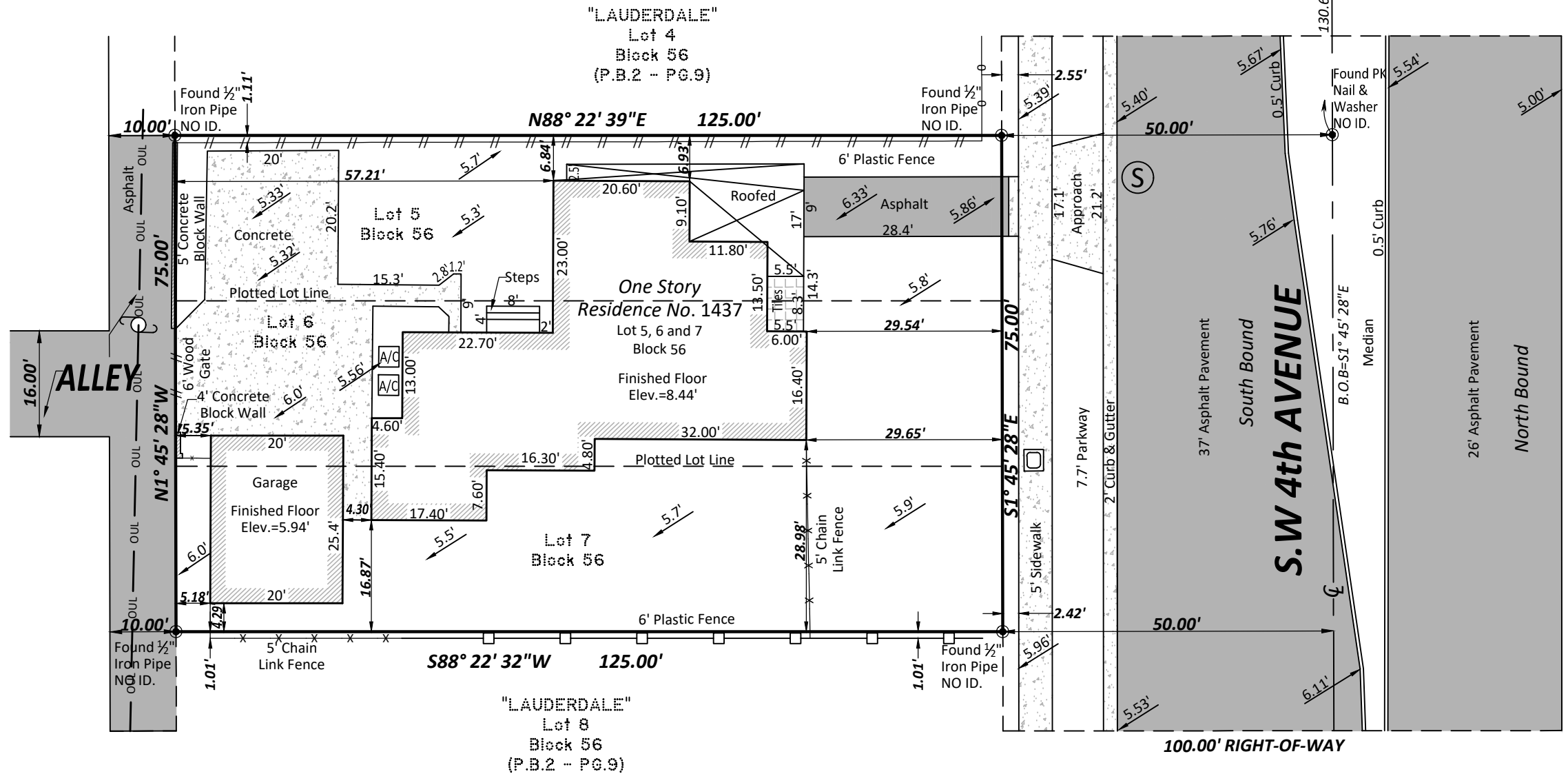
LOTS 5, 6 AND 7, BLOCK 56, OF LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

- ERICK KUBECKA

SURVEYOR'S NOTES:

1. The above captioned property was surveyed and described based on the above legal description furnished by client.
2. This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION OF TITLE.
5. Type of Survey: BOUNDARY SURVEY.
6. Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
7. Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
9. Precision of Closure 1:7500 Suburban Class Survey.
10. Bearings shown are assumed and are based on the Centerline of **S.W 4th AVENUE**, Being **S1° 45' 28"E**.
11. Record and Measurement calls are in substantial agreement, unless noted otherwise.



ELEVATIONS NOTE: (IF REQUESTED AND SHOWN).

1.) 0.00' Indicates existing Elevations.
2.) Elevations are referred to the North American Vertical Datum 1988.

PROPERTY ADDRESS: 1437 SW 4th AVENUE, FORT LAUDERDALE FL 33315

BENCHMARK INFORMATION

BENCHMARK: BM 2887 DESCRIPTION: SQUARE CUT IN CONCRETE SIDEWALK
ELEVATION: 3.30' LOCATION: NORTHWEST CORNER OF SOUTHWEST 9 AVENUE AND GUAVA ISLE

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

The above "BOUNDARY SURVEY", represent the herein described property and it was completed under my supervision and or direction, to the best of my knowledge and belief and it also meets the Minimum Technical Standard set forth by The Florida Board of Land Surveyors and Mappers, pursuant to Section 5J-17.051, Florida Statutes and implementing Rules, Florida Board Administrative Code.

COMMUNITY MAP: 12011C	PANEL NUMBER: 0557	SUFFIX: J
MAP REVISED: 7/31/2025	FLOOD ZONE: X	BASE FLOOD ELEVATION: N/A
SHEET: 1 OF 1 SHEET(S)	DRAWN BY: Y. Fernandez	ORIGINAL J.N 250222
	SCALE: 1" - 20'	DATE: 07/10/2025

COUNTY-WIDE LAND SURVEYORS INC

15358 S.W. 140TH STREET
Miami, Florida 33196

JOSEPH L. MARTIN
L.B. No. 4680

PHONE: (305) 772-0766

THIS ITEM HAS BEEN ORALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, FSM #4368 ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM
JOSEPH L. MARTIN.
P.S.M No. 4368
STATE OF FLORIDA

REVISIONS:	PROJECT No.:	DATE:

