

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

DATE: Wednesday, May 13th, 2026

AGENDA ITEM #: 1

CASE #: PLN-BOA-26030006

NOTES: New Case

Board of Adjustment (BOA)

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

Board of Adjustment (BOA)

PLN-BOA-26030006

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an

	<p>Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
Minimum distance	None	None

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

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

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

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

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

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

Record

Menu Refine Search New GIS Create a Set Reports Help My Filters --Select-- Module Planning

Showing 1-19 of 19

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	PLN-BOA-26030006	Front Yard Setback	SAUER,CHRISTIAN	Z- Board of Adjustment (BOA)	0		1448
<input type="checkbox"/>	BLD-WIN-WT-25040026	PURGED NO CLIENT RESPONSE FOR OVER 60 DAYS 11 wi...	Online Walk-Thru- Window and...	Walk-Thru - Window and Door	0		1448
<input type="checkbox"/>	BLD-ROOF-WT-23040033	SHINGLE AND FLAT ROOF REPLACEMENT - 1673 SF - NOC	Lobby Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		1448
<input type="checkbox"/>	MEC-HVCHG-WT-25120033	Exact AC Change Out	Online Walk-Thru- HVAC Chang...	Walk-Thru - HVAC Changeout	0		1448
<input type="checkbox"/>	VIO-CE19060320_1		WESTER,DAGMAR	Violation-CODE Hearing	0		1448
<input type="checkbox"/>	BLD-WIN-24080567	REPLACEMENT 9 WINDOWS, 4 DOORS AND 2 SIDELITES	Window and Door Permit	Structural Permit	0		1448
<input type="checkbox"/>	BLD-GEN-25050128	ATF- ADDITION- ENCLOSE GARAGE INTO A BEDROOM, BAT...	Addition Permit	Structural Permit	0		1448
<input type="checkbox"/>	BLD-GEN-25050729	Install 3 new windows and 1 exterior door	Window and Door Permit	Structural Permit	0		1448
<input type="checkbox"/>	PM-05112511	REROOF 1500 SF SHINGLE ROOF	REROOF 1500 SF SHINGLE ROOF	Re-Roof Permit	0		1448
<input type="checkbox"/>	PM-10042090	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit	0		1448
<input type="checkbox"/>	PLB-GEN-25050394	New bathroom plumbing	Plumbing Subpermit	Plumbing Permit	0		1448
<input type="checkbox"/>	MEC-GEN-25050247	Install new split unit AC	Mechanical Subpermit	Mechanical Permit	159		1448
<input type="checkbox"/>	ELE-GEN-25050349	New electrical for garage conversion including li...	Electrical Subpermit	Electrical Permit	0		1448
<input type="checkbox"/>	CE19060320	L/S SKYLINE LIEN SEARCH -0- CASE FOUND	WESTER,DAGMAR	Code Case	0		1448
<input type="checkbox"/>	CE18062229	BULK TRASH LEFT BY SUPERVISOR. - UNACCEPTABLE -WA-	WESTER,DAGMAR	Bulk Trash Case	0		1448
<input type="checkbox"/>	VIO-CE18062229_1		WESTER,DAGMAR	Bulk Trash Case	0		1448
<input type="checkbox"/>	SE20080114			Bulk Trash Case	0	Wanda Acquavella	1448
<input type="checkbox"/>	SE21030406			Bulk Trash Case	0	Wanda Acquavella	1448
<input type="checkbox"/>	BE25080027	enclosing carport without an issued permit		Building Code Case	0	Jorge Martinez	1448

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

Board of Adjustment (BOA)



BOARD OF ADJUSTMENT MEETING NOTICE

Date: May 1st, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, May 13th, 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-26030006
OWNER:	SNOWDEN,SHAMANA TAVIA H/E; SAUER,CHRISTIAN
AGENT:	MARIA GONZALEZ
ADDRESS:	1448 SOUTH WEST 28 AVENUE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 1 & 2, IN BLOCK 14, OF CHULA VIST 1 ST , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-5.31 - Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance to permit a garage enclosure at a frontyard setback of 19.40 feet, whereas the code requires a frontyard setback at 25 feet. A total variance request of 5.60 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-26030006

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet

Graphic Scale



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: May 13th, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26030006

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

- **Requesting a variance to permit a garage enclosure at a frontyard setback of 19.40 feet, whereas the code requires a frontyard setback at 25 feet. A total variance request of 5.60 feet.**

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

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

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

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-26030006

APPLICANT: Maria gonzalez

PROPERTY: 1488 SW 28th Ave, Fort Lauderdale, Florida, USA

PUBLIC HEARING DATE: 05/13/2026

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

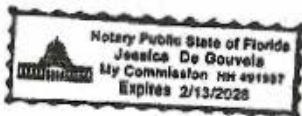
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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 or I.D.R. I will forfeit my sign deposit. MG (Initial here)

Maria Gonzalez
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of April 2026

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



3440

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: Wed 12th 2024 TIME: 6:00 P.M. CASE: 23-806-3458006
Sec. 17-3.21, Table of dimensional requirements for the R3-E district (Zone A)
- Revising to variance to permit a garage enclosure of a backyard setback of 19.40 feet, whereas the code requires a backyard setback of 25 feet. A total variance request of 5.60 feet



