

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

**DATE: Wednesday, June 8, 2026**

**AGENDA ITEM #: 2**

**CASE #: PLN-BOA-26020002**

**NOTES: New Case**

Board of Adjustment (BOA)

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

Board of Adjustment (BOA)

# PLN-BOA-26020002

## Sec. 47-19.5. - Fences, walls and hedges.

A. The purpose and intent for the regulations in this section is to promote safety, create buffers, ease the transition between public ways and private property, and promote aesthetics while allowing flexibility and variety in the design of a fence or wall.

B. Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

FENCES, WALLS AND HEDGES (Note D)	HEIGHT MAX.  Measured from  Grade According  to Section 47-2.2.G	PERCENT TRANSPARENT  (Note B)	SETBACK (Note A & G)		
			STREET	SIDE	REAR
<b>Residential Zoning Districts</b>					
1a. FENCE/WALL	Up to 2'-6"	N/A	0'-0"	0'-0"	0'-0"
1b. FENCE/WALL	2'-6"—4'-4"	75—100% transparency	0'-0"	0'-0"	0'-0"
1c. FENCE/WALL	2'-6"—4'-4"	Below 75% transparency	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
1d. FENCE/WALL	4'-4"—6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
2. CHAIN LINK FENCE	Up to 6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
<b>Residential/Non-Residential Zoning Districts</b>					
3. FENCE/WALL	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
4. CHAIN LINK FENCE	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
5. HEDGES	Up to 10'-0"	N/A	0'-0"	0'-0"	0'-0"

# Record

Me Re e Search New GIS Reports Help My Filters --Select-- Module Planning

Showing 1-11 of 11

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-26020002</a>	The Applicant is requesting a variance from Secti...	Variance – Fence/Wa Setbac... I	Z- Board of Adjustment (BOA)	0		2557	NE	26	TER		Open
<input type="checkbox"/>	<a href="#">BLD-GEN-25040625</a>	PURGED New Block Wa Fence	Fence Permit I	Structura Permit I	0		2557	NE	26	TER		Purged
<input type="checkbox"/>	<a href="#">BLD-ROOF-22070118</a> I	RE-ROOF TILE AND FLAT SUB BLD-RALT-22070078 I		Re-Roof Permit	0 I		2557I	NE I	26 I	TER I		Complete I
<input type="checkbox"/>	<a href="#">BLD-RALT-22070078</a>	RTW ENHANCMENT MASTER BLD-ROOF-22070118		Residentia A teration Permit	0		2557	NE	26	TER		Issued
<input type="checkbox"/>	<a href="#">BLD-WIN-20070173</a>	REPLACEMENT OF 2 -- 9X7 GARAGE DOORS NOC		Window and Door Permit	0		2557	NE	26	TER		Void
<input type="checkbox"/>	<a href="#">PM-18100572</a>	REPLACE 9 OPENINGS W/IMPACT ~ ~NOC ~ ~1/31/19 REV... I	REPLACE 9 OPENINGS W/IMPACT	Window and Door Permit	0		2557	NE	26	TER		Complete
<input type="checkbox"/>	<a href="#">PM-05100177</a>	REPLACE AC 4TON SPLIT SYSTEM	REPLACE AC 4TON SPLIT SYSTEM	Mechanica HVAC Changeout Permit	0		2557	NE	26	TER		Complete
<input type="checkbox"/>	<a href="#">PM-05061702</a>	ELECT SERVICE CHANGE INCREASE TO AMP	ELECT SERVICE CHANGE INCREAS... I	E ectrica Services Permit	0		2557	NE	26	TER		Complete
<input type="checkbox"/>	<a href="#">PM-00070946</a>	INSTALL SHUTTERS ON 8 OPENINGS	INSTALL SHUTTERS ON 8 OPENINGS	Shutter Permit	0		2557	NE	26	TER		Complete I
<input type="checkbox"/>	<a href="#">PM-00011285</a>	100'X 6' SHADOWBOXIFENCE	100'X 6' SHADOWBOX FENCE	Fence Permit	0		2557	NE	26	TER		Expired
<input type="checkbox"/>	<a href="#">AB-0025209</a>	ROMASH RICKY H & BRIGITTE C	ROMASH RICKY H & BRIGITTE C	Resident/Business A arm Registration	0 I		2557 I	NE I	26 I	TER I		Active

- **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 29<sup>th</sup>, 2026**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 10<sup>th</sup>, 2026 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-26020002</b>
<b>OWNER:</b>	ROMASH, RICKY H &; ROMASH, BRIGITTE C
<b>AGENT:</b>	ED FORTICH
<b>ADDRESS:</b>	2557 NE 26 <sup>TH</sup> TERRACE, FORT LAUDERDALE, FL 33305
<b>LEGAL DESCRIPTION:</b>	LOT 17, BLOCK 5, CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec. 47-19.5. - Fences, walls and hedges.</u></b>

- Requesting a variance to permit a 6-foot-high privacy wall, to be located 6 inches from the front yard property line abutting a street, whereas the code requires a 6- foot- high privacy wall to be a minimum average of 3 feet from a street property line, per the plans submitted.