LEGEND		
(S)	SANITARY MANHOLE	(W)
(G)	GAS VALVE	(C)
(P)	WOOD POWER POLE	(S)
(L)	LIGHT POLE	(F)
(M)	WATER METER	(A)
(T)	TELEPHONE MANHOLE	(H)
(B)	TV BOX	(S)
(C)	CONCRETE LIGHT POLE	(W)
(V)	WATER VALVE	(C)
(O)	CLEAN OUT	(S)
(S)	SIGN	(B)
(S)	SIGN	(F)
(A)	ANCHOR	(T)
(H)	HANDICAP	(C)
(S)	STREET LIGHT POLE	(W)
(C)	CONCRETE POLE	(W)
(C)	CATCH BASIN	(S)
(S)	STORM MANHOLE	(B)
(B)	BACK FLOW	(F)
(F)	FIRE HYDRANT	(T)
(T)	F.P.L TRANSFORMER	(C)
(C)	CENTERLINE	(W)
(W)	DUAL WATER METER	(W)
(W)	WATER MANHOLE	

- **SITE PLAN**

Board of Adjustment (BOA)

S.W 14th COURT

NW ¼, SE ¼,
NE ¼, OF
SECTION
15-50-42

"LAUDERDALE"
Lot 4
Block 56
(P.B.2 - PG.9)

N88° 22' 39"E 125.00'

One Story
Residence No. 1437
Lot 5, 6 and 7
Block 56
Finished Floor
Elev.=8.44'

S88° 22' 32"W 125.00'

"LAUDERDALE"
Lot 8
Block 56
(P.B.2 - PG.9)

Found PK
Nail &
Washer
NO ID.

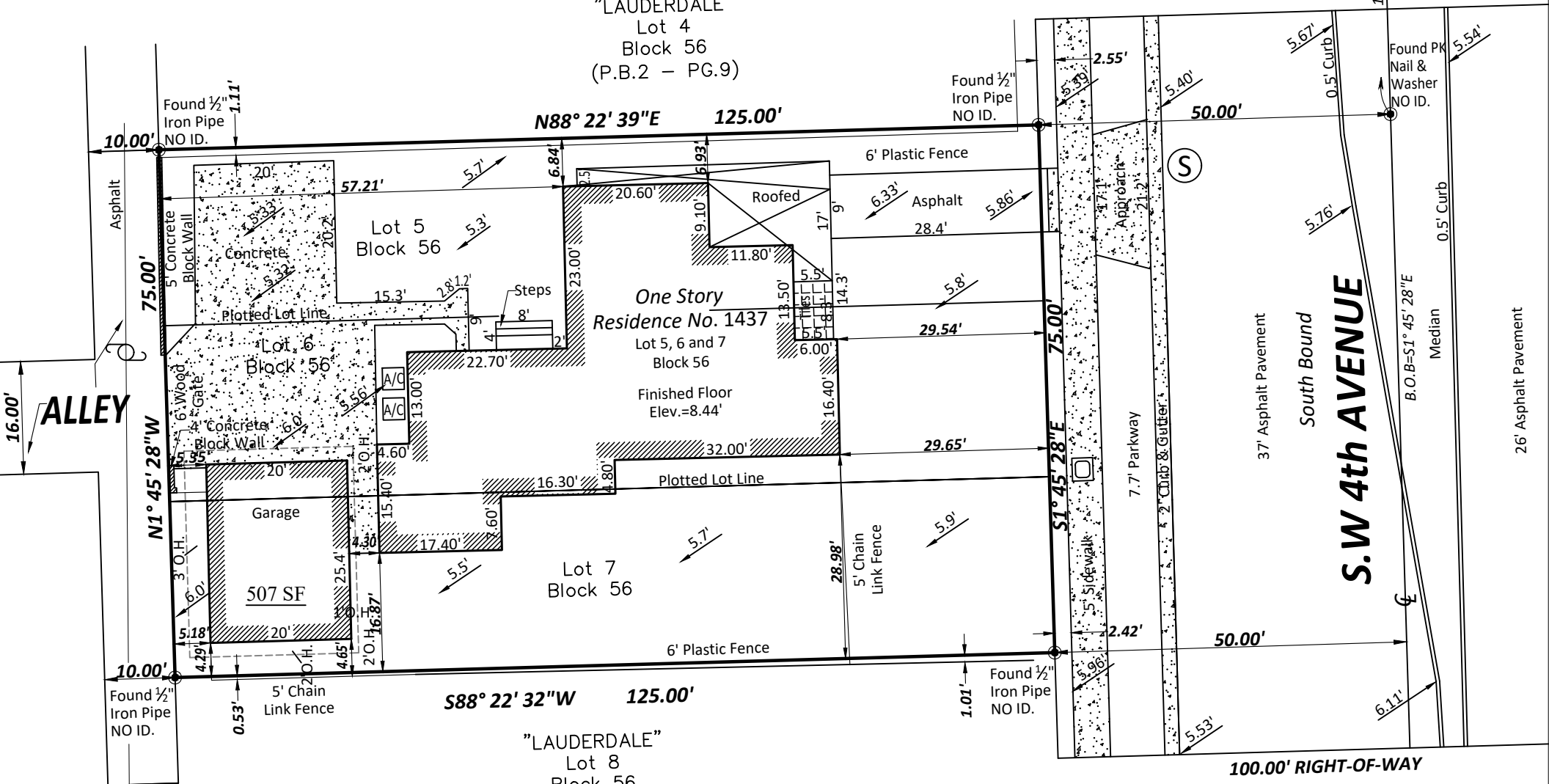
130.66'(M)

Found PK
Nail &
Washer
NO ID.

B.O.B-S1° 45' 28"E

S.W 4th AVENUE

100.00' RIGHT-OF-WAY



ALLEY



EXISTING SURVEY/SITE PLAN
Scale: 1"=20'-0"