PRIVATE PROPERTY
No Trespassing
All other signs apply



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: SAUER,CHRISTIAN/ SAUER, SHAMANA TAVA SNOWDEN
Address: 1448 SW 28 AVE
City, State, Zip: FORT LAUDERDALE FL 33312
Phone: 3057679688
Email: Christian.Sauer1@ey.com
Proof of Ownership: Attach Tax Record/Warranty Deed

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: Maria Gonzalez
Address: 760 NW 7th TERRACE
City, State, Zip: Fort Lauderdale FL,333111
Phone: 5615289476
Email: permits@greenlineremodeling.com
Agent Authorization Form: Attach Agent Authorization Form

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

D PARCEL INFORMATION
Project Address: 1448 SW 28 AVE FORT LAUDERDALE, FL 33312
Folio Number(s): 504217050090
Legal Description (per survey): see survey

E LAND USE INFORMATION
Current Land Use Designation: Single Family
Current Zoning Designation: RS-8 - RESIDENTIAL
Current Use of Property: Single Family
Site Adjacent to Waterway?: no
Provide Related Case/Project #: no

F PROJECT INFORMATION This Request is: Existing New
Applicable ULDR Sections: Sec 47-5.31
Variance/Special Exception Request: Applicant requests to allow an existing garage structure to remain at a rear setback of 19.40 feet where 25 feet is required in the RS-8 zoning district. The structure was constructed in approximately 1958 and no expansion is proposed.

Table with 3 columns: Dimensional Requirement, 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 with 4 columns of application types and their associated page counts and fees. Includes options like Variance/Interpretation Request (Before/After), Special Exception Request, Administrative Variance, and Rehearing/Appeal requests.

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



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

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

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

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

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

GUIDELINES AND LINKS:

[SUBMIT YOUR APPLICATION SUBMITTAL](#)

[VIEW MEETING DATES AND DEADLINES](#)

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

[SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMEING CONVENTION STANDARDS](#)



Board of Adjustment (BOA) Criteria for Variance/Interpretation

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

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.

Applicant requests an Administrative Variance to allow the existing garage to remain at a 19.40-foot rear setback where 25 feet is required in the RS-8 zoning district.

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

The subject garage was constructed in 1958, prior to the adoption of current setback regulations. The structure has remained in its original location for approximately 67 years.

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:

The nonconforming setback condition is unique due to the historical development pattern of the property and predates modern zoning standards.

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

Strict enforcement would require demolition or structural alteration of a long-standing structure that has existed without adverse impact and would impose unnecessary hardship without advancing public welfare.

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 condition predates current ownership and was not created by the applicant.

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.

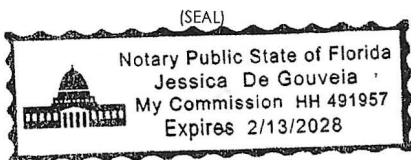
No expansion or increase in building footprint is proposed. The variance is limited strictly to recognition of the existing condition.

AFFIDAVIT: Christian sauer the Owner/Agent of said property ATTEST that I am aware of the following:

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this March day of 16, 2026



NOTARY PUBLIC MY COMMISSION EXPIRES: 2/13/2028



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.

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Applicant requests an Administrative Variance to allow the existing garage to remain at a 19.40-foot rear setback where 25 feet is required in the RS-8 zoning district.

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

The subject garage was constructed in 1958, prior to the adoption of current setback regulations. The structure has remained in its original location for approximately 67 years.

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:

The nonconforming setback condition is unique due to the historical development pattern of the property and predates modern zoning standards.

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

Strict enforcement would require demolition or structural alteration of a long-standing structure that has existed without adverse impact and would impose unnecessary hardship without advancing public welfare.

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 condition predates current ownership and was not created by the applicant.

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.

No expansion or increase in building footprint is proposed.

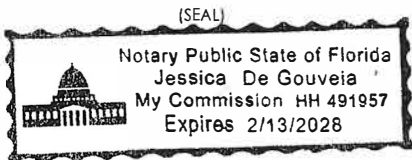
The variance is limited strictly to recognition of the existing condition.

AFFIDAVIT: SAUER, SHAMANA TAVA SNOWDEN the Owner/Agent of said property ATTEST that I am aware of the following:

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this March day of 16, 2026



NOTARY PUBLIC MY COMMISSION EXPIRES: 2/13/2028



TECHNICAL SPECIFICATIONS

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - o Current use of Property
 - o Land Use designation
 - o Zoning Designation
 - o Site area (sq. ft and acres)
 - o Setback table (required vs provided)
 - o Open space
8. Site Plan Features (graphically indicated)
 - o Project signage (if applicable)
 - o Easements (as applicable)

Please note: Additional site plan information may be necessary to fully address the requested variance.

