



CITY OF FORT LAUDERDALE

**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**CITY OF FORT LAUDERDALE**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**700 NW 19<sup>th</sup> AVENUE, FORT LAUDERDALE,**  
**FLORIDA 33311**  
**FEBRUARY 11, 2026 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Cumulative Attendance 6/2025 through 5/2026</b>	
		<b>Present</b>	<b>Absent</b>
Howard Elfman, Chair	P	9	0
Douglas Meade	P	7	2
Amy Mergler	A	5	4
Patricia Rathburn	P	9	0
Robert Wolfe, Vice Chair	P	7	2
Jason Hagopian	P	8	1
Danella Williams	P	3	1
Jay Shechtman [alternate]	P	6	3
Samir Yajnik [alternate]	P	5	4
Jarrold Gaylis [alternate]	P	9	0

**Staff**

D'Wayne Spence, Interim City Attorney  
 Mohammed Malik, Zoning Administrator  
 Burt Ford, Zoning Chief  
 Karen Ceballo, Administrative Assistant  
 Karl Lauridsen, Landscape Plans Examiner  
 James Hollingsworth, Zoning Plans Examiner  
 Chakila Crawford, Senior Administrative Assistant  
 Karlanne Devonish, Principal Urban Planner  
 N. Day, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None

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	<b><u>Case Number</u></b>	<b><u>Owner/Agent</u></b>	<b><u>District</u></b>	<b><u>Page</u></b>
1.	PLN-BOA- 25110001	3030 Harbor Dr Holdings LLLP/Jason Crush Esq.	4	2
2.	PLN-BOA- 25120002	Lonnie Saunders/William Laystrom Esq.	3	3
3.	PLN-BOA- 25120004	Joseph Bertuccio/Amber Armellino	1	5
4.	PLN-BOA- 26010001	Darcy Florida LLC/Angelo Rodriguez	3	5

5.	<b>PLN-BOA-26010003</b>	Ewen Mathieson/Evelyn Riba Petersen	<b>4</b>	<b>6</b>
6.	<b>PLN-BOA-26010005</b>	Audrey Periscot/Andrew Miller	<b>2</b>	<b>7</b>
7.	<b>PLN-BOA-26010006</b>	Lafayette Arms Inc./Melissa Campbell	<b>1</b>	<b>8</b>
		Communication to the City Commission		<b>10</b>
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		Other Items and Board Discussion		<b>10</b>

**I. Call to Order**

The meeting was called to order at 6:02 p.m. Roll was called and a quorum was determined to be present.

**II. Approval of Minutes – January 14, 2026**

**Motion** made by Mr. Wolfe, seconded by Mr. Meade:

To approve the Board’s January 14, 2026 minutes. **Motion** passed unanimously.

**III. Public Sign-In / Swearing-In**

All individuals wishing to speak on the matters listed on tonight’s agenda were sworn in.

Before each item, Board members disclosed communications they had and site visits made.

**IV. Agenda Items**

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<b>CASE:</b>	<b>PLN-BOA-25110001</b>
<b>OWNER:</b>	3030 HARBOR DR HOLDINGS LLLP
<b>AGENT:</b>	ROD A. FEINER, ESQ
<b>ADDRESS:</b>	3030 HARBOR DRIVE, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	LOT 25, OF OCEAN HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RMH-60 - RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<p><b><u>Sec 47-19.8-Hotel accessory uses.</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance from ULDR Section 47-19.8.A to permit accessory uses, including dining rooms, bars, patio bars, and outdoor food service areas, at an existing hotel with</li> </ul>

	<p>thirty-seven (37) guest rooms, whereas the ULDR permits such accessory uses only in hotels with more than fifty (50) guest rooms.</p> <p><b><u>Please Note:</u> This variance request is not inclusive to parking, signage, FBC requirements, or any Development Requirements as per ULDR.</b></p> <p>This case was Deferred from the December 10, 2025, and January 14<sup>th</sup>, 2026, BOA Agenda.</p>
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Rod Feiner Esq., the owner’s agent, provided a presentation, a copy of which is attached to these minutes for the public record. He noted that the hotel catered to a clientele that wanted kosher food, as there was none available nearby. He stressed that this was not a self-created hardship because the 50-room requirement did not exist when this facility was built.

Chair Elfman opened the public hearing. Jeff McWaters, 3055 Harbor Drive, Harborage Place HOA President, said they fully supported this. Augustina Garcia, Property Manager, Harborage Place, said the residents were in favor of the restaurant. There being no other members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

Mr. Meade questioned how the restaurant would be built in the space and asked about day passes. Mr. Feiner said they may sell limited day passes, and must comply with parking and other code restrictions. He noted that day pass holders must be issued a room. Luis Canas, general manager, said they would serve sushi; they would not have a full kitchen.

**Motion** made by Mr. Wolfe, seconded by Mr. Hagopian:

To approve the variance request for **PLN-BOA-25110001** because they have demonstrated the need and they have qualified for it.

In a roll call vote, **Motion passed 7-0.**

**2.**

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<b>CASE:</b>	<b>PLN-BOA-25120002</b>
<b>OWNER:</b>	SAUNDERS, LONNIE; LONNIE SAUNDERS REV TR
<b>AGENT:</b>	WILLIAM J. LAYSTROM, ESQ
<b>ADDRESS:</b>	905 SOUTH WEST 22 TERRANCE, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 3, BLOCK 4, BRENDALE HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	3

<b>REQUESTING:</b>	<p><b><u>Sec 47-19.2.A.5.a- Accessory buildings, structures and equipment, general</u></b></p> <ul style="list-style-type: none"><li>• Requesting a variance to allow an accessory dwelling in an RS-8 ZONING DISTRICT on an 8,446 gross square feet lot whereas the code requires a minimum of 10,890 gross square feet lot size a total variance request of 2,444 gross square feet.</li></ul>
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William Laystrom Esq., the owner's agent, provided a presentation, a copy of which is attached to these minutes for the public record. He discussed the first and second criteria for a variance, related to special circumstances and the fact that those circumstances constituted a marked exception compared to other properties in the same zoning district. He said no neighbors had objected to the request.

Chair Elfman opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

Mr. Laystrom said they would use this as an accessory dwelling unit but they did not plan to immediately lease it out. Ms. Rathburn said the unit could only be used by a family member or employee; it could not be rented to the public. Mr. Ford confirmed that they would be permitted the "granny flat" but could not rent it out. They could also have a shed. Mr. Malik confirmed the shed could be 100 square feet. Mr. Laystrom said the building in question had been a shed, but at some point, it had been converted into living space and connected to water and electrical service without permits.

