



BOARD OF ADJUSTMENT NOTICE

November 25, 2019

A Public Hearing will be held before the Board of Adjustment on: Wednesday, December 11, 2019 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: **PLN-BOA-19110001**
OWNER: RONALD TOMS
AGENT: MICHAEL BARRY
ADDRESS: 1145 NE 15 AVENUE, FORT LAUDERDALE, FL., 33304
LEGAL DESCRIPTION: PROGRESSO 2-18 D E 68 OF LOTS 1 TO 3, BLK 155 LESS E 5
ZONING: RM-15
COMMISSION DISTRICT: 2
REQUESTING: **Sec. 47-19.5. B Table 1 - Fences, walls and hedges.**

1. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to permit an existing residence to remain 4.95 feet from the rear property line.
2. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to allow the construction of a new addition 4.95 feet from the rear yard property line.

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

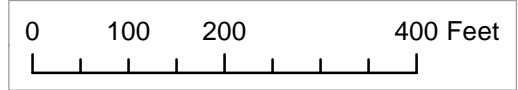
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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





PLN-BOA-19110001

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Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: DECEMBER 11, 2019

TIME: 6:30 PM

CASE: PLN-BOA-19110001

Section 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

1. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to permit an existing residence to remain 4.95 feet from the rear property line.
2. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to allow the construction of a new addition 4.95 feet from the rear yard property line.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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



Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	Ronald TOMS
Property Owner's Signature	<i>[Signature]</i>
Address, City, State, Zip	1145 Ne 15th AVE, Ft Lauderdale, FL 33304
E-mail Address	mbarrygroup@gmail.com
Phone Number	954-785-4313
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Michael Barry
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	3020 NE 15th Terrace, Oakland Park, FL 33334
E-mail Address	mbarrygroup@gmail.com
Phone Number	407-506-2023
Letter of Consent Submitted	yes

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1145 Ne 15th AVE
Legal Description	Progresso 2-18 DE 68 OF Lots 1 to 3. Bk 155 Less E5 From the public records of Broward County FL
Tax ID Folio Numbers (For all parcels in development)	494 234 043120
Request / Description of Project	Extend house to install handicap bathroom
Applicable ULDR Sections	Sec. 47-5.34, Zoning district: RM-15
Current Land Use Designation	Rm-15
Current Zoning Designation	Rm-15
Current Use of Property	Single Family home
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/>		
Side <input type="checkbox"/>		
Rear <input checked="" type="checkbox"/>	15	4.95

2 Locations

Page 2. Board of Adjustment (BOA) Criteria for Variance Request

This page must be filled in. An attached narrative may be included if additional space is required.

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

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please 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:

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

AFFIDAVIT: I, 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 plus one of the Board of Adjustment is required;
- 2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board 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 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, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
- 5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

M. Berry

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of Nov., 2019



MARIA ROQUE
Commission # GG 204577
Expires April 8, 2022
Bonded Thru Budget Notary Services

Maria Roque

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3 Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

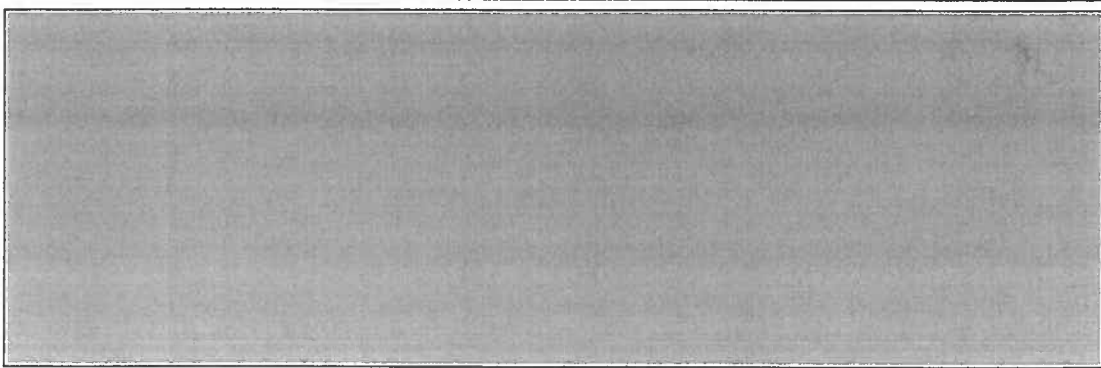
Fourteen (14) copy sets, with plans at half-size scale 11" x 17"

One (1) electronic version (CD or USB) of complete application and plans in PDF format

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
 - Landscape Plan** (if applicable)
 - Elevations** (if applicable)
 - Additional plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- 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. _____

APPLICANT: Ronald Toms

PROPERTY: 1145 NE 15th AVE Ft. Lauderdale FL 33304


PUBLIC HEARING DATE: _____

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 City's Urban Design & Development 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.

Ronald Toms
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 14 day of oct, 2009

(SEAL)  PATRICIA HOGANS-LANDERS
Commission # GG 171342
Expires December 27, 2021
Bonded thru Budget Notary Services

Patricia Hogans-Landers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/14/19

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. RT (Initial here)
RT Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Page 5: Technical Specifications

City of Fort Lauderdale
700 NW 19th Ave
Fort Lauderdale, FL 33311

Ronald Toms
1145 NE 15th Ave
Fort Lauderdale 33304
954-785-4313
MBARRYGROUP@GMAIL.COM

10/3/2019

To whom it may concern,

I, Ronald Toms, 1145 NE 15th Ave, Fort Lauderdale, FL 33304, hereby certify and authorize Michael Barry (President of M Barry Construction Inc.) to represent me at the designated variance board meeting to discuss my application for a variance on my property at 1145 NE 15th Ave Fort Lauderdale, FL 33304.

X 

Signature of property owner

State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me this 4TH day of OCTOBER 2019

By 

Type/Print name of owner or agent

Notary Signature

As to owners' signature 

Notary Name GARY

Type/Print or stamp Notary's name



GARY
Commission # GG 295964
Expires January 28, 2023
Bonded thru Budget Notary Services

Personally known _____ or produced identification

Type of identification produced DRIVER LICENSE



M. Barry Construction, Inc.

GENERAL CONTRACTOR & DEVELOPER SPECIALIZING IN SAFETY & EXCELLENCE

License # CGC1510457

Mobile: 407- 506-2023 E-Mail: mbarrygroup@gmail.com

1697 NE 32nd Street – Oakland Park FL- 33334

October 5, 2019

Re: BOA application for variance

Owner: Ronald Toms

Address: 1145 NE 15th AVE, Fort Lauderdale, FL 33304

Cover Letter

- **Narrative**
- **Variance Attachments**
- **Aerial map**
- **Land use map**
- **Land use and zoning map**
- **Survey (11x17)**
- **Site plan (11x17)**



M. Barry Construction, Inc.

GENERAL CONTRACTOR & DEVELOPER SPECIALIZING IN SAFETY & EXCELLENCE

License # CGC1510457

Mobile: 407- 506-2023 E-Mail: mbarrygroup@gmail.com

November 10, 2019

Re: BOA application for variance

Owner: Ronald Toms

Address: 1145 NE 15th Ave, Fort Lauderdale, FL 33304

Narrative:

This application is to request a variance for the 15' rear setback, required by sec. 47 – 5.34. – Table of dimensional requirements for the RM-15 district.

The existing house complies with a legal nonconformance status.

The proposed setbacks are 4.95 at location #1 and 4.95 at location #2.

Variance 1- Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of dimensional requirements for the RM-15 district to permit an existing residence to remain 4.95 feet from the rear property line.

