

**BOARD OF ADJUSTMENT (BOA)
ELECTRONIC CASE PACKAGE**

DATE: March 11, 2026

AGENDA ITEM #: 2

CASE #: PLN-BOA-26020001

NOTES: New Case

Board of Adjustment (BOA)

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

Board of Adjustment (BOA)

PLN-BOA-26020001

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

A. Accessory dwellings. Accessory dwellings (also known as "granny flats" or cottages) may be permitted only when accessory to a standard single family dwelling in RS-8, RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 zoning districts, and subject to the following limitations:

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

Sec. 47-5.31. Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	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 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H,	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height

	<p>Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
Minimum distance between buildings	None	None

	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

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)

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CITY	ST, ZIP	ADDRESS_1	
504216110110	ROGOFF,BORIS P & CLAUDIA		1111 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216110120	BENNETT,STEPHEN & KELLY		1035 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120860	DI LORENZO,TERESA		1809 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120861	BESU,KATEL H/E	YNTOKARZ-BESU,BETH	1001 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120880	BURPEE,CHARLES D & GINA MARIE S		1020 SW 18 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120950	MENENDEZ,FLORENCIA PAULA	GALAN,SANTIAGO	1121 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120960	JACOME,TERRY LYNN	TERRY LYNN JACOME TR	1113 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120970	IRIBAR,GABRIELA	REYES,BRANDON	1109 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120972	TOOKEY,MARY BESS		1107 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120980	TREVARTHEN,SUSAN L		1101 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120990	HOLEMAN,WILLIAM & KRISTIN		1031 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121000	TOOKEY,ALAN CHARLES		1009 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121330	SOJA,WIESLAW		1000 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121340	PRITCHETT,IAN	DUTTON,WHITNEY	908 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121350	LEONE,MAXWELL GREGG		1008 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121360	GRAHAM,ROBERT E		1012 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121370	ROBERTS,KIMBERLY I		1016 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121380	RODRIGUEZ,JOSE H/E	RODRIGUEZ,MARIA E	1020 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121390	CIRCE,BRETT J & JONNA D		1102 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121400	MEISELS,JEAN SASSER	JEAN MEISELS REV TR	1106 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121410	LOUISE,JAY D EST		1110 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121420	ZIMMERMANN,CHAD C		1116 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121430	WELLS,SIMON LEO	WELLS,STEPHEN R & CARMEN V	PO BOX 249	*ETALONG NSW 2257	AU	*ETALONG NSW 2257 AU	
504216121431	KARSKO,DANIEL		1121 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121440	JOSTEN,WALTER S & PATRICIA A		18811 PORTOFINO DR	IRVINE	CA 92603	IRVINE CA92603	
504216121450	GOODEN,MICHAEL DONALD		10051 NW 3 ST	PLANTATION	FL 33324	PLANTATION FL33324	
504216121460	HELTON,BRADLEY JAMES	HELTON,KRISTOPHER & NIELSEN,D	1107 SW 19 ST	FORT LAUDERDALE	FL 33317	FORT LAUDERDALE	FL33317
504216121470	PHILLIPS,DOROTHEA A		1105 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121480	MONAST,ANN S		555 NW 43 ST	OAKLAND PARK	FL 33309	OAKLAND PARK FL33309	
504216121490	DUNCAN,SHARON		1017 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121500	CONNOR,MATTHEW MILLER		1009 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121510	PLAYLAND INVESTMENTS LLC		2790 STIRLING RD STE 10	HOLLYWOOD	FL 33020	HOLLYWOOD FL33020	
504216121520	SIERRA SKY GLOBAL	ENTERPRISE 1 LLC	3758 E COQUINA WAY	WESTON	FL 33332	WESTON FL33332	
504216121620	CADWALADER,CRAIG	CADWALADER,KATHERINE	1830 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121630	VANDERHORST,BART		1314 E. LAS OLAS BLVD STE#51	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
504216121640	COOK,BRANDON		945 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121650	MEREDITH,KYLE		941 SW 19TH ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121850	CUMMINS,MICHAEL E II & WENDY M		940 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121860	RODEMEYER,JOHN		944 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121870	CRONJE,JOSH & RACHEL		945 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130020	NAJI,IAD		8300 NW 43 ST	CORAL SPRINGS	FL 33065	CORAL SPRINGS FL33065	
504216130030	COLLINS,PATRICK	COLLINS,ZACHARY A	9710 STIRLING RD STE 108	COOPER CITY	FL 33024	COOPER CITY FL33024	
504216130040	EAVES,STEVEN CHRISTOPHER		1008 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130050	KAHN,NOAH	ROIG,MONIQUE	1014 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130060	DEHART LIV TR	DEHART,CARLTON TRSTEE	1507 SE 12 CT	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE	FL33316
504216130070	FEE,SEAN K & BETHANY S		1100 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130080	FALCON,RACHEL D	ELLIS,RORY	1106 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130090	CCR PROPERTIES LLC		1204 SE 5 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
504216130100	SMITH,RAMONA Y		1114 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130110	SUZAN P ROSS REV TR	WARD,DANIEL TRS	14242 SARAH ANN STEPHENS DR	HUNTERSVILLE	NC 28078	HUNTERSVILLE NC28078	
504216130130	COULSON,BILLY H/E	ARBOGAST,ALEXANDRIA	1908 SW 12 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130140	BOYD,WILLIAM S EST		1464 SW 30 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312
504216130150	BROWN,MICHAEL H/E	BROWN,DANIELLE	1109 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130160	CUARTAS,MARIA ANTONIETTA	MALEKI,ARVIN	1105 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130170	ROUGEMONT,SAVANNAH D	DILAN,ANGELO	1101 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130180	HERNANDEZ,JANENE	TORRES,ELKIN A HERNANDEZ	1019 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130190	JENNIFER E BLAKE TR	BLAKE,JENNIFER E TRSTEE	213 TRAFALGAR LN	SAN CLEMENTE	CA 92672	SAN CLEMENTE CA92672	
504216130200	LILES,JASON & LAUREN		1011 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130210	SHANLEY,JANET E		1909 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130220	SCHNEIDER,LESLIE MARK		1913 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315



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-26020001
OWNER:	DUNCAN, SHARON
AGENT:	MILES JOLLEY
ADDRESS:	1017 SOUTH WEST 19 STREET, FORT LAUDERDALE FL, 33315
LEGAL DESCRIPTION:	THE EAST 15' FEET OF LOT 19, ALL OF LOT 20 AND THE WEST 10' FEET OF LOT 21, BLOCK 21, OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-19.2. A.5.a Accessory buildings, structures and</u>

equipment, general

- Requesting a variance to allow an accessory dwelling unit in an RS-8 zoning district at a lot size of 9,372 gross square feet, whereas the code requires a minimum lot size of 10,890 gross square feet. A total variance request of 1,518 gross square feet.

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district

- Requesting a variance to allow an accessory dwelling unit at a rear yard setback of 5.4 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 9.6 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-26020001

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-26020001

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

- Requesting a variance to allow an accessory dwelling unit in an RS-8 zoning district at a lot size of 9,372 gross square feet, whereas the code requires a minimum lot size of 10,890 gross square feet. A total variance request of 1,518 gross square feet.

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district

- Requesting a variance to allow an accessory dwelling unit at a rear yard setback of 5.4 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 9.6 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





BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

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

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed, please be aware additional information may be required to fully address the variance/interpretation/special exception requested.

A APPLICANT / PROPERTY OWNER (For purpose of identification, the Property Owner is the Applicant)
Name: Sharon Duncan
Address: 1017 SW 19th Street
City, State, Zip: Fort Lauderdale, FL 33315
Phone: 786-200-2366
Email: shadunc@icloud.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: Miles D. Jolley, Esq
Address: 101 NE Third Ave., Suite 1910
City, State, Zip: Fort Lauderdale, FL 33301
Phone: 954-769-5334
Email: mdjolley@smithcurrie.com
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: 1017 SW 19th St., Fort Lauderdale, FL 33315
Folio Number(s): 504216121490
Legal Description (per survey): Please see attached survey and deed.

E LAND USE INFORMATION
Current Land Use Designation: Residential-Single Family
Current Zoning Designation: RS-8
Current Use of Property: Applicant's primary homestead residence
Site Adjacent to Waterway?: No
Provide Related Case/Project #: BE24080288

F PROJECT INFORMATION This Request is: Existing New
Applicable ULDR Sections: Sec. 47-5.31; Sec. 47-19.2
Variance/Special Exception Request: Seeking variance from accessory dwelling unit rear setback and lot size.

Table with 3 columns: Required Per ULDR, Proposed, and SETBACKS (Front, Side, Corner/Side, Rear) with dimensions in feet.

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

Table with 4 columns: Variance/Interpretation Request (Before), Variance/Interpretation Request (After), Variance/Interpretation Request-Homesteaded Property (Before), Variance/Interpretation Request-Homesteaded Property (After)

Table with 4 columns: Special Exception Request (Before), Special Exception Request (After), Administrative Variance Request (Existing Only), Request for Continuance

Table with 4 columns: Board, Request for Rehearing, De Novo Hearing Request, Appeal Request

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



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

- Preliminary Meeting Date** Applicant/Agent met with staff on the following date: _____
- Application Form** The Application must be complete with the applicable information and signatures (refer to page 1).
- Proof of Ownership** Tax Record, Warranty Deed and/or corporation/Sunbiz document verification
- Narrative** provide specific variance/special exception/interpretation request, applicable ULDR code sections, date, and criteria.
- Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Survey** must be digitally signed and sealed, showing existing conditions; Survey must be "as built with right-of-way and easement vacations excluded. The survey should consist of the proposed project site alone. Do not included adjacent properties or portions of land(s) not included in the proposed project unless specially requested by the City. Must be the most recent survey and the date on the survey should not exceed one (1) year. Copy sets of the Survey must be at half-size scale 11x17".
- Site Plan** A full set of plans must be submitted. A survey may be substituted if the requested variance is clearly indicated. The coversheet on the plan set must state the project name and table of contents. Copy sets of the Plans must be at half-size scale 11x17".
- Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s)).
- Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s)).
- Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s)).
- Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. To place your request, contact Heather Hanson by phone at 954-357-6855 or email hhanson@bccpa.net or contact Kenny Gibbs by phone at 954-357-5503 or email kgibbs@bccpa.net. Distribution: The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
- Envelopes**
 - The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only metered mail is not accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.