Chair Elfman said when he visited the property, he had seen a second unit that had a separate address: 907, and in the rear of the property, another structure that looked like a rental unit. Mr. Laystrom said the 907 unit was the one they wanted to keep. Lonnie Saunders, owner, said "building number 3 had minimal electricity, enough for one light (which had never been permitted). It was only for storage. Mr. Saunders said he had rented the granny flat a few years ago but had learned it could not be rented and stopped.

Mr. Yajnik said 907 SW 22<sup>nd</sup> Terrace was a valid address when searched on Google maps. Mr. Saunders said the water and electricity for 907 were not on separate meters.

Mr. Spence said this request related to "building #2" only; staff was aware of the other buildings and they were subject to code compliance. He said if pending State legislation regarding Accessory Dwelling Units (ADUs) passed, the City would not have the discretion to forbid ADUs.

**Motion** made by Mr. Hagopian, seconded by Mr. Wolfe:

To approve the variance request for Case PLN-BOA-25120002 under Sec 47-19.2.A.5.a because the applicant has demonstrated the necessary hardships for a variance.

In a roll call vote, **Motion passed 5-2** with Ms. Rathburn and Chair Elfman opposed.

3.

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<b>CASE:</b>	<b>PLN-BOA-25120004</b>
<b>OWNER:</b>	BERTUCCIO, JOSEPH L H/E; ARMELLINO, AMBER
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	2425 NORTH WEST 67 COURT, FORT LAUDERDALE, FL 33309
<b>LEGAL DESCRIPTION:</b>	LOT 7, BLOCK 8, PALM AIRE VILLAGE 3 <sup>RD</sup> SECTION, ADDITION 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<p><b><u>Sec. 47-19.1.L. - General requirements.</u></b></p> <ul style="list-style-type: none"><li>• Requesting a variance to permit a freestanding shade structure to be located at a corner yard setback of 4.03 feet from a street property line whereas the code requires a corner yard setback of 15.0 feet from a street property line, a total variance request of 10.97 feet.</li></ul> <p><b><u>Sec. 47-19.2.P. - Freestanding shade structures.</u></b></p> <ul style="list-style-type: none"><li>• Requesting a variance to permit a freestanding shade structure at a maximum height of 13 feet, whereas the code requires a maximum height of 12 feet, a total variance request of 1 foot.</li></ul>

Amber Armellino described the request. She said the hardship was the reduced setbacks on the side and front of the property.

Chair Elfman opened the public hearing. John Conti said the boat was secured behind a fence and no one objected to the request. Ericka Kenny supported the request. There being no other members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

Chair Elfman said the one additional foot did not make much difference in height.

**Motion** made by Mr. Wolfe, seconded by Mr. Meade:

To approve the variance requests for PLN-BOA-25120004 as the special conditions and circumstances unique to this specific property have lent themselves to meet all the criteria for these variances.

In a roll call vote, **Motion passed 7-0.**

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<b>CASE:</b>	<b>PLN-BOA-26010001</b>
<b>OWNER:</b>	DARCY FLORIDA LLC
<b>AGENT:</b>	ANGELO RODRIGUEZ
<b>ADDRESS:</b>	1224 SOUTH WEST 29 AVENUE, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 25, OF BLOCK 6, OF GILLCREST 1 <sup>ST</sup> ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	3
<b>REQUESTING:</b>	<p><b><u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u></b></p> <ul style="list-style-type: none"> <li>• Requesting a variance to allow a structure in an RS-8 zoning district at a rear yard setback of 13.61 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 1.39 feet.</li> </ul>

Dr. John Darcy, owner, described the request. He said he thought the setbacks were five feet, not 15 feet. He said two spot surveys during construction had not revealed a problem. He stated the area at issue was the master bathroom. Angelo Rodriguez, contractor, said there was a “little jog” to the rear of the property.

Chair Elfman opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Rathburn, seconded by Mr. Hagopian:

To grant the variance request as presented because he clearly meets the criteria for a hardship.

In a roll call vote **Motion passed 7-0.**

5.

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<b>CASE:</b>	<b>PLN-BOA-26010003</b>
<b>OWNER:</b>	MATHIESON, EWEN; PETERSEN, EVELYN RIBA
<b>AGENT:</b>	MARIO ESCALANTE
<b>ADDRESS:</b>	821 SOUTH WEST 11 STREET, FORT LAUDERDALE, FL 33315
<b>LEGAL DESCRIPTION:</b>	THE EAST 14.00 FEET OF LOT 36, AND THE WEST 14.50 FEET OF LOT 37, BLOCK 12, LAUDERDALE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE

	PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING BROWARD COUNTY, FLORIDA (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<p><b><u>Sec. 47-19.2.BB.1 <i>Swimming pools, hot tubs and spas.</i></u></b></p> <ul style="list-style-type: none"> <li>• Requesting a variance to allow a pool at a rear yard setback of 2 feet 6 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 6 inches.</li> <li>• Requesting a variance to allow a pool at a north side yard setback of 2 feet 7 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 5 inches.</li> </ul>

Mario Escalante, agent, described the request. He said the property had a dedicated service alley. He stated the owner wished to install a swimming machine that was 8 feet by 15 feet.

Chair Elfman opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

Mr. Escalante said the shallow depth of the lot was the hardship.

Mr. Ford noted that there was no required pathway around a residential pool unless they installed a baby fence. Mr. Meade said the builder had covered the lot with the building, with a minimal setback in the rear, and now the owner wanted to add a pool to a space that was already maximized.

**Motion** made by Mr. Hagopian, seconded by Mr. Wolfe:

To grant the variance requests for case number PLN-BOA-26010003 under Sec. 47-19.2.BB.1 because the applicant has adequately shown the hardship for a variance. In a roll call vote, **Motion passed 5-2** with Ms. Williams and Mr. Meade opposed.

The Board took a brief recess.

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<b>CASE:</b>	PLN-BOA-26010005
<b>OWNER:</b>	PERSICOT, AUDREY
<b>AGENT:</b>	ANDREW MILLER

<b>ADDRESS:</b>	305 NORTH EAST 17 AVENUE, FORT LAUDERDALE, FL 33301
<b>LEGAL DESCRIPTION:</b>	LOT 29, BLOCK 6, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 23, ACCORDING TO THE AMENDED PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32, AND ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ( SEE SURVEY).
<b>ZONING DISTRICT:</b>	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<p><b><u>Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)</u></b></p> <ul style="list-style-type: none"> <li>• Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5-feet whereas Section 47-5.33 requires that the portion of a building that exceeds 22 feet in height be set back an additional foot per foot of additional height, which is calculated to be to an 11 foot 6 inches setback, a total variance request of 6 feet 6 inches.</li> <li>• Requesting a variance to permit the existing structure to remain with a south side yard setback at a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet.</li> </ul>

Andrew Miller, agent, described the request. He said if the variance were not granted, they could not achieve the seven foot median ceiling height for the habitable space.