Variance 2- Requesting a variance from the 15 feet minimum rear yard requirements of Sec 47-5.34 table of dimensional requirements for the RM-15 district to allow the construction of a new addition 4.95 feet from the rear yard property line.

The house was permitted and built in 1950/1952 (see property tax appraiser printout). Both the survey and the plot plan show the existing house encroachment into the 15' setback, and no comments from the zoning inspector, as this is a legal nonconformance building.

The hardship is due to the fact that the homeowner is an aged gentleman with a physical handicap. Additional space is required for an ADA bathroom as the use of a wheelchair is required. I hope that the board will give this application sympathetic consideration.

Sincerely,

Michael Barry - General Contractor - M Barry Construction Inc. - License #: CGC1510457

3020 Ne 15th Terrace, Oakland Park, FL 33334 – TEL: (407) 506-2023

City of Fort Lauderdale
700 NW 19th Ave
Fort Lauderdale, FL 33311

Ronald Toms
1145 NE 15th Ave
Fort Lauderdale 33304
954-785-4313
MBARRYGROUP@GMAIL.COM

10/3/2019

To whom it may concern,

I, Ronald Toms, 1145 NE 15th Ave, Fort Lauderdale, FL 33304, hereby certify and authorize Michael Barry (President of M Barry Construction Inc.) to represent me at the designated variance board meeting to discuss my application for a variance on my property at 1145 NE 15th Ave Fort Lauderdale, FL 33304.

X 

Signature of property owner

State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me this 4TH day of OCTOBER 2019

By 

Type/Print name of owner or agent

Notary Signature

As to owners' signature 

Notary Name GARY

Type/Print or stamp Notary's name



GARY
Commission # GG 295964
Expires January 28, 2023
Bonded thru Budget Notary Services

Personally known _____ or produced identification

Type of identification produced DRIVER LICENSE

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	Ronald TOMS
Property Owner's Signature	<i>[Signature]</i>
Address, City, State, Zip	1145 Ne 15th AVE, Ft Lauderdale, FL 33304
E-mail Address	mbarrygroup@gmail.com
Phone Number	954-785-4313
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Michael Barry
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	3020 NE 15th Terrace, Oakland Park, FL 33334
E-mail Address	mbarrygroup@gmail.com
Phone Number	407-506-2023
Letter of Consent Submitted	yes

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1145 Ne 15th AVE
Legal Description	Progresso 2-18 DE 68 OF Lots 1 to 3. Bk 155 Less E5 From the public records of Broward County FL
Tax ID Folio Numbers (For all parcels in development)	494 234 043120
Request / Description of Project	Extend house to install handicap bathroom
Applicable ULDR Sections	Sec. 47-5.34, Zoning district: RM-15
Current Land Use Designation	Rm-15
Current Zoning Designation	Rm-15
Current Use of Property	Single Family home
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/>		
Side <input type="checkbox"/>		
Rear <input checked="" type="checkbox"/>	15	4.95

2 Locations

Page 2. Board of Adjustment (BOA) Criteria for Variance Request

This page must be filled in. An attached narrative may be included if additional space is required.

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

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please 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:

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

- 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

- 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

- 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

- 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.

AFFIDAVIT: I, 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 plus one of the Board of Adjustment is required;
- 2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
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- 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 two (2) years of the date of entry of the final order of denial.

M. Berry

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of Nov., 2019



MARIA ROQUE
Commission # GG 204577
Expires April 8, 2022
Bonded Thru Budget Notary Services

Maria Roque

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3 Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

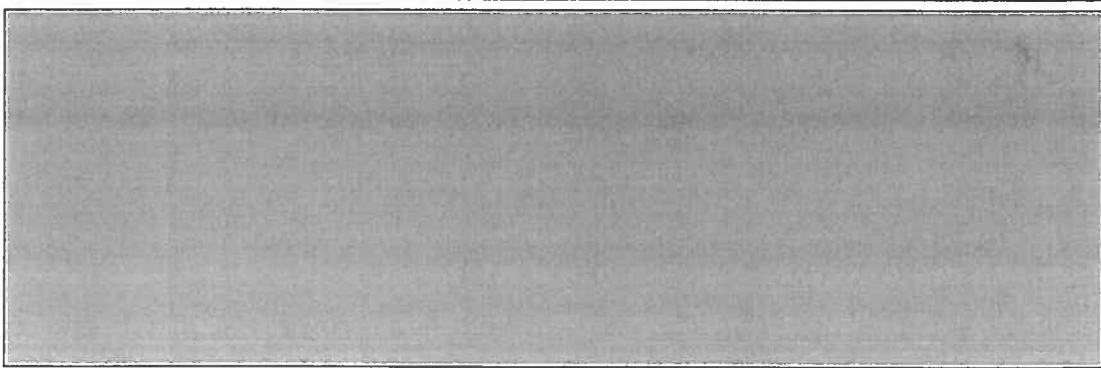
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- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
 - Landscape Plan** (if applicable)
 - Elevations** (if applicable)
 - Additional plan details** as needed

Note: All copy sets must be clear and legible.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
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 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
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.

APPLICANT: Ronald Toms
PROPERTY: 1145 NE 15th AVE Ft. Lauderdale FL 33304

PUBLIC HEARING DATE:

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

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

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 14 day of Oct, 2009

(SEAL) PATRICIA HOGANS-LANDERS
Commission # GG 171342
Expires December 27, 2021
Bonded thru Budget Notary Services

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/14/19

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. RT (Initial here)
RT Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Page 5: Technical Specifications



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1145 NE 15 AVENUE, FORT LAUDERDALE FL 33304	ID #	4942 34 04 3120
Property Owner	TOMS, RONALD	Millage	0312
Mailing Address	1145 NE 15 AVE FORT LAUDERDALE FL 33304	Use	01
Abbr Legal Description	PROGRESSO 2-18 D E 68 OF LOTS 1 TO 3, BLK 155 LESS E 5		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$26,030	\$114,780	\$140,810	\$61,390	
2019	\$26,030	\$114,780	\$140,810	\$61,390	
2018	\$26,030	\$104,260	\$130,290	\$60,250	\$775.50

