

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

DATE: April 08, 2026

AGENDA ITEM #: 2

CASE #: PLN-BOA-26010004

NOTES: New Case

Board of Adjustment (BOA)

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

Board of Adjustment (BOA)

PLN-BOA-26010004

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

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

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

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. C-17-47, § 14, 1-3-18; Ord. No. C-23-40, § 2, 10-17-23)

Record

Showing 1-10 of 10

<input type="checkbox"/>	Record_Permit_or_Account#	Record Description	Application Name	Record Type
<input type="checkbox"/>	PLN-BOA-26010004	The property owner is seeking a variance to allow...	1314 22 Ter Carport Enclosur...	Z- Board of Adjustment (BOA)
<input type="checkbox"/>	CF-20011031	PROPERTY POSSIBLY OPERATING AS A VACATION RENTAL ...	SHELLY ISAKOWITZ	Code Case
<input type="checkbox"/>	PM-16120503	R AND R 11 WINDOWS AND 2 DOOR W IMPACT	R AND R 11 WINDOWS AND 2 DOO...	Window and Door Permit
<input type="checkbox"/>	PM-16031146	AC CHANGE OUT 3TON 10 KW HEAT AND REMOVE/REINSTAL...	AC CHANGE OUT 3TON 10 KW HEA...	Mechanical HVAC Changeout Permit
<input type="checkbox"/>	PM-16022127	SFR REROOF: 1000 SQ FT SHINGLE, 1200 SQ FT FLAT ~...	SFR REROOF: 1000 SQ FT SHING...	Re-Roof Permit
<input type="checkbox"/>	PM-15032086	DOORS REPLACE 2	DOORS REPLACE 2	Window and Door Permit
<input type="checkbox"/>	AB-0073700		CARTWRIGHT DANIEL	Resident/Business Alarm Registration
<input type="checkbox"/>	PM-08062375	ABANDON SEPTIC CONNECT TO SEWER	ABANDON SEPTIC CONNECT TO SEWER	Plumbing Sewer Cap Permit
<input type="checkbox"/>	PM-04110542	REROOF SHINGLES 1000SF SFR	REROOF SHINGLES 1000SF SFR	Re-Roof Permit
<input type="checkbox"/>	PM-01051687	REROOF FLAT 971 SQ FT	REROOF FLAT 971 SQ FT	Re-Roof Permit

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

Board of Adjustment (BOA)

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY
BOA CASE NO. PLN-BOA-26010004

APPLICANT: Danielle Panella

PROPERTY: 1314 SW 22 ter Fort Lauderdale FL 33312

PUBLIC HEARING DATE: April 8, 2026

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

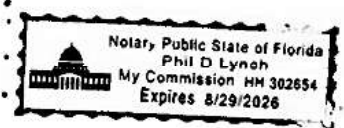
- 1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (initial here)

Affiant [Signature]

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

(SEAL)



[Signature] # HH 302654
NOTARY PUBLIC
MY COMMISSION EXPIRES:

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-26010004

APPLICANT: John Lynch

PROPERTY: 1314 SW 22 ter Fort Lauderdale FL 33312

PUBLIC HEARING DATE: April 8, 2026

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (Initial here)

Affiant: [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 20 day of MARCH, 2026

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: April 29, 2024 TIME: 9:00 P.M. CASE: FUR-BCA-24010004
MEETING TO DISCUSS THE APPLICATION OF THE FLORIDA STATE DEPARTMENT OF AGRICULTURE
PUBLIC HEARING



BOARD OF ADJUSTMENT MEETING NOTICE

Date: March 27th, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, April 08th, 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-26010004
OWNER:	LYNCH, JOHN P H/E; PANELLA, DANIELLE C
AGENT:	DANAE ARCO
ADDRESS:	1314 SOUTH WEST 22 TERRACE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 27, BLOCK 2, HOLLAND SUBDIVISION NO 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)</u>

- Requesting a variance from the minimum side yard requirements for a single-family dwelling of 5 feet to allow the enclosure of an existing, legally nonconforming carport, portions of which previously enclosed by previous owners without a permit for use as a storage room, with an existing north side yard setback of 1.1 feet, reducing the side yard by 3.9 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

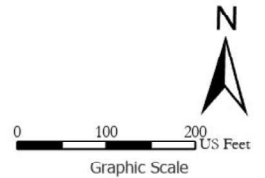
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-26010004

LEGEND

-  Municipal Boundary
-  Subject Site





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: April 08, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26010004

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

- Requesting a variance from the minimum side yard requirements for a single-family dwelling of 5 feet to allow the enclosure of an existing, legally nonconforming carport, portions of which previously enclosed by previous owners without a permit for use as a storage room, with an existing north side yard setback of 1.1 feet, reducing the side yard by 3.9 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: John Lynch, Danielle Panella
Address: 1314 SW 22 ter
City, State, Zip: Fort Lauderdale FL 33312
Phone: 9542343884
Email: jp119lynch@gmail.com
Proof of Ownership: Attach Tax Record/Warranty Deed
APPLICANT SIGNATURE: [Signature]

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: Danae Arco
Address: 14965 Woodlot Court
City, State, Zip: Westlake Florida 33470
Phone: 5617583857
Email: d.arco@inharchitect.com
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

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

D PARCEL INFORMATION
Project Address: 1314 SW 22 ter
Folio Number(s): 504217160550
Legal Description (per survey): SEE SURVEY

E LAND USE INFORMATION
Current Land Use Designation: Residential
Current Zoning Designation: RD-15
Current Use of Property: RESIDENTIAL
Site Adjacent to Waterway?: NO
Provide Related Case/Project #:

F PROJECT INFORMATION This Request is: Existing New
Applicable ULDR Sections: CHAPTER 47 - 5.32
Variance/Special Exception Request: Before-the-fact variance to enclose an existing permitted carport that encroaches into the required setback (no expansion of footprint), and an after-the-fact variance for an adjacent storage area, constructed by the previous owners without a permit, that also encroaches into the required setback. No additional encroachments are proposed.

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

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

Table of application types and fees:
- Variance/Interpretation Request (Before): \$2,332
- Variance/Interpretation Request (After): \$2,968
- Variance/Interpretation Request-Homesteaded Property (Before): \$689
- Variance/Interpretation Request-Homesteaded Property (After): \$901
- Special Exception Request (Before): \$2,332
- Special Exception Request (After): \$2,968
- Administrative Variance Request (Existing Only): \$450.50
- Request for Continuance: \$954
- Rehearing Request Before the Board: \$1,219
- Request for Rehearing: \$318
- De Novo Hearing Request (Submit within 30 days of BOA decision): \$0
- Appeal Request (Submit within 30 days of BOA decision): \$0

**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: 11/20/2025
- 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. Section 47-5.32 Table of Dimensional Requirements RD-15 and RDS-15
- Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- Survey** must be digitally signed and sealed, showing existing conditions; Survey must be "as built with right-of-way and easement vacations excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specially requested by the City. **Must be the most recent survey and the date on the survey should not exceed one (1) year. Copy sets of the Survey must be at half-size scale 11x17".**
- Site Plan** A full set of plans must be submitted. A survey may be substituted if the requested variance is clearly indicated. The coversheet on the plan set must state the project name and table of contents. **Copy sets of the Plans must be at half-size scale 11x17".**
- Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s).
- Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s).
- Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s).
- Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. **To place your request, contact Heather Hanson by phone at 954-357-6855 or email hhanson@bcpa.net or contact Kenny Gibbs by phone at 954-357-5503 or email kgibbs@bcpa.net. Distribution:** The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
 - Envelopes**
The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only metered mail is not accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.