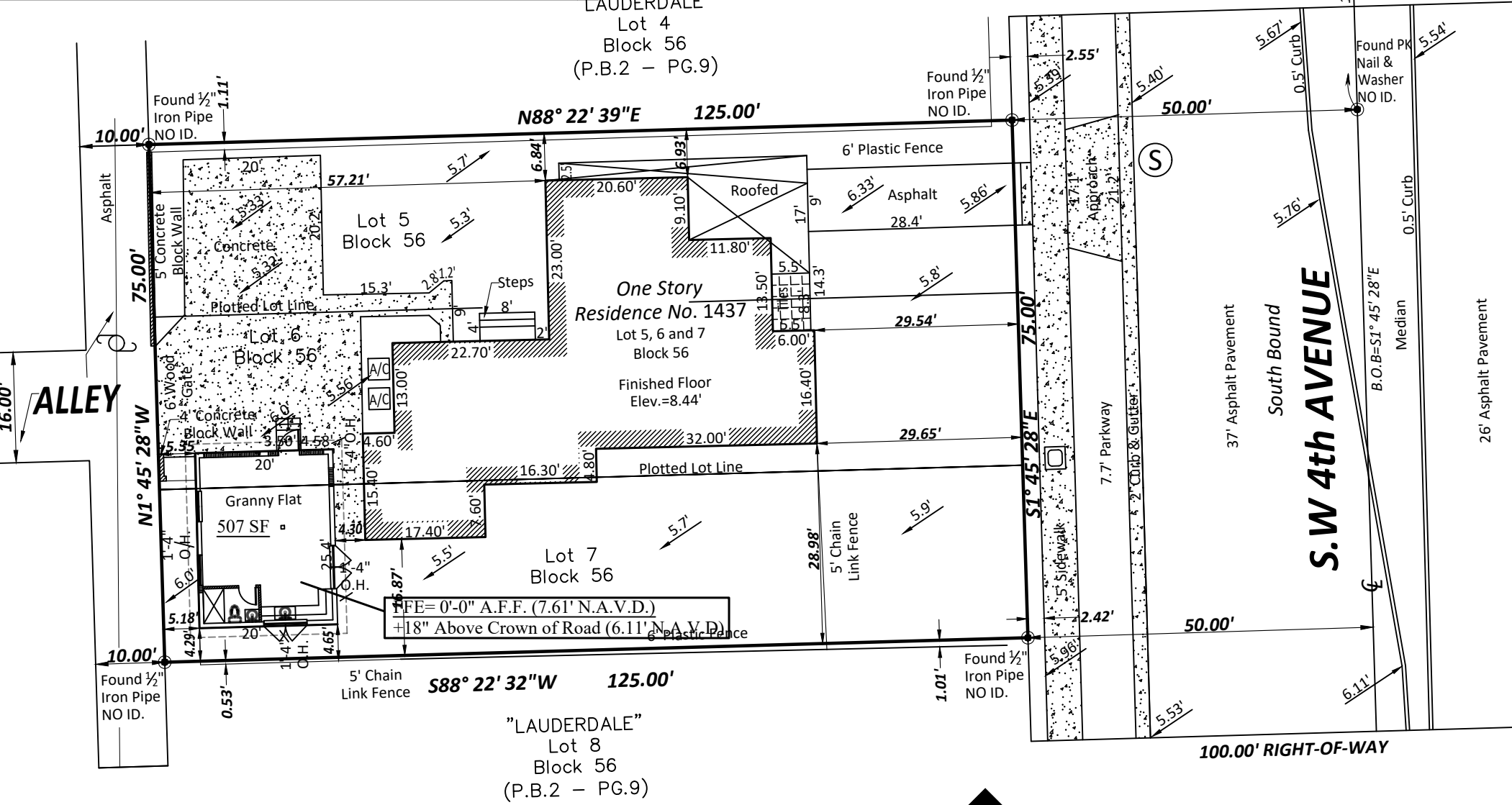
OVERALL SITE SCOPE:

- EXISTING FOOTPRINT TO REMAIN
- EXISTING SITE POSITION TO REMAIN
- LIFT UP STRUCTURE 18" ABOVE CROWN OF ROAD (6.11' N.A.V.D.)
- ADD STEPS

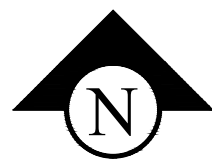
S.W 14th COURT

NW ¼, SE ¼,
NE ¼, OF
SECTION
15-50-42

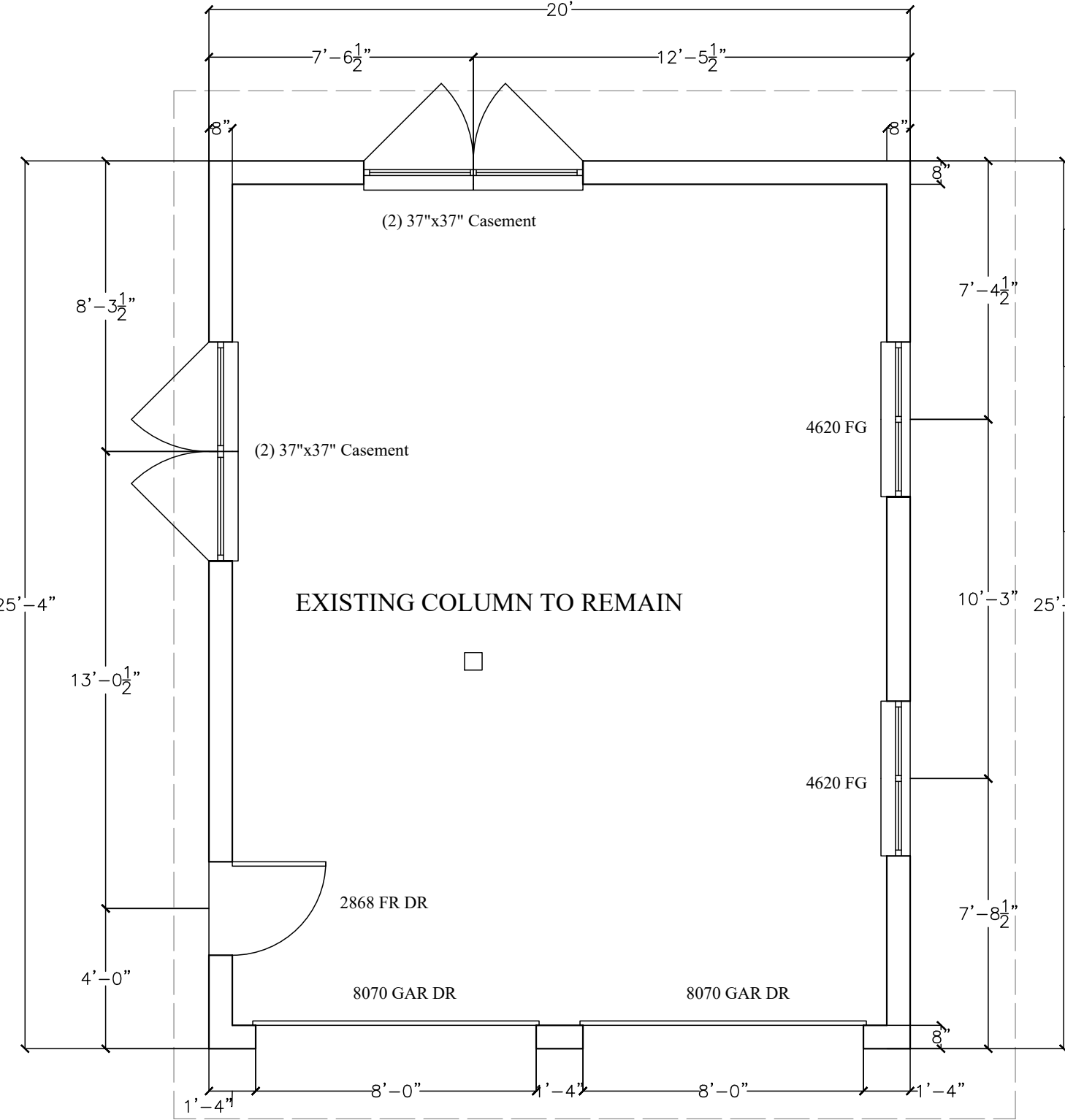
"LAUDERDALE"
Lot 4
Block 56
(P.B.2 - PG.9)