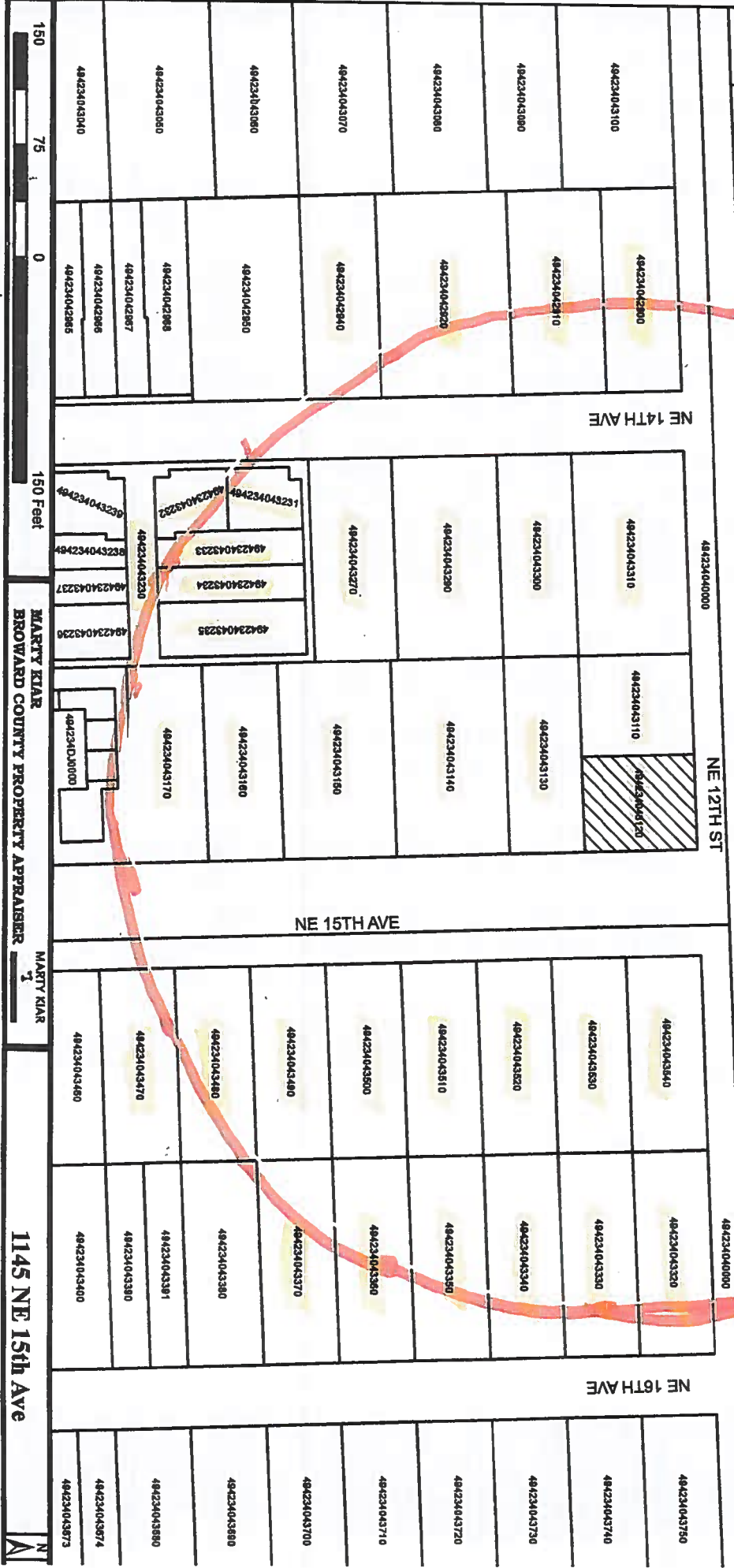
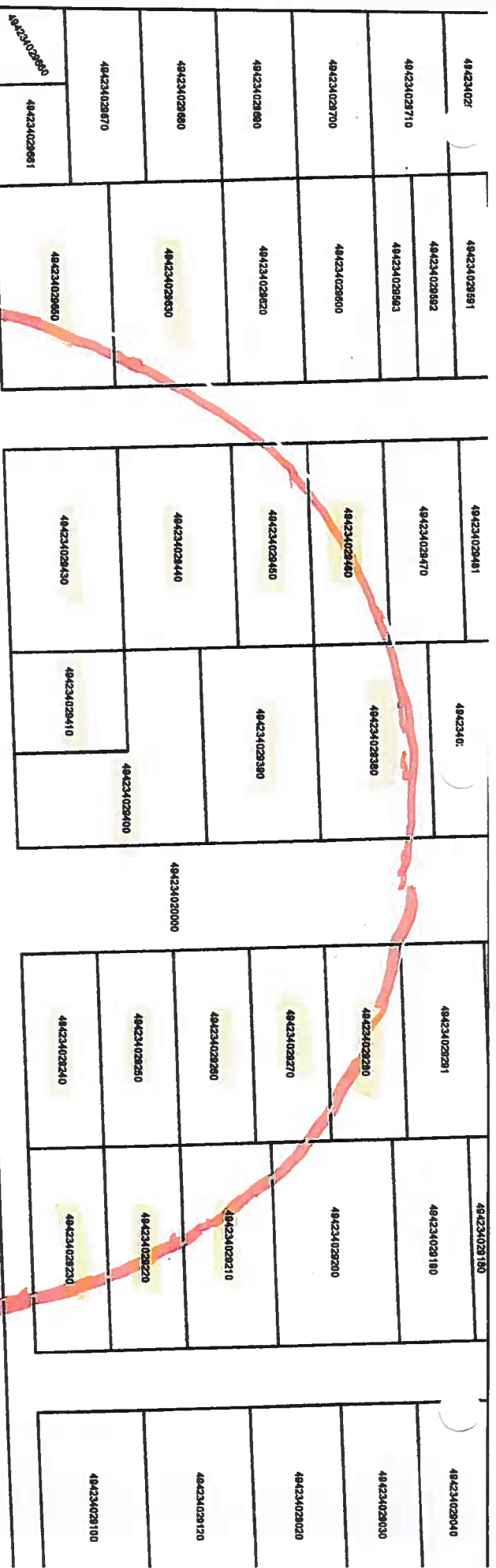
2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$140,810	\$140,810	\$140,810	\$140,810
Portability	0	0	0	0
Assessed/SOH 12	\$61,390	\$61,390	\$61,390	\$61,390
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$11,390	0	\$11,390	\$11,390
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$36,390	\$25,000	\$25,000

Sales History			
Date	Type	Price	Book/Page or CIN
3/28/2010	SWD-Q-DS	\$60,000	47209 / 1467
6/16/2010	QCD-T	\$100	47209 / 1465
4/8/2010	CET-D	\$50,200	47034 / 1854
9/1/1985	WD	\$50,000	12824 / 730

Land Calculations		
Price	Factor	Type
\$5.50	4,733	SF
Adj. Bldg. S.F. (Card, Sketch)		976
Units		1
Eff./Act. Year Built: 1952/1950		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								