The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale - Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311
- Tax Map** The Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by folio ID) on the map to cross-reference with property owners' notice list. The 300 feet radius noticing requirement does not apply to administrative variances.
- Property Owners Notice List** The Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.

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

Following the receipt of a complete application, the applicant will be required to submit fourteen (14) copies of the entire submittal to the Zoning and Landscape Division to distribute to the Board of Adjustment Board Members. All copies must be clear, accurate and legible. All non-plan documents should be 8 ½" x 11". Survey and Plans must be at half-size scale 11 x 17".

GUIDELINES AND LINKS:

[SUBMIT YOUR APPLICATION SUBMITTAL](#)

[VIEW MEETING DATES AND DEADLINES](#)

[VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS](#)

[SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMEING 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 a

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.

See attached document.

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

See attached document.

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

See attached document.

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

See attached document.

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

See attached document.

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

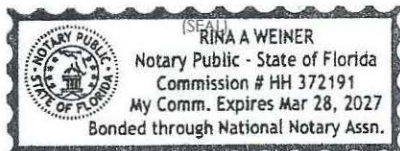
See attached document.

AFFIDAVIT: Miles D. Jolley 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 proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within one (1) year of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11th day of February, 2026.



NOTARY PUBLIC MY COMMISSION EXPIRES: 3.28.27

REPLY TO:

MILES D. JOLLEY

Partner

Board Certified Construction Attorney

Direct Dial 954.769.5334

mdjolley@smithcurrie.com



February 12, 2026

NARRATIVE FOR VARIANCE APPLICATION

Via Electronic Submission

Board of Adjustment
Development Services Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Variance Application Narrative for 1017 SW 19th St., Fort Lauderdale, FL 33315

Dear Members of the Board of Adjustment:

Smith Currie Oles LLP represents Sharon Duncan with regard to the property located at 1017 SW 19th St., Fort Lauderdale, FL 33315 ("**Property**") in the River Oaks neighborhood. The Property has an RS-8 zoning designation. The Property has an existing one-story single-family home that was recently renovated and expanded. As part of the renovation and expansion, Ms. Duncan's contractor built a structure in the rear yard. The structure is approximately 20'x14' (approximately 300 sq.ft.) and located approximately 5' from the rear and side Property lines. Unfortunately, Ms. Duncan's contractor misrepresented to her that he was a licensed contractor. The contractor provided Ms. Duncan with license numbers that were not his and not used to qualify his company in order to deceive Ms. Duncan. The contractor rented the license of another licensed individual in order to pull a permit, but the licensed individual did not oversee or perform any of the work. As can be expected, the unlicensed contractor built the structure too close to the Property lines due to the contractor's disregard for the City's Unified Land Development Regulations ("ULDR"). Ms. Duncan was never made aware of these issues. Ms. Duncan was the victim of an unscrupulous and careless unlicensed contractor and now seeks a variance from certain of the ULDR's setback and lot size requirements for RS-8 properties for an accessory dwelling unit or "granny flat" (although Ms. Duncan has never used and never intends to use the structure as a residence and it has no plumbing or cooking appliances).

Section 47-19.2(5)(a): An accessory dwelling, together with the principal single family dwelling, shall not exceed the maximum density permitted by the zoning district within which it is located. The following minimum parcel sizes for the principal and accessory dwelling shall be required:

a. RS-8 zoning district: ten thousand, eight hundred ninety (10,890) gross square feet.

Section 47-5.31: Table of dimensional requirements for the RS-8 district. Minimum rear yard 15 ft.

CRITERIA FOR APPROVAL OF A VARIANCE REQUEST

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

Response: Ms. Duncan wishes to use the Property in a reasonable manner in the form of the accessory structure for storage and a seating area. Although the structure is being considered as an accessory dwelling unit, Ms. Duncan never has and never intends to use this structure as a residence or dwelling, and accordingly has not installed any plumbing or cooking appliances. However, she was taken advantage of by her unlicensed contractor who built the structure too close to the rear setback. The Property is also slightly undersized to have an accessory dwelling unit, which is a special condition that affects Ms. Duncan's reasonable use of the Property with this structure.

It is not Ms. Duncan's intent to use the structure as a residence or dwelling and she never has used the structure in that way. However, Ms. Duncan seeks a variance from the ULDR requirements for the lot size and minimum rear yard of 15' found in Sections 47-19.2(5)(a) and 47-5.31, respectively. Again, these issues were created by the special circumstance of Ms. Duncan being lied to by an unlicensed contractor who built this structure contrary to ULDR requirements even though Ms. Duncan was told the structure would be permitted and comply with codes. Ms. Duncan asks that the Board permit a variance for her lot size of 9,372 sq.ft., which is only slightly less than the 10,890 sq.ft. requirement, particularly because she does not intend to use the structure as a dwelling or residence. Ms. Duncan also asks for a variance for the existing rear yard setback of 5.4', less than the 15' requirement for an RS-8-zoned property. The structure is not taller than the principal structure on the Property as shown in the site plan.

It is understood that the roof overhang on the north side of the structure extends into a utility easement. Ms. Duncan intends to obtain letters from the easement owners not objecting to this condition and understands that these letters will be a condition of the Board approving the variance request. It is also understood that if the variance is granted an additional parking space will need to be added on the Property to comply with ULDR Section 47-20.2, Table 1, parking requirements for a single family residence with an accessory dwelling unit.

There will be substantial cost to Ms. Duncan if a variance is not granted, none of which Ms. Duncan caused. She will either need to incur significant cost to rebuild the structure or completely demolish it and build again, in addition to having paid the unlicensed contractor over \$20,000 to build the structure in the first place.

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;

Response: The special circumstance/condition is peculiar to Ms. Duncan's Property because she was deceived by unlicensed contractors who told her that the structure would be legally authorized. The size of her lot is also peculiar to the Property.

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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;

Response: There are two other adjacent properties to Ms. Duncan that have similar sheds/structures that apparently violate these same ULDR provisions but are allowed to remain. The property to the northeast has a shed that appears to violate the rear setback restrictions. Included herein is a photo of this shed, which is within the rear setback and likely a corresponding utility easement. The property to the east has a very large structure that appears to violate the setback requirements and corresponding utility easement. A photo of this is also enclosed. Ms. Duncan's own neighbors enjoy the ability to build these structures out of compliance with the ULDR or with permission from the City.

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

Response: Ms. Duncan did not create this hardship. She relied on an unlicensed contractor who deceived her and told her that the structure would be built according to legal requirements. Ms. Duncan believed her contractor was licensed and reasonably believed that he would build the structure according to applicable codes. This was part of the reason that she wanted to hire a licensed contractor, so that she could be confident that applicable codes would be followed. She in no way intended to ignore or disregard the ULDR and thought she would be in compliance.

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.

Response: Ms. Duncan only seeks variances from the ULDR requirements that the structure currently is not in compliance with and no more. Using the structure is a permitted accessory use by the ULDR, there are just technical dimensions that the structure and Property exceed. This variance would result in a use of the Property that is compatible with adjoining properties. The two adjacent properties mentioned above have similar sheds/structures, so Ms. Duncan's structure is in harmony with surrounding properties. The use is not detrimental to public welfare as it is not a hazard in any way to pedestrians or neighbors and Ms. Duncan has not and will not use it as a residence or dwelling that could cause a nuisance to neighbors.

Ms. Duncan respectfully requests that the Board carefully consider the unique circumstance that she was unintentionally placed in by her unlicensed, deceitful contractor. Ms. Duncan never intended to violate the ULDR or to try to get away with anything. Quite the contrary. She was told that the structure would be properly approved and built according to applicable codes. She relied on her contractor, whom represented to her that he was licensed, to ensure that the structure was built properly and in accordance with code, which is reasonable because licensed contractors are obligated

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to build according to all applicable codes. The structure is an otherwise permitted accessory use of the Property, it unfortunately just exceeds some of the requirements for such a use. Ms. Duncan will incur significant financial hardship in the form of additional costs to modify or demolish and rebuild the structure if the variance is not granted. She already paid over \$20,000 and asks that the Board approve this limited variance so that she does not have to incur further damages and can enjoy a reasonable use of the Property that adjacent neighbors appear to also enjoy.

Sincerely,

SMITH CURRIE OLES LLP

/s/ Miles D. Jolley

Miles D. Jolley, Esq.



GENERAL INFORMATION

BOARD OF ADJUSTMENT & ADMINISTRATIVE VARIANCE REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

ONLINE APPLICATION SUBMITTAL PROCESS: Board of Adjustment and Administrative Variance Application submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To view plan and document requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City. No hard copy application submittals will be accepted.

DETERMINATION OF COMPLETENESS: All submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with determination of completeness for all application submittal to Board of Adjustment. The City will notify the applicant within thirty (30) days from application submittal with a determination of completeness for all applications submittal for Administrative Variances. The notification will be sent via email and/or lauderbuild and will indicate application completeness or incompleteness with required changes.

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

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

EXAMPLE VARIANCE SUBMITTAL Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#). This applies to Board of Adjustment applications only.