"LAUDERDALE"
Lot 8
Block 56
(P.B.2 - PG.9)



PROPOSED SURVEY/SITE PLAN
Scale: 1"=20'-0"



****THE ACCESSORY DWELLING UNIT IS INTENDED FOR PERSONAL OR FAMILY USE ONLY****

****ACCESSORY DWELLING WILL NOT CONTAIN BUILT IN COOKING APPLIANCES****

**EXISTING GARAGE
FLOOR PLAN**

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



1437 SW 4TH AVE,
FORT LAUDERDALE, FL 33315

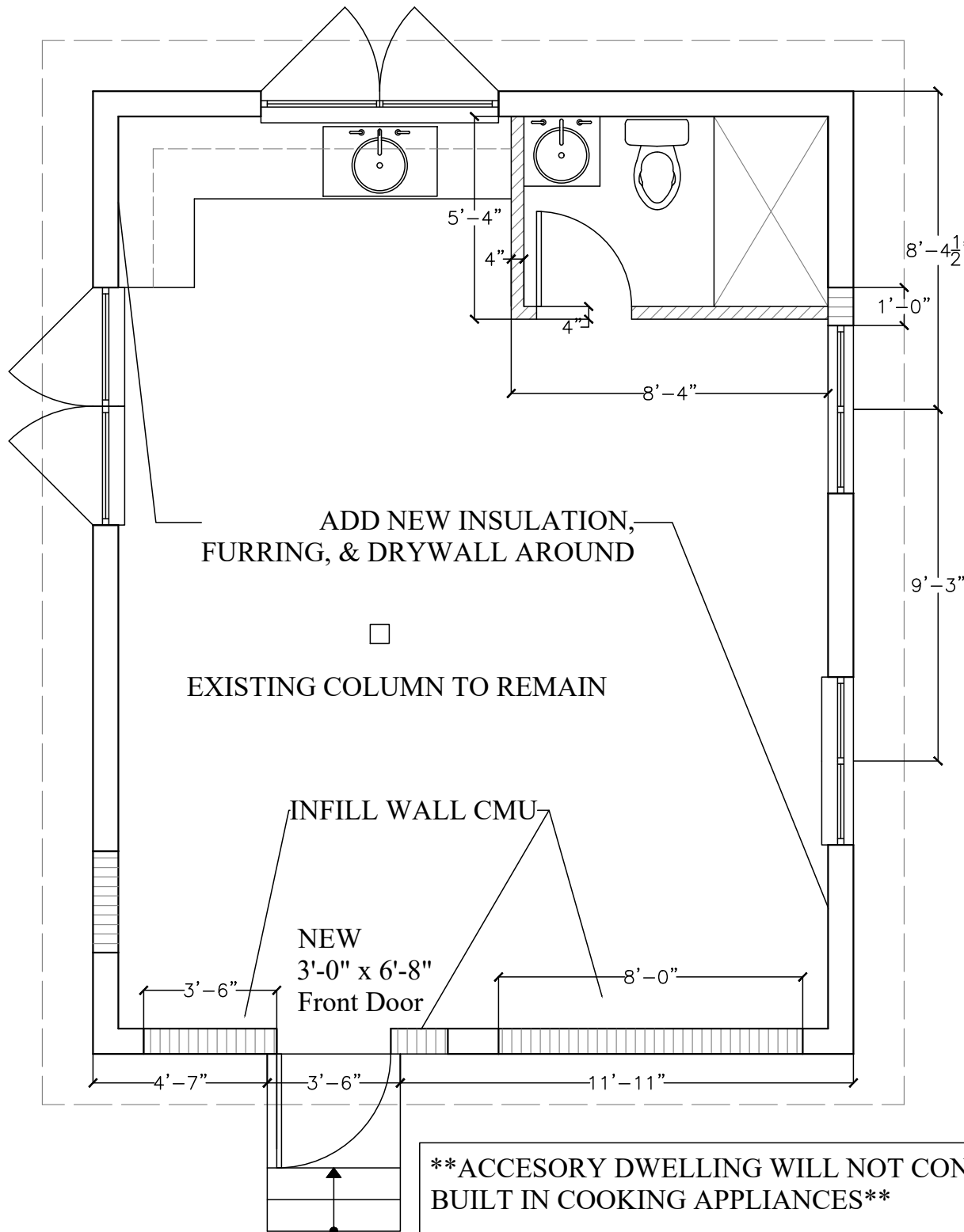
OVERALL SCOPE:

- MAKE ALL OVERHANGS 1'-4"
- MATCH EXISTING STYLE AND AESTHETICS
- CONVERT GARAGE TO GRANNY FLAT.
- ADD NEW BATHROOM, STUDIO/BEDROOM.
- ADD NEW KITCHENETTE AREA
- FURR OUT/INSULATE WALLS, DO LIGHT CMU INFILL WORK.
- ADD NEW OPENING.
- ELECTRICAL, PLUMBING, AND MECHANICAL WORK
- LIFT UP EXISTING STRUCTURE AND ADD NEW STEPS.
- ADD NEW STUCCO
- REPLACE ROOF WITH NEW BITUMINOUS ROOF