**Note: The variance is for a proposed new wall as the existing will be demolished.**

**To watch and listen to the Board of Adjustment Meeting:**  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://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.**

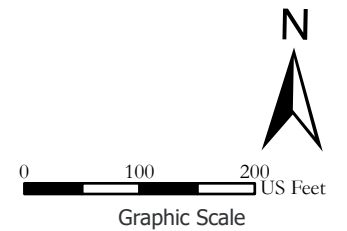


PLN-BOA-26020002

LEGEND

 Municipal Boundary

 Subject Site





CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: June 10th, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26020002

### Sec. 47-19.5. - Fences, walls and hedges.

- Requesting a variance to permit a 6-foot-high privacy wall, to be located 6 inches from the front yard property line abutting a street, whereas the code requires a 6-foot-high privacy wall to be a minimum average of 3 feet from a street property line, per the plans submitted.

**Note: The variance is for a proposed new wall as the existing will be demolished.**

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> 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](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://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 NOTIFICATION REQUIREMENTS AND AFFIDAVIT (BOA ONLY)

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, 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 excluding 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-26020002

APPLICANT: Brigitte C. Romash

PROPERTY ADDRESS: 2557 NE 26 TER, FORT LAUDERDALE, FL 333051612

PUBLIC HEARING DATE: June 10th, 2026

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

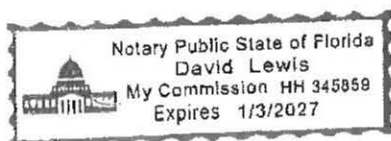
- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
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.
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.
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.
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)

Brigitte C. Romash SWORN TO AND SUBSCRIBED
Affiant

before me in the County and State above aforesaid this 27th day of May, 2026

(SEAL)



Handwritten signature of Notary Public, MY COMMISSION EXPIRES: 1/3/2027



SIGN NOTIFICATION REQUIREMENTS AND AFFIDAVIT (BOA ONLY)

SIGN NOTICE

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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

BOA CASE NO: PLN-BOA-26020002

APPLICANT: Ricky H. Romash

PROPERTY ADDRESS: 2557 NE 26 TER, FORT LAUDERDALE, FL 333051612

PUBLIC HEARING DATE: June 10th, 2026

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

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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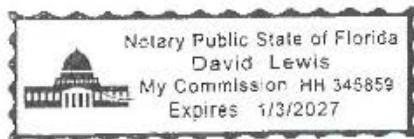
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit (initial here)

Ricky H. Romash SWORN TO AND SUBSCRIBED
Affiant

before me in the County and State above aforesaid this 22 day of May, 2024

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/3/27





**WALDORF**  
WALDORF  
WALDORF



**HomeAdvisor**  
HomeAdvisor is a leading national marketplace for home services. We connect homeowners with top-rated professionals in their area. HomeAdvisor is a leading national marketplace for home services. We connect homeowners with top-rated professionals in their area.





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. The application form must be filled out accurately and all applicable sections must be completed. Print or type and answer all questions or indicate N/A if item does not apply. Do not leave any sections blank. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://ais.fortlauderdale.gov/zoninggis>

**A APPLICANT / PROPERTY OWNER** (For purpose of identification, the Property Owner is the Applicant)

Name	RICKY H ROMASH & BRIGITTE C ROMASH
Address	2557 NE 28TH TERRACE
City, State, Zip	FORT LAUDERDALE, FL, 33305
Phone	9545533383
Email	rhrbct@aol.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	Ed Fortich
Address	2200 N COMMERCE PKWY
City, State, Zip	WESTON, FL 33326
Phone	9548047362
Email	ed@simjacaconstruction.com
Agent Authorization Form	Attach Agent Authorization Form

**AGENT SIGNATURE:** *[Signature]*

**C BUSINESS OWNER** (if applicable, e.g. Hotel, Restaurant, etc.)

Name:	N/A
Address/Email/Phone:	N/A

**D PARCEL INFORMATION**

Project Address	2557 NE 28TH TERRACE FT LAUDERDALE, FL 33305
Folio Number(s)	494225030710
Legal Description (per survey)	LOT 17, BLOCK 5, CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**E LAND USE INFORMATION**

Current Land Use Designation	01 - Residential - Single Family
Current Zoning Designation	RS-4.4
Current Use of Property	Single Family Home
Site Adjacent to Waterway?	NO
Provide Related Case/Project #	N/A

**F PROJECT INFORMATION** This Request is:  Existing  New

Applicable ULDR Sections	§47-19.5 – Fences, Walls and Hedges
Variance/Special Exception Request (Describe current request)	Allow replacement of an existing wall currently over the property line on the east/south/southwest sides of lot. We are requesting a 6" setback and 8-foot height, where current code requires a 3-foot setback and lower height.