The return address shall be listed on all envelopes as follows:
City of Fort Lauderdale - Zoning Division (BOA)
700 N.W. 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 1/2" x 11". Survey and Plans must be at half-size scale 11 x 17".

GUIDELINES AND LINKS:

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



Board of Adjustment (BOA) Criteria for Variance/Interpretation

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

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

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

Section 47 - 5.32 Table of Dimensional Requirements for RD-15 and RD-15s zoning district

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and Section 47 -5.32 which requires a minimum 5 ft side yard setback, the applicant requests approval to enclose an existing carport

that is nonconforming with the side yard setback

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;

Condition not the result of the actions by current owner, stems from the original placement of structure, The existing unpermitted area constructed by previous owner, aligned with the permitted car port and encroaching. Seeking after the fact variance to bring into compliance,

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 Comparable properties in the RD-15 zoning distral are permitted to enclose carports as a part of the principal structure, the existing conditions

and required setbacks limit owners

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and The existing carport was constructed under approved permit at the time of purchase. Adjacent storage was built by previous owners. Current

owner seeks to improve property and bring all structures into 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. Proposal is only for the enclosure of an existing car port within the current building footprint with no expansion, enlargement,

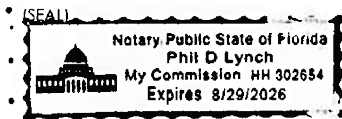
or additional encroachment into the required side setback

AFFIDAVIT: John Lynch, Danielle Panella the Owner/Agent of said property ATTEST that I am aware of the following:

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

(Signature) JOHN LYNCH

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of March, 2026



NOTARY PUBLIC MY COMMISSION EXPIRES: 08-29-2026



Board of Adjustment (BOA) Criteria for Variance/Interpretation

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

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

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

Section 47 - 5.32 Table of Dimensional Requirements for RD-15 and RD-15s zoning district

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and Section 47 -5.32 which requires a minimum 5 ft side yard setback, the applicant requests approval to enclose an existing carport

that is nonconforming with the side yard setback

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:

Condition not the result of the actions by current owner, stems from the original placement of structure, The existing unpermitted area constructed by previous owner, aligned with the permitted car port and encroaching. Seeking after the fact variance to bring into compliance.

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 Comparable properties in the RD-15 zoning district are permitted to enclose carports as a part of the principal structure, the existing conditions

and required setbacks limit owners

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and The existing carport was constructed under approved permit at the time of purchase. Adjacent storage was built by previous owners. Current

owner seeks to improve property and bring all structures into 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. Proposal is only for the enclosure of an existing car port within the current building footprint with no expansion, enlargement,

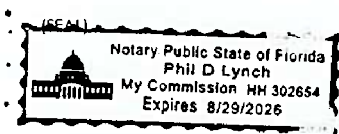
or additional encroachment into the required side setback

AFFIDAVIT: I John Lynch, Danielle Panella the Owner/Agent of said property ATTEST that I am aware of the following:

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

(Signature) Danielle Panella

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of March, 2026



NOTARY PUBLIC MY COMMISSION EXPIRES: 08-29-2026

Prepared by:

William L. Epstein, P.A.
5550 Glades Road, Suite 500
Boca Raton, FL 33431

Return to:

Law Office of Nicholas G. Sadaka, P.A.
8551 West Sunrise Boulevard
Suite 102
Plantation, FL 33322

File No: 24-018

Parcel Identification No 50-42-17-16-0550

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24 day of March, 2024 between GAB LAND LLC, a Florida Limited Liability Company, whose post office address is 936 Intracoastal Drive, 401, Fort Lauderdale, FL 33304, of the County of Broward, State of Florida, Grantor, to John P. Lynch and Danielle C. Panella, husband and wife, whose post office address is 1314 Southwest 22nd Terrace, Fort Lauderdale, FL 33312, of the County of Broward, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Lot 27, Block 2, HOLLAND SUBDIVISION NO. 2, according to the map or plat thereof as recorded in Plat Book 29, Page 41, Public Records of Broward County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

GAB LAND LLC, a Florida Limited Liability Company

WITNESS

PRINT NAME: HOPE JACKSON

By: [Signature]
Thierry J. Gablin, Manager

1350 N. Federal Highway 2800 YACHT CLUB BLD.
Pompano Beach, FL 33062 FT. LAUDERDALE FL 33304

WITNESS

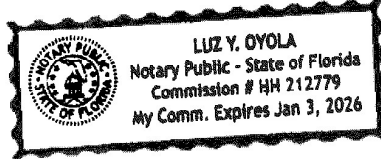
PRINT NAME: Luz Y. Oyola

1350 N. Federal Highway 541 Fairfax Ave.
Pompano Beach, FL 33062 Fairfax Ave. Davie FL 33325

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 24 day of March, 2024 by Thierry J. Gablin, Manager of GAB LAND LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type Stamp Name of Notary



Personally known: _____
OR Produced Identification:

Type of Identification Produced: FL drivers license



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

AGENT AUTHORIZATION FORM

I, JOHN LYNETT ("Owner") as the current title owner of the real property located at 1314 SW JOHN TRENKLE PT AVE FL ("Property"), do hereby authorize Danae Arco ("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:

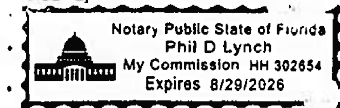
[Signature]
 Witness Signature
SHANNON LYNCH
 Print Name
03-05-2026
 Date

[Signature]
 Signature - Owner/Authorized Individual
JOHN LYNCH
 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 5th day of March, 2026, by John Lynch, an individual who is personally known to me or has produced Parent Deeds as identification

[NOTARY SEAL]



[Signature]
 (Signature of Notary Public- State of Florida)
03-05-2026
 My Commission Expires:
Phil D. Lynch
 Print, Type, or Stamp Commissioned Name of Notary Public



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

AGENT AUTHORIZATION FORM

I, DANIELLE PAVELT ("Owner") as the current title owner of the real property located at 1317 SW 26 STREET FT LAUDERDALE FL ("Property"), do hereby authorize Danae Arco ("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.