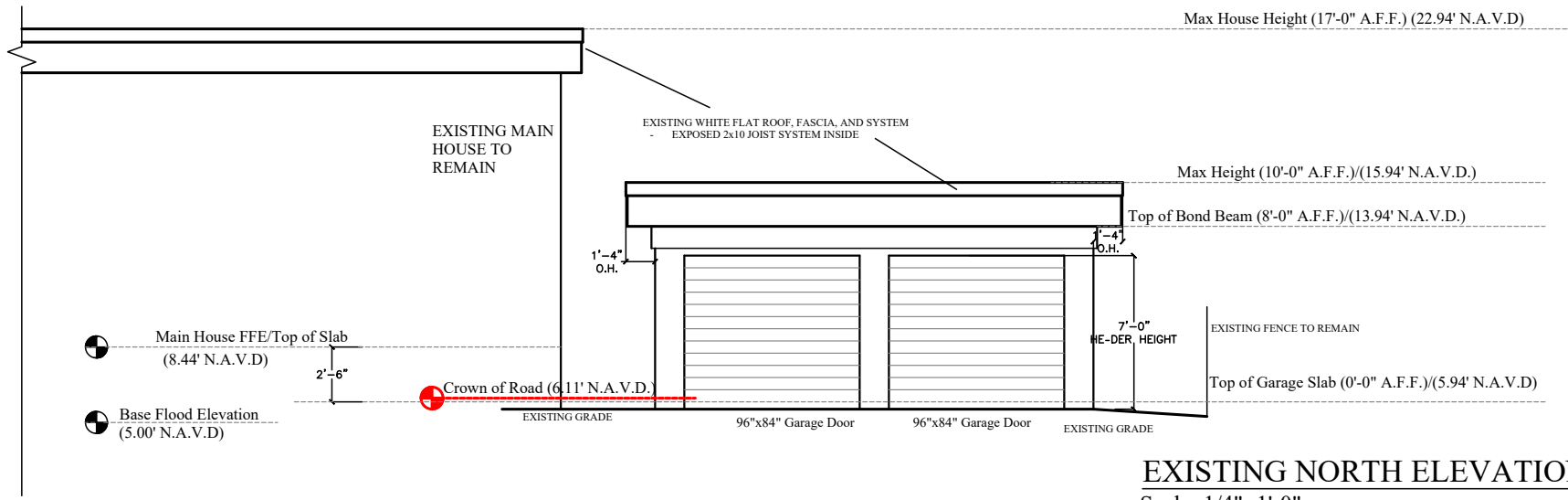
****THE ACCESSORY DWELLING UNIT IS INTENDED FOR PERSONAL OR FAMILY USE ONLY****

**PROPOSED STUDIO/
1 BATH GRANNY FLAT**

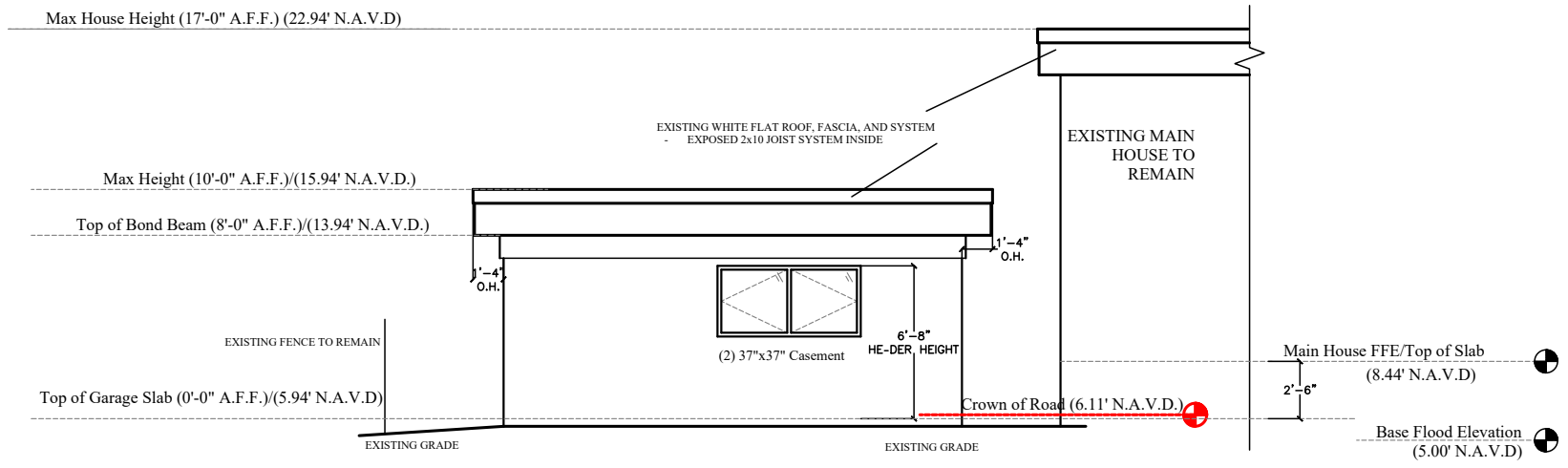
Scale: 1/4"=1'-0"



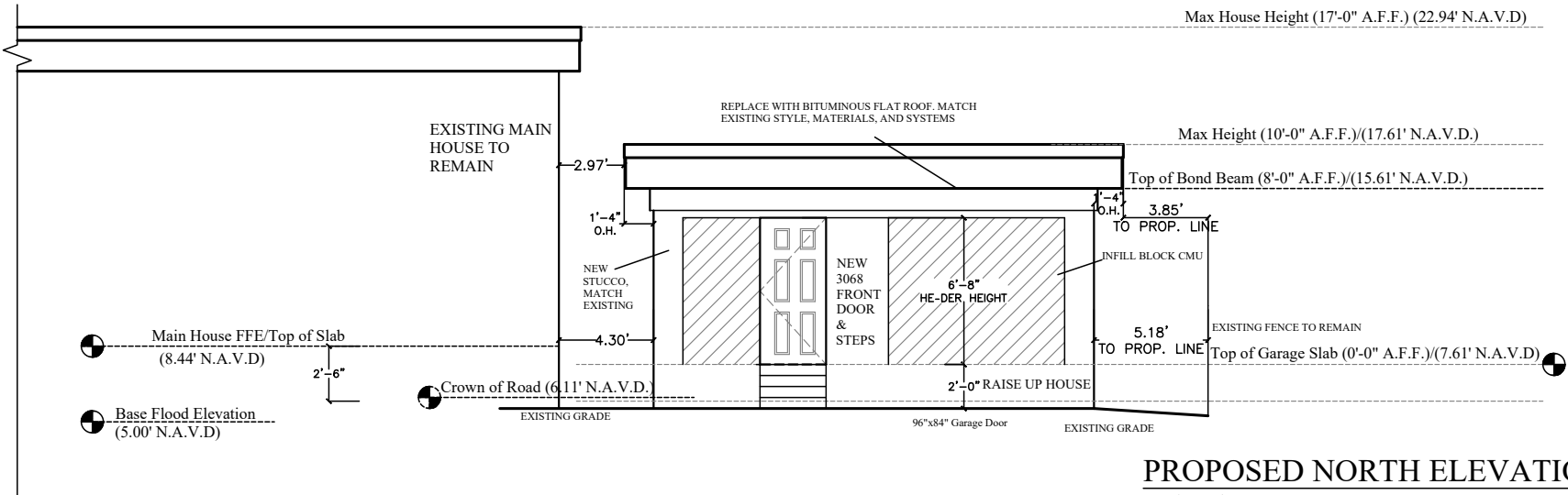
****ACCESSORY DWELLING WILL NOT CONTAIN BUILT IN COOKING APPLIANCES****