Chair Elfman opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Hagopian, seconded by Mr. Wolfe:

To grant the variance requests for Case number PLN-BOA-26010005 under Sec. 47-5.33. because the applicant has shown the criteria for a hardship.

In a roll call vote, **Motion passed 5-2** with Chair Elfman and Mr. Meade opposed.

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<b>CASE:</b>	<b>PLN-BOA-26010006</b>
<b>OWNER:</b>	LAFAYETTE ARMS INC
<b>AGENT:</b>	MELISSA CAMPBELL
<b>ADDRESS:</b>	2866 NORTH EAST 30 STREET, FORT LAUDERDALE, FL 33306
<b>LEGAL DESCRIPTION:</b>	LOTS 3,4, AND 5, BLOCK 44 OF CORAL RIDGE GALT ADDITION NO.1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<p><b><u>Sec 47-20.19.J. - Nonconforming parking and loading.</u></b></p> <ul style="list-style-type: none"> <li>• Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.</li> </ul> <p><b><u>Sec. 47-21.12.A.4.b - Peninsular and island landscape areas.</u></b></p> <ul style="list-style-type: none"> <li>• Requesting a variance to allow 2 landscape islands to be installed within a row of backout parking whereas the code requires 1 landscape island for every 2 spaces (12 islands required for 28 spaces), a total variance request of 10 landscape islands.</li> </ul> <p><b><u>Sec. 47-20.13.B.3 - Landscape requirements.</u></b></p> <ul style="list-style-type: none"> <li>• Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage.</li> </ul>

Melissa Campbell, agent, provided a presentation, a copy of which is attached to these minutes for the public record. She said the proposed plan would bring the allowed parking toward compliance and the proposed landscape island would satisfy the tree requirement

and was designed to maximize shrub and tree planting. She stated there had been multiple meetings with City officials and HOA board members to create this plan.

Chair Elfman opened the public hearing. There being no members of the public wishing to address the Board on this item, Chair Elfman closed the public hearing and brought the discussion back to the Board. Chair Elfman reported the City had received two letters of objection.

Mr. Meade said this was not the minimum possible variance for reasonable use of the property. He stated they were taking all the grass and trees out and "paving everything." Ms. Campbell said they had planted 11 trees and shrubs in the side buffer landscape island. She stated they were allowed to add the parking and residents needed it; they could not sacrifice parking for the residents for landscape islands. Chair Elfman noted that the parking lot across the street was for sale and this was why they needed more parking. Ms. Campbell explained that Lafayette Arms did not own the lot across the street and the lot owner had decided to sell it.

Ms. Campbell stated they currently had seven spaces on the property and they were required to have 40. Mr. Malik confirmed that when the property was built in the 1960s, they had a parking agreement with the lot across the street to meet the parking requirements. Ms. Rathburn stated this plan would get them 28 spaces on the property, so they needed a parking reduction for 12 spaces.

Anthony Gondola, president of Lafayette Arms, described the current parking allocations and said 28 spaces would be sufficient per the co-op documents. He stated they had tried to purchase the lot but it was too expensive.

Mr. Spence informed the Board that they could vote on the three requests separately or together.

**Motion** made by Ms. Rathburn, seconded by Mr. Wolfe:

To approve all three variance requests because they are in fact a package and they are all one plan and one development and the reason is as Mr. Malik said, this is a unique property it is different from others similarly situated, they have done the best they can to provide as much parking as they can and I think it is unique and special.

In a roll call vote, **Motion passed 7-0.**

### Communication to the City Commission

None

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### Report and for the Good of the City

Mr. Wolfe asked what happened when the City Commission considered the appeal to one of the Board's decisions. Mr. Spence said there had been an initial hearing and the City Commission had set a De Novo hearing for their next meeting, when they would hear the variance request. Mr. Wolfe requested the Board be provided with an update.

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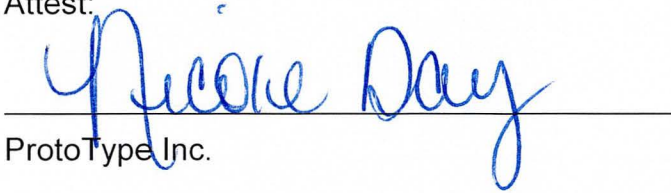
There being no further business to come before the Board, the meeting adjourned at 8:01 p.m.

Chair:



A handwritten signature in green ink, written over a horizontal line. The signature is stylized and appears to be "David P. [unclear]".

Attest:



A handwritten signature in blue ink, written over a horizontal line. The signature reads "Nicole Day".

