



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-19110003
OWNER: REVIS, DONALD RAY JR & SUZANNE
AGENT: ANDREW J. SCHEIN, ESQ./ LOCHRIE & CHAKAS, P.A.
ADDRESS: 20 BAY COLONY PT, FORT LAUDERDALE, FL., 33308
LEGAL DESCRIPTION: BAY COLONY SECTION OF THE LANDINGS 62-34 B LOT 29
ZONING: RS-4.4
COMMISSION DISTRICT: 1
REQUESTING: **Section 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.**

1. Requesting a variance to install a boatlift and vessel at the rear of the property at a zero (0'0") side yard setback whereas the code requires a minimum side yard setback of ten feet (10'0") from the extended 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.

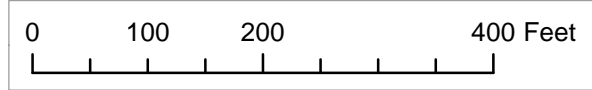




Legend

-  Subject Site
-  FTL Corp Limits

PLN-BOA-19110003



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: DECEMBER 11, 2019

TIME: 6:30 PM

CASE: PLN-BOA-19110003

Section 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.

Requesting a variance to install a boatlift and vessel at the rear of the property at a zero (0'0") side yard setback whereas the code requires a minimum side yard setback of ten feet (10'0") from the extended 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





SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 7/25/2019 | Print Date: 7/25/2019
 I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA)
 Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input checked="" type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (perspace)	\$ 530.00
<input type="checkbox"/>	Request for Continuance	\$ 190.00
<input type="checkbox"/>	Rehearing before the Board	\$ 70.00
<input type="checkbox"/>	Request for Rehearing	\$ 240.00

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.

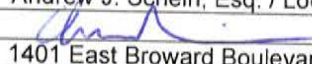
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Donald and Suzanne Revis
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner</small>
Address, City, State, Zip	20 Bay Colony Pt. Fort Lauderdale, FL 33308
E-mail Address	DrDonRevis@hotmail.com
Phone Number	954-630-2009
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	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	20 Bay Colony Pt.
Existing / New	Existing: <input checked="" type="checkbox"/> 20 Bay Colony Pt. New: <input type="checkbox"/>
Project Address	Address:
Legal Description	Lot 29 of Bay Colony Section of the Landings, PB 62, Page 34 BCR
Tax ID Folio Numbers (For all parcels in development)	494307080290
Request / Description of Project	Variance for Boat Lift (see attached narrative)
Applicable ULDR Sections	ULDR § 47-19.3(H)

Current Land Use Designation	Low Residential 4.4
Current Zoning Designation	RS-4.4
Current Use of Property	Single Family Home
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [E]	25'	49.4'
Side [S]	10'	13.5'
Side [N]	10'	13'
Rear [W]	25'	35.3'

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.

See attached narrative

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

See attached narrative

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:

See attached narrative

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

See attached narrative

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

See attached narrative

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.

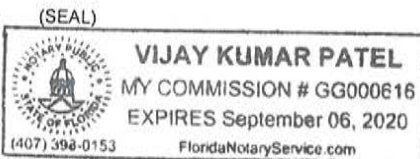
See attached narrative

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.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 18th day of October, 2019



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"

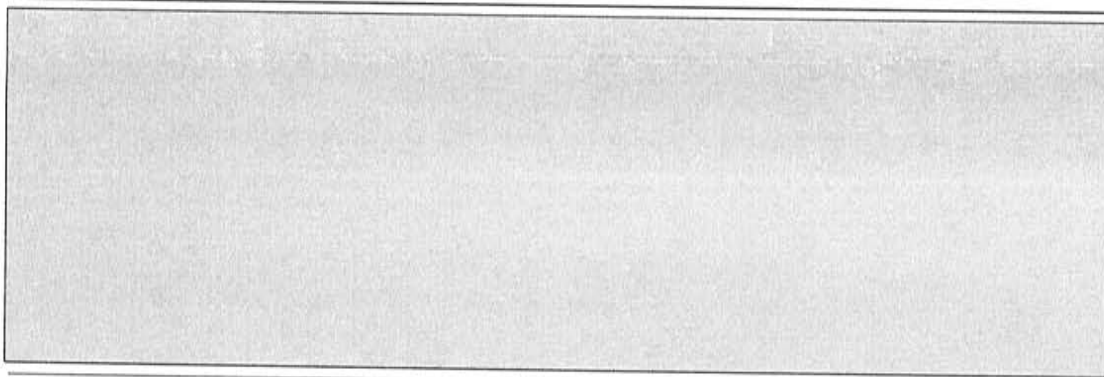
Fourteen (14) copy sets, with plans at half-size scale 11" x 17"

