



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/06/2026

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Refer to [Development Application Guide and Instructions](#) document on overall review process, refer to [Specifications for Plan Submittal](#) by application type for submittal requirements, and refer to [Public Participation Requirements](#), all of which are available on the City's website.

Select application type and approval level in **SECTION A** and then complete applicable sections specified under each type.

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I
ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

☐ New Nonresidential less than 5,000 square feet
☐ Change of use
(same impact or less than existing use)
☐ Plats
☐ Plat Note or Nonvehicular access line (NVAL) amendment
☐ Administrative site plan
☐ Amendment to site plan
☐ Affordable Housing per §166.04151(7) Fla. Stat.
(Live Local Act)
☐ Parking Agreements
(separate from site plans)

COMPLETE SECTIONS
B, C, D, E, F, G
or H (for amendments), K

☐ LEVEL II
DEVELOPMENT REVIEW COMMITTEE (DRC)

☐ New Nonresidential 5,000 square feet or greater
☐ Residential 5 units or more
☐ Nonresidential use within 100 feet of residential property
☐ Redevelopment proposals
☐ Change in use
(if greater impact than existing use)
☐ Development in Regional Activity Centers (RAC)*
☐ Development in Uptown Project Area*
☐ Regional Activity Center (RAC) Signage
☐ Affordable Housing (≥10%)

COMPLETE SECTIONS
B, C, D, E, F, G, K

☐ LEVEL III
PLANNING AND ZONING BOARD (PZB)

☐ Conditional Use
☐ Parking Reduction
☐ Flex Allocation
☐ Cluster / Zero Lot Line
☐ Modification of Yards
☐ Waterway Use
☐ Mixed-Use Development
☐ Community Residences*
☐ Social Service Residential Facility (SSRF)
☐ Medical Cannabis Dispensing Facility*
☐ Community Business District for uses greater than 10,000 square feet
☐ GAA/AIP Uses needing PZB Determination

COMPLETE SECTIONS
B, C, D, E, F, G, K

☒ LEVEL IV
CITY COMMISSION (CC)

☐ Land Use Amendment
☐ Rezoning
☐ Public Purpose Use
☐ Central Beach Development of Significant Impact*
☐ Vacation of Right-of-Way

City Commission Review*
☐ Vacation of Easement

COMPLETE SECTIONS
B, C, D, E, F, G, K

☐ MISCELLANEOUS

☐ Affordable Workforce Housing Tax Reimbursement
☐ Community Residence
☐ Construction Noise Waiver
☐ Design Review Team (DRT)
☐ Development Agreement

COMPLETE SECTIONS
B, C, D, E, J, K

☐ EXTENSION OR DEFERRAL

☐ Request to defer after an application is scheduled for public hearing
☐ Request extension to previously approved application
(request must be within original approval date timeframe)

COMPLETE SECTIONS
B, C, E, I, K

☐ APPEAL/DE NOVO

☐ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS
B, C, E, I, K

☐ PROPERTY AND ROW ITEM

☐ Road Closures
☐ Construction Staging Plan
☐ Revocable licenses

COMPLETE SECTIONS
B, C, E, K

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/
Property Owner

Robert & Sarah Ramos

Address

1314 SW 20th Street

City, State, Zip

Fort Lauderdale, FL 33315

Phone

954-646-5450

Email

Sarahramos1424@gmail.com

Proof of Ownership

Provide Warranty Deed or Tax Record

Authorized Agent

N/A Owner is Contact

Address

City, State, Zip

Phone

Email

Authorization Letter

Provide Agent Authorization Letter

C

PARCEL INFORMATION

Address/General Location

1314 SW 20th Street

Folio Number(s)

5042 16 05 0111

Legal Description *(Brief)*

LAUDERDALE GROVES AMEND 18-16 B & LAUDERDALE GROVES 9-6 B A POR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 OF SEC 16-50-42 DESC AS: COMM NW COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 OF SEC 16, S 30.01, E 20 TO POB; E 148.38, S 158.33, SW 52.35, W 73.69 TO T/C, NWLY 38.90, N 151.21 TO POB AKA: LOT 1 & 2

City Commission District

Civic Association

D

LAND USE INFORMATION

Existing Use

Residential (Single Family)

Land Use

Zoning

Proposed

Applications requesting land use amendments and rezonings.

Proposed Land Use

Proposed Zoning

Development Application Form

Page 1



E

PROJECT INFORMATION

Provide project information.