9



150 Feet

75 Feet

0

MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER

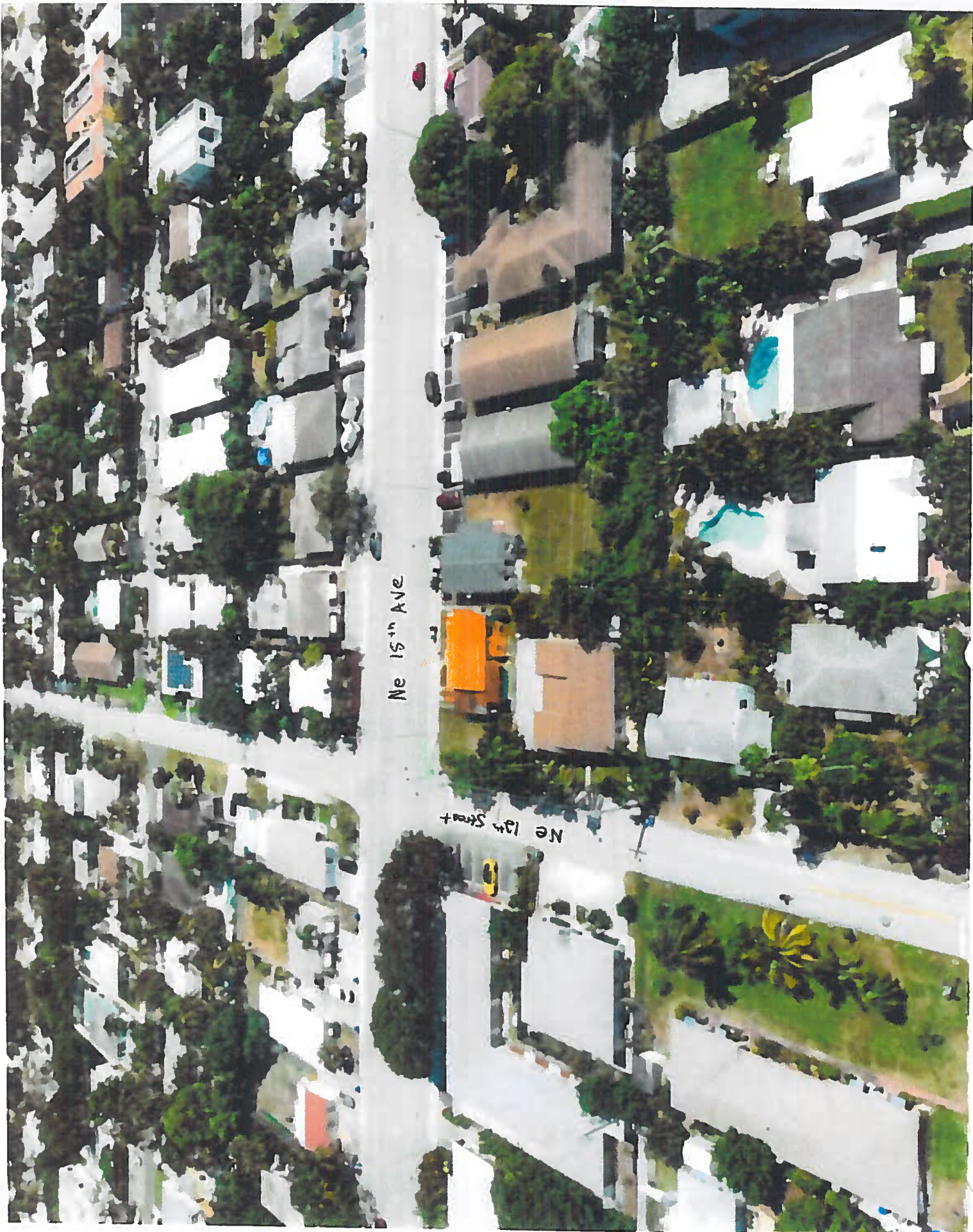
MARTY KIAR

1

1145 NE 15th Ave



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494234029291	SEWARD,THOMAS		1224 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234029470	ROBERT M OELKE TR	OELKE,ROBERT M TRSTEE	3095 N COURSE DR #707	POMPANO BEACH	FL	33069
494234029380	1223 NE 15TH AVENUE LLC	% CASEY WILLIAM COUGHLIN, PA	1750 N UNIVERSITY DR	CORAL SPRINGS	FL	33071
494234029280	CONTE,JAMES	GUIDRY,MATTHEW	20 ISLAND AVE APT 1402	MIAMI BEACH	FL	33139
494234029200	FEBBIE'S LLC		10051 NW 10 ST	PLANTATION	FL	33322
494234029460	1216 NE 14TH AVENUE LLC		850 SE 7 ST	DEERFIELD BEACH	FL	33441
494234029270	KAMARIA,KRISHNA K & SANTOSH		1212 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234029390	POLSKY,SUSAN C		1311 SW 56 AVE	PLANTATION	FL	33317
494234029450	PELOWSKI,CHRISTOPHER C	PELOWSKI TRUST	1214 NE 14 AVE	FORT LAUDERDALE	FL	33304
494234029210	CHADWICK,MARC A	BARAGAR,KENNETH	1211 NE 16 AVE	FORT LAUDERDALE	FL	33304
494234029260	TOMS,RONALD		1145 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234029440	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234029630	EL-KOLALLI,AHMED F & KAMELIA		13469 NW 5 CT	PLANTATION	FL	33325
494234029400	AWH&T INVESTMENT II LLC		2858 N UNIVERSITY DR	CORAL SPRINGS	FL	33065
494234029220	MACKEL,M P & MARILYN A		1205 NE 16 AVE	FORT LAUDERDALE	FL	33304
494234029250	TOMS,RON		1145 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234029410	1411 NE 12TH ST LLC		6061 SW 13 ST	PLANTATION	FL	33317
494234029430	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234029650	1201 14TH LLC		13275 GREGG ST	POWAY	CA	92064
494234029230	LUE,NIGEL CHRISTOPHER		1515 NE 12 ST	FORT LAUDERDALE	FL	33304
494234029240	DENNISON,MATTHEW		1503 NE 12 ST	FORT LAUDERDALE	FL	33304
494234043320	BARE,GREG		1516 NE 12 ST	FORT LAUDERDALE	FL	33304
494234043540	FUSCA,FELICE D		1208 NE 17 AVE	FORT LAUDERDALE	FL	33304
494234043120	TOMS,RONALD		1145 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234043110	OSHU 3 LLC		PO BOX 4174	FORT LAUDERDALE	FL	33338
494234043310	CHHIENG,QUAN		1408 NE 12 ST # 1	FORT LAUDERDALE	FL	33304
494234042900	SPRINTIS,ISAAC & RANDI		1145 NE 14 AVE	FORT LAUDERDALE	FL	33304
494234043330	TERRILL,JOHN A &	HOWARD,AGNES E	1126 S FEDERAL HWY STE 318	FORT LAUDERDALE	FL	33316
494234043530	1140 NE 15 LAND TR	TABER,EVAN TRSTEE	801 NORTHPOINT PKWY #141	WEST PALM BEACH	FL	33407
494234042910	FORTUNATO,OSCAR	HALIBURTON,PETER	2016 NE 21 CT	WILTON MANORS	FL	33305
494234043300	COLLINS,FRANCINE M		649 NW 28 CT	WILTON MANORS	FL	33311
494234043340	EVELYN C SUIT LIV TR	HALL,KEVIN L TRSTEE	PO BOX 27	FORT LAUDERDALE	FL	33302
494234043520	TOOMEY,RICHARD J	SCHICKLEY,FRANK R	1136 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234043130	PSD INVESTMENTS LLC		1501 CLEVELAND ST	HOLLYWOOD	FL	33020
494234042920	HALIBURTON,DEREK J		1137 NE 14 AVE	FORT LAUDERDALE	FL	33304
494234043140	PSD INVESTMENTS LLC		1501 CLEVELAND ST	HOLLYWOOD	FL	33020
494234043290	CHOURFI,YASMINA		1136 NE 14 AVE	FORT LAUDERDALE	FL	33304
494234043350	AUDALLUS,NELSON &	NAJARIAN,JOSEPH	PO BOX 16273	PLANTATION	FL	33318
494234043510	PRESSLY,RICK C		1132 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234043360	AUDALLUS,NELSON &	NAJARIAN,JOSEPH	PO BOX 16273	PLANTATION	FL	33318
494234043500	KWIATKOWSKI,DAVID J		1128 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234043270	MYERS,JOEL		11701 NW 26 ST	PLANTATION	FL	33323
494234043150	PSD INVESTMENTS LLC		1501 CLEVELAND ST	HOLLYWOOD	FL	33020
494234042940	MURRAY,TIMOTHY SEAN		1127 NE 14 AVE	FORT LAUDERDALE	FL	33304
494234043370	CHEN,JADE		2400 NE 9 ST #601	FORT LAUDERDALE	FL	33304
494234043490	SOVILIEN,SINTALIA H/E	SOVILIEN,DENISE P	1124 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234042950	SWINGLY,THOMAS MATTHEW	THOMAS M SWINGLY REV LIV TR	1123 NE 14 AVE	FORT LAUDERDALE	FL	33304
494234043160	MORIN,MARK		1123 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234043480	THR FLORIDA LP		1717 MAIN ST #2000	DALLAS	TX	75201
494234043170	1119 PROGRESSO LLC		5079 N DIXIE HWY #323	OAKLAND PARK	FL	33334
494234043470	TOMS,RONALD		1145 NE 15 AVE	FORT LAUDERDALE	FL	33304
494234043232	14TH AVENUE PROGRESSO OWNER LLC		6401 N UNIVERSITY DR #316	TAMARAC	FL	33321
494234DJ0010	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234DJ0020	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234DJ0030	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234DJ0040	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234DJ0050	HAINSLEY FLORIDA BCO LLC		2374 WILTON DR	WILTON MANORS	FL	33305
494234043234	14TH AVENUE PROGRESSO OWNER LLC		6401 N UNIVERSITY DR #316	TAMARAC	FL	33321
494234043235	14TH AVENUE PROGRESSO OWNER LLC		6401 N UNIVERSITY DR #316	TAMARAC	FL	33321
494234043230	14TH AVENUE PROGRESSO OWNER LLC		6401 N UNIVERSITY DR #316	TAMARAC	FL	33321
494234043231	14TH AVENUE PROGRESSO OWNER LLC		6401 N UNIVERSITY DR #316	TAMARAC	FL	33321
494234043233	14TH AVENUE PROGRESSO OWNER LLC		6401 N UNIVERSITY DR #316	TAMARAC	FL	33321









Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, City Fort Lauderdale GIS



1145 NE 15 Ave/Zoning Map

0 180 360 Feet

GIS
Fort Lauderdale



Esri, HERE, Garmin (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, City Fort Lauderdale GIS



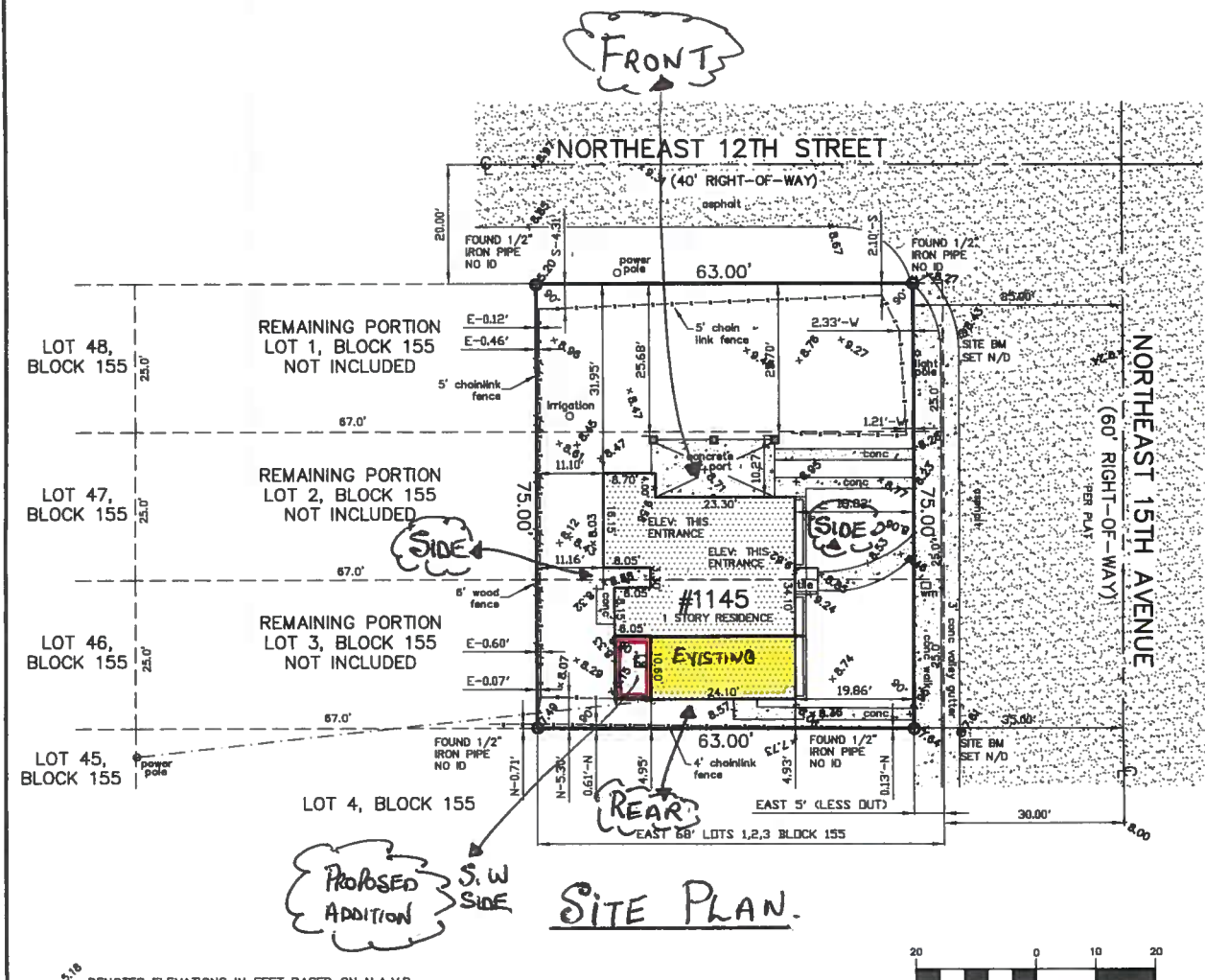
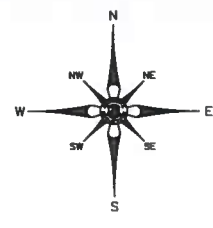
CITY OF FORT LAUDERDALE

1145 NE 15 Ave/Land Use Map

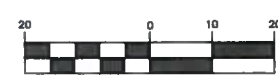


0 180 360 Feet

GIS
Fort Lauderdale



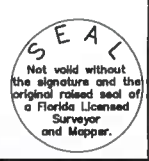
x 5.16 DENOTES ELEVATIONS IN FEET BASED ON N.A.V.D.



- NOTES:**
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CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

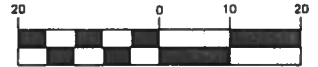
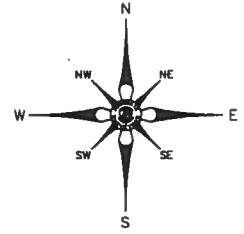


REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS		BY
UPDATE SURVEY SU-19-2433		10-11-19		AL/RLT
UPDATE/TOPO SURVEY SU-18-3707		12-05-18		AL/RLT
DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	
10-08-2015	ER	JMS	15-3708	