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage



GENERAL INFORMATION

BOARD OF ADJUSTMENT & ADMINISTRATIVE VARIANCE REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

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

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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504217050090	Millage Code: 0312	
Property Owner(s): SNOWDEN, SHAMANA TAVIA H/E SAUER, CHRISTIAN	Adj. Bldg. S.F.: 1673	Appraisers Number: 954-357-6831
Mailing Address: 1448 SW 28 AVE FORT LAUDERDALE, FL 33312	Bldg Under Air S.F.: 1438	Email: realprop@bcpa.net
Property Address: 1448 SW 28 AVENUE FORT LAUDERDALE, 33312	Effective Year: 1959	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
	Year Built: 1958	Abbr. Legal Des.: CHULA VISTA 1ST ADD 23-21 B LOT 1,2 BLK 14
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$135,990	\$396,380	0	\$532,370	\$398,820	
2025	\$135,990	\$396,380	0	\$532,370	\$388,340	\$7,173.39
2024	\$135,990	\$360,290	0	\$496,280	\$377,400	\$6,887.43

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$532,370	\$532,370	\$532,370	\$532,370
Portability	0	0	0	0
Assessed / SOH 21	\$398,820	\$398,820	\$398,820	\$398,820
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$347,409	\$373,820	\$347,409	\$347,409

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/20/2019	Warranty Deed Qualified Sale	\$385,000	115911878
12/27/2012	Warranty Deed Qualified Sale	\$214,000	49419 / 149
08/07/2003	Quit Claim Deed		35777 / 980
08/07/1996	Warranty Deed	\$121,500	25286 / 93
09/01/1994	Warranty Deed	\$114,000	22578 / 778

LAND CALCULATIONS

Unit Price	Units	Type
\$6.50	20,921 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION**Property ID**

SPECIAL ASSESSMENTS**Fire**

Residential (R)

SCHOOL**Riverland Elementary****School: B****New River Middle****School: C****Stranahan High School:**