**G DIMENSIONAL REQUIREMENTS** (indicate direction N, S, E, W)

	Required Per ULDR	Proposed
Lot Size (square feet/acre)	9,707 SQFT / .22 ACRES	EXISTING TO REMAIN
Lot Density	4.4 / ACRE	EXISTING TO REMAIN
Lot Width	100 FT	EXISTING TO REMAIN
Building Height (Feet/Levels)	EXISTING TO REMAIN	EXISTING TO REMAIN
Structure Length	EXISTING TO REMAIN	EXISTING TO REMAIN
Lot Coverage	EXISTING TO REMAIN	EXISTING TO REMAIN
SETBACKS (indicate direction N, S, E, W)	Required Per ULDR	Proposed
Front	3 ft	6 in
Side	0	2.5 in
Corner/Side	N/A	N/A
Rear	N/A	N/A

**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. The City will notify the applicant within five (5) business days from the application submittal with determination of completeness for variance, interpretation and special exception request(s) for Board of Adjustment (BOA). The notification will be sent via email and will indicate application completeness or incompleteness with required changes. Contact Zoning at (954) 828-6520 if you are uncertain about the application type.

<input type="checkbox"/> Variance/Interpretation Request (Before)	<input type="checkbox"/> Variance/Interpretation Request (After)	<input type="checkbox"/> Variance/Interpretation Request - Homesteaded Property (Before)	<input checked="" type="checkbox"/> Variance/Interpretation Request - Homesteaded Property (After)
COMPLETE PAGES 1, 2, 3, 6	COMPLETE PAGES 1, 2, 3, 6	COMPLETE PAGES 1, 2, 3, 6	COMPLETE PAGES 1, 2, 3, 6
\$2,332	\$2,968	\$689	\$901
<input type="checkbox"/> Special Exception Request (Before)	<input type="checkbox"/> Special Exception Request (After)	<input type="checkbox"/> **Administrative Variance Request (Existing Only)	<input type="checkbox"/> Request for Continuance
COMPLETE PAGES 1, 2, 4, 6	COMPLETE PAGES 1, 2, 4, 6	COMPLETE PAGES 1, 2, 3	N/A
\$2,332	\$2,968	\$450.50	\$954
<input type="checkbox"/> Rehearing Request Before the Board	<input type="checkbox"/> Request for Rehearing	<input type="checkbox"/> De Novo Hearing Request (Submittal within 30 days of BOA decision)	<input type="checkbox"/> Appeal Request (Submittal within 30 days of BOA decision)
COMPLETE PAGES 1, 2, 3, 6	N/A	N/A	N/A
\$1,219	\$318	\$0	\$0

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



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.

Variance from ULDR 47-19.5 to allow replacement of existing wall to be set back 6" from property where it is currently over property line. Existing wall is 8ft height and we will be keeping that height, where code requires a 3 ft setback and lower height.

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and
The property contains an existing perimeter wall enclosing a swimming pool located near the front of the residence. Strict application of the ULDR would impair the safe, private, and functional use of the pool area.

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 pool's location toward the front of the lot and the historic placement of the wall are unique to this property. These conditions are not common among other properties within the same district.

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

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 wall was legally constructed and approved under prior regulations. The hardship arises from required replacement due to deterioration, not from any action of the applicant or prior owners.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.
The variance requests the wall to be placed 6" from property line where it currently lies over the property line. We are requesting to keep the existing wall height.

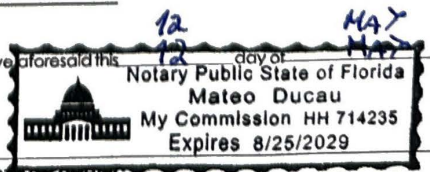
AFFIDAVIT: I Ed Fortich the Owner/Agent of said property ATTEST that I am aware of the following:

- 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 prescribe 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) [Handwritten Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above foresaid this 12 day of May, 2026

(SEAL)



NOTARY PUBLIC MY COMMISSION EXPIRES: 8/25/2029



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 494225030710	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> ROMASH,RICKY H & ROMASH,BRIGITTE C	<b>Adj. Bldg. S.F:</b> 2354	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 2557 NE 26 TER FORT LAUDERDALE, FL 33305-1612	<b>Bldg Under Air S.F:</b> 2123	<b>Zoning :</b> RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
<b>Property Address:</b> 2557 NE 26 TERRACE FORT LAUDERDALE, 33305-1612	<b>Effective Year:</b> 1959	<b>Abbr. Legal Des.:</b> CORAL RIDGE GALT ADD 27-46 B LOT 17 BLK 5
	<b>Year Built:</b> 1955	
	<b>Units/Beds/Baths:</b> 1 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$232,970	\$916,140	0	\$1,149,110	\$334,640	
2025	\$232,970	\$916,140	0	\$1,149,110	\$325,850	\$6,020.66
2024	\$232,970	\$825,380	0	\$1,058,350	\$316,670	\$5,761.28