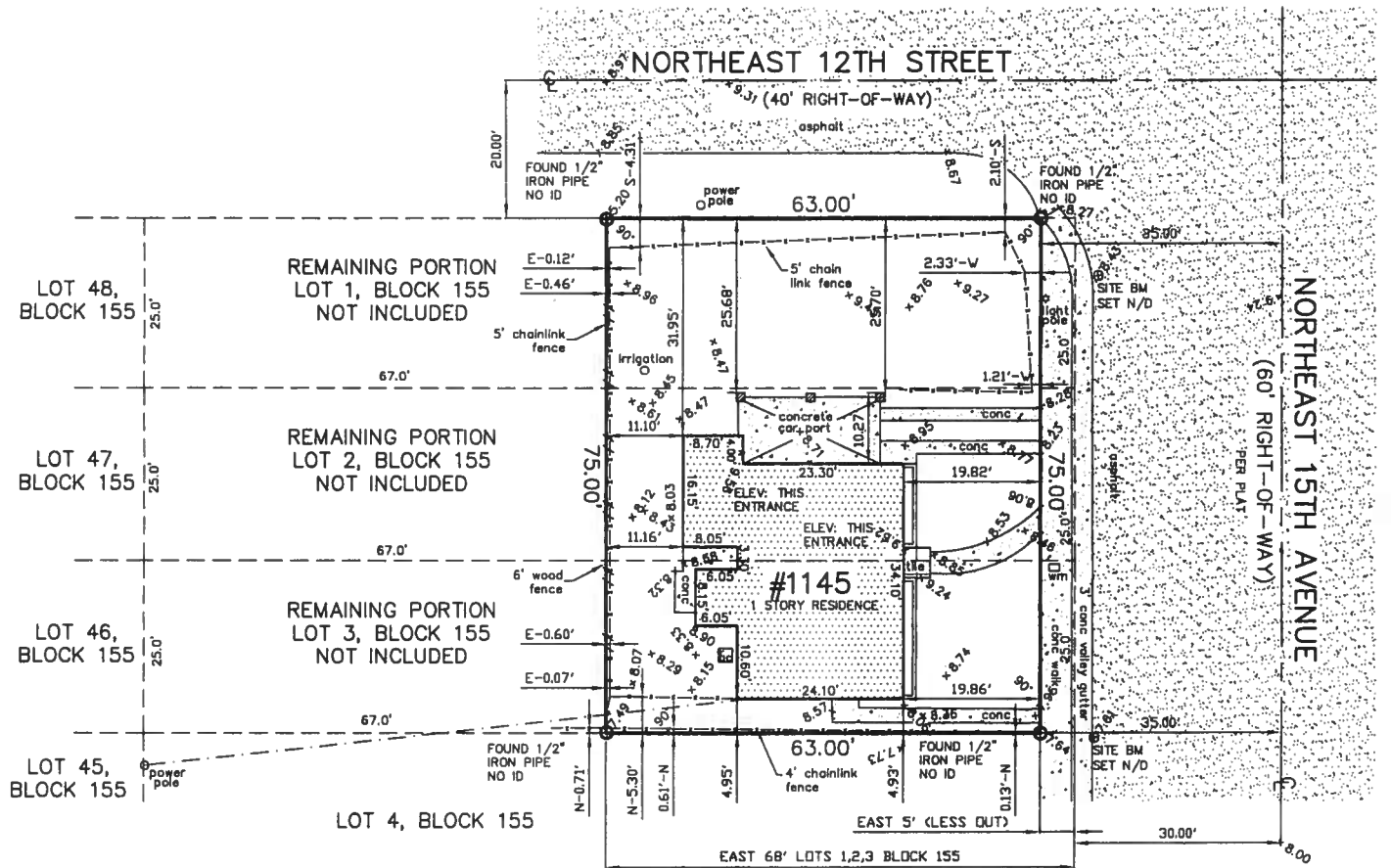
Robert L. Thompson 10-11-19
ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SEE GRAPHIC SCALE

SKETCH NUMBER SU-15-3708



GRAPHIC SCALE
1"=20'



* 5.18 DENOTES ELEVATIONS IN FEET BASED ON N.A.V.D.



GRAPHIC SCALE
1"=20'

NOTES:

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Robert L. Thompson 10-28-19

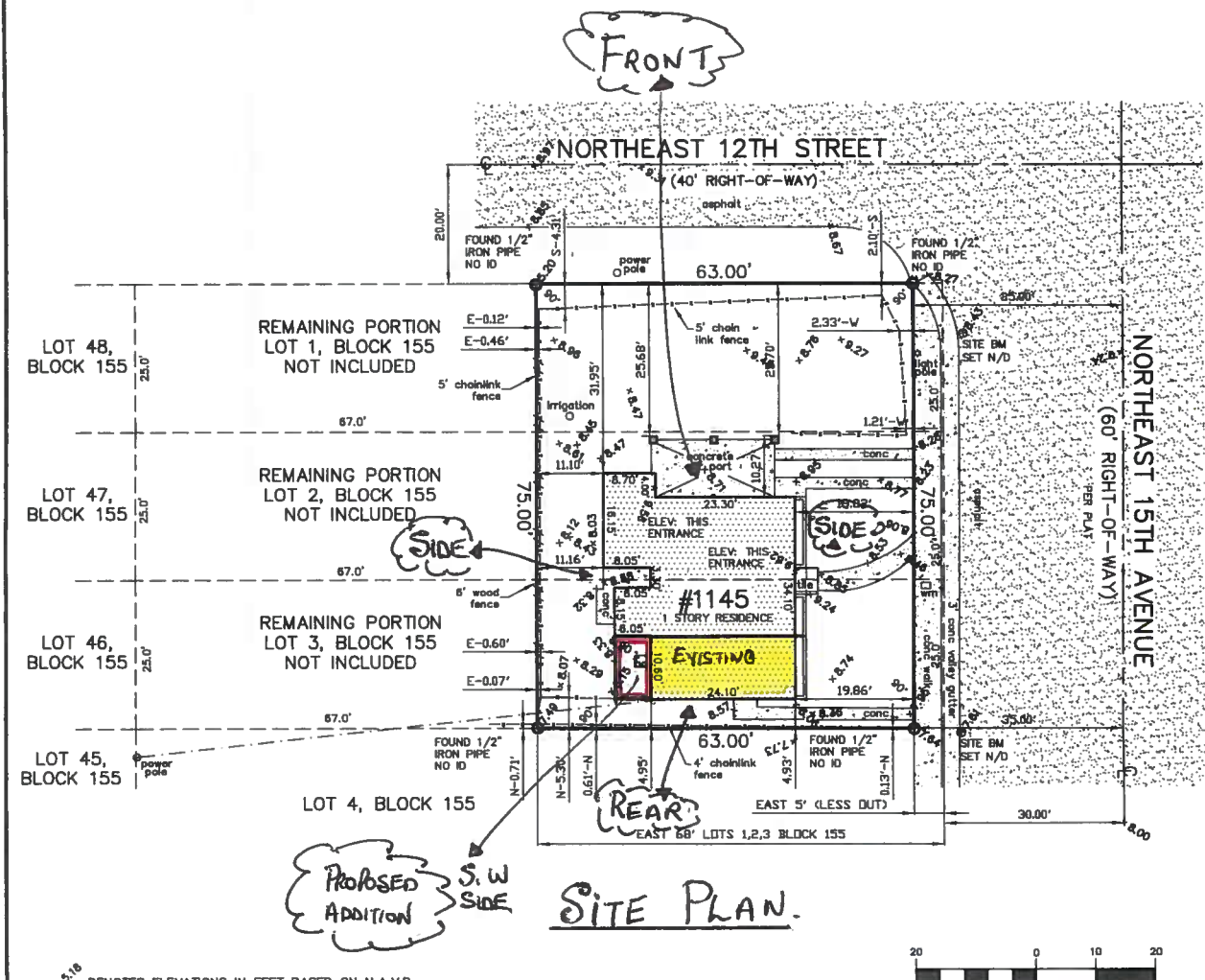
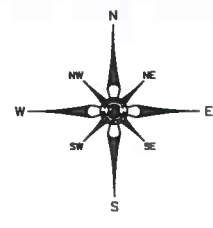
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



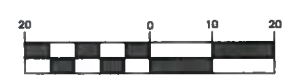
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UPDATE/TOPO SURVEY SU-18-3707		12-05-18		AL/RLT
DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	
10-09-2015	ER	JMS	15-3708	

SCALE 1"=20'

SKETCH NUMBER SU-15-3708



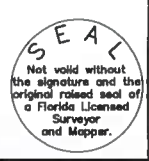
x 5.16 DENOTES ELEVATIONS IN FEET BASED ON N.A.V.D.