B

ELECTED OFFICIALS**Property
Appraiser**

Marty Kiar

**County Comm.
District**

6

**County Comm.
Name**

Beam Furr

**US House Rep.
District**

25

US House Rep. NameDebbie Wasserman
Schultz**Florida House
Rep.
District**

99

**Florida House Rep.
Name**

Daryl Campbell

**Florida Senator
District**

37

**Florida Senator
Name**

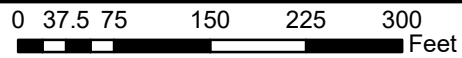
Jason W. B. Pizzo

**School Board
Member**

Sarah Leonardi

Map #	FOLIO ID	PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS
1	504217010050	2784 SW 14 ST #1-2 FORT LAUDERDALE, FL 33312	CARDONA, LIZ NATALI	2784 SW 14 STREET # 1-2 FORT LAUDERDALE, 33312
2	504217050100	1464 SW 28 AVENUE FORT LAUDERDALE, 33312-3945	HARRIS, ROBERT BAILEY	1464 SW 28 AVE FORT LAUDERDALE, FL 33312
3	504217050110	1496 SW 28 AVENUE FORT LAUDERDALE, 33312	CHARLES W GROGAN REV TR GROGAN, CHARLES W TRSTEE	601 SW STUART WEST BLVD PALM CITY, FL 34990-6240
4	504217050112	1500 SW 28 AVENUE FORT LAUDERDALE, 33312	LIVING WATER COMMUNITY CHURCH INC	1501 S RIVERLAND ROAD FORT LAUDERDALE, FL 33312
5	504217050120	1516 SW 28 AVENUE FORT LAUDERDALE, 33312-3947	DUNHAM, WILLAM B HANNA, JEAN ETAL	1516 SW 28 AVE FORT LAUDERDALE, FL 33312-3947
6	504217010041	1501 RIVERLAND ROAD FORT LAUDERDALE, 33312-3929	LIVING WATER COMMUNITY CHURCH INC	1501 RIVERLAND ROAD FORT LAUDERDALE, 33312-3929
7	504217010043	1400 SW 27 TERRACE FORT LAUDERDALE, 33312-3976	VARGAS, LENIN	1400 SW 27 TER FORT LAUDERDALE, FL 33312-3976
8	504217010042	1401 RIVERLAND ROAD FORT LAUDERDALE, 33312	RONDON, IRIS V H/E ARIAS, SILVERIO	1401 RIVERLAND RD FORT LAUDERDALE, FL 33312-3927
9	504217010044	1410 SW 27 TER FORT LAUDERDALE, FL 33312-3976	LEMUNYON, DAVID S JR & MILDRED M	1410 SW 27 TER FORT LAUDERDALE, FL 33312-3976
10	504217010046	1411 RIVERLAND RD FORT LAUDERDALE, FL 33312	DE LA PENNA, ALFRED R H/E DE LA PENNA, LISSETTE	1411 RIVERLAND RD FORT LAUDERDALE, FL 33312
11	504217010040	1420 SW 27 TER FORT LAUDERDALE, FL 33312	COVELLI, CORRIE	1420 SW 27 TER FORT LAUDERDALE, FL 33312
12	504217010045	1421 RIVERLAND RD FORT LAUDERDALE, FL 33312-3927	CELESTRIN, NEREIDA & ORESTES	1421 RIVERLAND RD FORT LAUDERDALE, FL 33312-3927
13	504217182050	1387 RIVERLAND ROAD FORT LAUDERDALE, 33312-2941	MONTOYA, MARIA F VARGAS, JORGE V REYES	1387 RIVERLAND RD FORT LAUDERDALE, FL 33312
14	504217182040	1377 RIVERLAND RD FORT LAUDERDALE, FL 33312	CHARLES, DAWNSON	1377 RIVERLAND RD FORT LAUDERDALE, FL 33312
15	504217181950	1360 SW 28 AVE FORT LAUDERDALE, FL 33312-2917	MAZARIEGOS, PEDRO HUMBERTO	1360 SW 28 AVE FORT LAUDERDALE, FL 33312-2917
16	504217181940	1370 SW 28 AVENUE FORT LAUDERDALE, 33312-2917	DORVIL, FLORENCE H/E DORVIL, ROLAND	1370 SW 28 AVE FORT LAUDERDALE, FL 33312
17	504217181740	2800 SW 13 COURT FORT LAUDERDALE, 33312-2912	SOSA, JORGE O	2800 SW 13 CT FORT LAUDERDALE, FL 33312-2912
18	504217181750	1341 SW 28 AVE FORT LAUDERDALE, FL 33312-2965	FUENTES, LUIS & FUENTES, ESPERANZA	1341 SW 28 AVE FORT LAUDERDALE, FL 33312-2965
19	504217181760	1361 SW 28 AVE FORT LAUDERDALE, FL 33312	THEBEAU, DAVID P & ALBERTA J	1361 SW 28 AVE FORT LAUDERDALE, FL 33312
20	504217181770	2801 SW 14 ST FORT LAUDERDALE, FL 33312	BRYSON, SHERINA M WILLIAMS, CARL KEITH	2801 SW 14 ST FORT LAUDERDALE, FL 33312
21	504217181730	2806 SW 13 CT FORT LAUDERDALE, FL 33312	ALAMARY, SIVAN EZRA	2806 SW 13 CT FORT LAUDERDALE, FL 33312
22	504217181780	2807 SW 14 ST FORT LAUDERDALE, FL 33312	KAISER, LEAH MARIE	2807 SW 14 ST FORT LAUDERDALE, FL 33312
23	504217181790	2813 SW 14 STREET FORT LAUDERDALE, 33312-3906	2813 SW 14 STREET TR GISPERT, FRANK REYES TRSTEE	2040 SW 37 TER FORT LAUDERDALE, FL 33312
24	504217181800	2819 SW 14 ST FORT LAUDERDALE, FL 33312	YOUNG, STEVAN & DORREL	2819 SW 14 ST FORT LAUDERDALE, FL 33312
25	504217181810	2825 SW 14 ST FORT LAUDERDALE, FL 33312	SMITH, ARICIA	2825 SW 14 ST FORT LAUDERDALE, FL 33312
26	504217050010	1401 SW 28 AVE FORT LAUDERDALE, FL 33312-3944	LOMAN, SUSAN K	1401 SW 28 AVE FORT LAUDERDALE, FL 33312-3944
27	504217050020	1465 SW 28 AVENUE FORT LAUDERDALE, 33312-3944	CLARK, NATALIE D DAN, LOGAN SUMNER	1465 SW 28 AVE FORT LAUDERDALE, FL 33312
28	504217050030	1471 SW 28 AVE FORT LAUDERDALE, FL 33312-3544	HENDRIKS, JOHN JR	1471 SW 28 AVE FORT LAUDERDALE, FL 33312-3544

Map #	FOLIO ID	PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS
29	504217050040	1495 SW 28 AVE FORT LAUDERDALE, FL 33312-3944	MORA, CHRISTIAM H/E BRAUN, MELANIE	1495 SW 28 AVE FORT LAUDERDALE, FL 33312-3944
30	504217050050	1501 SW 28 AVE FORT LAUDERDALE, FL 33312-3946	GIBSON, JOHN A DUVALL, NOLA	1501 SW 28 AVE FORT LAUDERDALE, FL 33312-3946
31		115 S Andrews Ave Fort Lauderdale, FL 33301	Broward County	115 S Andrews Ave Fort Lauderdale, FL 33301
32		100 N Andrews Ave Fort Lauderdale, FL 33301	City of Fort Lauderdale	100 N Andrews Ave Fort Lauderdale, FL 33301



MARTY KIAR
 BROWARD COUNTY PROPERTY APPRAISER

1448 SW 28 AVE
 DATE OF PRINT: 03/20/2026



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, SAUER, SHAMANA TAVA SNOWDEN ("Owner") as the current title owner of the real property located at 1448 SW 28 AVE FORT LAUDERDALE, FL 33312 ("Property"), do hereby authorize

maria gonzalez ("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 a Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

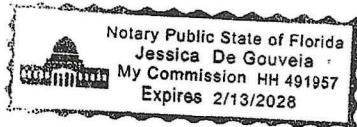
[Signature]
Witness Signature
Alon Beyzei
Print Name
03/29/26
Date

[Signature]
Signature - Owner/Authorized Individual
Shemona Tavia Snouder
Print Name - Owner/ Authorized Individual
owner
Print Title - Authorized Individual

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2026, by Shemona Tavia Snouder, an individual who is personally known to me or has produced DL as identification