ProtoType Inc.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

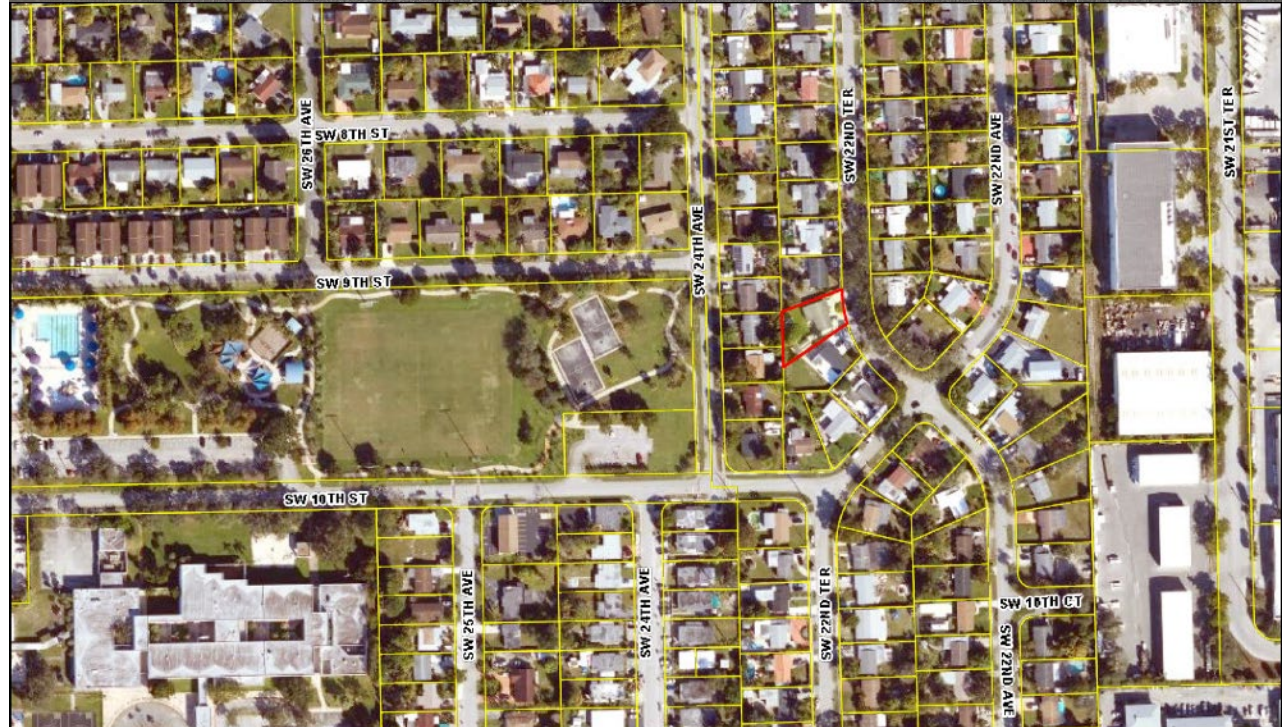
# CASE: PLN-BOA- 25120002

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REQUEST FOR VARIANCE TO ALLOW AN ACCESSORY DWELLING UNIT IN AN RS-8 ZONING DISTRICT ON A 8,446 GROSS SQUARE FEET LOT WHEREAS THE CODE REQUIRES A MINIMUM OF 10,890 GROSS SQUARE FEET LOT SIZE A TOTAL VARIANCE REQUEST OF 2,444 GROSS SQUARE FEET.

# SUBJECT PROPERTY

- 905 SW 22<sup>nd</sup> Terrace, Fort Lauderdale, FL 33312
- Zoning District: RS-8 – Residential Single Family/Low Medium Density
- Future Land Use Designation: Low-Medium
- Lot Size: 8,446SF\*



SW 9TH ST

SW 24TH AVE

SW 22ND AVE

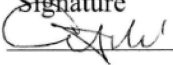

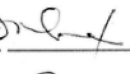

SW 22ND TER

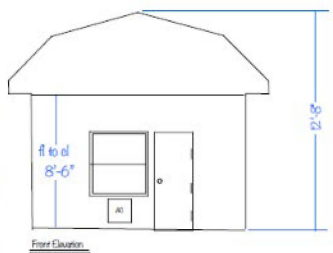
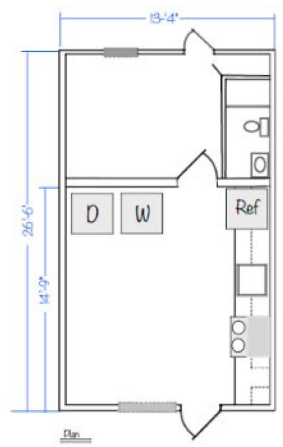
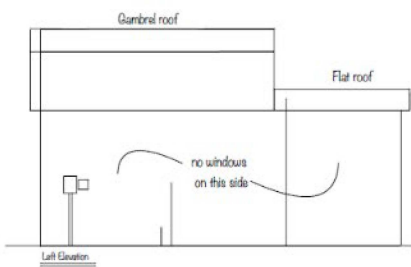
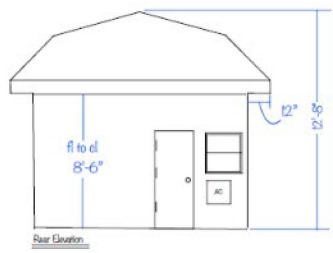
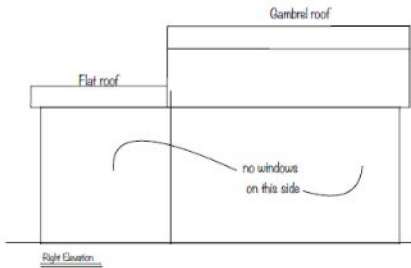


To Whom it may concern,

We the undersigned have seen the little accessory dwelling unit (ADU) also known as 907 SW 22<sup>nd</sup> Ter., Fort Lauderdale, Fl.

As it has been there for so many years (<sup>about</sup> almost 30), and it looks nice and well kept, we see no reason to remove it. We ask that you please allow it to remain just as it is. No one here has any problem with it.

Name (Print)	Address	Signature	Date
Cindy Cardinal	809 SW 22 <sup>nd</sup> Ter		Aug 11, 25
Sir Kakaadahi Gordon	909 SW 22 <sup>nd</sup> Ter		Aug 11, 25
ALLAH HERRIKIA	907 SW 22 <sup>nd</sup> Ter	Oblan Herrikia	
enay Price	905 SW 22 <sup>nd</sup> Ter	Jay Price	
Yvette Synnath	901 S.W. 22 <sup>nd</sup> TER		
Stachis	1000 SW 22 <sup>nd</sup>		
<del>912 SW 22<sup>nd</sup> Ter</del>			
Marydeellopez	916 SW 22 <sup>nd</sup> Ave		1/25/26
Matt Barham	905 SW 22 <sup>nd</sup> Ave		1/25/26
MAGGIE PARRIZ	1001 SW 22 <sup>nd</sup> Ave Fort Lauderdale		1/25/26