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

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WITNESS:

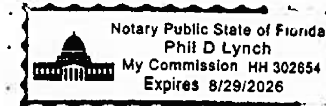
[Signature]
 Witness Signature
SHARON LYNETT
 Print Name
03-05-2026
 Date

[Signature]
 Signature - Owner/Authorized Individual
DANIELLE PANEOLA
 Print Name - Owner/ Authorized Individual
owner
 Print Title - Authorized Individual

STATE OF FLORIDA
 COUNTY OF BROWARD

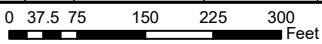
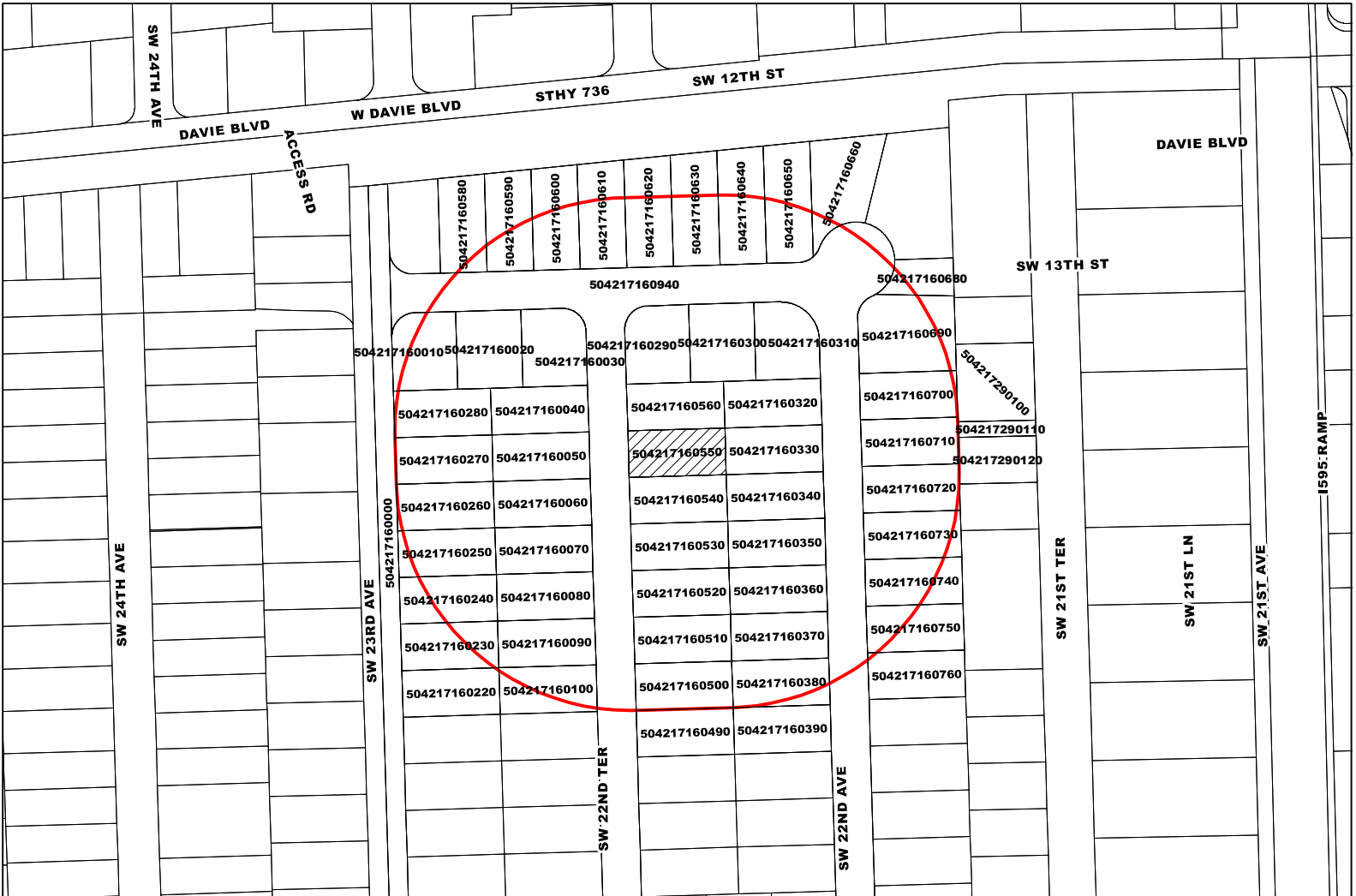
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of March, 2026, by DANIELLE PANEOLA, an individual who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification

[NOTARY SEAL]



[Signature]
 (Signature of Notary Public- State of Florida)
03-29-2026
 My Commission Expires:
Phil D. Lynch
 Print, Type, or Stamp Commissioned Name of Notary Public)





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1314 SW 22 TERR
DATE OF PRINT: 12/02/2025

FOLIO_NUMB	NAME_LINE_
504217160010	JARAMILLO,MARC A
504217160020	MEDINA,VERONICA
504217160030	MEDINA,DENNIS R & GLORIA MA
504217160040	GALLAGAN,TIFFANY
504217160050	COOPER,WILLIAM JOSEPH III
504217160060	MILO,DONNA E
504217160070	KOMOLVASRI,SUKHUM & SUDA H/E
504217160080	BROOKS FAMILY PROPERTIES II LLC
504217160090	ROBAINA,JULIO
504217160100	ECHAZABAL GONZALEZ,YOANDRY
504217160220	SMITH,RODNEY WAYNE
504217160230	BURKE,CHARLENE AMANDA
504217160240	TRAVIS,ELIZABETH SUZAN
504217160250	AQUEY,AMANDA
504217160260	BRANDON,MARY L &
504217160270	MAZARIEGOS,FERDY & KIMBERLY
504217160280	BARRA,KEVIN
504217160290	CATO,WENDELL H/E
504217160300	PENA,YANET PENA
504217160310	CODECIDO,WILFREDO R
504217160320	FRANCIS,SONIA M
504217160330	BRUNT,ELYSE
504217160340	AGUILERA,EDWIN
504217160350	D N Y HOLDINGS LLC
504217160360	HERNANDEZ,DAVID & LIDIA
504217160370	SANTOFIMIO PENA REV TR
504217160380	GONZALEZ RODRIGUEZ,CARLOS A
504217160390	BRODEUR,MARIA EUGENIA
504217160490	FUMERO,LUIS & TEODORA
504217160500	POMPEI,RIEONALD W & PAULETTE S
504217160510	MOLINA,LEOPOLDO
504217160520	GARCIA,DAVID RAYMOND
504217160530	KINNEY,QUINTIN
504217160540	MAZAL,HENRY R
504217160550	LYNCH,JOHN P H/E
504217160560	RUSSO,LOUIS H/E
504217160580	FLORIDA DEPT OF TRANSPORTATION
504217160590	FLORIDA DEPT OF TRANSPORTATION
504217160600	FLORIDA DEPT OF TRANSPORTATION
504217160610	FLORIDA DEPT OF TRANSPORTATION
504217160620	FLORIDA DEPT OF TRANSPORTATION

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504217160650	FLORIDA DEPT OF TRANSPORTATION
504217160660	FLORIDA DEPT OF TRANSPORTATION
504217160680	FLORIDA DEPT OF TRANSPORTATION
504217160690	RODRIGUEZ,NIDIA
504217160700	VALDES,CARLOS M H/E
504217160710	VINAS-VILLAFANA,OSCAR
504217160720	LOPEZ,CAROLINA H/E
504217160730	CANALES,RICARDO
504217160740	RIBERA,VIVIANA
504217160750	SMITH,LOVETTA MARIE
504217160760	RODE,PATRICIA M
504217160940	PUBLIC LAND
504217290100	FRANCES STREET 18 LLC
504217290110	HOLLAND MOBILE HOME PARK LLC
504217290120	HOLLAND MOBILE HOME PARK LLC