Project Name	Easement Vacation: UDP-EV26006:		
Project Description <i>(Describe in detail)</i>	Easement Vacation: vacation of easement from 1925 that runs the width of our property from east to west and is 5 feet wide.		
Estimated Project Cost	\$	1700 (City Fees)	<i>(Estimated total project cost including land costs for all new development applications only)</i>

F

PROJECT DETAILS

Provide project details. Circle yes or no where noted. If item is not applicable, indicate N/A.

Waterway Use					Traffic Study Required		
Flex Units	Redevelopment Units				Parking Reduction		
Flex Acreage	NA				Public Participation		
Single Family	1 Unit				Commercial	NA	
Townhouses	NA				Restaurant	NA	
Multifamily	NA				Office	NA	
Cluster/Zero Lot Line	NA				Industrial	NA	
Other	NA				Other	NA	
Total <i>(dwelling units)</i>	1 (Single Family Home)				Total <i>(square feet)</i>		
Residential Unit Mix	Efficiency / Studio	NA	1- Bedroom	NA	2-Bedroom		3-Bedroom or More
Affordable Housing Units	NA		% of AMI	NA			
Affordable Unit Mix	Efficiency / Studio	NA	1- Bedroom	NA	2-Bedroom		3-Bedroom or More

G

PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed	
Lot Size <i>(Square feet/acres)</i>	NA (No Change)		
Lot Density <i>(Units/acres)</i>	NA (No Change)		
Lot Width	NA (No Change)		
Building Height <i>(Feet)</i>	NA (No Change)		
Structure Length	NA (No Change)		
Floor Area Ratio <i>(F.A.R)</i>	NA (No Change)		
Lot Coverage	NA (No Change)		
Open Space	NA (No Change)		
Landscape Area	NA (No Change)		
Parking Spaces	NA (No Change)		
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed	
Front [____]	NA (No Change)		
Side [____]	NA (No Change)		
Corner / Side [____]	NA (No Change)		
Rear [____]	NA (No Change)		
For projects in Central Beach, Downtown, Northwest, South Andrews, and Uptown Master Plans complete in conjunction with the applicable items above.			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street [____]			
Sides / Secondary Street [____]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			

H

AMENDED PROJECT INFORMATION

Identify each standard being amended for project. Circle yes or no where indicated.

	Original Approval	Proposed Amendment	Brief Reason for Amendment
Residential Uses <i>(dwelling units)</i>	NA (No Change)		
Non-Residential Uses <i>(square feet)</i>	NA (No change)		
Identify Each Standard Below			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



I

EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		Approving Body		Approving Body	
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date		60 Days from Meeting (Provide Date)	
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request	
Requested Extension (No more than 24 months)		Justification Letter Provided		Indicate Approving Body Appealing	
Code Enforcement (Applicant Obtain by Code Compliance Division)				De Novo Hearing Due to City Commission Call-Up	

J

MISCELLANEOUS

Provide information for specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE		NOISE WAIVER*	
As Is Value	\$	Residence Type		DRC Case Number	
Date		Certification		Request Start Date	
Completion Value	\$	Length of Stay		Request End Date	
Date		Number of Residents		Construction Start Time	
Stabilized Value	\$	Number of Live-in Staff		Construction End Time	
Date		Habitable Rooms		Sunday Construction Times	
Acquisition Value	\$	Gross Floor Area			
Date		DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F		DEVELOPMENT AGREEMENT* Complete Section F	

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

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

☐ Preliminary Development Meeting completed on the following date:

PROVIDE DATE

☒ Development Application Form completed with the applicable information including signatures.

☒ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.

☐ Address Verification Form applicant contact Jazmine Eveillard at 954-828-5233 or Jeveillard@fortlauderdale.gov

☐ Project and Unified Land Development Code Narratives

- Project Description** in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking.
- Unified Land Development Regulations** the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria.

- [Section 47-20.3, Parking Reduction](#)
 - [Section 47-24.3, Conditional Use](#)
 - [Section 47-25.2, Adequacy Review](#)
 - [Section 47-25.3, Neighborhood Compatibility](#)
 - [Section 47-28, Density and Flexibility Rules](#)

- [Section 47-23.8, Waterway Use](#)
 - [Section 47-23.11, Modification of Yards](#)
 - [Section 47-23.16, Affordable Housing Regulations](#)
 - [Section 47-24.4, Rezoning](#)
 - [Section 47-24.6, Vacation of Right-of-way](#)
- Master Plans** for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for:

- [Downtown Master Plan](#)
 - [Northwest Master Plan](#)

- [South Andrews Master Plan](#)
 - [Uptown Master Plan](#)

☐ Traffic Study or Statement submittal of traffic study or traffic statement completed by a registered professional engineer. A traffic methodology meeting was conducted on the following date:

PROVIDE DATE

- To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at brestrepo@fortlauderdale.gov

☒ Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for [LauderBuild](#).