Sketch  
not to scale  
 Nov 7, 2025

907 SW 22nd Terrace  
 Fort Lauderdale, Florida 33302

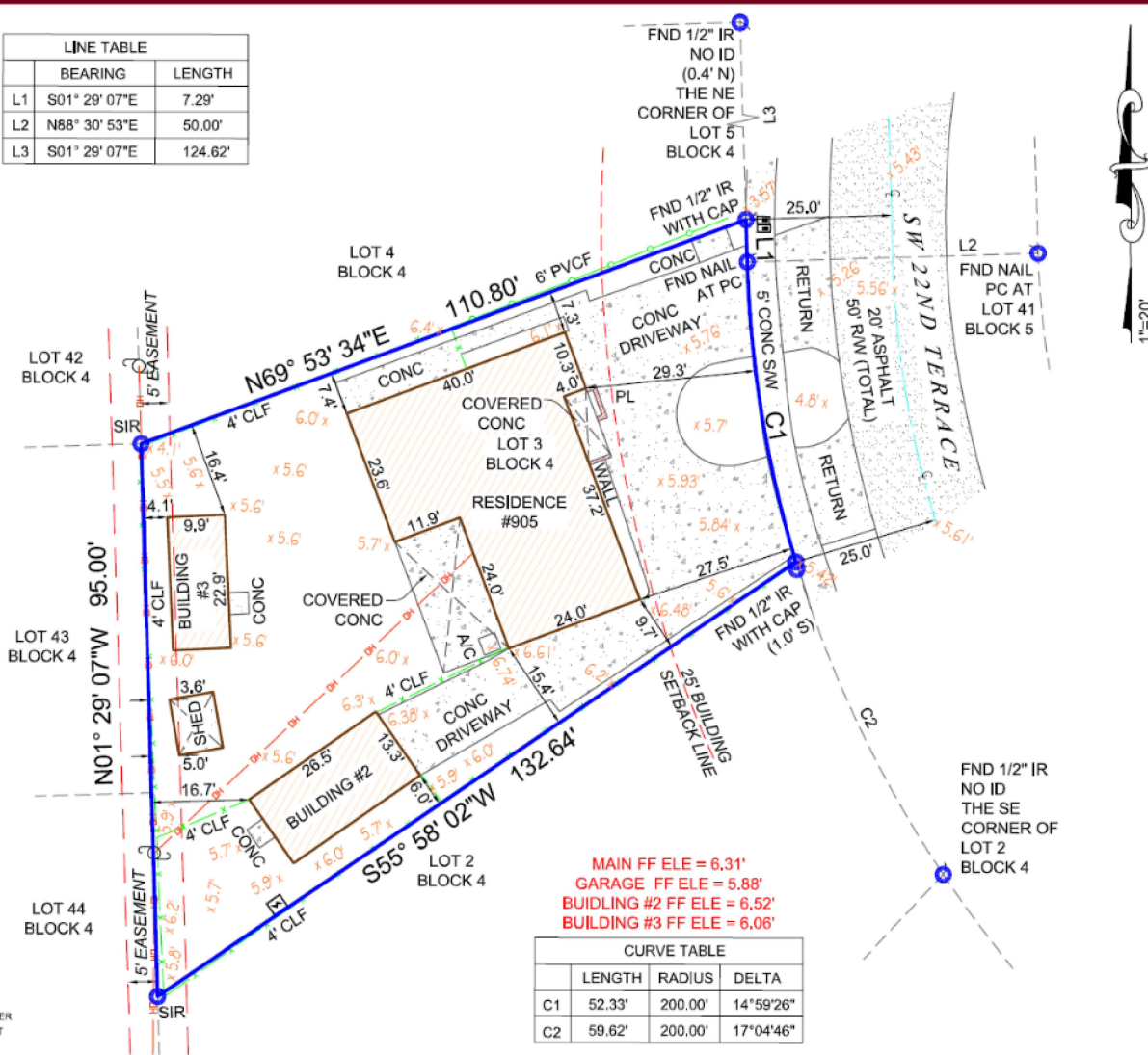
JS—1 Construction Co.



**GENERAL LEGEND:**

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CSW = CURB/STREET WALL
- CHATT = CHATTahoochee
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CME = CANAL MAINTENANCE EASEMENT
- CO = CLEAN OUT
- CONC = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- ELV @ 0.00'
- EDP = EDGE OF PAVEMENT
- EDW = EDGE OF WATER
- FDH = FOUND DRILLHOLE
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FND = FOUND
- FPL = FLORIDA POWER AND LIGHT
- ID = IDENTIFICATION
- IP = IRON PIPE
- IR = IRON ROD
- L = ARC LENGTH
- LP = LIGHT POLE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
- N&D = NAIL & DISC
- NO ID = NO IDENTIFICATION
- NF = METAL FENCE
- NH = NAIL HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- OS = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PMM = PLAT AND MEASURED
- PP = POOL PUMP
- PRC = POINT OF REVERSE CURVATURE
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- S/W = SIDEWALK
- SIR = SET 5" IRON ROD #667
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE

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



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

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

**BOUNDARY SURVEY**

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

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

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

**SURVEYORS NOTES:**

- (1) BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SW 22ND TERRACE (S 01°29'07" E) PER THE RECORD PLAT AND ARE ASSUMED.
- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5) THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- (6) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (7) SURVEY PURPOSE FOR PERMITTING.
- (8) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- (9) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD88) UNLESS OTHERWISE NOTED, BENCHMARK REFERENCE: NATIONAL GEODETIC SURVEY BENCHMARK #U-98, ELEVATION = 9.16'

**ALL COUNTY SURVEYORS**

**PROFESSIONAL SURVEYORS AND MAPPERS**  
 LICENSE NO. 6677  
 OFFICE: (954) 777-4747

5400 SOUTH UNIVERSITY DRIVE  
 DAVIE, FLORIDA 33328 SUITE 216

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

<b>DATE OF SURVEY:</b>	12/30/2025
<b>FIELD LOCATION OF IMPROVEMENTS</b>	

<b>SCALE:</b> 1" = 20'
<b>CADD:</b> NM
<b>CHECKED BY:</b> RBJ
<b>INVOICE #:</b> 25-64449
<b>SHEET #</b> 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.