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$1,149,110	\$1,149,110	\$1,149,110	\$1,149,110
Portability	0	0	0	0
Assessed / SOH 99	\$334,640	\$334,640	\$334,640	\$334,640
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis				
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$283,229	\$309,640	\$283,229	\$283,229

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
04/09/1998	Warranty Deed	\$212,500	28060 / 69
08/01/1993	Warranty Deed	\$100	21115 / 101
02/01/1992	Warranty Deed	\$192,000	
10/01/1987	Warranty Deed	\$184,000	
06/01/1978	Warranty Deed	\$112,000	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$24.00	9,707 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494225030520	12/19/2025	Warranty Deed	Qualified Sale	\$1,065,000	120617818	2541 NE 27 AVE FORT LAUDERDALE, FL 33305
494225034340	12/02/2025	Warranty Deed	Qualified Sale	\$4,700,000	120576180	2816 NE 25 CT FORT LAUDERDALE, FL 33305
494225034100	11/07/2025	Warranty Deed	Qualified Sale	\$1,950,000	120548203	2809 NE 25 ST FORT LAUDERDALE, FL 33305
494225032680	10/20/2025	Warranty Deed	Qualified Sale	\$1,050,000	120509513	2608 NE 22 ST FORT LAUDERDALE, FL 33305
494225031630	10/16/2025	Warranty Deed	Qualified Sale	\$1,799,000	120511342	2425 NE 26 AVE FORT LAUDERDALE, FL 33305

### SPECIAL ASSESSMENTS

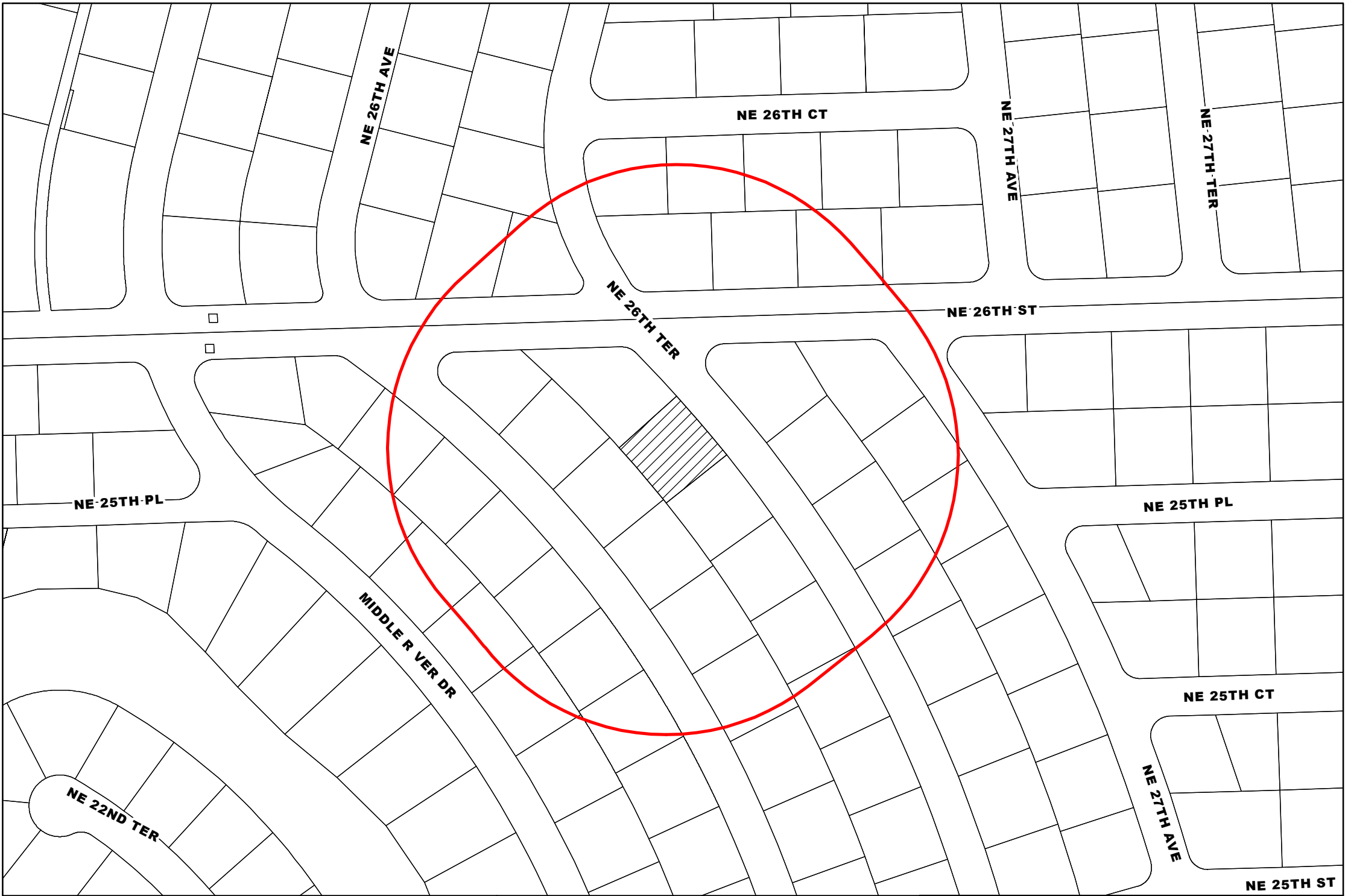
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire- rescue (03)						FT Laud Stormwater Cat I (F1)		
Residential (R)								
1						1.00		