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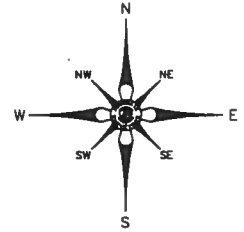


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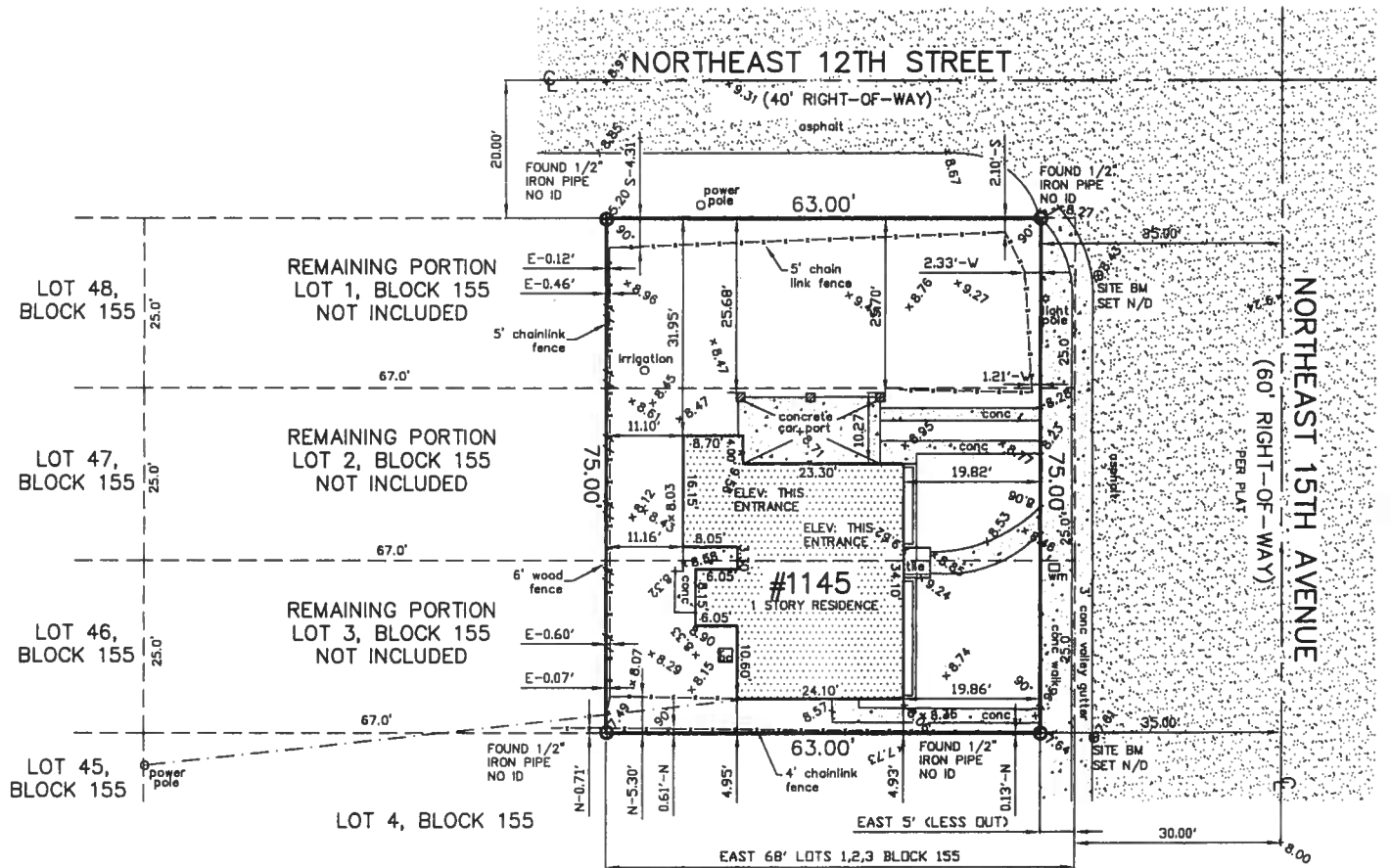
Robert L. Thompson 10-11-19
ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SEE GRAPHIC SCALE

SKETCH NUMBER SU-15-3708



GRAPHIC SCALE
1"=20'



GRAPHIC SCALE
1"=20'

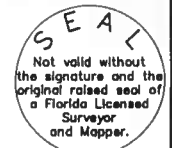
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- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 - BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
 - OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
 - THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
 - THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
 - THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE LAST DATE OF SURVEY AS SHOWN.
 - THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
 - THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

CERTIFICATION:

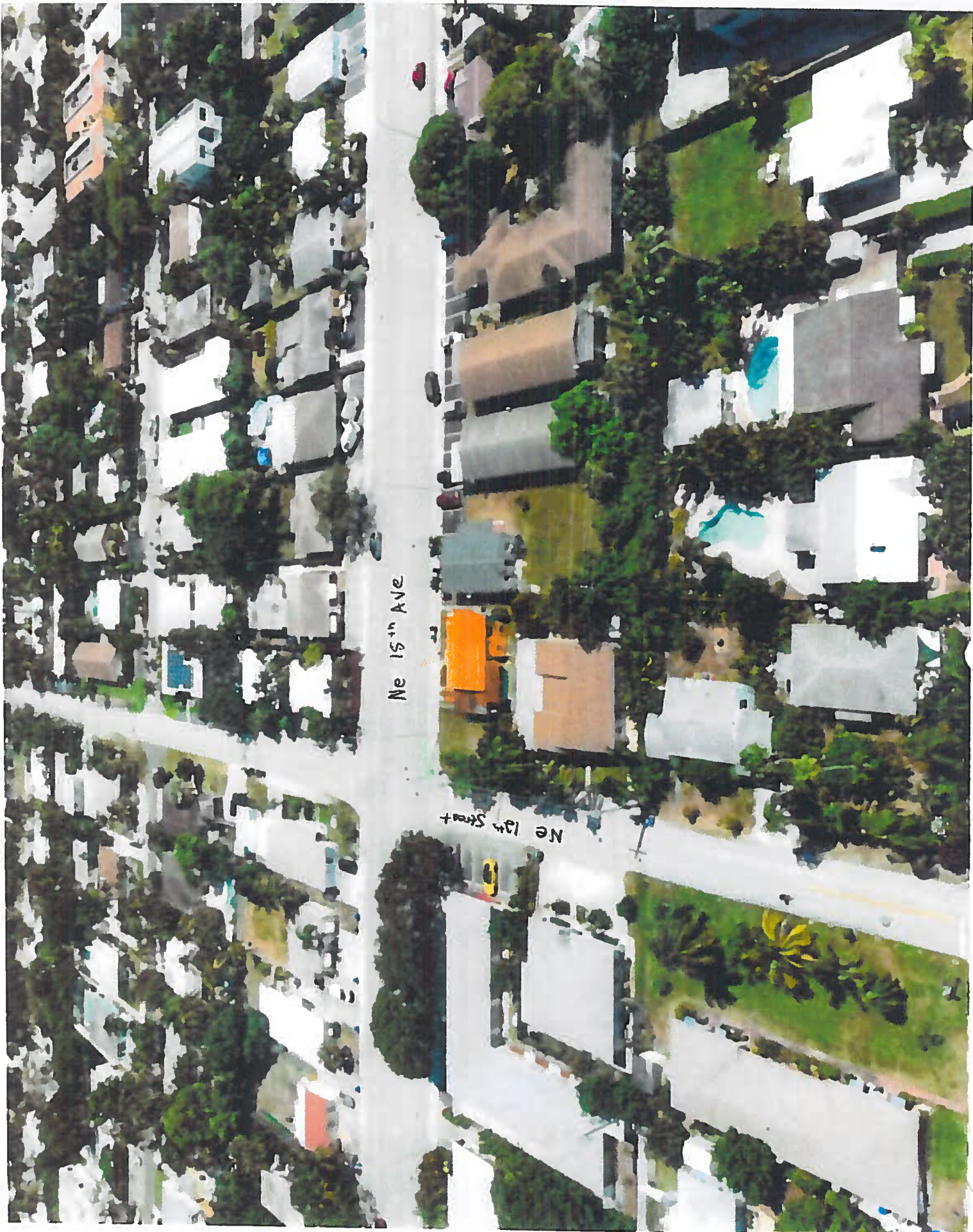
THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Robert L. Thompson 10-28-19
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS		BY
UPDATE SURVEY SU-18-2433		10-11-19		AL/RLT
UPDATE/TOPO SURVEY SU-18-3707		12-05-18		AL/RLT
DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	
10-09-2015	ER	JMS	15-3708	