☐ Public Mail Notices (rezoning) stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized [affidavit](#) stating compliance with mail notice requirements.

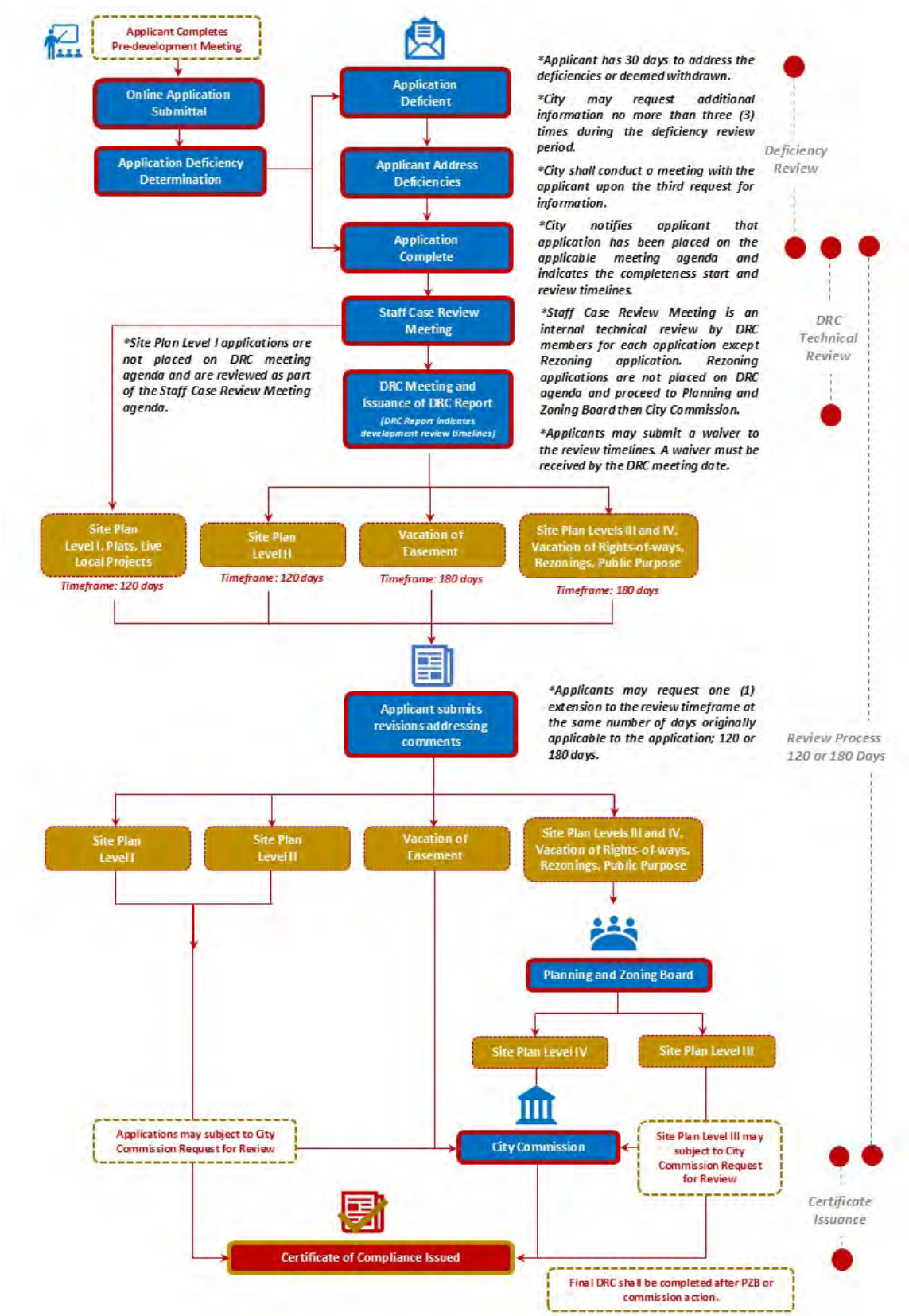
☐ Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.



OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- Reduce File Size** plans and other large files must be flattened to reduce file size.
- Document Categories** choose the correct document category when uploading.

DEVELOPMENT REVIEW FLOWCHART:



ASSISTANCE: For questions regarding submittal contact Planning. For LauderBuild issues contact DSD staff.

GENERAL SUBMITTAL QUESTIONS

Planning Counter at 954-828-6520
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service at 954-828-6520
lauderbuild@fortlauderdale.gov



APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K

ACKNOWLEDGMENTS AND SIGNATURE

Applicant or agent must initial each item and sign below.

INITIAL	ITEM
SR	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
SR	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
SR	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
SR	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
SR	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application. *Fraud Alert Information* The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. — The City does not send unsolicited requests for payment or sensitive personal information. — The Development Services Department does not accept payments over the phone. — The City will never threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. — The City will never request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

APPLICANT/AGENT SIGNATURE	
PRINT	Sarah Ramos
DATE	09/09/2026



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5200 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-6940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1314 S.W. 20TH STREET
FORT LAUDERDALE, FLORIDA 33315

CERTIFY TO:

1. ROBERT ANTHONY RAMOS AND SARAH VICTORIA BEACHAMP RAMOS
2. BALOCOD & ABRIEL, PLLC
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. RADIUS FINANCIAL GROUP INC

ENCROACHMENT NOTES:

- 1) ASPHALT DRIVEWAY, PLANTER AND 5 FOOT CHAIN LINK FENCE CROSS OVER THE EASTERLY PROPERTY LINE.
- 2) 5 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY PROPERTY LINE.
- 3) C.B.S. RESIDENCE, WOOD DECK, CONCRETE SLAB AND BROCK PAVING ENDOACH INTO 5 FOOT UTILITY EASEMENTS ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NA83 DATUM UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, EITHER WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE FOR THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- 12) BEARINGS SHOWN HEREON ARE PER DEED DESCRIPTION.
- 13) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "A1" WITH A BASE FLOOD ELEVATION OF 5 FEET, AS SHOWN ON F.I.R.M. MAP 125102-0506-1, BEARING A MAP EFFECTIVE DATE OF 07/21/24 AND AN INDEX MAP REVISION DATE OF 07/21/24.
- 14) DATE FIELDWORK PERFORMED: 04/10/26
- 15) DRAWN BY: S.P. CHECKED BY: J.P./K.M.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND MONUMENTS AND SKETCH ARE IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

Jason H Pinnell,
P.S.M.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5134 - STATE OF FLORIDA

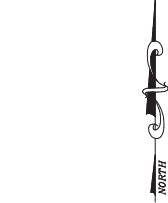
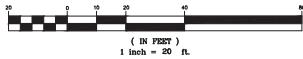
Digitally signed by Jason H Pinnell, P.S.M.
DN: cn=JH, o=JHPinnell.com,
ou=Surveyors, email=jhpinnell@jhpinnell.com,
c=US, email=jhpinnell@jhpinnell.com,
serial=123456789, version=1

**REVISIONS:**

REVISION	DATE	CHECKED BY

PROJECT NAME: RAMOS

JOB NO.: 26-0613

**GRAPHIC SCALE**

C-1
RADIUS=25.00'
DELTA=89°08'48"
ARC=38.90'

LEGEND:

- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- C. = CALCULATED MEASUREMENT
- E. = CENTERLINE
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.O. = CLEAR OUT
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- C.R. = CABLE RISER
- D. = DEED MEASUREMENT
- E.S. = ELECTRIC SERVICE
- ELEV. = ELEVATION
- F.P.L. = FLORIDA POWER & LIGHT
- G.A. = GUY ANCHOR
- G.V. = GATE VALVE
- J.P. = LIGHT POLE
- M.C. = METAL CORNER
- M.D.C.R. = MAN-DATE COUNTY RECORDS
- M.R. = MANHOLE
- NAV. = NORTH AMERICAN VERTICAL DATUM
- NOVD. = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P. = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- T.P. = TYPICAL
- W.M. = WATER METER
- P.P. = POWER POLE
- A/C. = AIR CONDITIONING UNIT
- O/A. = OFFSET
- R/W. = RIGHT-OF-WAY
- H. = HAND-CAPPED PARKING
- F. = FIRE HYDRANT
- U. = UTILITY POLE
- S. = SPOT ELEVATION

LEGAL DESCRIPTION:

LOT 1: PARCEL NO. 5042 16 05 010

A PORTION OF THE WEST ONE HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWEST CORNER OF SAID WEST ONE HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 16, THENCE SOUTH 01°57'34" EAST, ALONG THE WEST LINE OF THE SAID WEST ONE HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 16, DISTANCE OF 30.01 FEET, PARALLEL WITH THE NORTH LINE OF THE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 16, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°23'03" EAST, ALONG THE SAID PARALLEL LINE, A DISTANCE OF 175.41 FEET; THENCE SOUTH 88°53'39" WEST, A DISTANCE OF 25.38 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°08'48" AND AN ARC DISTANCE OF 38.90 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01°57'34" WEST, A DISTANCE OF 175.41 FEET TO THE POINT OF BEGINNING.