[NOTARY SEAL]



[Signature]
(Signature of Notary Public- State of Florida)
2/13/2028
My Commission Expires
Jessica De Gouveia
Print, Type, or Stamp Commissioned Name of Notary Public





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, SAUER, CHRISTIAN ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
property located at 1448 SW 28 AVE FORT LAUDERDALE, FL 33312 ("Property"), do hereby authorize
[Print Property Address]
maria gonzalez ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

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

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

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



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM

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

Witness/Signature: [Signature]
Print Name: Mohammed Beyazi
Date: 03/24/26

[Signature]
Signature - Owner/Authorized Individual
CHRISTIAN SAUER
Print Name - Owner/ Authorized Individual
owner
Print Title - Authorized Individual

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2026, by Christian Sauer, an individual who is personally known to me or has produced DL as identification

[NOTARY SEAL]

[Signature]
(Signature of Notary Public - State of Florida)
2/13/2028
My Commission Expires:
Jessica De Gouveia
Print, Type, or Stamp Commissioned Name of Notary Public)



- **NARRATIVE**

Board of Adjustment (BOA)

**CITY OF FORT LAUDERDALE
BOARD OF ADJUSTMENT – VARIANCE CRITERIA STATEMENT**

Property Address: 1448 SW 28 Ave, Fort Lauderdale, FL 33312

Owners: Shamana Tavia Snowden H/E and Christian Sauer

Zoning District: RS-8

NARRATIVE (REVISED)

Introduction

The Applicant respectfully submits this Variance Criteria Statement in support of a request for a variance from Section 47-5.31 (Front Yard Setback) of the City of Fort Lauderdale Code of Ordinances.

The property contains an existing residential structure with a front yard setback of approximately nineteen point forty (19.40) feet, whereas the current code requires a minimum front setback of twenty-five (25) feet within the RS-8 zoning district. This represents a variance request of five point six (5.6) feet.

The original structure was constructed in 1958, prior to the adoption of the current setback requirements. A garage enclosure was completed at a later date, which contributed to the current nonconforming condition. No further expansion or modification is proposed as part of this request.

1. Special Conditions and Circumstances

The property contains an older structure originally built prior to current zoning regulations. Due to the age of the home and prior improvements, including the garage enclosure, the structure does not comply with current setback requirements.

These conditions are unique to this property and not generally applicable to newer properties developed under current zoning standards.

2. Not Self-Created (Revised Acknowledgment)

The Applicant acknowledges that the existing nonconforming condition is partially attributable to a prior garage enclosure completed at the property.

However, the current owners did not perform this work, and no additional modifications are being proposed. The request is limited to recognizing the existing condition as it stands today.

3. Unnecessary Hardship

Strict application of the twenty-five (25) foot setback would require substantial demolition or alteration of the existing structure.

The structure has existed in its current condition without creating adverse impacts to the neighborhood. Requiring removal or reconstruction would impose unnecessary hardship without providing a corresponding public benefit.

4. Minimum Variance Necessary

The requested variance is limited strictly to the existing setback condition of nineteen point forty (19.40) feet.

No expansion or additional encroachment is proposed. This represents the minimum variance necessary to allow the structure to remain.

5. No Special Privilege

Granting this variance does not confer special privilege but allows the continuation of an existing condition that has existed for many years.

6. No Detriment to Public Welfare

The structure has remained in place without negatively impacting surrounding properties or public safety.

Approval of this variance will not adversely affect light, air, access, or neighborhood character within the RS-8 district.

Respectfully submitted,

Property Owners:
Shamana Tavia Snowden H/E
Christian Sauer

Signature: _____



Date: 04/04/26

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)