SCALE 1"=20' SKETCH NUMBER SU-15-3708









Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, City Fort Lauderdale GIS



1145 NE 15 Ave/Zoning Map





Esri, HERE, Garmin (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, City Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

1145 NE 15 Ave/Land Use Map



0 180 360 Feet

GIS
Fort Lauderdale

Record #	Assigned to Staff	Record Type	Contact Organization Name	Status	Balance	Opened Date	Expiration Date	Street #	Dir	Street Name	Type	Street Suffix	Unit #	First Name	Last Name	Created By	Record ID	Parcel #
PLN-BOA-19110001		Board of Adjustment		Awaiting Client Reply	0	11/6/2019		1145 NE		15 AVE				Michael	Barry	MARIAR	19CAP-00000-00T1L	4.94234E+11
PM-19071769		Re-Roof Permit	M BARRY CONSTRUCTION INC	In Process	116	7/18/2019	1/1/2019	1145 NE		15 AVE					TOMS, RONALD	rinkd	19HIS-00000-0GN1V	4.94234E+11
PM-19070621		Mechanical HVAC New Install Permit	M BARRY CONSTRUCTION INC	In Process	215	7/9/2019	1/1/2019	1145 NE		15 AVE					TOMS, RONALD	bross	19HIS-00000-0GG7E	4.94234E+11
PM-19070616		Plumbing Residential Permit	M BARRY CONSTRUCTION INC	In Process	111	7/9/2019	1/1/2019	1145 NE		15 AVE					TOMS, RONALD	bross	19HIS-00000-0GFX5	4.94234E+11
PM-19070613		Electrical Residential Permit	TOMS, RONALD	In Process	111	7/9/2019	1/1/2019	1145 NE		15 AVE					TOMS, RONALD	bross	19HIS-00000-0GFX2	4.94234E+11
PM-19070608		Residential Addition Permit	M BARRY CONSTRUCTION INC	In Process	1333.09	7/9/2019	1/1/2019	1145 NE		15 AVE					TOMS, RONALD	bross	19HIS-00000-0GFWX	4.94234E+11
VIO-CE18101544_1		Violation-CODE Hearing	TOMS, RONALD	Closed	0	10/18/2018		1145 NE		15 AVE					TOMS, RONALD	perrk	18HIS-00000-0K5AA	4.94234E+11
CE18101544		Code Case	TOMS, RONALD	Closed	0	10/18/2018		1145 NE		15 AVE					TOMS, RONALD	perrk	18HIS-00000-03UDK	4.94234E+11
VIO-CE18072108_2		Violation-CODE Hearing	TOMS, RONALD	Closed	0	7/25/2018		1145 NE		15 AVE					TOMS, RONALD	perrk	18HIS-00000-0JOAR	4.94234E+11
VIO-CE18072108_1		Violation-CODE Hearing	TOMS, RONALD	Closed	0	7/25/2018		1145 NE		15 AVE					TOMS, RONALD	perrk	18HIS-00000-0JOAQ	4.94234E+11
CE18072108		Code Case	TOMS, RONALD	Closed	0	7/25/2018		1145 NE		15 AVE					TOMS, RONALD	perrk	18HIS-00000-03QBO	4.94234E+11
VIO-CE17061491_1		Violation-CODE Hearing	TOMS, RONALD	Closed	0	6/16/2017		1145 NE		15 AVE					TOMS, RONALD	wingj	17HIS-00000-0IRYI	4.94234E+11
CE17061491		Code Case	TOMS, RONALD	Closed	0	6/16/2017		1145 NE		15 AVE					TOMS, RONALD	wingj	17HIS-00000-03589	4.94234E+11
PM-12061489		Electrical Services Permit	TOMS, RONALD	Complete	0	6/20/2012	12/17/2012	1145 NE		15 AVE					TOMS, RONALD	conyd	12HIS-00000-0C6RI	4.94234E+11
PM-10080480		Electrical Services Permit	TOMS, RONALD	Complete	0	8/6/2010	2/5/2011	1145 NE		15 AVE					TOMS, RONALD	weill	10HIS-00000-0B9SN	4.94234E+11
PM-06111978		Window and Door Permit	WILLIAMS, SHELIA A	Complete	0	11/21/2006	10/6/2010	1145 NE		15 AVE					TOMS, RONALD	romel	06HIS-00000-09RG4	4.94234E+11
PM-04090669		Electrical Burglar Alarm	WILLIAMS, SHELIA A	Void	0	9/14/2004	10/28/2009	1145 NE		15 AVE					WILLIAMS, SHELIA A	larsn	04HIS-00000-07TQC	4.94234E+11


Sec. 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling, Attached: Townhouses	Multi-family Dwelling	Bed and Breakfast Dwelling	Other Uses
Maximum density (du/net acre)	15	15	15	15	15	15	30 sleeping rooms per net acre (maximum 9 sleeping rooms maximum per dwelling)	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	7,500	5,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	200 (Note B)
Minimum lot width	50	50	40	See Section 47-18.9	50	50	50	100
Minimum floor area (sq. ft.)	1,000	750 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic	None

							designati on = None	
Minimum front yard (ft.)	25	25	25	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. 20 ft. when abutting a waterway	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in height that portion of the building	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per	20

	<p>above 22 ft. shall be set back an additional 1 ft. per foot of additional height.</p> <p>20 ft. when abutting a waterway</p>						<p>foot of additional height</p> <p>20 ft. when abutting a waterway</p>	
Minimum rear yard (ft.)	<p>15</p> <p>20 ft. when abutting a waterway</p>	<p>15</p> <p>20 ft. when abutting a waterway</p>	<p>15</p> <p>20 ft. when abutting a waterway</p>	<p>See Section 47-18.9</p> <p>20 ft. when abutting a waterway</p>	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10	None	10

TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24HRS. A DAY 7 DAYS A WK.
BAD BOYS TOWING
954-274-7789
Please respect our property rights FL STAT. 713.78-715.07-715.0

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING
DATE: DECEMBER 11, 2019 TIME: 6:30 PM CASE: PLN-BOA-19110001

Section 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

1. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to permit an existing residence to remain 4.95 feet from the rear property line.
2. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47-5.34 Table of Dimensional Requirements for the RM-15 district to allow the construction of a new addition 4.95 feet from the rear yard property line.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 10-29, it shall be unlawful for any person to make, use, display or utilize in any manner any building or other thing belonging to or under the control of the City. Persons violating or removing the notice may be subject to fine under enforcement.



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENTS MEETING
 DATE: DECEMBER 11, 2012 TIME: 6:30 PM CASE: FLN-BOA-19110001
 Section 47.5.34 - Table of dimensional requirements for the RM-15 and RM-15 districts. (Note A)

1. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47.5.34 Table of Dimensional Requirements for the RM-15 district to permit an existing residence to remain 4.15 feet from the rear property line.
2. Requesting a variance from the 15 feet minimum rear yard requirements of Sec. 47.5.34 Table of Dimensional Requirements for the RM-15 district to allow the construction of a new addition 4.15 feet from the rear yard property line.

LOCATION: CITY COMMISSION CHAMBERS INFORMATION: CONTACT (354) 828-4504
 CITY HALL, 100 W ANDREWS AVENUE <http://www.fortlauderdale.gov>