AND

LOT 2: PARCEL NO. 5042 16 05 011

A PORTION OF THE WEST ONE HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWEST CORNER OF SAID WEST ONE HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 16, THENCE SOUTH 01°57'34" EAST, ALONG THE WEST LINE OF THE SAID WEST ONE HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 16, DISTANCE OF 30.01 FEET;

THENCE NORTH 89°23'03" EAST, ALONG THE LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 16, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING;

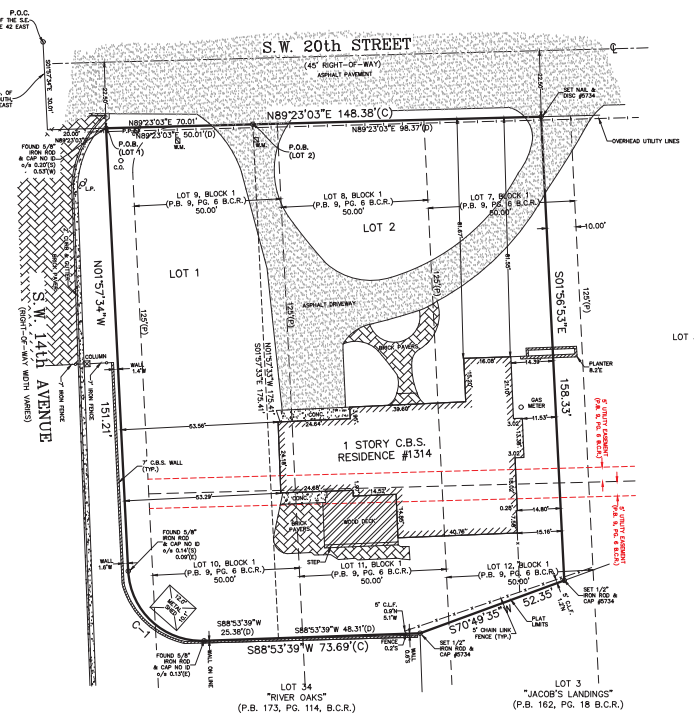
THENCE CONTINUING NORTH 89°23'03" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 98.37 FEET;

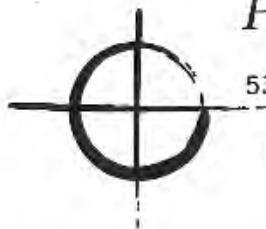
THENCE SOUTH 01°56'53" EAST, A DISTANCE OF 158.33 FEET;

THENCE SOUTH 70°54'36" WEST, DISTANCE OF 48.31 FEET;

THENCE SOUTH 88°53'39" WEST, DISTANCE OF 48.31 FEET;

THENCE NORTH 01°57'34" WEST, A DISTANCE OF 175.41 FEET TO THE POINT OF BEGINNING.





PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

SKETCH & DESCRIPTION

5 FOOT UTILITY EASEMENTS (10' TOTAL) ABANDONMENT

LEGAL DESCRIPTION:

THE SOUTH 5 FEET OF LOTS 7 THROUGH 9 AND THE NORTH 5 FEET OF LOTS 10 THROUGH 12, BLOCK 1 OF "LAUDERDALE GROVES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOTS 7 AND 12.