504217050090
1488 SW 28th Ave, Fort Lauderdale, Florida, USA


1448





504217010050 2784 SW 14 ST #1-2 FORT
LAUDERDALE, FL 33312





04217181770
2801 SW 14
ST FORT
LAUDERD

504217181790 2813 SW 14
STREET FORT
LAUDERDALE, 33312-

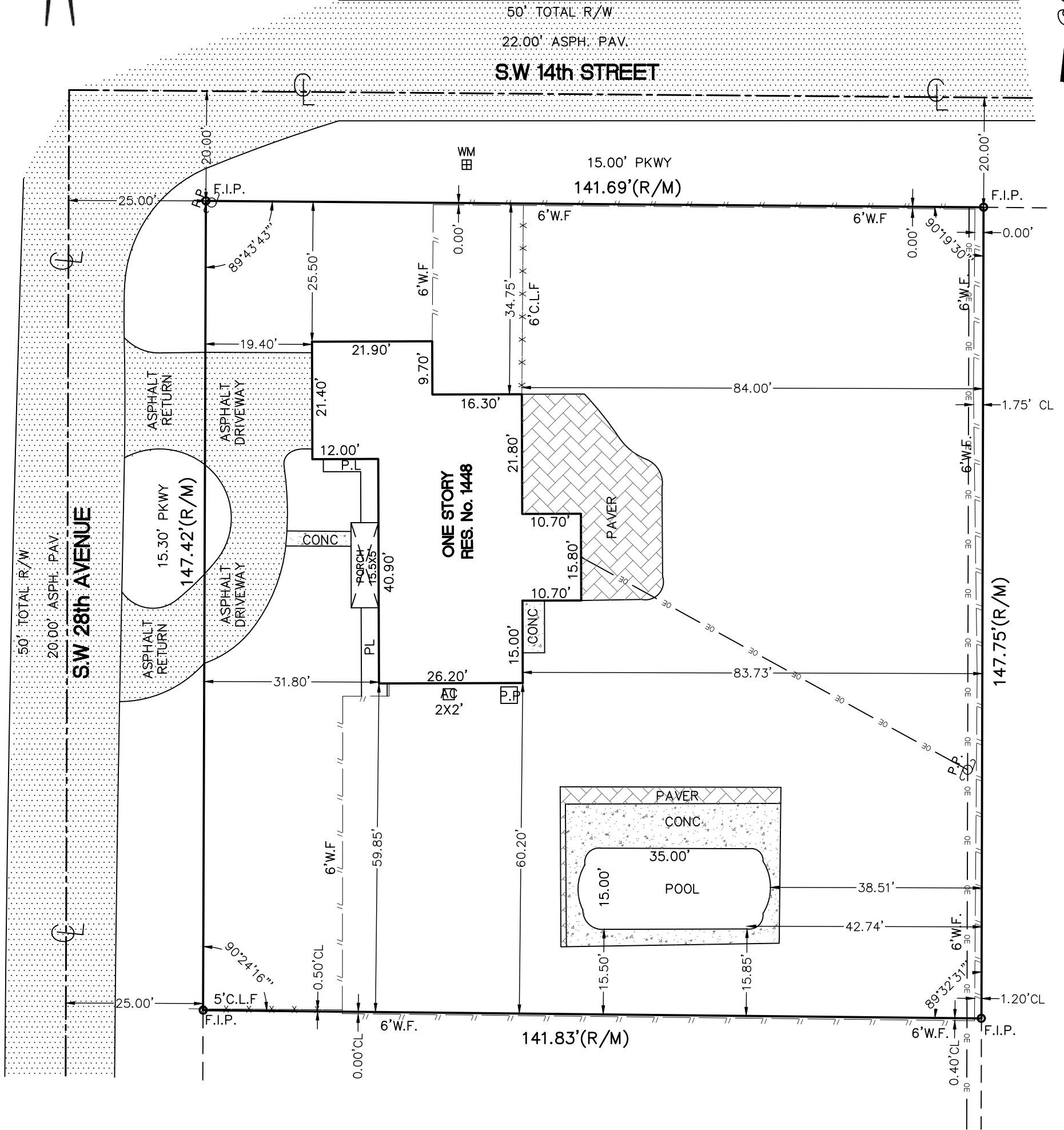


- **SURVEY**

Board of Adjustment (BOA)

AVILA & ASSOCIATES SERVICES INC

L.B. # 6971
 20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
 TEL:(786) 317-0364 DADE, (786) 444-1666 DADE
 E-MAIL: avila0106@gmail.com



THIS IS NOT AN UPDATE SURVEY.
 THE DIGITAL SIGNATURE CORRECTS
 ONLY A STREET ERROR (NW) TO (SW)

LEGAL DESCRIPTION:

Lot 1 & 2, IN Block 14, OF CHULA VISTA 1ST, according to the Plat thereof, as recorded in Plat Book 23, Page 21, of the Public Records of Broward County, Florida.

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES



JULIO S. PITA, P.S & M # 5789
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X N/A
 PANEL NO/SUFFIX: O556 J
 COMMUNITY NO: 125105
 DATE OF FIRM: 07-31-2024

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

SURVEYORS NOTES:

- ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
- ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS	N = NORTH
BM = BENCHMARK	N/D = NAIL AND DISC
CB = CATCH BASIN	MF = METAL FENCE
C/L = CENTERLINE	ORB = OFFICIAL RECORDS BOOK
CLF = CHAINLINK FENCE	O/S = OFFSET
CLP = CONCRETE LIGHT POLE	PB = PLAT BOOK
CBS = CONCRETE BLOCK STRUCTURE	PBCR = PALM BEACH RECORDS
CONC = CONCRETE	PC = POINT OF CURVATURE
C/S = CONCRETE SLAB	PG = PAGE
DE = DRAINAGE EASEMENT	PL = PROPERTY LINE
D = DELTA (CENTRAL ANGLE)	POB = POINT OF BEGINNING
E = EAST	POC = POINT OF COMMENCEMENT
ELE = ELEVATION	PVCF = PLASTIC FENCE
X 0.00' = EXISTING ELEVATION	R = RADIUS
EOP = EDGE OF PAVEMENT	R/W = RIGHT OF WAY
EOW = EDGE OF WATER	S = SOUTH
FF = FINISHED FLOOR	S/W = SIDEWALK
FH = FIRE HYDRANT	SIR = SET 1/2" IRON ROD
FN = FOUND NAIL	SND = SET NAIL & DISC
INV = INVERT	UE = UTILITY EASEMENT
FIP = FOUND IRON PIPE	UP = UTILITY POLE
FIR = FOUND IRON ROD	W = WEST
FND = FOUND NAIL AND DISC	W/F = WOOD FENCE
L = ARC LENGTH	W/M = WATER METER
MDCR = MIAMI DADE COUNTY RECORDS	