### SCHOOL

**Bayview Elementary**  
**School: A**  
**Sunrise Middle School: B**  
**Fort Lauderdale High**  
**School: A**

### ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi



NE 25TH PL

NE 26TH CT

NE 26TH AVE

NE 27TH AVE

NE 27TH TER

NE 26TH ST

NE 26TH TER

NE 25TH PL

MIDDLE R VER DR

NE 25TH CT

NE 22ND TER

NE 27TH AVE

NE 25TH ST



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



2557 NE 26 TERR  
DATE OF PRINT: 03/18/2026

FOLIO_NUMB	NAME_LINE_
494225030011	PUBLIC LAND
494225030390	SPIVACK,HELENE
494225030400	BANKS,ANDREW C & KIM NORKIN
494225030410	WHITE,ROBERT C JR
494225030420	TAHERI,BEHNAM
494225030520	FAST TRACK VENTURES INC
494225030530	CLEVELAND,SHMOOPIE
494225030540	LAMB,CAROL MARIE SINDONE
494225030550	LAMOUREUX,MARC
494225030560	GOLDBERG,LAWRENCE A
494225030570	BITAR,MARK & KIRSTEN
494225030580	JOAN A & SALLY ROSE 2022 LIV TR
494225030590	ORTMAN,CAROL LEE
494225030600	O'DEA,ROBERT J
494225030670	SCHNEIDER,L L & ELLEN S
494225030680	BURBA,BESNIK & ARDITA
494225030690	CAMPBELL,MARY ELIZABETH BOLT
494225030700	PATEY,WILLIAM
494225030710	ROMASH,RICKY H &
494225030720	SEEMAN,BETH ANN & MICHAEL TODD
494225030760	EMGN GROUP LLC
494225030770	ROMASAN,OANA
494225030780	BENJAMIN,PETER & ANITA
494225030790	ESQUIVEL,CLAUDIA
494225030800	FAZIO,JAMES B
494225030860	HEBER,NATHAN
494225030870	STAGGS,FRANK M
494225030880	MORRIS,SCOTT M
494225030890	SAMBELL,GARRY & KAREN
494225030900	EARNEST,MARY M
494225030910	SAIDEL,LAWRENCE N
494225040011	PUBLIC LAND
494225043680	CMAYLO,BARBARA W
494225043690	SEREBRYANIK,MICHAEL
494225043700	STASZKO,ROMAN JR
494225043710	PEREZ,JUAN CARLOS
494225043720	WEICK,JAMES KAYE JR & MONICA B
494225043730	CAMPBELL,JIMMY PAUL
494225043740	LUNEBURG,CHRISTIAN
494225044080	BRINKWORTH,MICHAEL J & HEATHER P
494225044090	MACELHANEY,KEVIN
494225044100	EMPFIELD,TRACY & EMPFIELD,ALAN

NAME_LINE1	ADDRESS_LI
% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100
	2624 NE 26 ST
	2548 NE 26 TER
AUGUSTIN,SYNAE EMPFIELD	2540 NE 26 TER
TAHERI,DAIVA	2528 NE 26 TER
	15851 SW 41 ST STE 600
	2549 NE 27 AVE
LAMB,DONALD PARRISH JR	2557 NE 27 AVE
CASTONGUAY,SOPHIE	157 RUE DE TOURNOI
	2556 NE 26 AVE
	2548 NE 26 AVE
LENANE,JOAN A TRSTEE ETAL	92 BAYBERRY AVE
	2532 NE 26 AVE
	2524 NE 26 AVE
	2525 NE 26 TER
	2533 NE 26 TER
CAMPBELL,WILBURN ALEXANDER	2539 NE 26 TER
ROMANELLO-PATEY,KARIMA MICHELE	2549 NE 26 TER
ROMASH,BRIGITTE C	2557 NE 26 TER
SEEMAN FAM LIV TR	2565 NE 26 TER
%MARLU GROUP LLC	11631 SW 13 CT
	2540 MIDDLE RIVER DR
	2532 MIDDLE RIVER DR
	2465 NE 27 TER
	2516 MIDDLE RIVER DR
HERSCHTHAL,JORDANA	2525 NE 26 AVE
FRANK M STAGGS JR REV TR	2533 NE 26 AVE
	2541 NE 26 AVE
	2549 NE 26 AVE
TIGHE,PAULA C	2557 NE 26 AVE
GEARTNER,TALI	2565 NE 26 AVE
% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100
	2640 NE 26 CT
SEREBRYANIK,NINEL	2632 NE 26 CT
MCCAIG,LANDON	2624 NE 26 CT
	2600 NE 26 TER
	2639 NE 26 ST
ULM,REBECCA JEAN	385 CREEKSIDE DR
	2657 NE 26 ST
	2609 NE 26 ST
DWYER,HALEY ETAL	2615 NE 26 ST
NORMA J EMPFIELD REV TR	2609 NE 26 TER