NAME_LINE1	ADDRESS_LI
	2236 SW 13 ST
MEDINA,DENNIS R	2230 SW 13 ST
	2224 SW 13 ST
	1309 SW 22 TER
SMALLS,KETURAH NICOLE	1315 SW 22 TER
	2151 SW 23 AVE
KOMOLVASRI,H & KOMOLVASRI,Y H/E	1327 SW 22 TER
	PO BOX 1677
PEREZ,DUNIA	1339 SW 22 TER
	3430 SW 13 CT
	1344 SW 23 AVE
	1338 SW 23 AVE
	1332 SW 23 AVE
DURON,DENYS	1326 SW 23 AVE
BRANDON,RUSSELL L	619 LAKESIDE CIR
	1314 SW 23 AVE
	1308 SW 23 AVE
CATO,VENIE	2212 SW 13 ST
	2206 SW 13 ST
	2200 SW 13 ST
	1309 SW 22 AVE
	2503 WILSON ST
MARTINEZ,SENIA	1321 SW 22 AVE
	1018 S 56 AVE
	1333 SW 22 AVE
	1339 SW 22 AVE
JUVIER,DAYLANE	1345 SW 22 AVE
	1351 SW 22 AVE
	1350 SW 22 TER
	1344 SW 22 TER
	1338 SW 22 TER
	19621 E OAKMONT DR
	2455 SUGARLOAF LN
	1320 SW 22 TER
PANELLA,DANIELLE C	1314 SW 22 TER
RUSSO,JEILY	1308 SW 22 TER
OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD
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MARTINEZ,MIRTA	1308 SW 22 AVE
	1314 SW 22 AVE
LUCERO,DELIO	1320 SW 22 AVE
	1326 SW 22 AVE
	1332 SW 22 AVE
	1338 SW 22 AVE
ADOLPH & PATRICIA M RODE REV TR	1344 SW 22 AVE
% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100
	8412 STAGECOACH LN
	160 CONGRESS PARK DR STE 214
	160 CONGRESS PARK DR STE 214

CITY	ST	ZIP	ADDRESS__1	
FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
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FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
DEERFIELD BEACH	FL	33443	DEERFIELD BEACH	FL33443
FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
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FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
BOCA RATON	FL 33496	BOCA RATON	FL33496
DELRAY BEACH	FL 33445	DELRAY BEACH	FL33445
DELRAY BEACH	FL 33445	DELRAY BEACH	FL33445

- **NARRATIVE**

Board of Adjustment (BOA)

Feb 11, 2026

Narrative: Variance Request for 1314 SW 22nd Terrace, Fort Lauderdale, FL 33312
Code Section: 47 5.32 Table of Dimensional Requirements for the RD-15 and
RDs-15 Districts

Property Owners: John Lynch & Danielle Panella

To Whom It May Concern,

We respectfully submit this narrative to request a variance for the property located at 1314 SW 22nd Terrace, Fort Lauderdale, Florida 33312, owned by John Lynch and Danielle Panella. We are seeking approval to enclose the existing carport and convert it into a functional office space to better accommodate the needs of our young and growing family. The carport in question is located on the north side of the property and currently sits approximately 1.1 feet from the property line. Because the structure already encroaches into the required setback, enclosing this space within the exact existing footprint will not allow the project to meet the current setback requirements as outlined by the jurisdiction.

It is important to note that no expansion to the existing footprint is being proposed. The request is solely to enclose the already-established carport area. Granting this variance will allow us as the homeowners to repurpose an existing nonconforming structure into interior space that supports our family's functional needs, without increasing the site's impact, massing, or proximity to the neighboring property. The enclosure of this space will enhance the livability of the home while maintaining the existing building footprint and avoiding any further encroachment. During the review process, it was also discovered that there is an adjacent enclosed storage area aligned with and directly attached to the carport. This storage area was constructed by previous owners without a permit and similarly encroaches into the required setback. As a result, an after-the-fact variance is required for this existing storage structure.

Importantly, we did not create these conditions. We are working in good faith to address and resolve all outstanding permitting and zoning matters in order to bring the property into full compliance. No additional encroachments are being proposed beyond what currently exists.

We respectfully request favorable consideration of both the before-the-fact variance for the carport enclosure and the after-the-fact variance for the existing storage area. Thank you for your time and consideration.

Sincerely,
John Lynch and Danielle Panella

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)



TEL: 305.128.2827
WWW.MARCHITECT.COM
STATE OF FLORIDA REGISTERED
ARCHITECT
EMAIL:
D.ARCO@MARCHITECT.COM

PROJECT TITLE:

**LYNCH + PANELLA
RESIDENCE**

1314 NW 22 STREET
MIAMI, FLORIDA 33132
JOHN LYNCH AND JANELLE PANELLA

PROJECT NO: 11.2014

DATE: 03/04/2020

REVISIONS:

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SEAL
NOT FOR CONSTRUCTION



DANAE C. ARCO, P.A. NO. AR103395

DRAWING TITLE:

PROPERTY IMAGES

DRAWING NO:

A0.10

SITE IMAGES

WEST: ANGLED FRONT STREET VIEW (OPPOSITE CARPORT)



WEST: FRONT STREET VIEW



WEST: FRONT VIEW - CARPORT DETAILED VIEW



NORTH: ANGLED VIEW FROM NEIGHBORS PERSPECTIVE



NORTH: CLOSER ANGLED VIEW FROM NEIGHBORS PERSPECTIVE



EAST: REAR OF HOUSE ABUTTING PROPERTY LINE



SOUTH: SIDE VIEW OF HOUSE



EAST: REAR OF HOUSE OPPOSITE SIDE OF WHERE CARPORT IS



- **SURVEY**

Board of Adjustment (BOA)