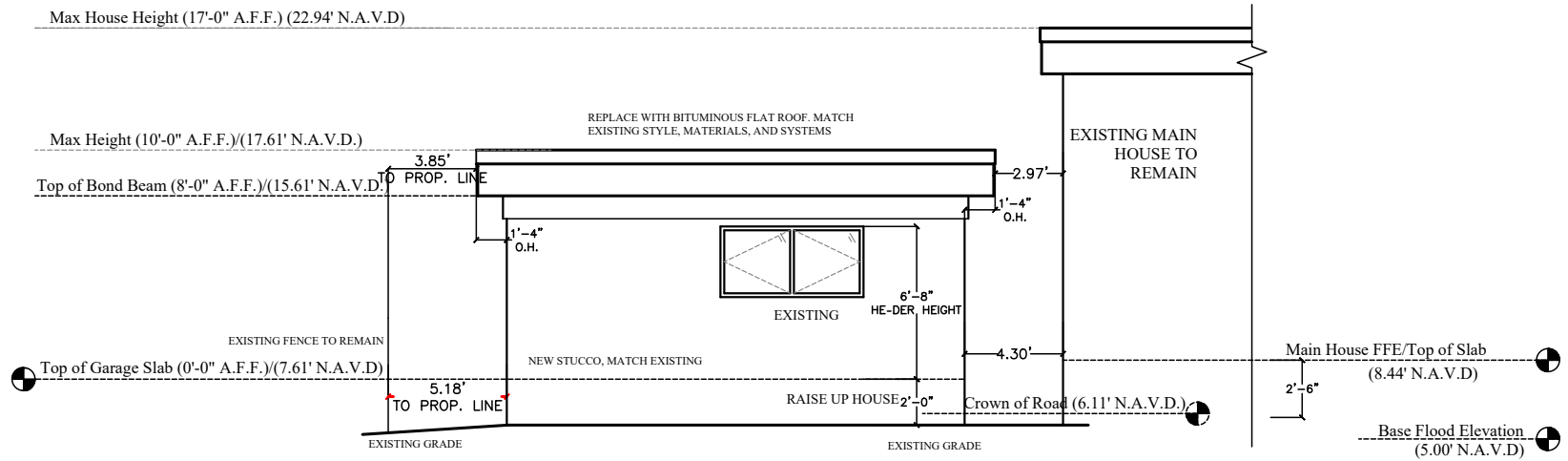
EXISTING NORTH ELEVATION
Scale: 1/4"=1'-0"



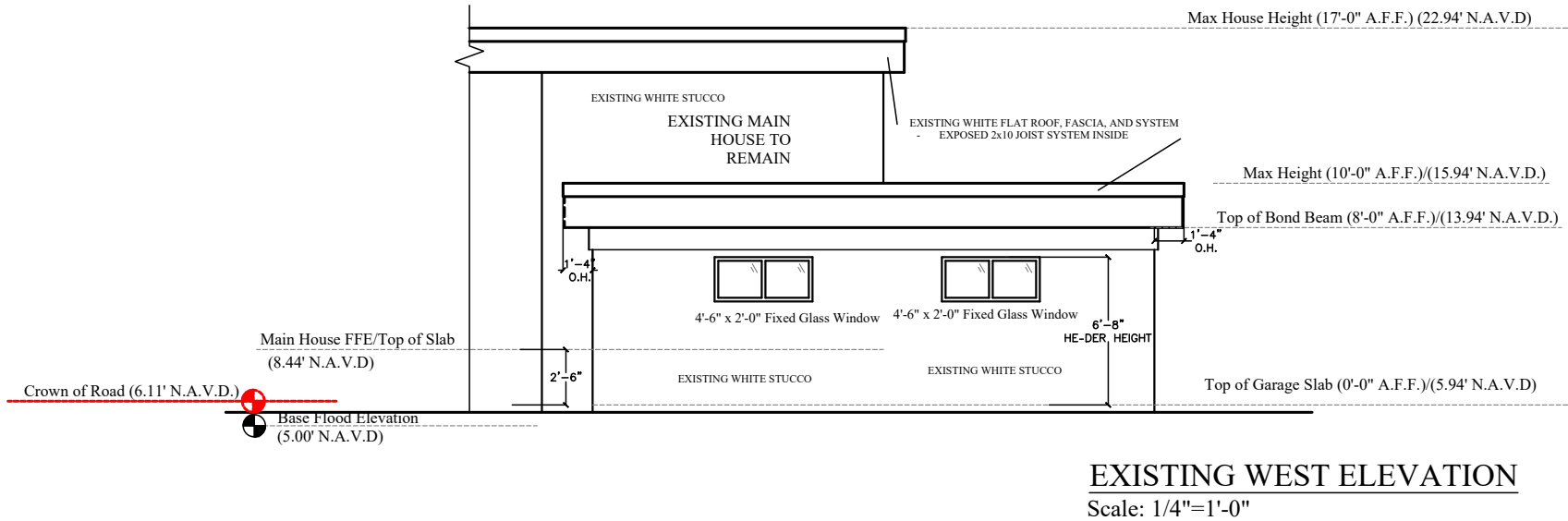
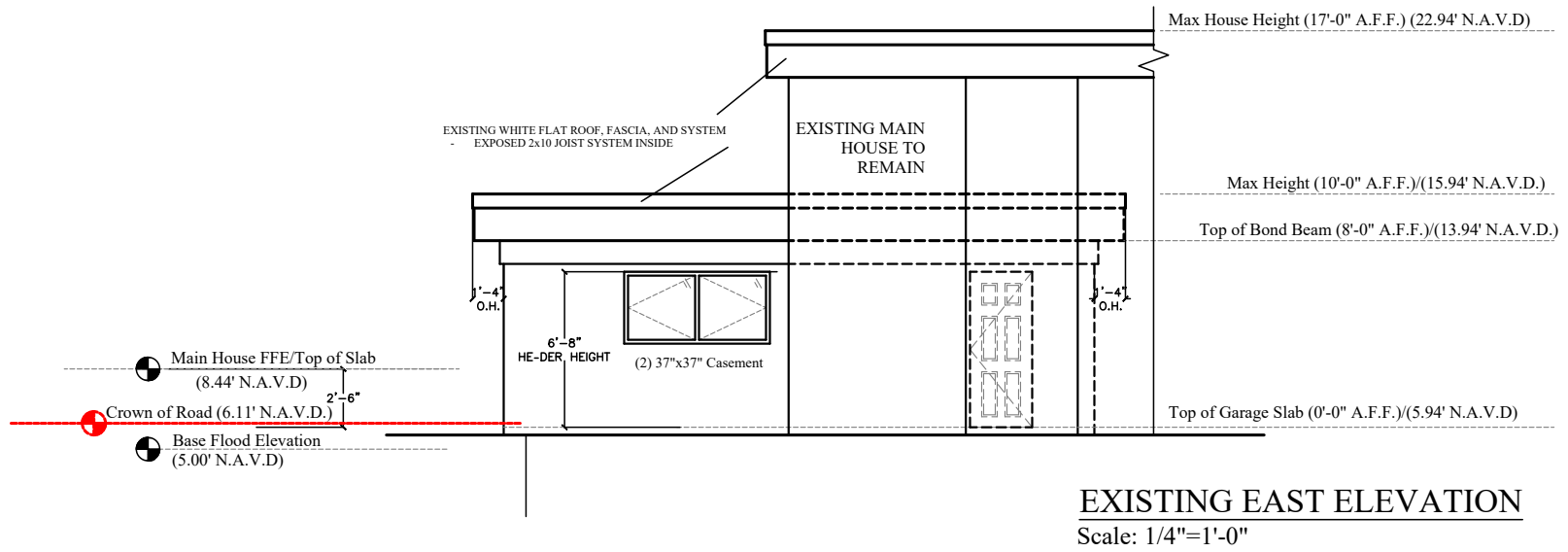
EXISTING SOUTH ELEVATION
Scale: 1/4"=1'-0"