LEGEND & ABBREVIATIONS:

CL - CENTERLINE

B.C.R.- BROWARD COUNTY RECORDS

P - PLAT CALL

P.B. - PLAT BOOK

PG. - PAGE

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. SKETCH PREPARED 09/18/26

JASON H. PINNELL

PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 21-1043SD

SHEET 1 OF 2

S.W. 20th STREET

(60' RIGHT-OF-WAY, PER PLAT)

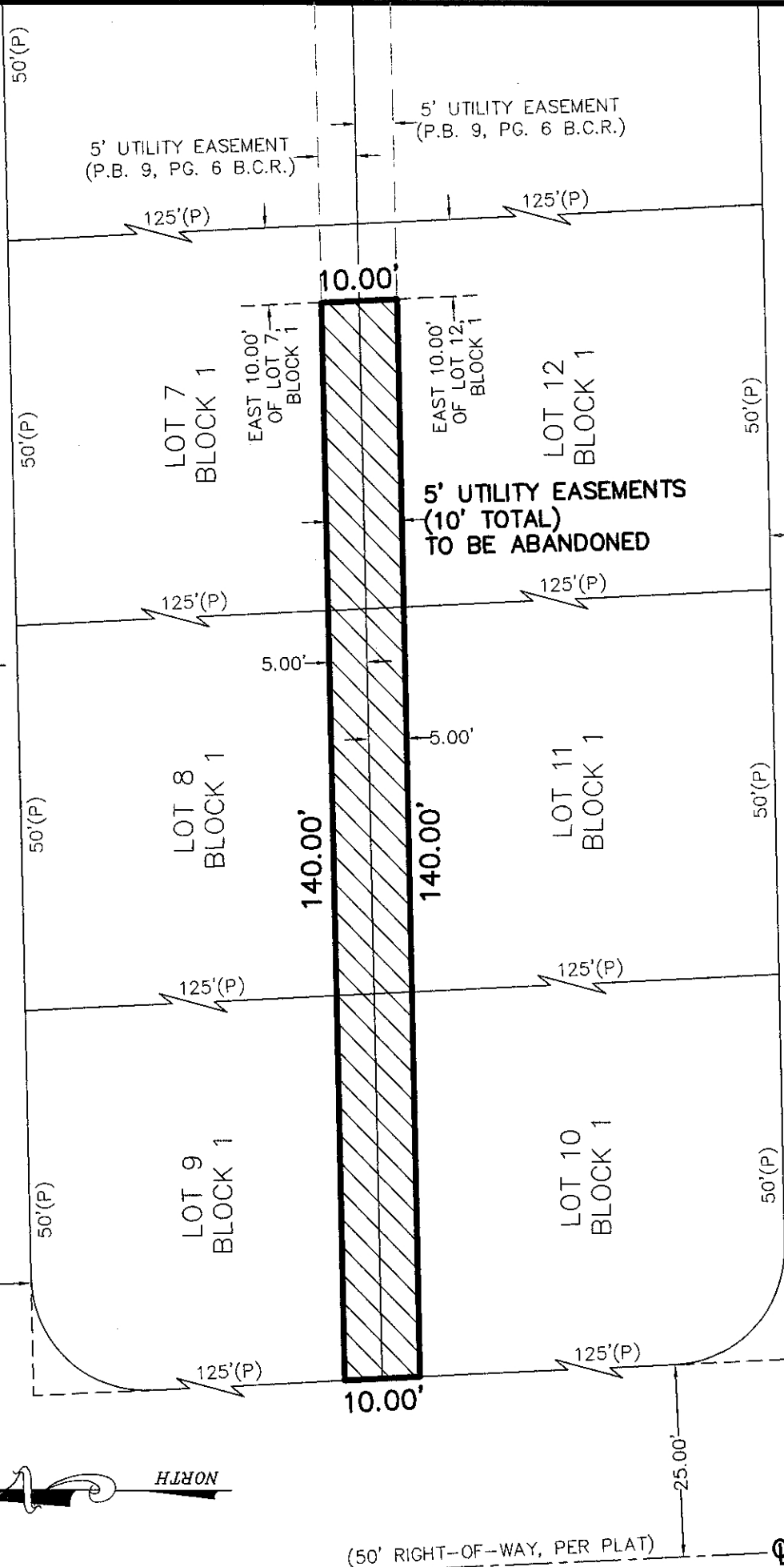
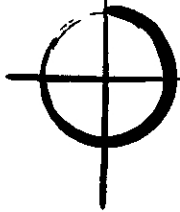
PINNELL SURVEY, INC.

LICENSED BUSINESS #6857

5300 WEST HILLSBORO BOULEVARD, SUITE 215-A

COCONUT CREEK, FLORIDA 33073

PHONE (954)418-4940 FAX(954)418-4941



SCALE: 1" = 20'

DRAWN BY: Q.D.I.