DATE 09-17-24	UPDATE
SCALE 1"=20'	JOB No. 24-903
SHEET 1 OF 1	DRAWN BY A.B

CERTIFY TO:
 SHAMANA TAVIA SNOWDEN H/E
 CHRISTIAN SAUDER

PROPERTY ADDRESS:
 1448 SW 28th AVENUE
 FORT LAUDERDALE FLORIDA 33312

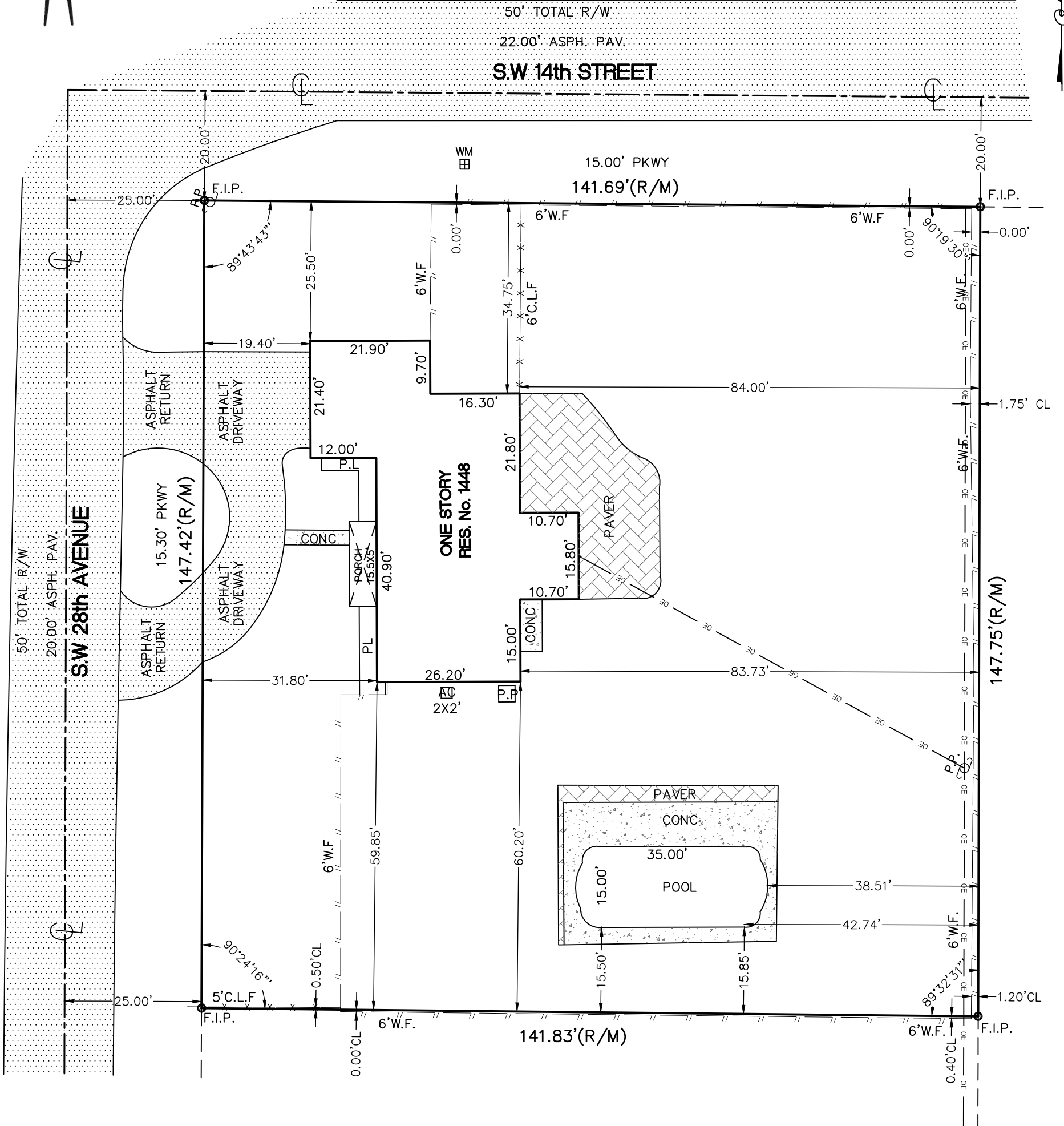
BOUNDARY SURVEY
 SCALE: 1"= 2 0'

- **SITE PLAN**

Board of Adjustment (BOA)

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 STATE OF FLORIDA

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FLOOD ZONE: X N/A
 PANEL NO/SUFFIX: O556 J
 COMMUNITY NO: 125105
 DATE OF FIRM: 07-31-2024

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

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PROPERTY ADDRESS:
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BOUNDARY SURVEY
SCALE: 1"= 2 0'

ZONING MAP PROVIDED BY APPLICANT

Board of Adjustment (BOA)