BOUNDARY SURVEY

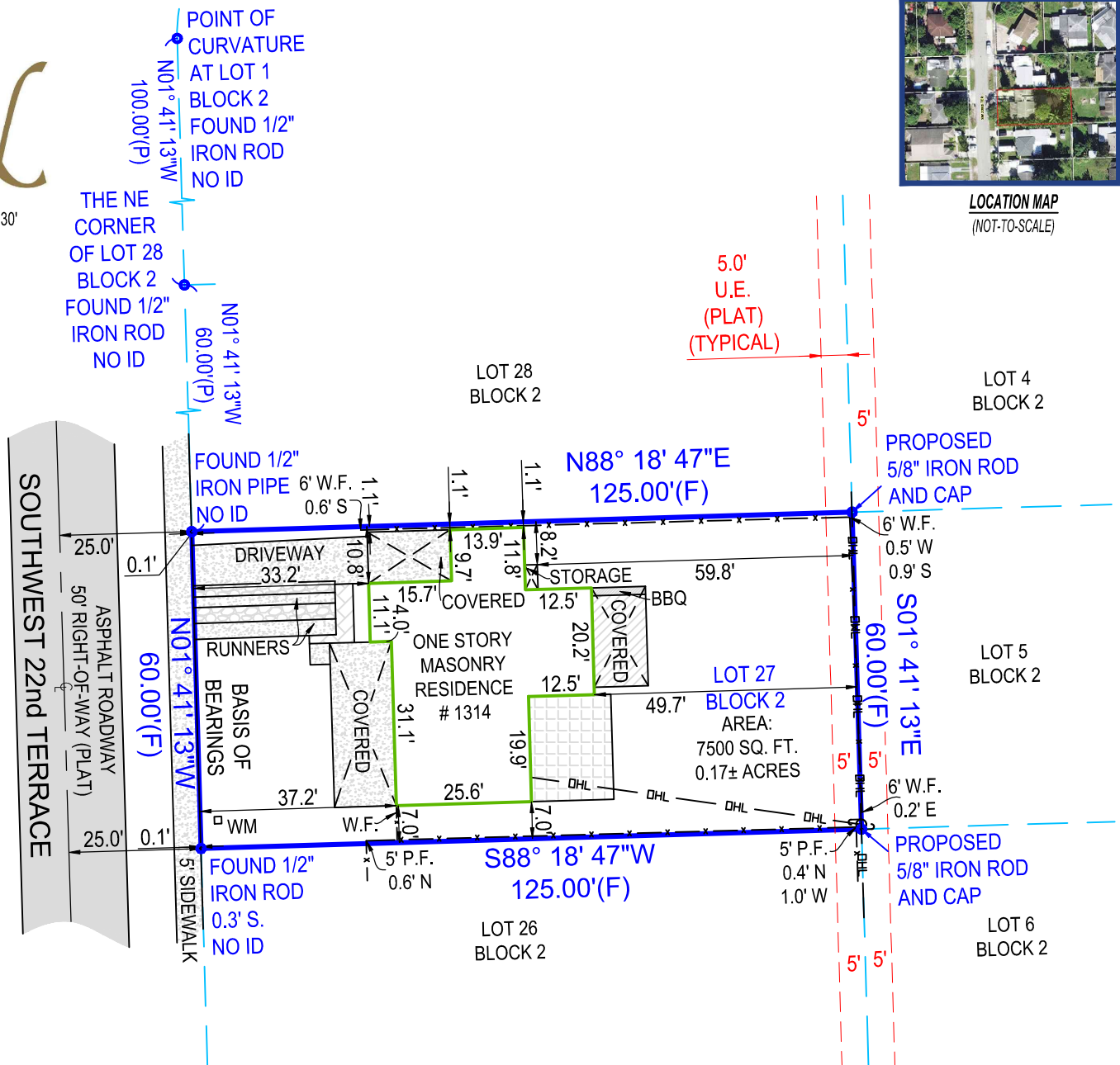
1314 SOUTHWEST 22nd TERRACE, FORT LAUDERDALE, FL 33312



SCALE: 1"=30'



LOCATION MAP
(NOT-TO-SCALE)



LEGEND:
 W.F. = WOOD FENCE
 P.F. = PLASTIC FENCE

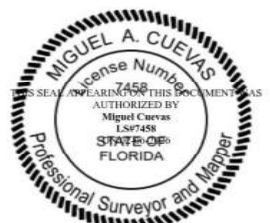
REVISION:
 2/6/26 ADDED DIMENSION
 ARROW TO BUILDING J.W.

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 11-24-2025
 Drawn By: O. G.
 Order #: 274937
 Last Revision Date: 02-06-2026
 Boundary Survey prepared by: LB 8642
 Nexgen Land Solution, I.L.C.
 561-508-6272
 1547 Prosperity Farms Rd, Lake Park, FL 33403



LEGAL DESCRIPTION OF: 1314 SW 22ND TERRACE, FORT LAUDERDALE, FL, 33312

LOT 27, BLOCK 2, HOLLAND SUBDIVISION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

FLOOD ZONE:

12011C0556J
ZONE: AH
ELEV: 07 FT
EFF: 07/31/2024

SURVEY NOTES:

- DRIVEWAY, CONCRETE RUNNERS AND ROCK WALK CROSS THE BOUNDARY LINE ON WESTERN SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH UTILITY EASEMENT ALONG EASTERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON EASTERN AND SOUTHERN SIDES OF LOT AS SHOWN.
- BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE, BEING N01°41'13"W, PER PLAT.
- REVISION # 01: ADDED DIMENSION ARROW TO NORTHWESTERLY CORNER OF COVERED CARPORT.

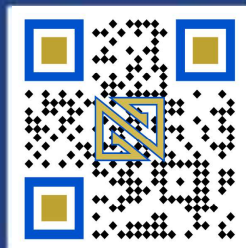
LEGEND

A/C	-AIR CONDITIONER
WM	-WATER MEATER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B	-POINT OF BEGINNING
P.O.C	-POINT OF COMMENCEMENT
&	-AND
P.B	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
-x-	-FENCE
#	-NUMBER
+	-PLUS OR MINUS
■	-ASPHALT
□	-CONCRETE
▨	-PAVER/BRINCK
▩	-WOOD
☆	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
⊖	-CATCH BASIN
⊘	-FIRE HYDRANT
⊙	-UTILITY POLE
⊚	-MANHOLE
⊛	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THE SURVEYOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIP5- DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LB (LICENSED BUSINESS) UNLESS OTHERWISE SHOWN. 9)THE PROPERTY SHOWN HEREON APPEARS TO LIE OR IS APPROXIMATE TO THE SPECIFIED FLOOD ZONES, THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE STATEMENT. CONTACT YOUR LOCAL FLOODPLAIN OFFICIAL OR F.E.M.A. AGENT FOR VERIFICATION.



- **SITE PLAN**

Board of Adjustment (BOA)