CITY	ST/ZIP	ADDRESS_1	
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
DAVIE	FL 33331	DAVIE	FL33331
FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
*GATINEAU QC	CA J9J 3	*GATINEAU QC	CAJ9J 3
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
PROVINCETOWN	MA 02657	PROVINCETOWN	MA02657
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
PEMBROKE PINES	FL 33025	PEMBROKE PINES	FL33025
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
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FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
FORT LAUDERDALE	FL 33306	FORT LAUDERDALE	FL33306
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FORT LAUDERDALE	FL 33306	FORT LAUDERDALE	FL33306
FORT LAUDERDALE	FL 33306	FORT LAUDERDALE	FL33306
FORT LAUDERDALE	FL 33306	FORT LAUDERDALE	FL33306
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
ALPHARETTA	GA 30022	ALPHARETTA	GA30022
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305

SITUS_S	SITUS_S	SIT	SIT	SITUS_ST_4	SITUS	SIT	SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J
				BAYVIEW	DR	FL	33311		776070
2624	NE	26			ST	FL	33305		304750
2548	NE	26			TER	FL	33305		246790
2540	NE	26			TER	FL	333051613		246840
2528	NE	26			TER	FL	33305		246840
2541	NE	27			AVE	FL	33305		233620
2549	NE	27			AVE	FL	33308		233640
2557	NE	27			AVE	FL	33305		295490
2564	NE	26			AVE	FL	33305		236470
2556	NE	26			AVE	FL	33305		247900
2548	NE	26			AVE	FL	333051611		248020
2540	NE	26			AVE	FL	333051611		247990
2532	NE	26			AVE	FL	333051611		248020
2524	NE	26			AVE	FL	333051611		247940
2525	NE	26			TER	FL	333051612		232940
2533	NE	26			TER	FL	333051612		233020
2539	NE	26			TER	FL	333051612		232940
2549	NE	26			TER	FL	333051612		232990
2557	NE	26			TER	FL	333051612		232970
2565	NE	26			TER	FL	333051612		320180
2548				MIDDLE RIVER	DR	FL	333051615		249480
2540				MIDDLE RIVER	DR	FL	333051615		249430
2532				MIDDLE RIVER	DR	FL	333051615		249500
2524				MIDDLE RIVER	DR	FL	333051615		249600
2516				MIDDLE RIVER	DR	FL	333051615		249600
2525	NE	26			AVE	FL	33305		231910
2533	NE	26			AVE	FL	33305		227020
2541	NE	26			AVE	FL	33305		231720
2549	NE	26			AVE	FL	333051610		231740
2557	NE	26			AVE	FL	333051610		231700
2565	NE	26			AVE	FL	33305		231700
				BAYVIEW	DR	FL	33311		890170
2640	NE	26			CT	FL	333061702		240000
2632	NE	26			CT	FL	333061702		240000
2624	NE	26			CT	FL	333061702		245810
2600	NE	26			TER	FL	33306		302980
2639	NE	26			ST	FL	333051627		264000
2649	NE	26			ST	FL	33305		264000
2657	NE	26			ST	FL	333051627		322560
2609	NE	26			ST	FL	33305		289610
2615	NE	26			ST	FL	333051608		217030
2609	NE	26			TER	FL	333061705		283990



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, Ricky H Romash (Owner) as the current title owner of the real property located at 2557 NE 26th Terrace, Fort Lauderdale, FL 33305 ("Property"), do hereby authorize

Ed Fortich ("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:

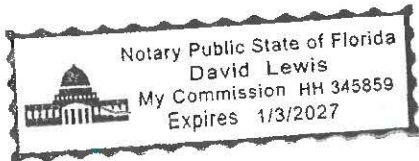
Witness Signature: [Signature]
Print Name: LAIMONAS CHATKEVICIUS
Date: 4/1/26

Signature - Owner/Authorized Individual: [Signature]
Print Name - Owner/ Authorized Individual: Rick H. Romash
Print Title - Authorized Individual: Owner

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1 day of April, 2027, by Rick Romash, an individual who is personally known to me [X] or has produced [ ] as identification

[NOTARY SEAL]



[Signature]
(Signature of Notary Public- State of Florida)
1/3/2027
My Commission Expires:
David Lewis
(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 Brigitte Romash {"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 2557 NE 26th Terrace, Fort Lauderdale, FL 33305 {"Property"}, do hereby authorize  
[Print Property Address]

Ed Fortich {"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

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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: LAIMONAS CHATKEVICIUS
Date: 4/1/26

Signature - Owner/Authorized Individual: [Signature]