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

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CITY	ST, ZIP	ADDRESS_1	
504216110110	ROGOFF,BORIS P & CLAUDIA		1111 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216110120	BENNETT,STEPHEN & KELLY		1035 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120860	DI LORENZO,TERESA		1809 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120861	BESU,KATEL H/E	YNTOKARZ-BESU,BETH	1001 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120880	BURPEE,CHARLES D & GINA MARIE S		1020 SW 18 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120950	MENENDEZ,FLORENCIA PAULA	GALAN,SANTIAGO	1121 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120960	JACOME,TERRY LYNN	TERRY LYNN JACOME TR	1113 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120970	IRIBAR,GABRIELA	REYES,BRANDON	1109 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120972	TOOKEY,MARY BESS		1107 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120980	TREVARTHEN,SUSAN L		1101 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216120990	HOLEMAN,WILLIAM & KRISTIN		1031 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121000	TOOKEY,ALAN CHARLES		1009 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121330	SOJA,WIESLAW		1000 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121340	PRITCHETT,IAN	DUTTON,WHITNEY	908 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121350	LEONE,MAXWELL GREGG		1008 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121360	GRAHAM,ROBERT E		1012 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121370	ROBERTS,KIMBERLY I		1016 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121380	RODRIGUEZ,JOSE H/E	RODRIGUEZ,MARIA E	1020 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121390	CIRCE,BRETT J & JONNA D		1102 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121400	MEISELS,JEAN SASSER	JEAN MEISELS REV TR	1106 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121410	LOUISE,JAY D EST		1110 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121420	ZIMMERMANN,CHAD C		1116 SW 18 CT	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121430	WELLS,SIMON LEO	WELLS,STEPHEN R & CARMEN V	PO BOX 249	*ETALONG NSW 2257	AU	*ETALONG NSW 2257	AU
504216121431	KARSKO,DANIEL		1121 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121440	JOSTEN,WALTER S & PATRICIA A		18811 PORTOFINO DR	IRVINE	CA 92603	IRVINE	CA92603
504216121450	GOODEN,MICHAEL DONALD		10051 NW 3 ST	PLANTATION	FL 33324	PLANTATION	FL33324
504216121460	HELTON,BRADLEY JAMES	HELTON,KRISTOPHER & NIELSEN,D	1107 SW 19 ST	FORT LAUDERDALE	FL 33317	FORT LAUDERDALE	FL33317
504216121470	PHILLIPS,DOROTHEA A		1105 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121480	MONAST,ANN S		555 NW 43 ST	OAKLAND PARK	FL 33309	OAKLAND PARK	FL33309
504216121490	DUNCAN,SHARON		1017 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121500	CONNOR,MATTHEW MILLER		1009 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121510	PLAYLAND INVESTMENTS LLC		2790 STIRLING RD STE 10	HOLLYWOOD	FL 33020	HOLLYWOOD	FL33020
504216121520	SIERRA SKY GLOBAL	ENTERPRISE 1 LLC	3758 E COQUINA WAY	WESTON	FL 33332	WESTON	FL33332
504216121620	CADWALADER,CRAIG	CADWALADER,KATHERINE	1830 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121630	VANDERHORST,BART		1314 E. LAS OLAS BLVD STE#51	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
504216121640	COOK,BRANDON		945 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121650	MEREDITH,KYLE		941 SW 19TH ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121850	CUMMINS,MICHAEL E II & WENDY M		940 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121860	RODEMEYER,JOHN		944 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216121870	CRONJE,JOSH & RACHEL		945 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130020	NAJI,IAD		8300 NW 43 ST	CORAL SPRINGS	FL 33065	CORAL SPRINGS	FL33065
504216130030	COLLINS,PATRICK	COLLINS,ZACHARY A	9710 STIRLING RD STE 108	COOPER CITY	FL 33024	COOPER CITY	FL33024
504216130040	EAVES,STEVEN CHRISTOPHER		1008 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130050	KAHN,NOAH	ROIG,MONIQUE	1014 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130060	DEHART LIV TR	DEHART,CARLTON TRSTEE	1507 SE 12 CT	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE	FL33316
504216130070	FEE,SEAN K & BETHANY S		1100 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130080	FALCON,RACHEL D	ELLIS,RORY	1106 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130090	CCR PROPERTIES LLC		1204 SE 5 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
504216130100	SMITH,RAMONA Y		1114 SW 19 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130110	SUZAN P ROSS REV TR	WARD,DANIEL TRS	14242 SARAH ANN STEPHENS DR	HUNTERSVILLE	NC 28078	HUNTERSVILLE	NC28078
504216130130	COULSON,BILLY H/E	ARBOGAST,ALEXANDRIA	1908 SW 12 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130140	BOYD,WILLIAM S EST		1464 SW 30 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312
504216130150	BROWN,MICHAEL H/E	BROWN,DANIELLE	1109 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130160	CUARTAS,MARIA ANTONIETTA	MALEKI,ARVIN	1105 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130170	ROUGEMONT,SAVANNAH D	DILAN,ANGELO	1101 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130180	HERNANDEZ,JANENE	TORRES,ELKIN A HERNANDEZ	1019 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130190	JENNIFER E BLAKE TR	BLAKE,JENNIFER E TRSTEE	213 TRAFALGAR LN	SAN CLEMENTE	CA 92672	SAN CLEMENTE	CA92672
504216130200	LILES,JASON & LAUREN		1011 SW 20 ST	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130210	SHANLEY,JANET E		1909 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
504216130220	SCHNEIDER,LESLIE MARK		1913 SW 10 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315

This instrument was prepared by:
Daniel A. Jacobson, Esquire
901 S Federal Highway - Suite 201
Ft. Lauderdale, FL 33316
16-01045

Property Appraiser's Parcel Identification No .
5042-16-12-1490

WARRANTY DEED

4/16
THIS INDENTURE, made this ____ day of March, 2016, by and between **Cameron Trant and Wendi Clark Trant, husband and wife**, whose post office address is: **3507 Bartley Pond Court, Henrico, VA 23233**, grantor* and **Sharon Duncan**, a single woman, whose post office address is **1017 SW 19 ST, Fort Lauderdale, FL 33315**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) -----Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The East 15' feet of Lot 19, all of Lot 20 and the West 10' feet of Lot 21, Block 21, of Yellowstone Park, according to the Plat thereof, as recorded in Plat Book 10, page(s) 39, of the Public Records of Broward County, Florida, now known as Amended Plat of Yellowstone Park, according to the Plat thereof, as recorded in Plat Book 15, page 3, of the Public records of Broward County, Florida.

SUBJECT TO: comprehensive land use plans, zoning, and other land use restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision; un-platted public utility easements of record provided that this instrument shall not serve to reimpose same; and taxes for the year 2016 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever

"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

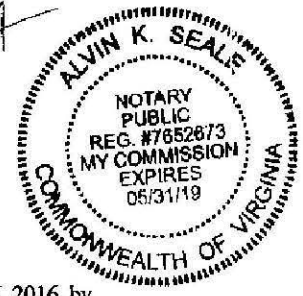
Cameron A. George
(signature of 1st witness)

Cameron A. George
(printed name of 1st witness)

[Signature]
(signature of 2nd witness)

Letia Vjestica
(printed name of 2nd witness)

Wendi Clark Trant
Wendi Clark Trant



STATE OF VIRGINIA
COUNTY OF Henrico

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY, 2016, by Wendi Clark Trant, who are personally known to me or who produced the following as identification

VADL - 162197149
exp. 09/23

[Signature] #7652673
NOTARY PUBLIC

[Signature]
(signature of 1st witness)

Theron O. Crvvi
(printed name of 1st witness)

[Signature]
(signature of 2nd witness)

Beatrice James
(printed name of 2nd witness)

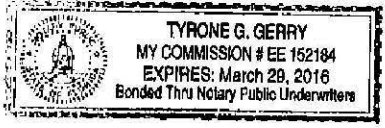
[Signature]
Cameron Trant

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of FEBRUARY, 2016, by Cameron Trant, who are personally known to me or who produced the following as identification

DL

[Signature]
NOTARY PUBLIC





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

I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I Sharon Duncan (“Owner”) as the current title owner of the real property located at 1017 SW 19th Street, Ft. Lauderdale, FL 33315 (“Property”), do hereby authorize

Miles D. Jolley, Esq. (“Authorized Agent”) to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

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

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

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



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

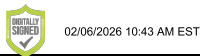
Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

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

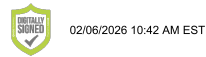
BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time 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:

Stephanie Williams
Witness Signature
Stephanie Williams
Print Name
2/5/2026
Date



Sharon Duncan
Signature - Owner/Authorized Individual

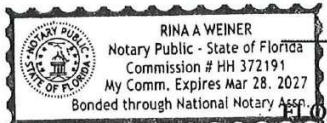


Sharon Duncan
Print Name - Owner/ Authorized Individual
Owner
Print Title - Authorized Individual

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of February, 2026, by Sharon Duncan, an individual who is personally known to me, or has produced Driver's License as identification

[NOTARY SEAL]



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Rina A Weiner
Notary seal

(Signature of Notary Public- State of Florida)
March 28, 2027
My Commission Expires:
Rina A. Weiner
Print, Type, or Stamp Commissioned Name of Notary Public)



- **NARRATIVE**

Board of Adjustment (BOA)

REPLY TO:

MILES D. JOLLEY

Partner

Board Certified Construction Attorney

Direct Dial 954.769.5334

mdjolley@smithcurrie.com



February 12, 2026

NARRATIVE FOR VARIANCE APPLICATION

Via Electronic Submission

Board of Adjustment
Development Services Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Variance Application Narrative for 1017 SW 19th St., Fort Lauderdale, FL 33315

Dear Members of the Board of Adjustment:

Smith Currie Oles LLP represents Sharon Duncan with regard to the property located at 1017 SW 19th St., Fort Lauderdale, FL 33315 ("**Property**") in the River Oaks neighborhood. The Property has an RS-8 zoning designation. The Property has an existing one-story single-family home that was recently renovated and expanded. As part of the renovation and expansion, Ms. Duncan's contractor built a structure in the rear yard. The structure is approximately 20'x14' (approximately 300 sq.ft.) and located approximately 5' from the rear and side Property lines. Unfortunately, Ms. Duncan's contractor misrepresented to her that he was a licensed contractor. The contractor provided Ms. Duncan with license numbers that were not his and not used to qualify his company in order to deceive Ms. Duncan. The contractor rented the license of another licensed individual in order to pull a permit, but the licensed individual did not oversee or perform any of the work. As can be expected, the unlicensed contractor built the structure too close to the Property lines due to the contractor's disregard for the City's Unified Land Development Regulations ("ULDR"). Ms. Duncan was never made aware of these issues. Ms. Duncan was the victim of an unscrupulous and careless unlicensed contractor and now seeks a variance from certain of the ULDR's setback and lot size requirements for RS-8 properties for an accessory dwelling unit or "granny flat" (although Ms. Duncan has never used and never intends to use the structure as a residence and it has no plumbing or cooking appliances).