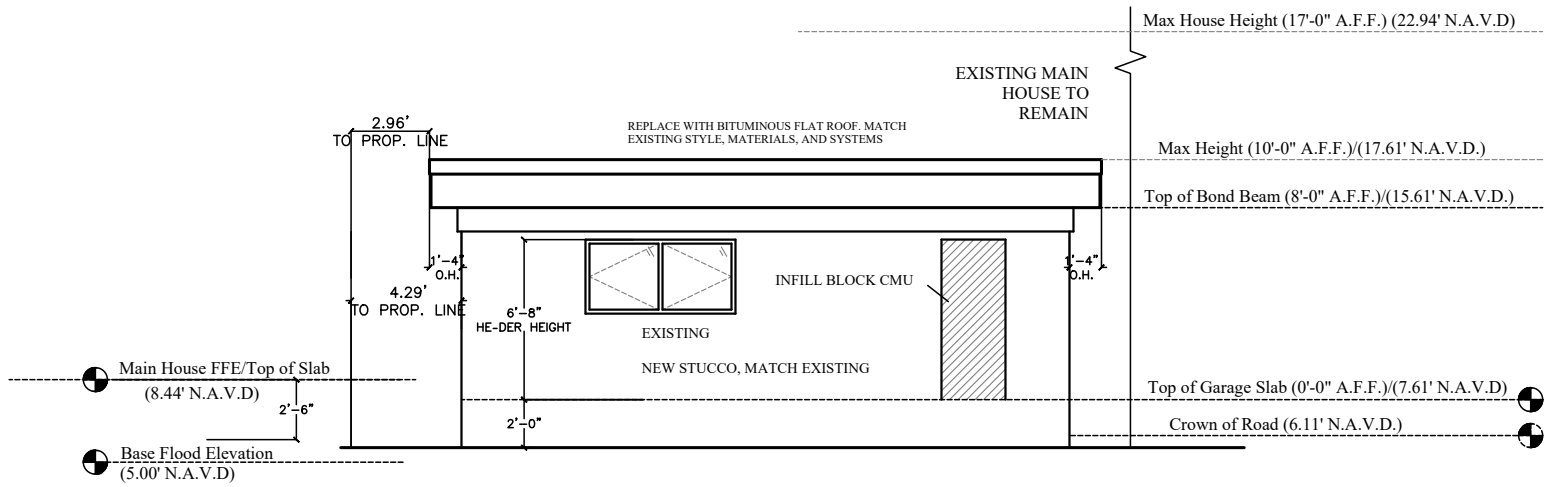


PROPOSED NORTH ELEVATION
Scale: 1/4"=1'-0"

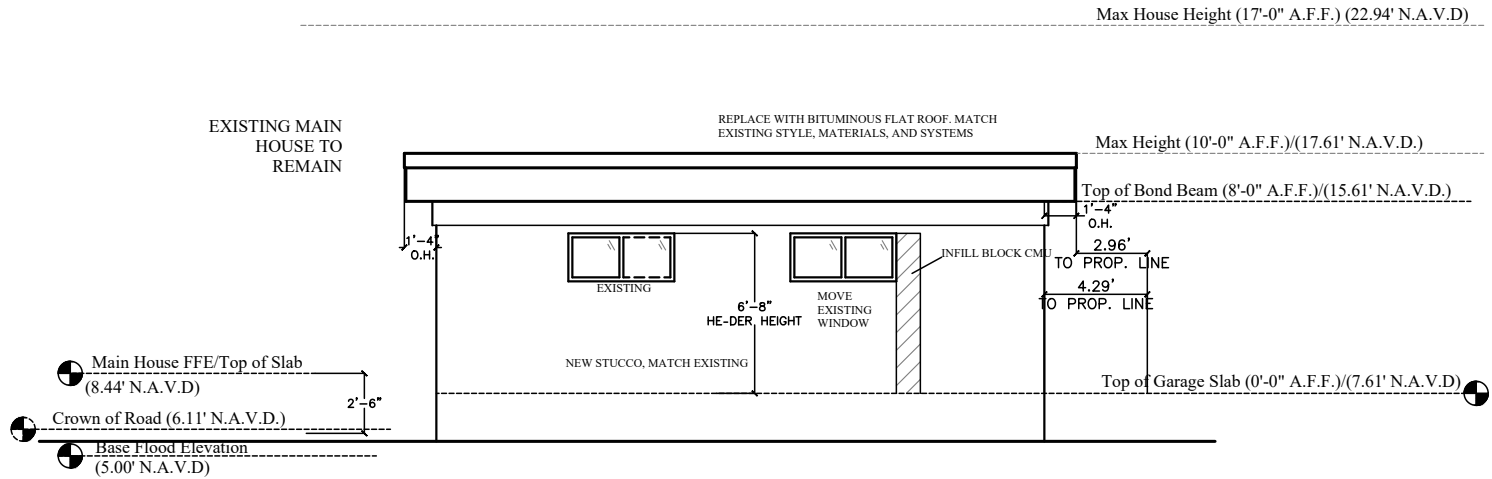


PROPOSED SOUTH ELEVATION
Scale: 1/4"=1'-0"