SITE PLAN NOTES

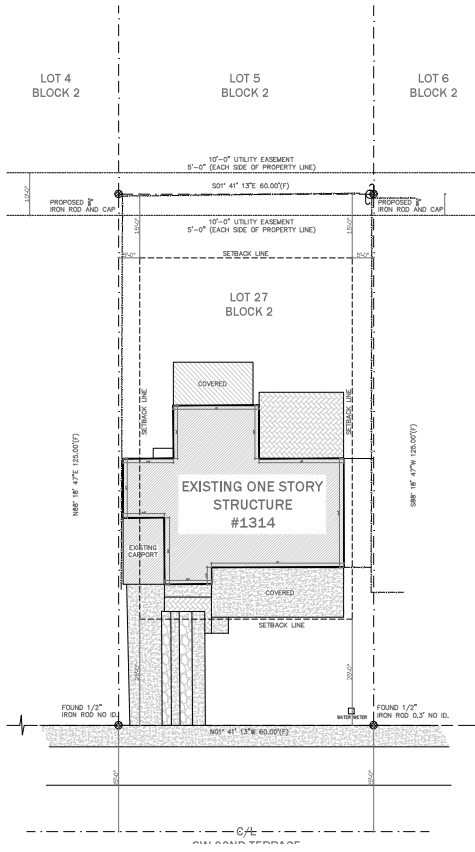
1. REFER TO SHEDD & SEALED LEGAL SURVEY PROVIDED BY OWNER FOR EXACT SITE CONFIGURATION, SITE GEOMETRY, BOUNDARIES, ELEVATIONS, LOCATIONS OF EXISTING ELEMENTS, LEGAL DESCRIPTION AND ADDITIONAL INFORMATION.
2. COORDINATE WITH LOCAL UTILITIES AS REQUIRED FOR SERVICE CONNECTIONS.
3. LOT TO BE CHANGED AS TO PREVENT SURFACE OVERLAND RUNOFF OF STORM WATER ONTO ADJACENT PROPERTIES WITHIN 10' FROM 0' MIN.
4. REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS, LOCATIONS OF EXISTING ELEMENTS.
5. REFER TO CIVIL ENGINEERING DRAWINGS IF APPLICABLE FOR FINAL SPACE ELEVATIONS, NOT WITHIN ARCHITECTURAL SCOPE.
6. REFER TO CIVIL ENGINEERING DRAWINGS, IF APPLICABLE, FOR NEW SEPTIC TANK OR DRAIN FIELD LOCATION, SIZES OR CALCULATIONS, NOT WITHIN ARCHITECTURAL SCOPE.
7. LANDSCAPING SHALL COMPLY WITH ALL LANDSCAPING REGULATIONS REQUIRED BY ALL LOCAL AND APPLICABLE CODES.
8. REFER TO LANDSCAPING DRAWINGS IF APPLICABLE FOR LANDSCAPING REQUIREMENTS, PAVEMENT PATTERNS, NOTES AND DETAILS, NOT WITHIN ARCHITECTURAL SCOPE.
9. COORDINATE LANDSCAPING & PLANTATION WITH ADJACENT UTILITIES.

PROPERTY & SITE INFORMATION	
CLIENT OWNER	JOHN P. LYNCH & DANIELLE C. PANELLA
PROPERTY ADDRESS	1314 SW 22 TERRACE
LEGAL DESCRIPTION	FORT LAUDERDALE FLORIDA 33302
RECORD BOOK/PAGE	PLAT BOOK 29, PAGE 41
PARCEL CONTROL #	3040774050
PROPERTY USE CODE	01-01 SINGLE FAMILY
ZONING	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/ MEDIUM DENSITY
RETAINING DISTRICT	N/A

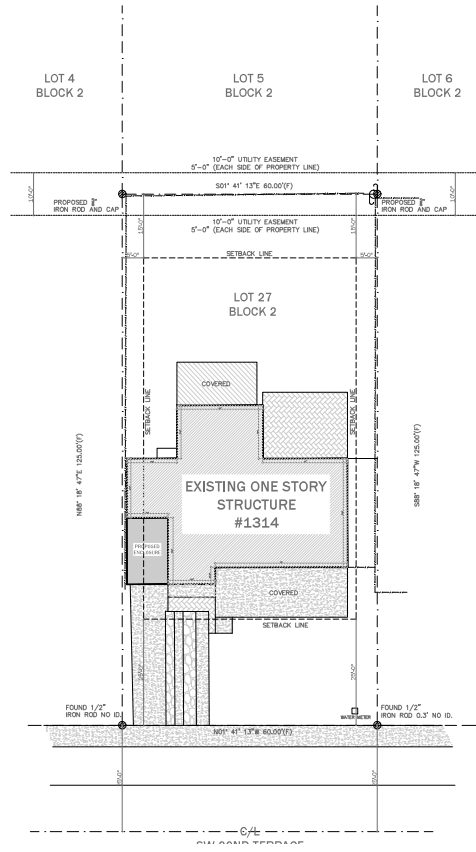
ZONING DATA			
EXISTING DATA	REQUIRED	PROVIDED	
LOT AREA	.172 ACRES	8,000 S.F. MIN	7,500 S.F.
LOT WIDTH	60'-0"	50' MIN	60'-0"
LOT DEPTH	125'-0"	N/A	125'-0"
LOT COVERAGE	12-32% HEIGHT	45% MAX	23%
F.A.R.	N/A	N/A	N/A
HEIGHT	35' MAX	12'-0"	
PROPOSED DATA	REQUIRED	PROVIDED	
LOT AREA	.172 ACRES	8,000 S.F. MIN	7,500 S.F.
LOT WIDTH	60'-0"	50' MIN	60'-0"
LOT DEPTH	125'-0"	N/A	125'-0"
LOT COVERAGE	12-32% HEIGHT	45% MAX	23%
F.A.R.	N/A	N/A	N/A
HEIGHT	35' MAX	12'-0"	
RECORD DATA	REQUIRED	PROVIDED	
BUILDING	FRONT (WEST)	25'-0"	33'-0"
	REAR (EAST)	15'-0"	49'-10"
	SIDE (NORTH)	5'-0"	0'-9"
	SIDE (SOUTH)	5'-0"	7'-4"

BUILDING DATA			
BUILDING FOOTPRINT	EXISTING	PROPOSED	
UNDER A/C	1,234 S.F.	1,487 S.F.	
COVERED AREAS	453 S.F.	580 S.F.	
CARPORY	153 S.F.	0 S.F.	
OPEN SPACE	5,458 S.F.	5,458 S.F.	

LEGEND - SITE PLAN	
MARK	DEFINITION
---	EXISTING AREA
---	PROPOSED AREA
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	CHAIN LINE FENCE LINE



1 SITE PLAN EXISTING 1/16" = 1'-0"



1 SITE PLAN PROPOSED 1/16" = 1'-0"



TEL: 954.756.3307
 WWW.LYNCH+PANELLA.COM
 STATE OF FLORIDA REGISTERED ARCHITECT
 EMAIL: JLPAN@LYNCH+PANELLA.COM

PROJECT TITLE

**LYNCH + PANELLA
 RESIDENCE**

PROJECT NO. 11-2023

DATE 03/04/2020

REVISIONS

- ▲
- ▲
- ▲
- ▲

SEAL NOT FOR CONSTRUCTION



DANAFC.ARCO.RA NO. 48103358

DRAWING TITLE

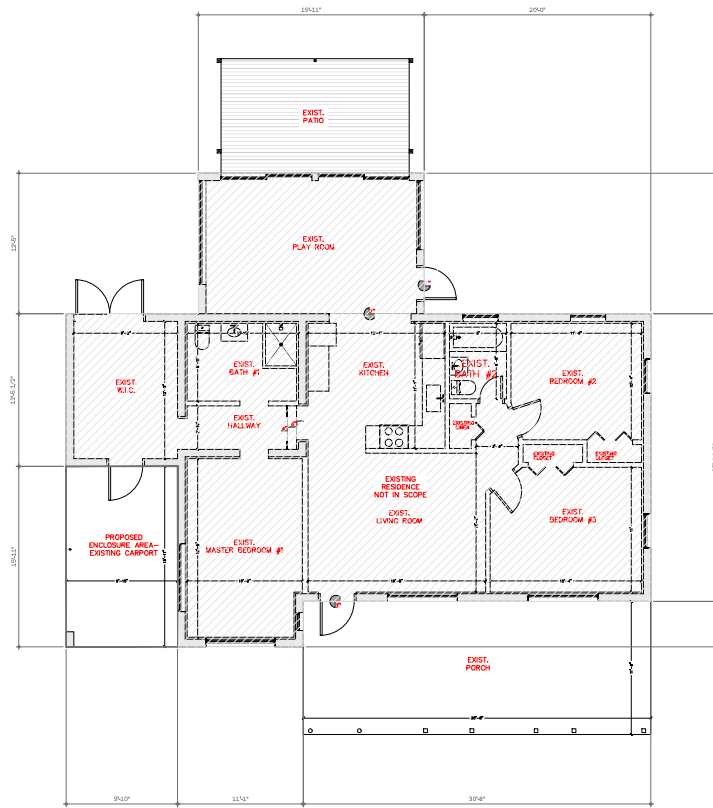
SITE PLAN

DRAWING NO.