Section 47-19.2(5)(a): An accessory dwelling, together with the principal single family dwelling, shall not exceed the maximum density permitted by the zoning district within which it is located. The following minimum parcel sizes for the principal and accessory dwelling shall be required:

a. RS-8 zoning district: ten thousand, eight hundred ninety (10,890) gross square feet.

Section 47-5.31: Table of dimensional requirements for the RS-8 district. Minimum rear yard 15 ft.

CRITERIA FOR APPROVAL OF A VARIANCE REQUEST

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

Response: Ms. Duncan wishes to use the Property in a reasonable manner in the form of the accessory structure for storage and a seating area. Although the structure is being considered as an accessory dwelling unit, Ms. Duncan never has and never intends to use this structure as a residence or dwelling, and accordingly has not installed any plumbing or cooking appliances. However, she was taken advantage of by her unlicensed contractor who built the structure too close to the rear setback. The Property is also slightly undersized to have an accessory dwelling unit, which is a special condition that affects Ms. Duncan's reasonable use of the Property with this structure.

It is not Ms. Duncan's intent to use the structure as a residence or dwelling and she never has used the structure in that way. However, Ms. Duncan seeks a variance from the ULDR requirements for the lot size and minimum rear yard of 15' found in Sections 47-19.2(5)(a) and 47-5.31, respectively. Again, these issues were created by the special circumstance of Ms. Duncan being lied to by an unlicensed contractor who built this structure contrary to ULDR requirements even though Ms. Duncan was told the structure would be permitted and comply with codes. Ms. Duncan asks that the Board permit a variance for her lot size of 9,372 sq.ft., which is only slightly less than the 10,890 sq.ft. requirement, particularly because she does not intend to use the structure as a dwelling or residence. Ms. Duncan also asks for a variance for the existing rear yard setback of 5.4', less than the 15' requirement for an RS-8-zoned property. The structure is not taller than the principal structure on the Property as shown in the site plan.

It is understood that the roof overhang on the north side of the structure extends into a utility easement. Ms. Duncan intends to obtain letters from the easement owners not objecting to this condition and understands that these letters will be a condition of the Board approving the variance request. It is also understood that if the variance is granted an additional parking space will need to be added on the Property to comply with ULDR Section 47-20.2, Table 1, parking requirements for a single family residence with an accessory dwelling unit.

There will be substantial cost to Ms. Duncan if a variance is not granted, none of which Ms. Duncan caused. She will either need to incur significant cost to rebuild the structure or completely demolish it and build again, in addition to having paid the unlicensed contractor over \$20,000 to build the structure in the first place.

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;

Response: The special circumstance/condition is peculiar to Ms. Duncan's Property because she was deceived by unlicensed contractors who told her that the structure would be legally authorized. The size of her lot is also peculiar to the Property.

February 12, 2026

Page 3 of 4

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;

Response: There are two other adjacent properties to Ms. Duncan that have similar sheds/structures that apparently violate these same ULDR provisions but are allowed to remain. The property to the northeast has a shed that appears to violate the rear setback restrictions. Included herein is a photo of this shed, which is within the rear setback and likely a corresponding utility easement. The property to the east has a very large structure that appears to violate the setback requirements and corresponding utility easement. A photo of this is also enclosed. Ms. Duncan's own neighbors enjoy the ability to build these structures out of compliance with the ULDR or with permission from the City.

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

Response: Ms. Duncan did not create this hardship. She relied on an unlicensed contractor who deceived her and told her that the structure would be built according to legal requirements. Ms. Duncan believed her contractor was licensed and reasonably believed that he would build the structure according to applicable codes. This was part of the reason that she wanted to hire a licensed contractor, so that she could be confident that applicable codes would be followed. She in no way intended to ignore or disregard the ULDR and thought she would be in compliance.

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.

Response: Ms. Duncan only seeks variances from the ULDR requirements that the structure currently is not in compliance with and no more. Using the structure is a permitted accessory use by the ULDR, there are just technical dimensions that the structure and Property exceed. This variance would result in a use of the Property that is compatible with adjoining properties. The two adjacent properties mentioned above have similar sheds/structures, so Ms. Duncan's structure is in harmony with surrounding properties. The use is not detrimental to public welfare as it is not a hazard in any way to pedestrians or neighbors and Ms. Duncan has not and will not use it as a residence or dwelling that could cause a nuisance to neighbors.

Ms. Duncan respectfully requests that the Board carefully consider the unique circumstance that she was unintentionally placed in by her unlicensed, deceitful contractor. Ms. Duncan never intended to violate the ULDR or to try to get away with anything. Quite the contrary. She was told that the structure would be properly approved and built according to applicable codes. She relied on her contractor, whom represented to her that he was licensed, to ensure that the structure was built properly and in accordance with code, which is reasonable because licensed contractors are obligated

February 12, 2026

Page 4 of 4

to build according to all applicable codes. The structure is an otherwise permitted accessory use of the Property, it unfortunately just exceeds some of the requirements for such a use. Ms. Duncan will incur significant financial hardship in the form of additional costs to modify or demolish and rebuild the structure if the variance is not granted. She already paid over \$20,000 and asks that the Board approve this limited variance so that she does not have to incur further damages and can enjoy a reasonable use of the Property that adjacent neighbors appear to also enjoy.

Sincerely,

SMITH CURRIE OLES LLP

/s/ Miles D. Jolley

Miles D. Jolley, Esq.

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

July 29, 2025

Sharon M Duncan
1017 Sw 19th St
Fort Lauderdale, FL 33315

RE: DBPR vs. Pablo Pensado
Case No: 2024-066570

To Whom It May Concern:

Please be advised, that the complaint you filed against the above referenced contractor, resulted in **FINAL** disciplinary action by the Florida Construction Industry Licensing Board ('Board'). The Final Order in this matter has been enclosed for your review.

If the Final Order awarded you restitution you may be eligible to have your monetary losses reimbursed by the Florida Homeowners Construction Recovery Fund. You must file a claim within one year from the date the Agency Clerk filed the Final Order. The date is stamped on the first page of the Final Order. Please address all Recovery Fund concerns and questions in writing to the Florida Homeowners' Construction Recovery Fund, **2601 Blair Stone Road, Tallahassee, FL 32399-2215**, or at 850.921.6593. For further information please visit, <https://www2.myfloridalicense.com/construction-industry/recovery-fund/>

Compliance with the enclosed Final Order is monitored and enforced by the disciplinary section of the Board office. Should the Final Order provide for restitution to be paid to you and the contractor has failed to comply with same, please notify The Construction Industry Licensing Board, **2601 Blair Stone Road, Tallahassee, FL 32399-2215**, or at 850.487.1395.

Sincerely,

/s/Samuel Arcure
Samuel Arcure
Assistant General Counsel

Enc.: Final Order

STATE OF FLORIDA
CONSTRUCTION INDUSTRY LICENSING BOARD
DIVISION I

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

CASE NO.: 2024-066570

vs.

LICENSE NO: CGC 1513035

PABLO PENSADO,

Respondent.

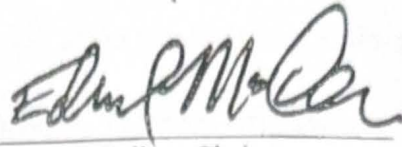
FINAL ORDER
APPROVING SETTLEMENT AGREEMENT

THIS MATTER came before the Construction Industry Licensing Board (hereinafter referred to as the "Board") pursuant to section 120.57(4), *Florida Statutes*, on June 12, 2025, at a duly-noticed public meeting held in Safety Harbor, Florida for consideration of a Settlement Stipulation (attached hereto as Exhibit A), entered into between the parties in the above-styled cause. The Respondent was not present and was represented by Counsel. The Petitioner was represented by Chief Construction Attorney, Sally Raines. The Board was represented by Senior Assistant Attorney General, Timothy Frizzell.

Upon consideration, of the Settlement Agreement, the documents submitted in support thereof, and being otherwise advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED** the Settlement Agreement as submitted is hereby approved, adopted, and incorporated herein by reference. Accordingly, the parties shall adhere to and abide by all the terms of the Settlement Stipulation.

This Final Order shall become effective upon filing with the Clerk of the Department of Business and Professional Regulation.

DONE AND ORDERED this 14th day of JULY, 2025.