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

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



LAFAYETTE ARMS INC.  
LAFAYETTE ARMS CO-OP  
LANDSCAPING & PARKING PROJECT

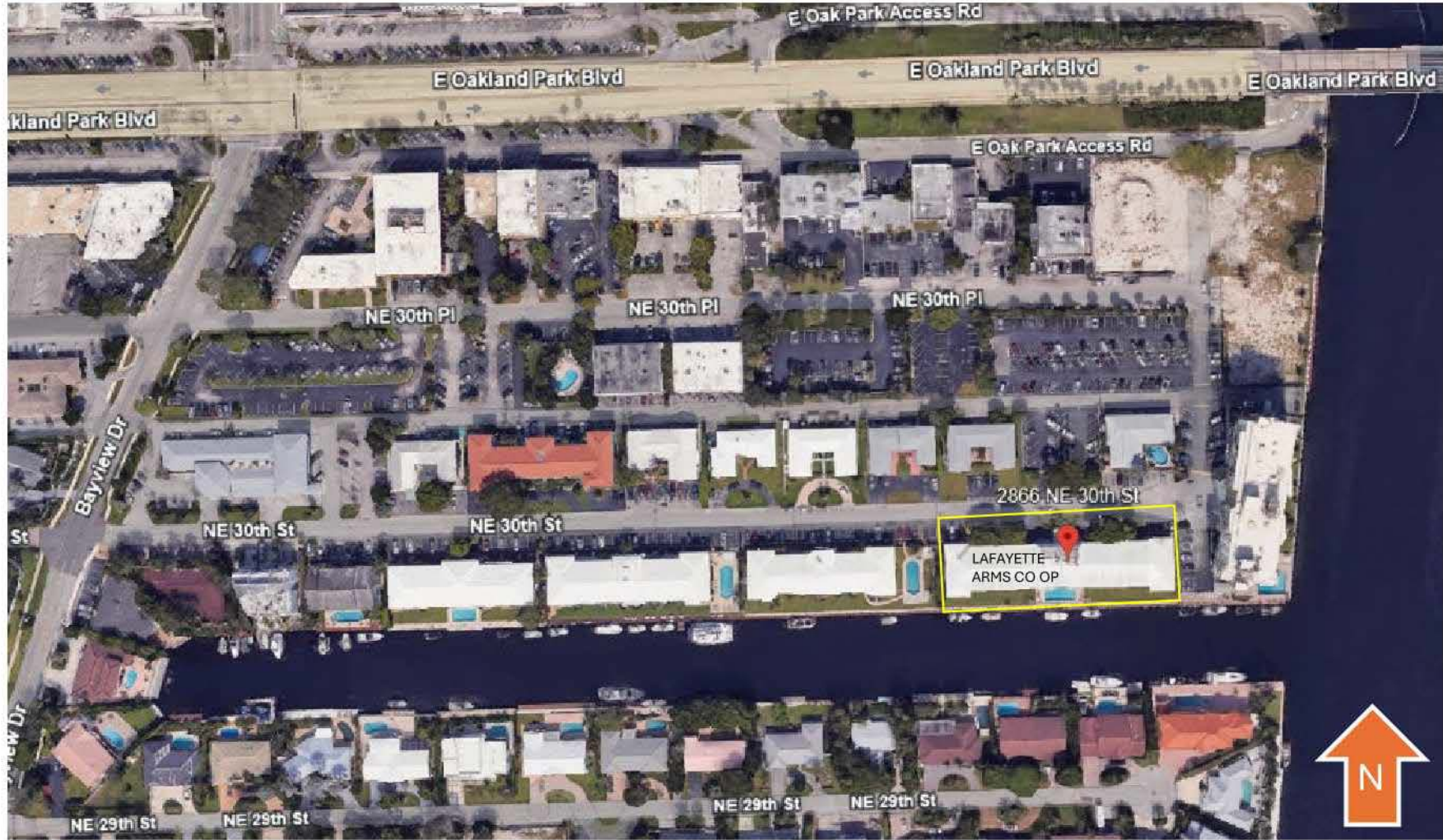
PROJECT ADDRESS:  
2866 NE 30<sup>TH</sup> STREET