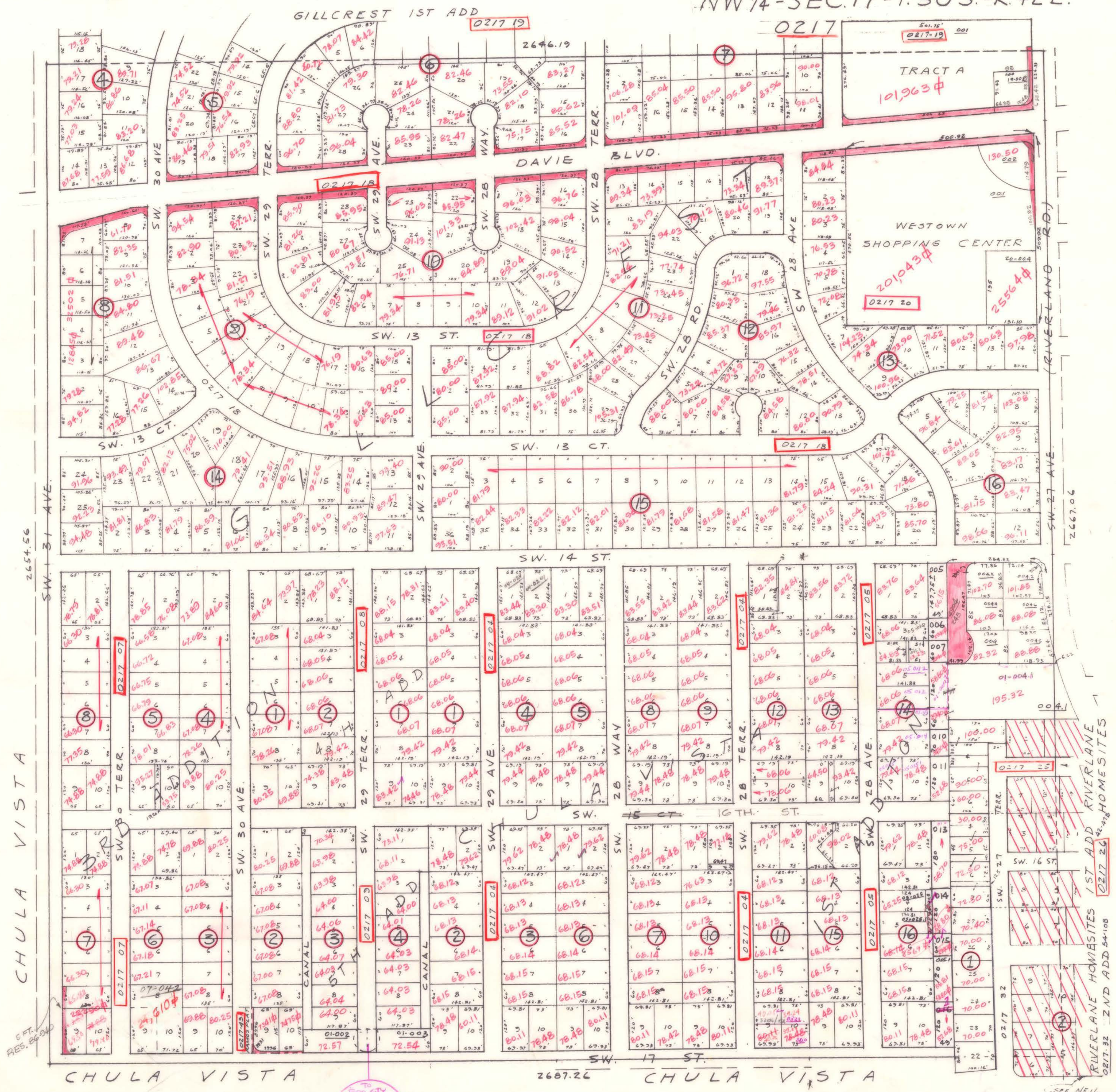
0217

N.W. 1/4 - SEC. 17 - T. 50 S. - R. 42 E.

NW 1/4 - SEC. 17 - T. 50 S. - R. 42 E.

- 0217-01 SECTION 17-50-42 AND SUB. 1-72D.
- 0217-04 CHULA VISTA 22-7B.
- 0217-05 CHULA VISTA 1ST ADD. 23-21B.
- 0217-07 CHULA VISTA 3RD ADD. 24-14B.
- 0217-08 CHULA VISTA 4TH ADD. 34-6B.
- 0217-09 CHULA VISTA 5TH ADD. 35-31B.
- 0217-18 GILLCREST 34-12B.
- 0217-19 GILLCREST 13TH ADD. 34-47B.
- 0217-20 WESTOWN SHOPPING CENTER 35-34B.
- 0217-25 RIVERLANE HOMESITES 36-20B.
- 0217-26 RIVERLANE HOMESITES 1ST ADD. 42-47B.
- 0217-32 RIVERLANE HOMESITES 2ND ADD. 54-10B.
- 0217-43 CAMOS PLAT 105-45B.

SCALE - 1 INCH = 150'



TO
EAGLE CITY
REC OR 4171966
RETURNED TO
PLR
ON 5/28/2006

SEE NE 1/4