Edward McCullers, Chair
Construction Industry Licensing Board

NOTICE OF RIGHT TO JUDICIAL REVIEW

A PARTY WHO IS ADVERSELY AFFECTED BY THIS FINAL ORDER IS ENTITLED TO JUDICIAL REVIEW PURSUANT TO SECTION 120.68, FLORIDA STATUTES. REVIEW PROCEEDINGS ARE GOVERNED BY THE FLORIDA RULES OF APPELLATE PROCEDURE. SUCH PROCEEDINGS ARE COMMENCED BY FILING ONE COPY OF A NOTICE OF APPEAL WITH THE AGENCY CLERK OF THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND A SECOND COPY, ACCOMPANIED BY FILING FEES PRESCRIBED BY LAW, WITH THE DISTRICT COURT OF APPEAL, FIRST DISTRICT, OR WITH THE DISTRICT COURT OF APPEAL IN THE APPELLATE DISTRICT WHERE THE PARTY RESIDES. THE NOTICE OF APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE REVIEWED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Final Order has been provided by U.S. mail, to **Pablo Pensado, c/o Anthony E. Torrente, Esquire, 2811 Ponce De Leon Blvd., Suite 1000, 10th Floor, Coral Gables, FL 33134**; on this 16th day of July, 2025.

Brandi M. Noble
DEPUTY AGENCY CLERK

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

v. Case No. 2024-066570

PABLO PENSADO,

Respondent.

SETTLEMENT STIPULATION

PABLO PENSADO ("Respondent"), and the DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION ("Department"), stipulate and agree to the following joint Stipulation and to the entry of a Final Order of the Florida Construction Industry Licensing Board, Division I, ("Board") incorporating this Stipulation and the agreement in the above-styled matter.

STIPULATED FACTS

1. At all times material hereto, Respondent was licensed as a Certified General Contractor, in the State of Florida, having been issued license number CGC 1513035.
2. Respondent was charged by Administrative Complaint filed by the Department and properly served upon Respondent with violations of Chapter 489, Florida Statutes, and the rules enacted pursuant thereto.
3. Respondent neither admits nor denies the allegations of fact contained in the Administrative Complaint.

STIPULATED CONCLUSIONS OF LAW

4. Respondent, in his capacity as a licensed contractor, admits that he is subject to the

provisions of Chapters 455 and 489, Florida Statutes, and the jurisdiction of the Department and the Board.

5. Respondent admits that the facts set forth in the Administrative Complaint, if proven, would constitute violations of Chapter 489, Florida Statutes, as alleged in the Administrative Complaint.

6. Respondent understands the Board's acceptance of this Stipulation constitutes disciplinary action within the meaning of Chapters 455 and 489, Florida Statutes.

STIPULATED DISPOSITION

7. STAYED SUSPENSION: To ensure successful completion of the terms of this Stipulation, Respondent's license(s) to practice contracting shall be immediately suspended upon the filing of the Final Order, with the imposition of the suspension being stayed for that period of time. If Respondent successfully completes the terms of the Stipulation, the suspension imposed shall not take effect. If Respondent fails to successfully complete the terms of the Stipulation, the stay shall be lifted and Respondent's license(s) shall be immediately suspended. Once the stay is lifted, Respondent's license(s) shall remain in suspended status unless and until the terms of the Stipulation are completed. During a suspended status, Respondent shall not perform contracting or qualify a business that performs contracting.

8. ADMINISTRATIVE FINES AND COSTS: Respondent shall pay a fine in the amount of \$5,000.00 to the Board. This shall be paid in the manner described in paragraph 9 below. Respondent shall pay \$219.40 in investigative costs. This shall be paid in the manner described in paragraph 9 below.

9. METHOD OF PAYMENT: The payments described in paragraph 8 total \$5,219.40, and shall be paid as follows: \$2,219.40 due within thirty (30) days from the filing of

the Board's Final Order adopting this stipulation, \$1,500.00 due within sixty (60) days after entry of the Final Order, and \$1,500.00 due within ninety (90) days after entry of the Final Order. Said payments shall be in the form of a cashier's or certified check made payable to **Department of Business and Professional Regulation and mailed directly to Department of Business and Professional Regulation, 2601 Blair Stone Rd, Tallahassee, FL 32399-2202**. To ensure proper crediting of payments, all payments should include the Respondent's name, the case number, and reason for the payment.

Should any payment set forth above not be made in the prescribed time, Respondent shall be in violation of this term of the Stipulation.

10. PROBATION: Respondent's license shall be placed on probation for one (1) year and shall complete two (2) satisfactory appearances before the Probation Committee of the Board. The probation period shall start the date of the filing of the Board's Final Order adopting this Stipulation.

In connection with each probation appearance, Respondent shall answer questions under oath and shall provide copies of all construction related monthly bank statements, financial statements, permit applications, contracts, and operations questionnaires since the entry of the Final Order in this matter if it is the first probation appearance or since the last probation appearance if it is other than the first probation appearance. In addition, the Respondent shall provide such other information and documentation as requested by the Department, the Board or the Probation Committee. The Respondent shall forward said documentation to the Board in advance of the probation appearance. The burden shall be solely upon Respondent to remember the requirement for said appearance, and to take the necessary steps in advance of said appearance to contact the Board office and ascertain the specific time, date, and place of said appearance. The

Respondent shall not rely on getting notice of said appearance from the Board or Department. The address of the Board office is **Department of Business and Professional Regulation, 2601 Blair Stone Rd, Tallahassee, FL 32399-2202.**

Should Respondent violate any condition of this probation, it shall be considered a violation of Section 489.129(1)(i), Florida Statutes, and shall result in further disciplinary action by the Board.

Should Respondent's license to practice contracting be suspended or otherwise placed on inactive status, the probation period shall be tolled, and shall resume running at the time Respondent reactivates the license and/or returns to the active practice of contracting, and Respondent shall serve the time remaining in the term of probation.

Should the licensee fail to make a satisfactory appearance as determined by the Board, the term of the probationary period shall automatically be extended by six months. If there occurs a second such failure, then the term of the probationary period will be extended an additional year. Should the Board determine a third failure of the licensee to make a satisfactory appearance, then the stay of suspension of the licensee's licensure to practice contracting shall be lifted and the license shall remain in suspended status unless and until a further stay is granted by the Board.

11. CONTINUING EDUCATION: Respondent shall complete an approved seven-hour (7 hr.) continuing education course in addition to any otherwise-required continuing education, with an emphasis on Chapter 489, Florida Statutes and the rules enacted pursuant thereto, within ninety (90) days after entry of the Final Order adopting this Stipulation.

Should Respondent fail to complete the additional continuing education requirements in the prescribed time, Respondent shall be in violation of this term of the Stipulation.

STIPULATED GENERAL PROVISIONS

12. It is expressly understood that this Stipulation is subject to the approval of the Board and the Department. In this regard, the foregoing paragraphs (and only the foregoing paragraphs of the stipulated facts, stipulated conclusions of law, stipulated disposition, and stipulated general provisions) shall have no force and effect unless a Final Order incorporating the terms of this Stipulation is entered by the Board.

13. Should this Stipulation be rejected, no statement made in furtherance of this Stipulation by Respondent may be used as direct evidence against Respondent in any proceeding.

14. Respondent and the Department fully understand that this joint Stipulation and subsequent Final Order incorporating same will in no way preclude additional proceedings by the Board and/or the Department against Respondent for acts or omissions not specifically set forth in the Administrative Complaint.

15. Upon the Board's adoption of this Stipulation, Respondent expressly waives all further procedural steps and expressly waives all rights to seek judicial review of or to otherwise challenge or contest the validity of the stipulation of facts, conclusions of law, stipulated disposition, stipulated general provisions, and the Final Order of the Board incorporating said Stipulation, or any part thereof.

16. Upon the Board's adoption of this Stipulation, the parties hereby agree that the parties will bear their own attorney's fees and costs resulting from prosecution and/or defense of this proceeding, except as otherwise provided herein. Respondent waives the right to seek any attorney's fees or costs from the Department in connection with this disciplinary proceeding.

17. This Stipulation is executed by Respondent for the purpose of avoiding further administrative action with respect to this cause. In this regard, Respondent authorizes the Board to review and examine all investigative file materials concerning Respondent, prior to or in

conjunction with consideration of the Stipulation. Should this joint Stipulation not be accepted by the Board, it is agreed that presentation to and consideration of this Stipulation and other documents and matters by the Board shall not unfairly or illegally prejudice the Board or any of its members from further participation, consideration or resolution of these proceedings.

18. This Stipulation embodies the whole agreement of the parties. There are no promises, terms, conditions, or allegations other than those contained herein or in an attachment hereto, and this document with attachments shall supersede all previous communications, representations, and/or agreements, whether written or verbal, between the parties hereto.

19. This Stipulation may be signed in counterparts, and facsimile and scanned copies shall be treated as original.

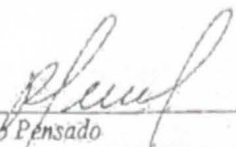
20. The Department reserves the right to correct any typographical errors to this Stipulation after it is signed.

<Signature Page Follows>

DBPR v. PABLO PENSADO
Settlement Stipulation
SIGNATURE PAGE

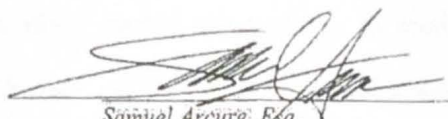
ACCEPTED AND APPROVED BY AND BETWEEN:

SIGNED this 6 day of MAY, 2025.

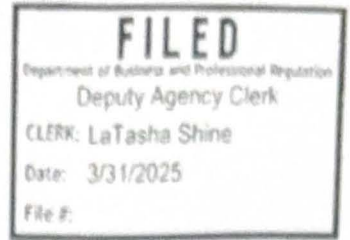


Pablo Pensado
Respondent

APPROVED this 6th day of MAY, 2025.



Samuel Arcure, Esq.
Assistant General Counsel
By Delegation from the Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

v.

Case No. 2024-066570

PABLO PENSADO,

Respondent.