CITY OF FORT LAUDERDALE  
BOARD OF ADJUSTMENT MEETING  
FEBRUARY 11, 2026



AUTHORIZED AGENT  
CONSULTING ENGINEER

PROJECT LOCATION: 2866 NE 30<sup>TH</sup> STREET  
LAFAYETTE ARMS CO-OP





**PHOTO FACING WEST:  
EXISTING CONDITIONS AT  
ADJACENT SISTER  
PROPERTIES**



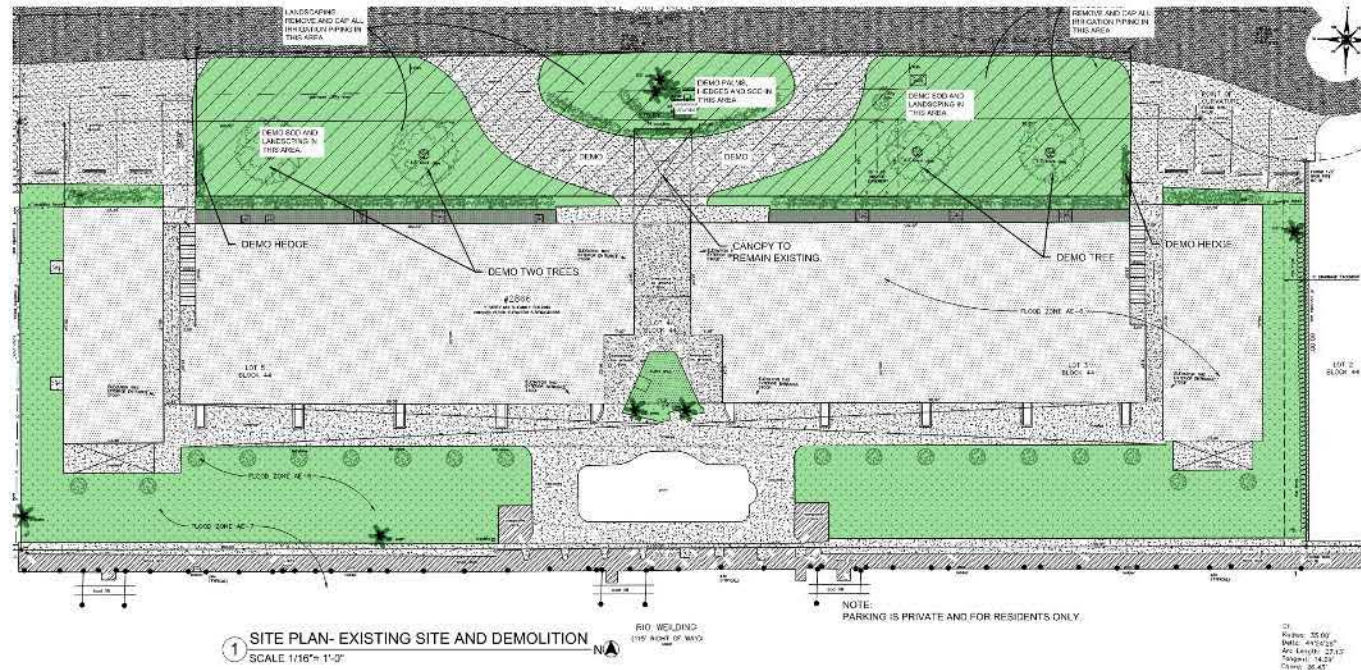


**PHOTO NORTH ELEVATION:  
EXISTING UTILITY POLE AND ANCHOR**

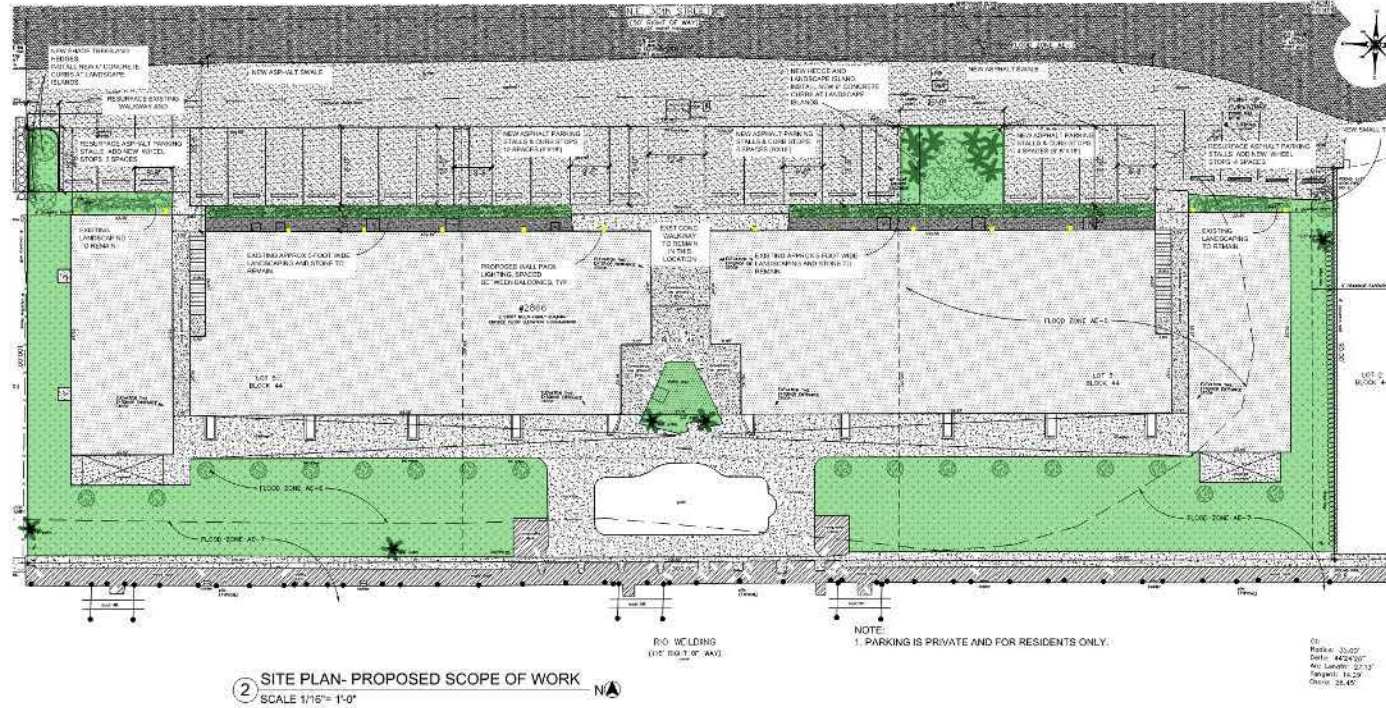


**LAFAYETTE ARMS CO OP  
STREET VIEW OF NORTH ELEVATION**

# EXISTING SITE PLAN, DEMOLITION PLAN



# PROPOSED SITE PLAN



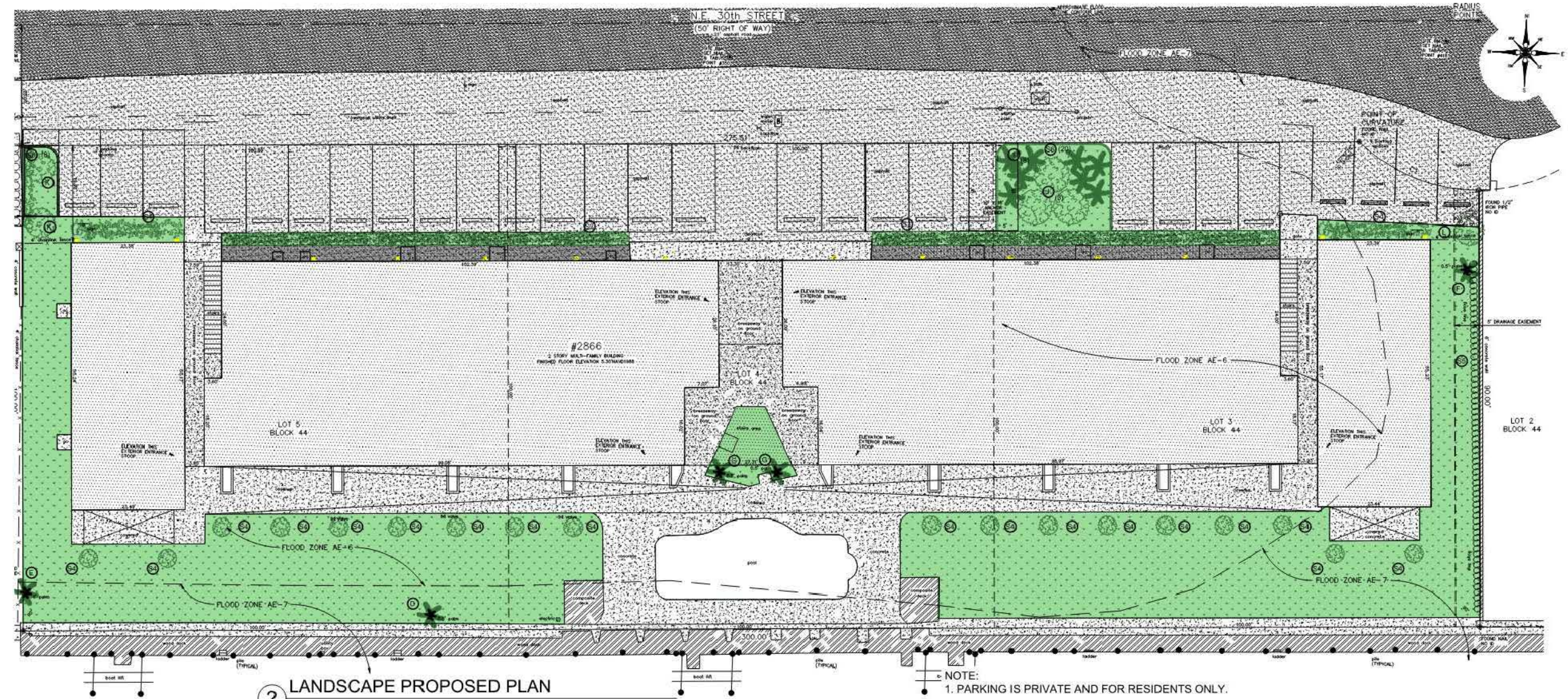
## **SEEKING VARIANCE REQUEST FOR THE FOLLOWING:**