A1.00

FLOOR PLAN NOTES

TYPICAL GARAGE NOTES



LEGEND - FLOORPLAN	
MARK	DEFINITION
(Hatched Area)	EXISTING (OR REMAIN)

2 FLOOR PLAN
EXISTING + PROPOSED AREA 3/16" = 1'-0"



TEL: 954.741.1107
WWW.LYNCH+PANELLA.COM
STATE OF FLORIDA REGISTERED ARCHITECTS
E.M.H.
LUSORON@LYNCH+PANELLA.COM

PROJECT TITLE

**LYNCH + PANELLA
RESIDENCE**

13154 SW 22 TERRACE
DADE COUNTY, FL 33142
JOHN LYNCH AND DANIELLE PANELLA

PROJECT NO. 17-2025

DATE 03/04/2020

REVISIONS

- ▲
- ▲
- ▲
- ▲

SEAL
NOT FOR CONSTRUCTION



DADE C. ARCO. RA NO. 48103398

DRAWING TITLE

FLOOR PLAN

DRAWING NO.

A1.01

- **ELEVATIONS**

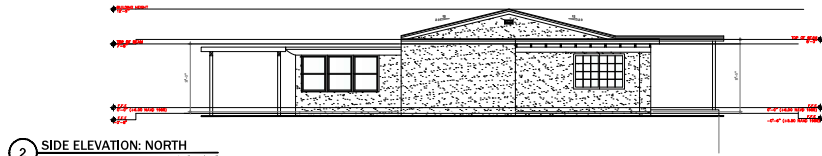
Board of Adjustment (BOA)

EXTERIOR ELEVATION NOTES

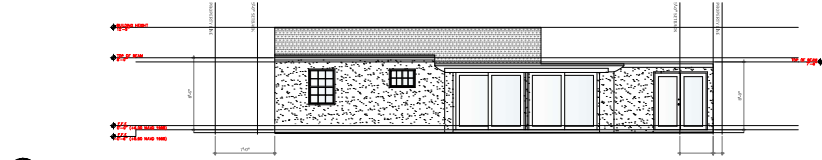
1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CMU WALL/CONCRETE WALL UNLESS OTHERWISE NOTED.
2. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 5" THICK TEXTURED, OVER ASPHALT IMPREGNATED PAPER BADA WIRE LATH OVER HOUSE WRAP EXTERIOR SHEATHING PER STRUCTURAL DRAWINGS. EACH LAYER TO BE FORMED OUT FROM BACKSIDE BY AN APPROVED METHOD, PER FBC 67B-EDITION 2023 (RESIDENTIAL) 710.5.
3. RAILING, MOLDING, COLUMNS & TRIM SHALL RECEIVE A SAND FINISH. SEE ELEVATION FOR DEPTH OF RAISED BANDING.
4. ROOF COVERING: SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS.
5. ROOF JOISTS SHALL BE IN ACCORDANCE WITH FBC 67B-EDITION 2023 (RESIDENTIAL) 710.3.1.1.
6. MINIMUM PLY FLASHING SHALL BE IN ACCORDANCE WITH FBC 67B-EDITION 2023 (RESIDENTIAL) 710.5.4.
7. WATER RESISTANT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH FBC 67B-EDITION 2023 (RESIDENTIAL) SECTION 710.5.2. WATER RESISTANT BARRIERS INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE NAPTH-PENETRABLE BARRIER FOLLOWED TO 2 LAYERS OF GIBBS' CP PAPER IN ACCORDANCE WITH FBC 67B.4. ANY FLASHING INTENDED TO DRAIN THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS AND SHALL DRAIN AWAY.



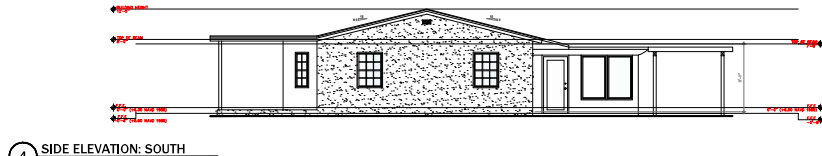
1 FRONT ELEVATION: WEST
SCHEMATIC EXISTING
3/16" = 1'-0"



2 SIDE ELEVATION: NORTH
SCHEMATIC EXISTING
3/16" = 1'-0"



3 BACK ELEVATION: EAST
SCHEMATIC EXISTING
3/16" = 1'-0"



4 SIDE ELEVATION: SOUTH
SCHEMATIC EXISTING
3/16" = 1'-0"



TEL: 954.754.1107
WWW.PANELLACORP.COM
STATE OF FLORIDA REGISTERED ARCHITECT

E.M.H.
LUSORON@PANELLACORP.COM

PROJECT TITLE:

LYNCH + PANELLA
RESIDENCE

13154 SW 22 TERRACE
DADE COUNTY
MIAMI, FL 33142
JOHN LYNCH AND DANIELLE C. PANELLA

PROJECT NO. 11-2023

DATE 03/04/2020

REVISIONS

- ▲
- ▲
- ▲
- ▲

SEAL
NOT FOR CONSTRUCTION



DADE CO. ARCH. REG. NO. 48103398

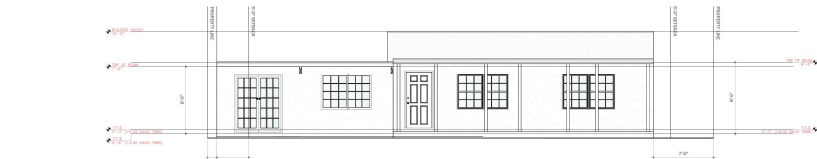
DRAWING TITLE: **ELEVATION**

DRAWING NO.