ADMINISTRATIVE COMPLAINT

The Department of Business and Professional Regulation ("Petitioner") files this Administrative Complaint before the Construction Industry Licensing Board, Division I, against PABLO PENSADO ("Respondent"), and alleges:

1. Petitioner is the state agency charged with regulating the practice of contracting pursuant to Section 20.165, Florida Statutes, and Chapters 455 and 489, Florida Statutes.
2. At all times material hereto, Respondent was licensed as a Certified General Contractor in the State of Florida, having been issued license number CGC 1513035.
3. Respondent's address of record is 18710 SW 107, Unit 30, Cutler Bay, Florida 33157.
4. At all times material hereto, Respondent was the primary qualifying agent of PLP Construction Group, Inc. ("PLP Construction").
5. Section 489.1195(1)(a), Florida Statutes, provides that all primary qualifying agents for a business organization are jointly and equally responsible for supervision of all operations of the business organization; for all field work at all sites; and for financial matters, both for the organization in general and for each specific job.

6. On or about June 12, 2021, Sharon Duncan ("Complainant") entered into a contract or compensation with Elkin Hernandez d/b/a EH Group Services, Corporation for home remodeling and renovation work at Complainant's property located at 1017 Southwest 19th Street, Fort Lauderdale, Florida 33315.

7. On or about October 1, 2021, Respondent d/b/a PLP Construction applied for a permit, and obtained permit number BLD-RADD-21100002 from the City of Fort Lauderdale Building Department for SFR Addition: kitchen and Florida room at Complainant's address.

8. At no time material hereto was Elkin Hernandez or EH Group Services, Corporation certified or registered to engage in the practice of construction contracting in the State of Florida pursuant to Chapter 489, Part I, Florida Statutes.

9. Respondent knew or had reasonable grounds to know that Elkin Hernandez or EH Group Services, Corporation were not certified or registered to engage in the practice of construction contracting in the State of Florida pursuant to Chapter 489, Part I, Florida Statutes.

COUNT 1

10. Petitioner hereby realleges and incorporates herein by reference, as if fully set forth, the allegations made in Paragraphs 1-9 above.

11. Based upon the foregoing Respondent violated Section 489.129(1)(d), Florida Statutes, by performing an act which assists a person or entity in engaging in the prohibited uncertified and unregistered practice of contracting, if the certificate holder or registrant knows or has reasonable grounds to know that the person or entity is uncertified or unregistered.

WHEREFORE, Petitioner respectfully requests the Construction Industry Licensing Board enter an Order imposing one or more of the following penalties: place on probation, reprimand the licensee, revoke, suspend, deny the issuance or renewal of the certificate or registration, require

cial restitution to a consumer, impose an administrative fine not to exceed \$10,000 per
ation, require continuing education, assess costs associated with investigation and prosecution,
pose any or all penalties delineated within Section 455.227(2), Florida Statutes, and/or any other
ief that the Board is authorized to impose pursuant to Chapters 489, 455, Florida Statutes, and/or
he rules promulgated thereunder.

[SIGNATURE PAGE FOLLOWS]

Signed this 17th day of March, 2025.

MELANIE S. GRIFFIN, Secretary
Department of Business and
Professional Regulation

By:

/Samuel Arcure

SAMUEL ARCURE, ESQ.

Florida Bar No. 0125641

Assistant General Counsel

Department of Business and
Professional Regulation

Office of the General Counsel

2601 Blair Stone Road

Tallahassee, Florida 32399-2202

(850) 717-1041 Telephone

Samuel.Arcure@myfloridalicense.com

PC found: March 17, 2025

By: DBPR

NOTICE OF RIGHTS

Please be advised that mediation under Section 120.573, Florida Statutes, is not available for administrative disputes involving this type of agency action

Please be further advised that Respondent has the right to request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Florida Statutes, to be represented by counsel or other qualified representative, to present evidence and argument, to call and cross-examine witnesses and to have subpoenas and subpoenas duces tecum issued on his or her behalf if a hearing is requested. Rule 28-106.111, Florida Administrative Code, provides in part that if Respondent fails to request a hearing within 21 days of receipt of an agency pleading, Respondent waives the right to request a hearing on the facts alleged. Any request for an administrative proceeding to challenge or contest the charges contained in the Administrative Complaint must conform to Rule 28-106.2015(5), Florida Administrative Code.

NOTICE REGARDING ASSESSMENT OF COSTS

Respondent is placed on notice that Petitioner has incurred costs related to the investigation and prosecution of this matter. Pursuant to Section 455.227(3)(a), Florida Statutes, the Board, or the Department when there is no Board, may assess costs related to the investigation and prosecution of the case excluding costs associated with an attorney's time, against Respondent in addition to any other discipline imposed.

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

APRIL 17, 2025

Sharon Duncan
1017 Sw 19th Street
Fort Lauderdale, FL 33315

RE: DBPR V. ELKIN ALEXANDER HERNANDEZ
DBPR Case No. 2024-057148

Dear Sharon Duncan:

Our prosecution of the above referenced matter has come to a conclusion. After a thorough investigation and legal review, the Department of Business and Professional Regulation filed charges in the form of an Administrative Complaint against the above-named Respondent. Subsequent prosecution for the unlicensed practice of a regulated profession resulted in the issuance of a final order, imposing administrative fines and investigative costs on the Respondent.

We take unlicensed activity seriously. Unlicensed activity occurs when an individual either offers to perform or performs services that require a state license and the individual does not hold the required license. To protect the health, safety and welfare of the public, licensees are held to very high standards.

Fairly regulating licensees and prosecuting unlicensed activity is of paramount importance to the Department.

Thank you for bringing this matter to our attention.

Sincerely,

/s/ Clare Dixon

Clare Dixon
Assistant General Counsel, Unlicensed Activity Enforcement
850.717.1237
Clare.Dixon@myfloridalicense.com

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)



South Shed View
Photo Taken: 1/28/2026



North Shed View
Photo Taken: 1/28/2026



West Shed View
Photo Taken: 1/28/2026

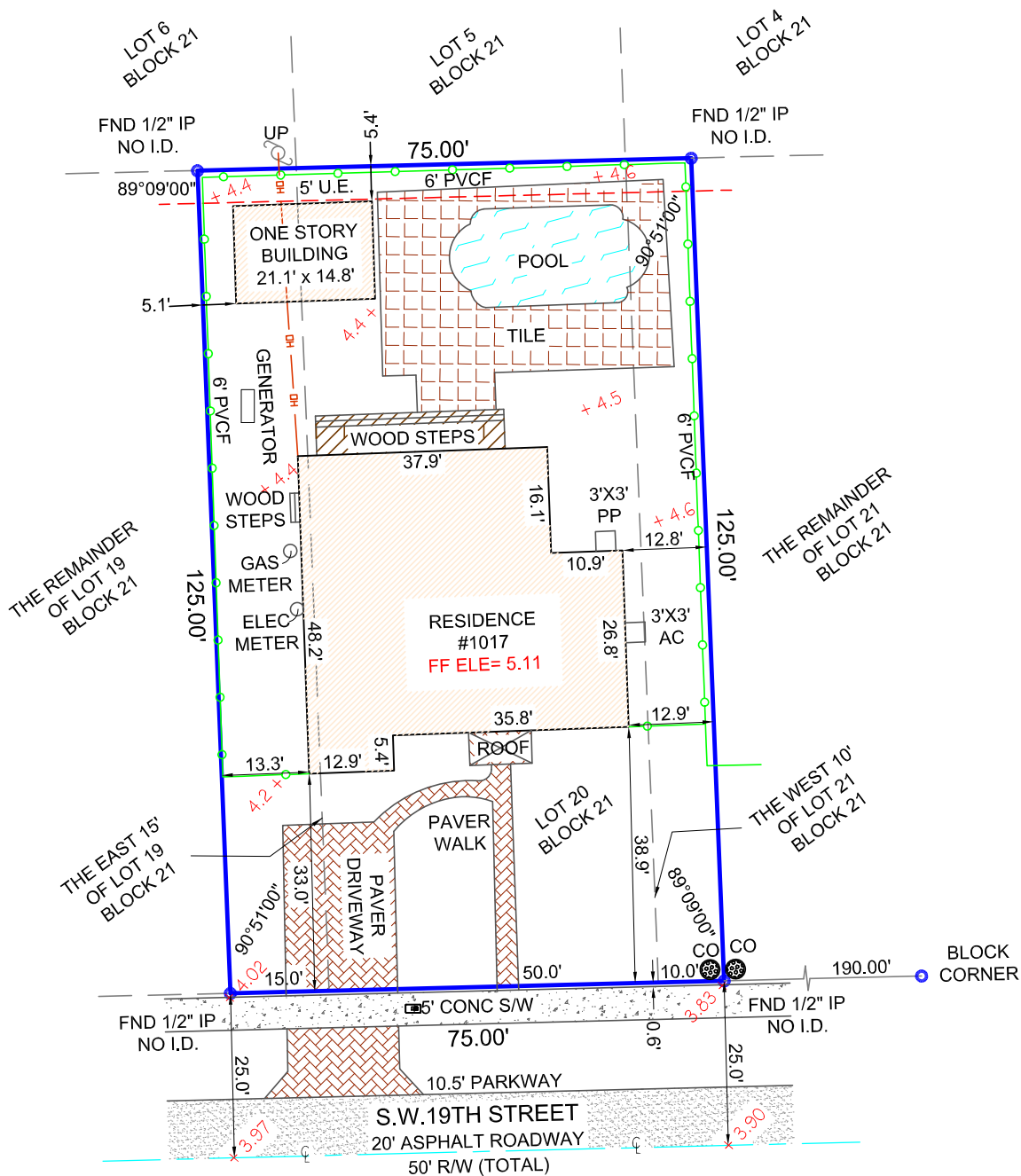
- **SURVEY**

Board of Adjustment (BOA)