SKETCH NO.: 26-0613SD

SIDE 2 OF 2

(50' RIGHT-OF-WAY, PER PLAT)



AT&T

600 NW 79th Ave, Room 360

Miami, FL 33126

O: 786-593-2450

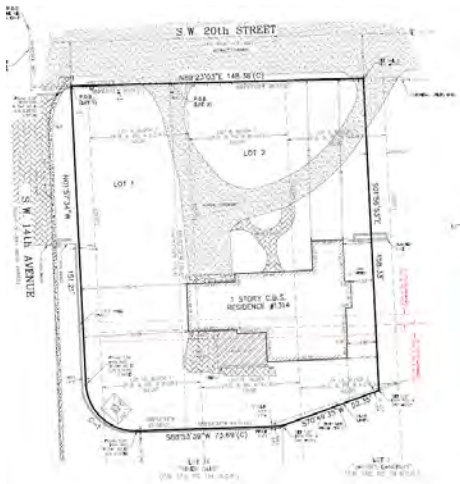
wa898f@att.com

September 2, 2026

Re: No Objection to Vacation of Utility Easement at 1314 SW 20th Street, Fort Lauderdale, FL 33315

To Whom It May Concern,
AT&T has no objection to the request to vacate the existing portion of the utility easement located at 1314 SW 20th Street, Fort Lauderdale, FL 33315.

AT&T has no utilities within the easement originally recorded in Official Records Book 9, Page 6, B.C.R.



If any additional information is required, please contact me at 786-593-2450.

Sincerely,

A handwritten signature in black ink, appearing to read "William Ayala".

William Ayala
SR SPECIALIST-OSP DESIGN ENGINEER
ACCESS - CONSTRUCTION & ENGINEERING



August 19th, 2026

Attn: Sarah Ramos

RE- Letter of No Objection for construction.

Dear: Sarah Ramos

Thank you for contacting Comcast regarding your proposed construction at 1314 SW 20th Street, Fort Lauderdale, FL 33315 Utility Easement P.B. 9, PG. 6, B.C.R. This is to inform you that Comcast does not have facilities within the sites development area and Comcast has no objection to the vacation.

It is the intent and understanding of Comcast that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that if Comcast facilities are found and/or damaged within the area as described, the applicant will bear the cost of repairs or relocation of said facilities.

If you have any further questions or concerns, please do not hesitate to contact me at (954) 995-3660.

Sincerely,

Sean Meers

Construction Speacilist

2501 SW 145th Ave,
Miramar, FL 33027



September 2, 2026

Sarah Beauchamp Ramos
1314 SW 20th St,
Fort Lauderdale, FL 33315,

Re: Vacation of Easement at 1314 SW 20th Street, Fort Lauderdale, FL 33315

Dear Sarah:

This is to advise you that FPL has no objection to the vacation of the existing easement at 1314 SW 20th Street in Fort Lauderdale (Utility Easement P.B. 9, PG. 6, B.C.R.), with the applicant knowledge and agreement to the following stipulations:

- It is understood that the service will be furnished in accordance with applicable rates, rules, and regulations.
- It should be noted that any of FPL facilities that may need to be relocated will be done at the customer expense.

Should you have any questions, please call me at (954) 717-1430.

Sincerely,

Enrique Chocron
Distribution Engineer



August 24, 2026

To: the City of Fort Lauderdale for formal vacation

Re: Vacate of Easement

Address: 1314 SW 20th Street, Fort Lauderdale FL 33315

Parcel: 5042 16 05 0111

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, PGS has NO objection to this request. PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Briana Velez". The signature is written in a cursive, flowing style.

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa FL 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040



September 28, 2026

Sarah Beauchamp Ramos
1314 SW 20th St,
Fort Lauderdale, FL 33315

Subject: **Response to Request for Letter of No Objection – Proposed Easement Vacation for the South 5 Feet of Lots 7 Through 9 and the North 5 Feet of Lots 10 through 12 (Approx 1500 Square Feet).**

Regarding Case UDP-EV26006,

The City of Fort Lauderdale's Public Works Department has reviewed the request for vacation of the 10-foot-wide utility easement extending approximately 150 feet in an east-west direction within the property located at 1314 SW 20 Street per the sketch prepared by Pinnell Survey, Inc., dated 14 September 2026.