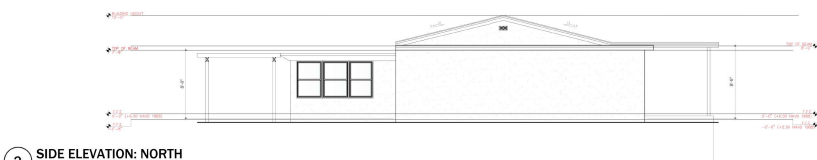
A2.00

EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CMU WALL, CONCRETE WALL UNLESS OTHERWISE NOTED.
2. CEMENT PLASTER FINISH OVER CONCRETE MASONRY SHALL BE 2" THICK TEXTURED.
3. CEMENT PLASTER FINISH OVER WOOD FRAMED WALLS SHALL BE 3/8" COATS TEXTURED, OVER ASPHALT IMPREGATED PAPER BACK WITH LATH, OVER HOUSE WRAP EXTENDING SHEATHING PER STRUCTURAL DRAWINGS. LATH TO BE FURRED OUT FROM BRACING BY AN APPROPRIATE METHOD, PER 6TH EDITION 2022 (RESIDENTIAL) SECTION 7.2.
4. FINISH: SEE FINISH SCHEDULE.
5. ROOF COVERING: SEE STRUCTURAL SHEETS FOR SHEATHING REQUIREMENTS.
6. ROOF FLASHING SHALL BE IN ACCORDANCE WITH THE BIRMINGHAM 2009 (RESIDENTIAL) 7.03.7.2.1.
7. WINDOW FLASHING SHALL BE IN ACCORDANCE WITH IRC 6TH EDITION 2021 (RESIDENTIAL) 7.03.4.
8. WATER RESISTANT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH IRC 6TH EDITION 2021 (RESIDENTIAL) SECTION 7.2. WATER RESISTANT BARRIERS SHALL BE OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTANT NAPOY PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRACE "G" PAPER IN ACCORDANCE WITH R703.4. ANY FLASHING INTENDED TO DRAIN THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS AND SHALL STRETCH OVER JOINT.



1 FRONT ELEVATION: WEST
SCHEMATIC PROPOSED
1/16" = 1'-0"



2 SIDE ELEVATION: NORTH
SCHEMATIC PROPOSED
1/16" = 1'-0"



3 BACK ELEVATION: EAST
SCHEMATIC PROPOSED
1/16" = 1'-0"



4 SIDE ELEVATION: SOUTH
SCHEMATIC PROPOSED
1/16" = 1'-0"



TEL: 561.708.3857
WWW.PANARCTECT.COM
STATE OF FLORIDA REGISTERED ARCHITECT

EMAIL: P.ARDON@PANARCTECT.COM

PROJECT TITLE:

**LYNCH + PANELLA
RESIDENCE**

3314 SW 22 TERRACE
DAVIE, FLORIDA 33412
JOHN LYNCH AND DANIELLE C. PANELLA

PROJECT NO.: 17-2025

DATE: 03/04/2028

REVISIONS:

NO.	DESCRIPTION

SEAL
NOT FOR CONSTRUCTION



DAVIE C. ARCO, RA. NO. AR103398

DRAWING TITLE: ELEVATION

DRAWING NO.:

A2.00

PRIOR PERMIT INFORMATION

Board of Adjustment (BOA)



FLOOR PLAN B.R., KITCHEN, CARPORT & FRONT PORCH

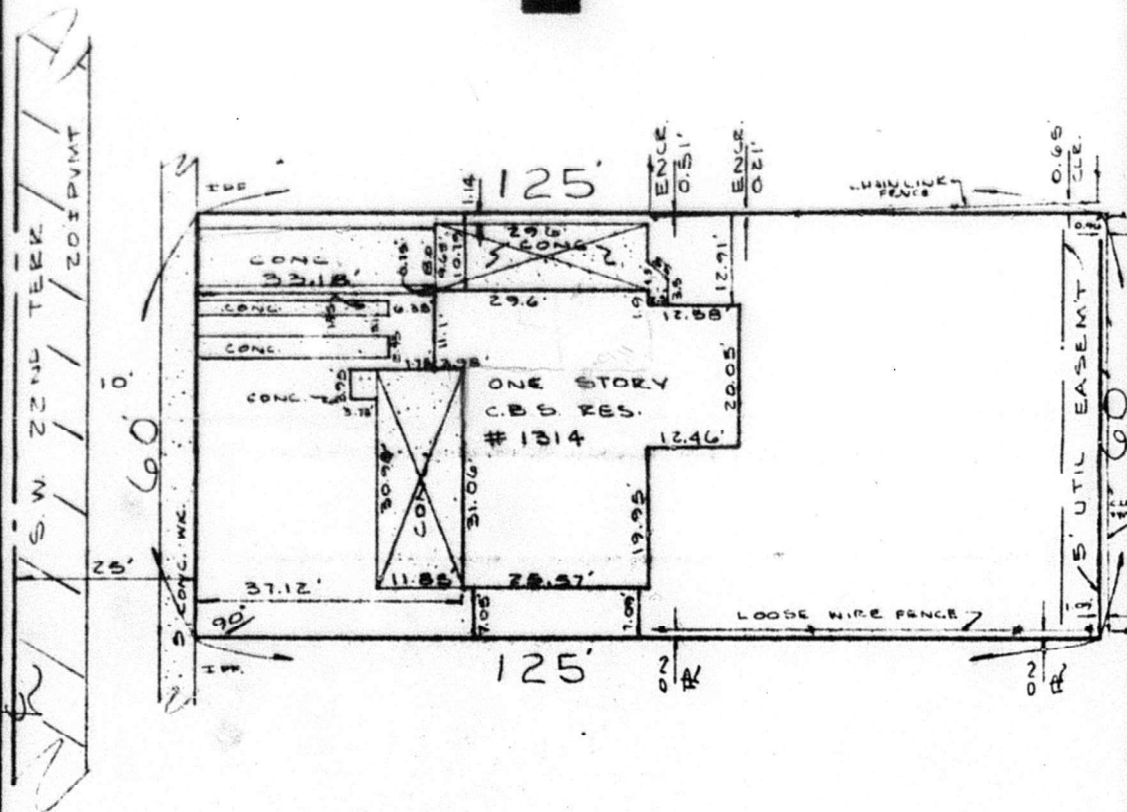
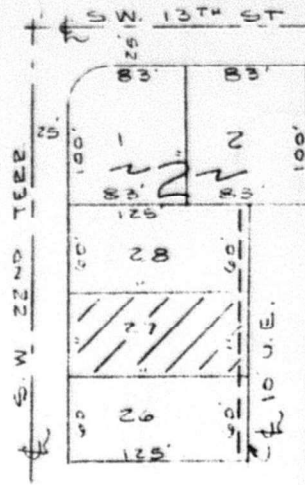
79-3567

Legal Description

Lot 27 in Block 2 of HOLLAND SUBDIVISION NO. 2, according to the plat thereof, as recorded in Plat Book 29 at Page 41 of the Public Records of Broward County, Florida.

LOCATION
SKETCH

For: Arcs Mortgage Corp.



PROPERTY OF: Father William C. Wilkes, 1314 S.W. 22 Terr., Ft. Laud., Fla.



I hereby certify that the attached sketch represents a recent survey made under my direction, and is true and correct to the best of my knowledge and belief, and that there are no encroachments on said land other than are shown hereon.
Frank Makowski
Fla. Reg. Surveyor No. 2814

FRANK MAKOWSKI

PROFESSIONAL LAND SURVEYOR

P. O. BOX 561081, KENDALL STATION
MIAMI, FLORIDA 33156

DATE
2-12-75

SCALE
1" = 20'

DRAWN BY
A.P.

DRWG. NO.
75-1097

Member of "Florida Society of Professional Land Surveyors"

79-3567