GENERAL LEGEND:

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CME = CANAL MAINTENANCE EASEMENT
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CBS = CONCRETE BLOCK STRUCTURE
- CHATT = CHATTAHOOCHEE
- CONC = CONCRETE
- CO = CLEAN OUT
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FF = FINISHED FLOOR
- FDH = FOUND DRILLHOLE
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FIP = FOUND 1/2" IRON PIPE
- FIR = FOUND 1/2" IRON ROD
- FND = FOUND NAIL & DISC
- INV = INVERT
- L = ARC LENGTH
- LP = LIGHT POLE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
- N&D = NAIL & DISC
- MF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POOL PUMP
- P&M = PLAT AND MEASURED
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 3/4" IRON ROD #6677
- SNID = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE

- OVERHEAD CABLES (OH) ———— OH ————
- POLYVINYL CHLORIDE FENCE (PVCF) ———— PVCF ————
- CHAIN LINK FENCE (CLF) ———— CLF ————
- WOOD FENCE (WF) ———— WF ————
- METAL FENCE (MF) ———— MF ————
- DEGREE SYMBOL °
- WATER METER (W) LIGHT POLE (L)
- AT&T BOX (A) UTILITY POLE (U)



LEGAL DESCRIPTION:

THE EAST 15' FEET OF LOT 19, ALL OF LOT 20 AND THE WEST 10' FEET OF LOT 21, BLOCK 21, OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, NOW KNOWN AS AMENDED PLAT OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

SHARON DUNCAN

SURVEYORS NOTES:

- (1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR PERMITTING.
- (7.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- (8.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK BM#2884, ELEVATION = 7.1'

BOUNDARY SURVEY

PROPERTY ADDRESS:

1017 SW 19th STREET,
FORT LAUDERDALE, FL 33315

FLOOD ZONE: AE
BASE FLOOD: 5
COMMUNITY #: 125105
MAP/PANEL#: 12011C0557J
DATE OF FIRM: 7/31/2024

DATE OF SURVEY:	FIELD LOCATION OF IMPROVEMENTS	01/07/2021
	FIELD LOCATION OF IMPROVEMENTS	07/14/2025

SCALE: 1" = 20'	CADD: LJ/NM
	CHECKED BY: FLN
	INVOICE #: 25-63390
	SHEET # 1 OF 1

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

Francisco L Nunez
Digitally signed by Francisco L Nunez
Date: 2025.07.16 15:04:04 -04'00'

FRANCISCO L. NUNEZ PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6382
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAWIE, FLORIDA 33328 SUITE 216

- **SITE PLAN**

Board of Adjustment (BOA)

SHEET INDEX

GENERAL: G-001	SITE PLAN, KEY PLAN, SITE PLAN DATA, AND LEGAL DESCRIPTION
ARCHITECTURAL: A-101	FLOOR PLAN AND EXTERIOR ELEVATIONS

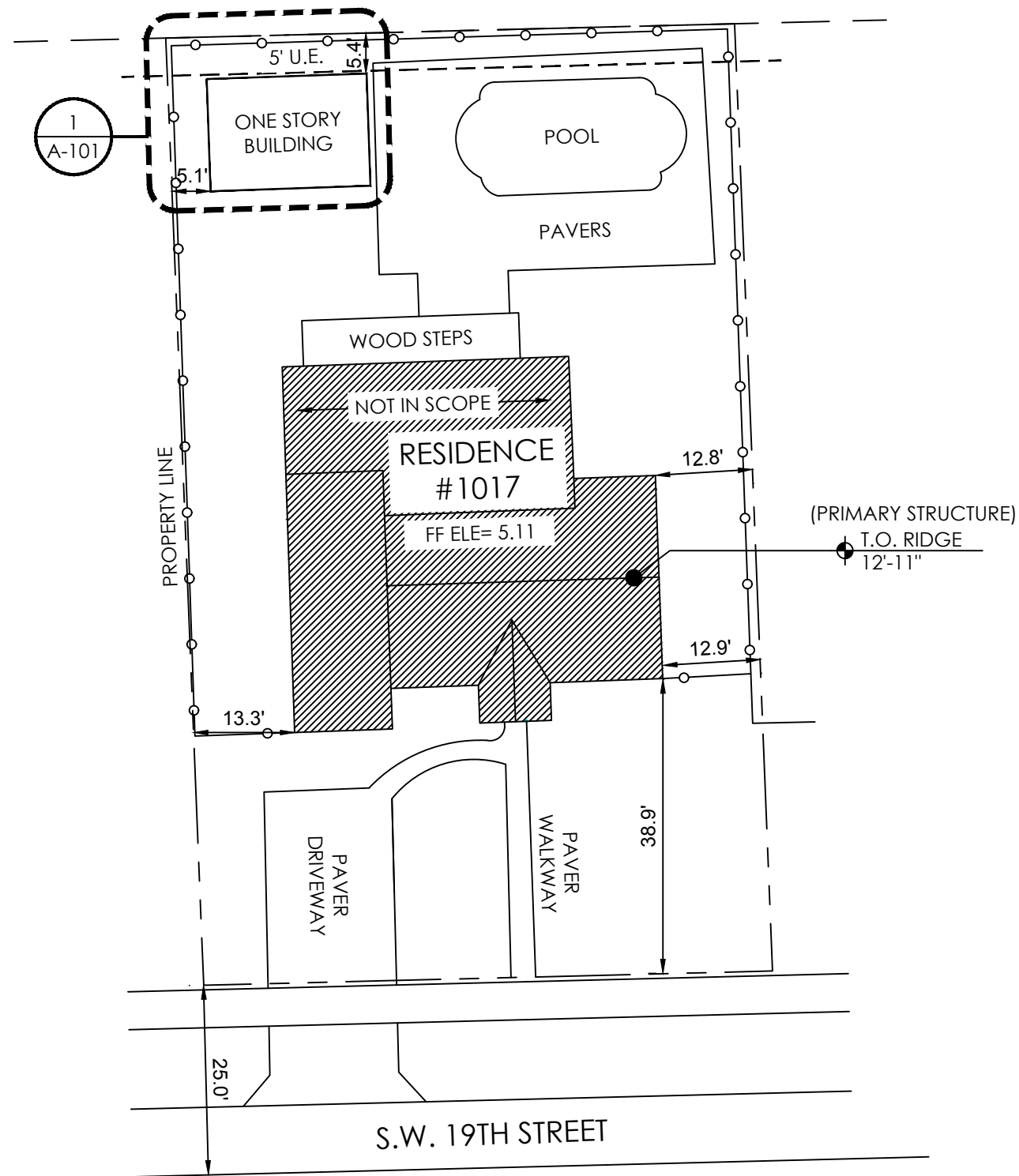
SITE PLAN DATA

CURRENT USE OF PROPERTY	APPLICANT'S PRIMARY HOMESTEAD RESIDENCE	
LAND USE DESIGNATION	RESIDENTIAL- SINGLE FAMILY	
ZONING DESIGNATION	RS-8	
SITE AREA	9,372 SQ FT	
	.215 ACRES	
OPEN SPACE	5,154.6 SF	
SETBACK TABLE		
	REQUIRED (PER ULDR)	PROPOSED
FRONT	25 FT MIN	N/A
SIDE	5 FT MIN TO 22 FT IN HEIGHT	N/A
CORNER/ SIDE	25% OF LOT WIDTH BUT NOT GREATER THAN 25 FT	N/A
REAR	15 FT	5.4 FT

LEGAL DESCRIPTION

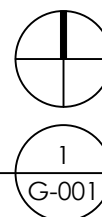
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KEY PLAN



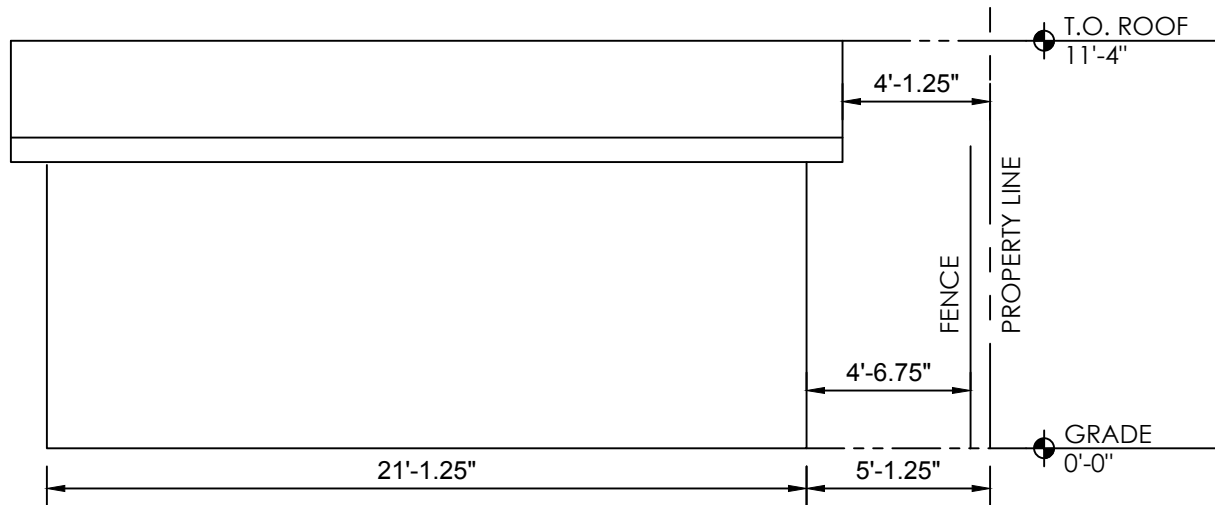
SITE PLAN

SCALE: 1" = 20'