Based on currently available records, there are no known existing public utilities within the subject area, and the Department consents to the vacation request.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Jessica Boland

Program Manager – Utility
Public Works Department, Engineering Division

PUBLIC WORKS DEPARTMENT

101 NE 3rd AVE, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE: (954) 828-5772, FAX: (954) 828-5074

WWW.FORTLAUDERDALE.GOV

Prepared by:
Naomi Ayala Esq.
The Ayala Firm
2031 Harrison Street
Hollywood, FL 33020

Return to:
Balecos & Abril, PLLC
4332 Trade Winds Avenue East
Lauderdale-by-the-Sea, FL 33308

Parcel Identification No.: 50-42-16-05-0111

(Space Above / to Line for Recording Date)

WARRANTY DEED

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

This indenture made the 19th day of May, 2026 between Casas Barrio Italia LLC, a Florida Limited Liability Company, whose post office address is 7969 Northwest 2nd Street, Suite 513, Miami, FL 33126, of the County of Miami-Dade, Florida, Grantor, to Robert Anthony Ramos and Sarah Victoria Beauchamp Ramos, husband and wife, whose post office address is 1314 Southwest 20th Street, Fort Lauderdale, FL 33315, of the County of Broward, Florida, Grantee:

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

Property 1:

A portion of the West One half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Southwest One Quarter (SW 1/4), of the Southeast One Quarter (SE 1/4) of Section 16, Township 50 South, Range 42 East, more fully described as follows:

Commencing on the Northwest corner of said West one half (W 1/2) of the Northeast one Quarter (NE 1/4), of the Southwest One Quarter (SW 1/4) of the Southeast One Quarter (SE 1/4), of said Section 16, thence South 01 degrees 57' 34" East, along the West line of the said West One Half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Southwest One Quarter (SW 1/4) of the Southeast One Quarter (SE 1/4) of Section 16, distance of 30.01 feet; Thence North 89 degrees 23' 03" East, along the line 30.00 feet South of (as measured at right angles) and parallel with the North line of the Northeast One Quarter (NE 1/4) of the Southwest One Quarter (SW 1/4) of the Southeast One Quarter (SE 1/4) of said Section 16, a distance of 20.00 feet to the Point of Beginning; Thence continuing North 89 degrees 23' 03" East, along the said parallel line, a distance of 50.01 feet; Thence South 01 degrees 57' 33" East, a distance of 175.41 feet; Thence South 88 degrees 53' 39" West, a distance of 25.38 feet to a point on a tangent curve, concave to the Northeast; Thence Northwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 89 degrees 08' 48" and an arc distance of 38.90 feet to a point of tangency; Thence North 01 degrees 57' 34" West, a distance of 151.21 feet to the Point of Beginning.

Property 2:

A portion of the West One half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Southwest One Quarter (SW 1/4), of the Southeast One Quarter (SE 1/4) of Section 16, Township 50 South, Range 42 East, more fully described as follows:

Commencing on the Northwest corner of said West one half (W 1/2) of the Northeast one Quarter (NE 1/4), of the Southwest One Quarter (SW 1/4) of the Southeast One Quarter (SE 1/4), of said Section 16, thence South 01 degrees 57' 34" East, along the West line of the said West One Half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Southwest One Quarter (SW 1/4) of the Southeast One Quarter (SE 1/4) of Section 16, distance of 30.01 feet; Thence North 89 degrees 23' 03" East, along the line 30.00 feet South of (as measured at right angles) and parallel with the North line of the Northeast One Quarter (NE 1/4) of the Southwest One Quarter (SW 1/4) of the Southeast One Quarter (SE 1/4) of said Section 16, a distance of 70.01 feet to the Point of Beginning; Thence continuing North 89 degrees 23' 03" East, along the said parallel line, a distance of 98.32 feet; Thence South 01 degrees 56' 53" East, a distance of 158.33 feet; Thence South 70 degrees 49' 35" West, distance of 52.15 feet; Thence South 88 degrees 53' 39" West, distance of 48.31 feet; Thence North 01 degree 57' 33" West, a distance of 175.41 feet to the Point of Beginning.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, none of which are hereby reimposed.

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

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

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

Signed, sealed and delivered in our presence.

WITNESS

PRINT NAME: MARCO POSADA

7791 NW 46 St

4226 200th St 33166

WITNESS 1 ADDRESS

WITNESS

PRINT NAME: Ronney Pimentel

7791 NW 46 St. #206

Miami, FL 33166

WITNESS 2 ADDRESS

Casas Barrio Italia LLC, a Florida Limited Liability Company

By:

Marcelo Julio Bonta Vasquez, Manager

STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of May, 2026, by Marcelo Julio Bonta, Vasquez, Manager of Casas Barrio Italia LLC, a Florida Limited Liability Company, on behalf of the company, ☐ who is personally known to me or ☒ who has produced Passport as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