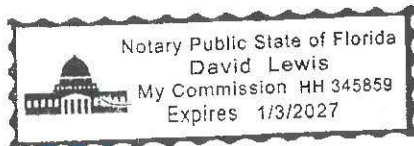
Print Name - Owner/ Authorized Individual: Brigitte C. Romash

Print Title - Authorized Individual: OWNER

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1 day of April, 2026, by Brigitte Romash, an individual who is personally known to me [X] or has produced [ ] as identification

[NOTARY SEAL]



[Signature]
(Signature of Notary Public- State of Florida)

1/3/2027
My Commission Expires:
David Lewis
Print, Type, or Stamp Commissioned Name of Notary Public)

- **NARRATIVE**

Board of Adjustment (BOA)



# VARIANCE APPLICATION JUSTIFICATION STATEMENT

**City of Fort Lauderdale – Board of Adjustment**

**Property Address:**

2557 N.E. 26th Terrace, Fort Lauderdale, FL 33305

**Zoning District:**

RS-4.4 – Residential Single-Family

**Applicant:**

Ricky H Romash & Brigitte C Romash

**Request Type:**

Variance – Fence/Wall Setback and Height  
ULDR §47-19.5 (Fences, Walls and Hedges)

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## 1. Description of Variance Requested

The Applicant is requesting a variance from Section 47-19.5 of the Fort Lauderdale Unified Land Development Regulations (ULDR) to allow the removal and replacement of an existing perimeter wall fence in its current location and height, as follows:

- Allow a wall setback of approximately 6 inches from the property line, where a minimum setback of 3 feet is required for walls exceeding 6 feet in height; and

The proposed wall will replace an existing deteriorated wall that was previously constructed and approved in the same location and at the same height.

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## 2. ULDR Sections from Which Relief Is Requested

- **ULDR §47-19.5 – Location and Height of Fences and Walls**

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## 3. Statement of Practical Difficulty / Hardship

Strict application of the current ULDR requirements creates a practical difficulty for this property due to the following unique conditions:



- The existing perimeter wall predates current ULDR standards and has functioned for many years without adverse impact to the surrounding neighborhood.
- The wall encloses a legally permitted existing swimming pool located toward the front portion of the lot, making privacy and safety critical.
- Requiring the wall to be relocated to meet the current 3-foot setback would significantly reduce usable pool deck area, compromise pool safety enclosure functionality, and create an unnecessary disruption to the established site layout.
- Reducing the wall height to comply with current limits would eliminate privacy for the pool area, exposing it directly to the public right-of-way.

These conditions are not self-created and arise from the property's existing development pattern and historic approvals.

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## 4. Special Conditions and Circumstances

The special conditions justifying the variance include:

- An existing, legally established wall that must be removed due to structural deterioration.
- The pool's location toward the front façade of the residence, which is uncommon for many single-family lots and necessitates enhanced privacy screening.
- The inability to reasonably comply with current wall setback and height requirements without negatively impacting the functional use of the property.

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## 5. Minimum Variance Necessary

The variance requested is the minimum relief necessary to allow the property to function as originally intended:

- No increase in height beyond the existing 6-foot condition.
- No encroachment beyond the wall's historic alignment.
- No expansion of the wall footprint or enclosure area.

The proposed replacement wall maintains the same location, height, and function as the existing wall and does not introduce additional nonconformities.

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## 6. No Detriment to Public Welfare or Nearby Properties

Granting the requested variance will not be detrimental to public health, safety, or welfare for the following reasons:

- The wall has existed in its current location and height without known negative impacts on traffic visibility or neighboring properties.
- The replacement wall will be constructed with updated materials and architectural detailing, improving appearance and structural integrity.
- Landscaping will be maintained along the street frontage to soften visual impact and enhance neighborhood aesthetics.



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## 7. Consistency with the Intent of the ULDR

The intent of ULDR §47-19.5 is to regulate walls and fences in a manner that balances safety, aesthetics, and neighborhood compatibility. Granting this variance:

- Preserves the established character of the property;
- Improves safety by maintaining a secure pool enclosure; and
- Prevents unnecessary hardship caused by strict enforcement of regulations adopted after the original wall was approved.

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## 8. Conclusion

For the reasons stated above, the Applicant respectfully requests approval of the variance to allow the replacement of the existing perimeter wall fence in its current location and height.