• **ELEVATIONS**

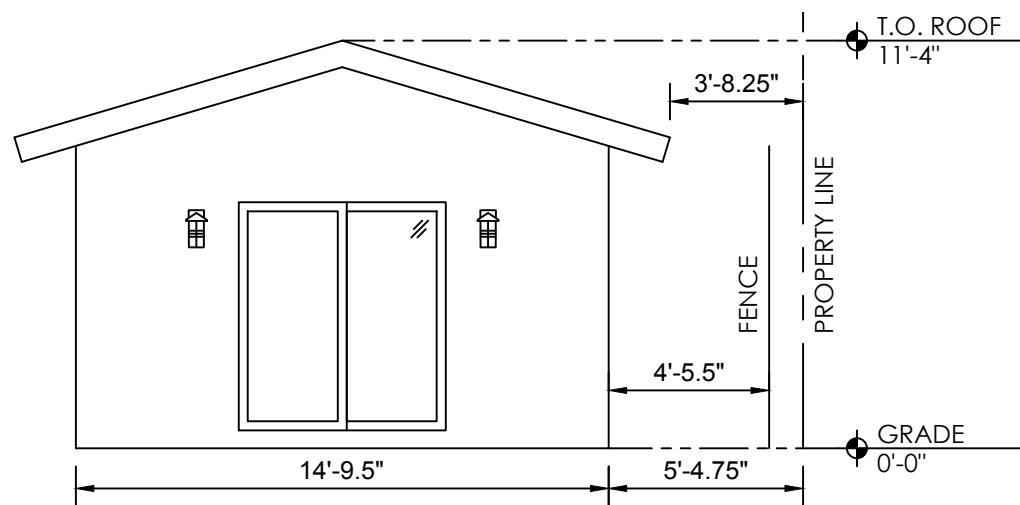
Board of Adjustment (BOA)



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

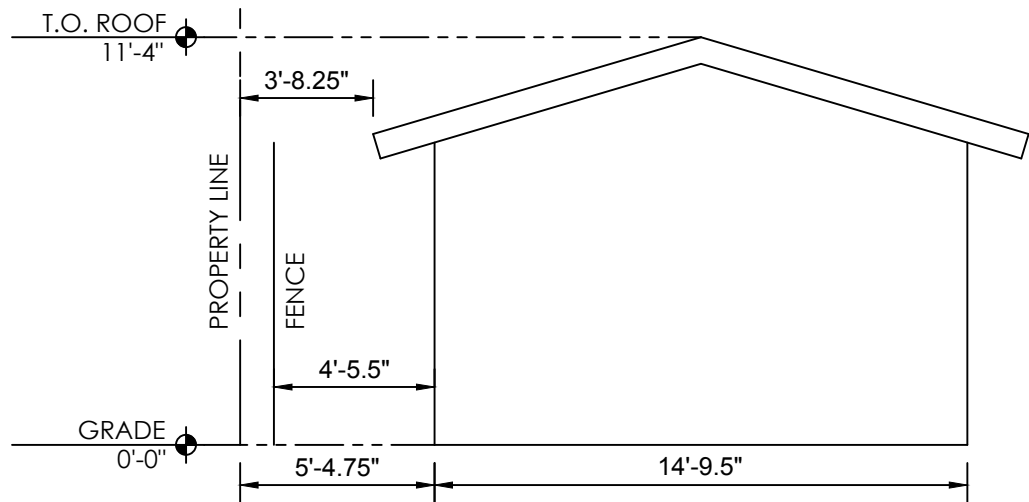
5
A-101



EAST ELEVATION

SCALE: 3/16" = 1'-0"

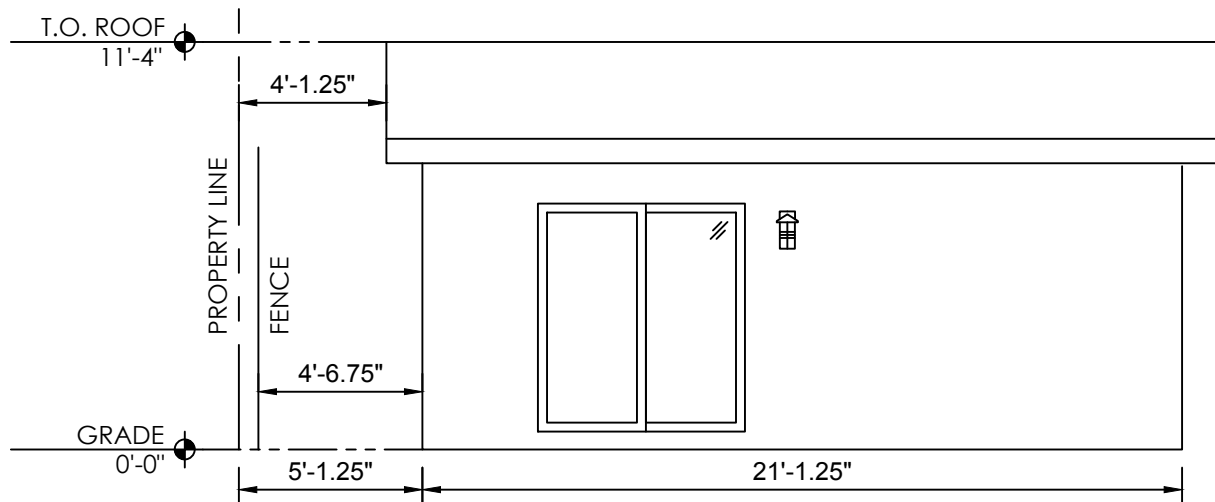
2
A-101



WEST ELEVATION

SCALE: 3/16" = 1'-0"

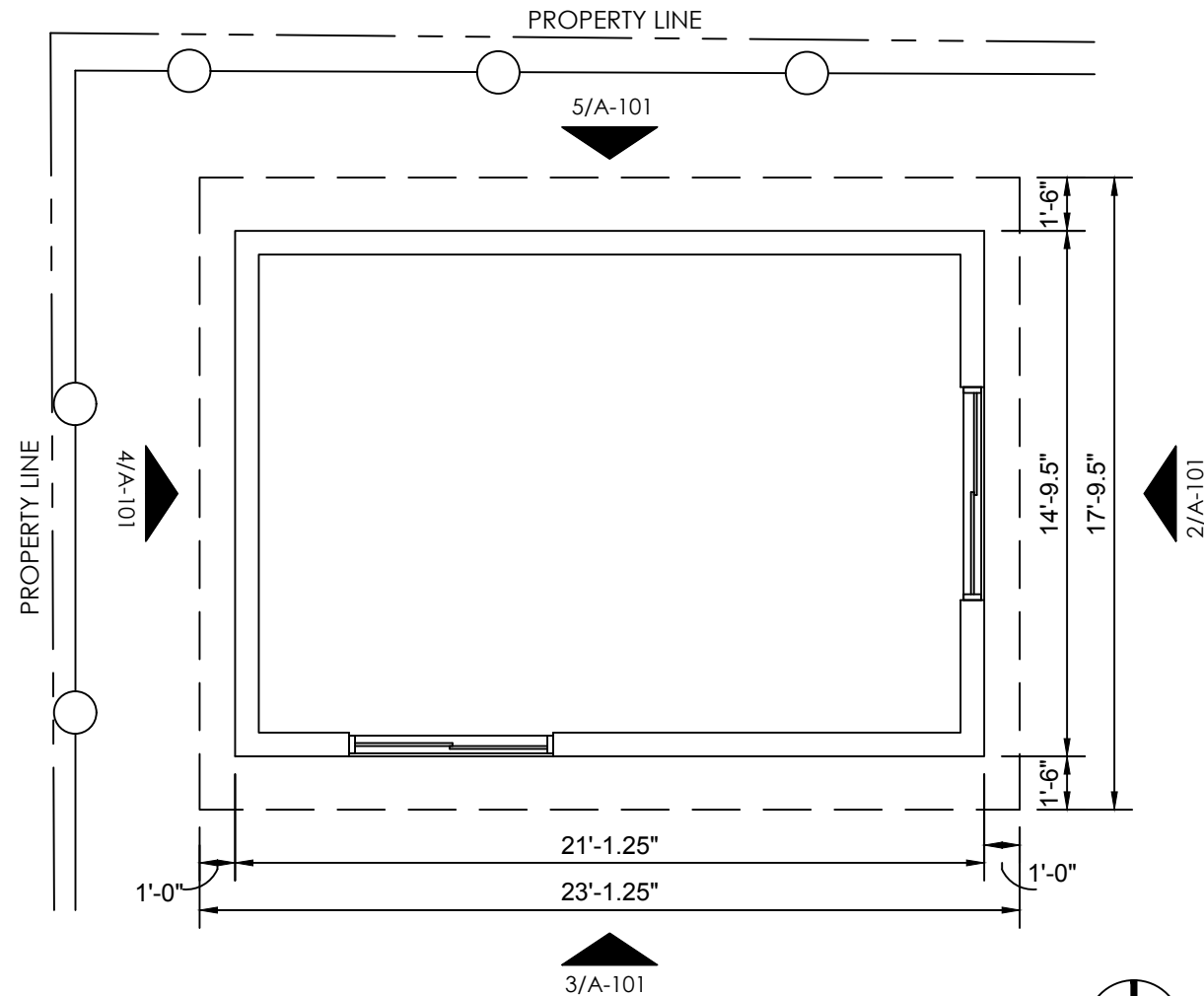
4
A-101



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

3
A-101



FLOOR PLAN

SCALE: 3/16" = 1'-0"



1
A-101

CAMILLE
Engel
ARCHITECT

842 SW 9TH ST
FORT LAUDERDALE, FL 33315
(954) 298-8217

DUNCAN RESIDENCE
1017 SW 19TH ST
FORT LAUDERDALE, FL 33315

2026- 11
DATE: 02-06-2026
DRAWN BY: CCE

A-101