*47-20.19.J: Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.*

*47-21.12.4.b: Requesting a variance to allow 2 landscape islands to be installed within a row of backout parking whereas the code requires 1 landscape island for every 2 spaces (12 islands required for 28 spaces), a total variance request of 10 landscape islands.*

*47-21.13.B.3: Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage.*

# PROPOSED PLAN



2 LANDSCAPE PROPOSED PLAN  
SCALE 1/16" = 1'-0"

Existing Site Plan Data Table			
Project Address:	2866 NE 30th Street Fort Lauderdale FL 33306		
Legal Description:	Lots 3, 4 and 5, Block 44 of CORAL RIDGE GALT ADDITION NO. 1, Plat Book 31, Page 37		
Current Use of the Property:	Residential Multifamily		
Land Use Designation:	Residential Multifamily Mid Rise / Medium High Density		
Zoning Designation:	RMM-25		
Site Area:	Total Lot Size	29,835	Square Feet (sf)
		0.69	Acres (ac)
Setbacks for RMM-25:	Relavant Setback Requirements	Required	Provided, Existing
	Minimum Lot Size (sf)	5,000	29,835
	Minimum Lot Width (ft)	50	100
	Minimum Front Yard (ft)	25	31
	Minimum Side Yard (ft)	10	10
	Minimum Rear Yard (ft)	20	25
Existing Open Space:	Land Cover Type:	Area (sf)	Percent of Total Lot Size
	Landscaping, Open Space	10,407	35
	4 Trees, exist	-	-
	5 Palms, exist on property	-	-
	165 Shrubs, exist	-	-
	Shrubs	1,249	4
	Sod	8,625	29
	Gravel	533	2
	Building, Dwelling	11,132	37
	Concrete Walkways	4,118	14
	Pool & Pool Deck	1,625	5
	Dock	386	1
	Driveway	1,068	4
	7 Total Parking Spaces	1,099	4

Proposed Site Plan Data Table			
Project Address:	2866 NE 30th Street Fort Lauderdale FL 33306		
Legal Description:	Lots 3, 4 and 5, Block 44 of CORAL RIDGE GALT ADDITION NO. 1, Plat Book 31, Page 37		
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Site Area:	Total Lot Size	29,835	Square Feet (sf)
		0.69	Acres (ac)
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	Minimum Lot Size (sf)	5,000	29,835
	Minimum Lot Width (ft)	50	100
	Minimum Front Yard (ft)	25	31
	Minimum Side Yard (ft)	10	10
	Minimum Rear Yard (ft)	20	25
Open Space:	Land Cover Type:	Area (sf)	Percent of Total Lot Size
	Landscaping, Open Space	7,924	27
	6 Trees, total exist/proposed	-	-
	13 Palms, total exist/proposed	-	-
	155 Shrubs, total exist/proposed	-	-
	Shrubs	1,136	4
	Sod	6,154	21
	Gravel	533	2
	Building, Dwelling	11,132	37
	Concrete Walkways	4,118	14
	Pool & Pool Deck	1,625	5
	Dock	386	1
	Driveway	0	0
	28 Total Parking Spaces & Paved Areas	4,651	16

#### New Palms/ Tree List

Location (ID)	Species (Botanical Name/Common Name)	Location	Native Species (Y/N)	Shade (Y/N)	Caliper (inch)	Installation Notes	Height (ft) (Est. at Maturity)	Canopy (ft) (Est. at Maturity)	Quantity Installed
I	Ptychosperma elegans / Alexander Palm	Front of Property, Northwest Region	N	Y	4	Stagger 8'-10'-12' CT Single Trunk	30	10	8
J	Cordia sebestena / Geiger tree	Front of Property, Northeast Region	N	Y	4	Stagger 8'-10'-12' CT Single Trunk	25	20	3
K	Cordia sebestena / Geiger tree	Front/Side Yard of Property, West Region	N	Y	4	Small Shade Tree, 8' spr, 6' clear trunk min.	25	20	2
L	Cordia sebestena / Geiger tree	Front/Side Yard of Property, East Region	N	Y	4	Small Shade Tree, 8' spr, 6' clear trunk min.	25	20	1

#### Shrub List

Location (ID)	Species (Botanical Name/Common Name)	Location	Native Species (Y/N)	Status	Installation Notes	Height (ft) (Est. at Maturity)	Canopy (ft) (Est. at Maturity)	Quantity Installed
S1	Ixora coccinea / Ixora	Front of Property, North Region	Y	Remove	-	-	-	42
S2	Dracaena deremensis / Dracaena	Front of Property, Northeast Region	N	Existing	-	-	-	1
S3	Schefflera actinophylla / Schefflera	Borders Building & Walkway	N	Existing	-	3	3	84
S4	Chrysobalanus icaco / Cocoplum	Front and Rear of Property, Borders Building & Walkway	Y	Existing	-	3	3	22
S5	Ficus benjamina / Ficus hedge	Side of Property, East Region	Y	Existing	-	3	3	21
S6	Ficus microcarpa / Green Island Ficus	Front of Property, Borders Building & Walkway	Y	New	3'x2' - 2' o.c. in Hedges	3	3	28
S7	Chrysobalanus icaco / Cocoplum	Front of Property, Borders Building & Walkway	Y	Remove	-	3	3	12

NOTE: All areas without building, paving, trees, shrubs or hardscapes to be sodded with St. Augustine Floratam Sod. Ryerson steel edging or equal are and all ground cover beds.

## Summary

- *Variances Requested: Create symmetry and harmony on a constrained lot.*
  - *47-20.19.J: The proposed plan brings the property towards compliance.*
  - *47-21.12.4.b: The proposed landscape islands satisfy the tree requirement.*
  - *47-21.13.B.3: The landscaping lot coverage is constrained by the lot size and narrow street.*
- *Due Diligence*
  - *Maintaining the landscape focused aesthetic the residents enjoy.*
  - *Prioritizing neighborhood value by beautifying and reconfiguring landscape islands.*
  - *Prioritizing landscaping symmetry and safety on a constrained lot where parking is needed.*
  - *Prioritizing ULDR code compliance with multiple meetings with City officials, HOA Board members.*