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)



FRONT OF PROPERTY



STREET VIEW FROM  
FRONT OF PROPERTY  
(LOOKING SOUTH)



STREET VIEW FROM  
FRONT OF PROPERTY  
(LOOKING NORTH)



FRONT OF PROPERTY  
(DRIVEWAY)



FRONT OF PROPERTY  
(DRIVEWAY)



POOL LOCATED AT  
FRONT OF  
RESIDENCE



POOL LOCATED AT  
FRONT OF  
RESIDENCE WITH  
WALL FENCING FROM  
STREET VIEW



POOL LOCATED AT  
FRONT OF  
RESIDENCE WITH  
WALL FENCING FROM  
STREET VIEW



DETERIORATION OF  
EXISTING WALL  
FENCING THE POOL  
AREA FROM STREET  
VIEW



DETERIORATION OF  
EXISTING WALL  
FENCING THE POOL  
AREA FROM STREET  
VIEW



DETERIORATION OF  
EXISTING WALL  
FENCING THE POOL  
AREA FROM STREET  
VIEW



DETERIORATION OF  
EXISTING WALL  
FENCING THE POOL  
AREA FROM STREET  
VIEW



DETERIORATION OF  
EXISTING WALL  
FENCING THE POOL  
AREA FROM STREET  
VIEW



EXISTING WALL  
FENCING THE POOL  
AREA (VIEW FROM  
STREET)



EXISTING WALL  
FENCING THE POOL  
AREA (VIEW FROM  
STREET)

- **SURVEY**

Board of Adjustment (BOA)

# BOUNDARY SURVEY

Vicinity Map Not-to-Scale



Surveyors 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. 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 FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN, UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Job Number : 246227-SE	Field:
Drawn By : TDR	Date of Field Work : 05/17/2025
Revisions	

Survey Related Information and Certifications:

CERTIFIED TO  
RICKY & BRIGITTE ROMASH

Legal Description:

LOT 17, BLOCK 5, CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**Bearing Basis:**

CENTER LINE OF NORTHEAST 26TH TERRACE AS S 37°31'48" E  
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	EM = ELECTRIC METER	PCC = POINT OF COMPOUND	ROW = RIGHT OF WAY
AE = ANCHOR EASEMENT	FPL = FLORIDA POWER AND LIGHT	CURVATURE	SEC = SECTION
AT&T = AMERICAN TELEPHONE & TELEGRAPH	F.F.E. = FINISHED FLOOR ELEV.	PH = POOL HEATER	TR = TELEPHONE RISER
BFP = BACKFLOW PREVENTER	FIR = FOUND IRON ROD	PI = POINT OF INTERSECTION	TWP = TOWNSHIP
BSL = BUILDING SETBACK LINE	FN = FOUND NAIL	PK = PARKER KAELOM	UE = UTILITY EASEMENT
C/O = CLEANOUT	FND = FOUND	R = RADIUS	UP = UTILITY POLE
CA = CENTRAL ANGLE	G.F.F.E = GARAGE FINISHED FLOOR ELEV.	POB = POINT OF BEGINNING	WM = WATER METER
CATV = CABLE TV RISER	ICV = IRRIGATION CONTROL VALVE	POC = POINT OF COMMENCEMENT	W/P = WATER PUMP
CF = CALCULATED FROM FIELD	L = LEGAL DESCRIPTION	PP = POOL PUMP	WV = WATER VALVE
CH = CHORD DISTANCE	M = MEASURED	PRC = POINT OF REVERSE CURVATURE	
CONC. = CONCRETE	OHC = OVERHEAD CABLE	QTR = QUARTER	
CR = CALCULATED FROM RECORD	P = PLAT	RNG = RANGE	
DE = DRAINAGE EASEMENT	PC = POINT OF CURVATURE		
EL OR ELEV = ELEVATION			

Elevations, if shown:

Benchmark: NE 809	Elevations on Drawing are in:
Benchmark Elev.: 3.13'	N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input checked="" type="checkbox"/>
Benchmark Datum: NAVD 88	

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Pablo A Alvarez  
Date: 2025.05.30 13:53:49 -04'00'

SIGNATURE \_\_\_\_\_ DATE: 5-30-2025  
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Symbols (Some items in legend may not appear on drawing - Not to Scale)

☐ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP SPACES
☆ = LIGHT POLE	⊕ = CENTER LINE	⚠ = TEMPORARY SITE BENCHMARK
▨ = CATCH BASIN	⌘ = PARTY WALL	⊕ = SEC. QTR. CORNER
⚡ = FIRE HYDRANT	⊕ = AIR CONDITIONER	⊕ = SECTION CORNER
⊙ = MANHOLE	⊕ = SEPTIC LID	
⊕ = WATER VALVE	⊕ = ELEV. SHOT	
⊕ = WATER METER		

Line types

BOUNDARY	— — — — —
BUILDING	— — — — —
EASEMENT	- - - - -
CHAIN LINK FENCE	— · — · — ·
WOOD FENCE	— · — · — ·
PLASTIC FENCE	— · — · — ·
OVERHEAD	— · — · — ·

Platted Easements & Notable Conditions (unplatted easements also listed if provided):

- 2.5' U.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- 5' X 18' A.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
- COLUMN CROSSES THE BOUNDARY LINE ON EASTERLY & SOUTHERLY SIDES OF LOT AS SHOWN.

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

This survey has been issued by the following Landtec Surveying office:

840 US Hwy 1, Suite 330  
North Palm Beach, Florida 33408

Office: (561) 210-9344 www.LandtecSurvey.com

Email: Construction@landtecsurvey.com





- **SITE PLAN**

Board of Adjustment (BOA)