PROPOSED EAST ELEVATION
Scale: 1/4"=1'-0"



PROPOSED WEST ELEVATION
Scale: 1/4"=1'-0"

• **ELEVATIONS**

Board of Adjustment (BOA)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name: <u>Himalayan Capital, LLC</u>		Policy Number: _____	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No: <u>1437 S.W. 4 Avenue</u>		Company NAIC Number: _____	
City <u>Fort Lauderdale</u>	State <u>FLORIDA</u>	ZIP Code <u>33315</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: _____			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, Etc.): <u>Residential</u>			
A5. Latitude/Longitude: Lat. <u>N 26°10'33.19</u> Long. <u>W 80°14'73.88</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84			
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).			
A7. Building Diagram number: <u>8</u>			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s): <u>1946</u> sq. ft.			
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>8</u> Engineered flood openings: <u>0</u>			
d) Total net open area of non-engineered flood openings in A8.c: <u>1152</u> sq. in.			
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>0</u> sq. ft.			
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>0</u> sq. ft.			
A9. For a building with an attached garage:			
a) Square footage of attached garage: <u>N/A</u> Sq. Ft.			
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A			
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>			
d) Total net area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.			
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>0</u> sq. ft.			
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>0</u> sq. ft.			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1.a. NFIP Community Name: <u>FORT LAUDERDALE, CITY OF</u>		B1.b. NFIP Community Identification Number: <u>125105</u>	
B2. County Name: <u>Broward County</u>	B3. State: <u>FLORIDA</u>	B4. Map/Panel Number: <u>12011C0557H</u>	B5. Suffix: <u>H</u>
B6. FIRM Index Date: <u>08/18/2014</u>		B7. FIRM Panel Effective/Revised Date: <u>08/18/2014</u>	
B8. Flood Zone(s): <u>AH</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>5.0'</u>	
B10. Indicate the source of the Base Flood Elevation (BFE) data or Base Flood Depth entered in item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____			
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1437 S.W. 4 Avenue
Fort Lauderdale, FLORIDA, 33315

FOR INSURANCE COMPANY USE
Policy Number: _____
Company NAIC Number: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete Items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: FDOT REAL TIME GPS Vertical Datum: NAVD 1988
Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used.

a) Top of bottom floor (Including basement, crawlspace, or enclosure floor): 6 . 2 feet meters

b) Top of the next higher floor (see Instructions): 8 . 2 feet meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A . _____ feet meters

d) Attached garage (top of slab): N/A . _____ feet meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building 6 . 2 feet meters
(describe type of M&E and location in Section D Comments area):

f) Lowest Adjacent Grade (LAG) next to building: Natural Finished 6 . 00 feet meters


g) Highest Adjacent Grade (HAG) next to building: Natural Finished 6 . 2 feet meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: N/A . _____ feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments and describe in the Comments area.

Certifier's Name EFRAIN LOPEZ		License number 6792
Title PROFESSIONAL SURVEYOR & MAPPER		
Company Name ME LAND SURVEYING		
Address P.O. Box 970685		
City MIAMI	State FL	ZIP Code 33197
Signature 	Date 05/08/2024	Telephone (305) 740-3319



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
LATITUDE LONGITUDE PER GPS LEICA Gs14, ATTACHMENTS = BUILDING PICTURES
C2.e= AC UNIT GARAGE FF= 6.22' 500 SQ FT VERTCON CONVERSION NAVD 1988 TO NGVD 1929= +1.55' B9. FIRM PANEL USING BASE FLOOD ELEVATION LINE (BFE)

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1437 S.W. 4 Avenue
Fort Lauderdale, FLORIDA, 33315

FOR INSURANCE COMPANY USE
Policy Number: _____
Company NAIC Number: _____

**SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ . _____ feet meters above or below the HAG
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ . _____ feet meters above or below the LAG
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) _____ . _____ feet meters above or below the HAG of the building is:
- E3. Attached garage (top of slab) is: _____ . _____ feet meters above or below the HAG
- E4. Top of platform of machinery and/or equipment servicing the building is: _____ . _____ feet meters above or below the HAG
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
 Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in sections A, B, and E are correct to the best of my knowledge.*

Check here if attachments and describe in the Comments area.

Property Owner's or Owner's Authorized Representative's Name

Address: _____ City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext: _____ Email: _____

Comments

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1437 S.W. 4 Avenue
Fort Lauderdale, FLORIDA, 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G - COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5-G11) is provided for community floodplain management purposes.

G5. Permit Number: _____

G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued New Construction Substantial Improvement
for:

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum _____

G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____

Title: _____

NFIP Community Name: _____

Telephone: _____

Ext: _____

Email: _____

Address: _____

City: _____

State: _____

ZIP Code: _____

Signature: _____

Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1437 S.W. 4 Avenue
Fort Lauderdale, FLORIDA, 33315

FOR INSURANCE COMPANY USE
Policy Number: _____
Company NAIC Number: _____

SECTION H - BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5-9.** Top of _____ feet meters above the LAG
bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6-9.** Top of _____ feet meters above the LAG
next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
 Yes No

SECTION I - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner's or Owner's Authorized Representative's Name

Address: _____ City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext: _____ Email: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and
Box No.
1437 S.W. 4 Avenue
Fort Lauderdale, FLORIDA, 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption Photo Taken 05/02/2024 "Front View"



Photo Two

Photo Two Caption Photo Taken 05/02/2024 "Rear View"

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and
Box No.
1437 S.W. 4 Avenue
Fort Lauderdale, FLORIDA, 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption Photo Taken 05/02/2024 "Left View"



Photo Four

Photo Four Caption Photo Taken 05/02/2024 "Right View"

A handwritten signature or set of initials in blue ink, consisting of a vertical line and a horizontal line crossing it.