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.

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

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.

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

Affiant

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

A. SITE PLAN

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

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

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

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Donald and Suzanne Revis
Address: 20 Bay Colony Point
Request: Variance from ULDR Section 47-19.3(h)

Application for Variance

1. General Information and Variance Request

Donald and Suzanne Revis are the owners of the property located at 20 Bay Colony Point in Fort Lauderdale (the "Property"). The Property is zoned RS-4.4, which requires a minimum side yard setback of 10' (25' when abutting a waterway). The owners are requesting to install a boat lift at the rear of the Property at a 0' setback from their extended property lines, a variance of 25'.

The owners need to install the dock at the northernmost end of their rear yard because of the turning radii required for boats to access the inlet behind the Property. As shown in the graphic on the following page, the inlet requires a sharp right angle turn for boats to access the inlet, and if a boat lift was placed at the 25' setback, the turning radii required would be extremely tight and would place the Owner's boat in jeopardy.

As an example, the Patti Lou, a ~119' yacht properly docked within the inlet adjacent to the Property, already has an extremely sharp required turning radius behind the Property. Due to the turning movements required to dock the Patti Lou, the bow of the Patti Lou edges very close to the Property and would place the Owner's boat in jeopardy if it was docked at a 25' setback. Although the Patti Lou is an extreme example, this sharp right-angle turning radius would be required for all boats accessing this inlet. The graphics on the following page show sample turning radii for the Patti Lou at both a 25' setback and the requested 0' setback. Due to the nature of boats and waterways, the turning radii may either be more or less extreme than the graphics on the following page depending on currents and tides at any given time. As shown in the graphics, there is significantly more room for error with a 0' setback rather than a 25' setback, with the 25' setback placing the Owner's boat at a significantly higher risk for damage.



2. Code Provision

ULDR Section 47-19.3(h): No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.

3. Variance Criteria

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

RESPONSE: In Florida, owners of land bordering upon navigable waters have certain riparian rights, including the right of boating.¹ The Fourth District Court of Appeals has also recognized the right to “wharf out” to navigability, meaning the right to install a dock for boats.²

Due to the setbacks in the RS-4.4 zoning district, any boat on the Property is ordinarily required to be docked a minimum of 25’ from the side property line. Due to the turning movements that are required for boats to access the inlet behind the Property, keeping a boat 25’ from the side property line of the Property is not reasonable and would cause a significant risk of damage to the boat. This required turning movement issue, given the unique location of the Property, is a special condition that is unique to the Property and prevents the reasonable use of the Property for waterway access via boat.

The Property is also uniquely shaped and differs significantly from the abutting properties. The southeast portion of the Property is adjacent to the waterway, meaning that the side yard setback is 25’ rather than the 10’ that would be required if the side yard were not adjacent to the waterway.

- 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;

RESPONSE: The turning movement issue is unique to this Property – no other Property in the area is affected by this issue. All other properties in the area surrounding the Property have their docks and boats in areas that are not affected by this required turning movement.

¹ Florida Statutes Section 253.141(1) (2018)

² Tewksbury v. City of Deerfield Beach, 763 So. 2d 1071, 1071 (Fla. 4th DCA 1999)

- 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 to the property;

RESPONSE: As noted above, the riparian right of boating and the right to wharf out are substantial property rights for properties bordering a navigable waterway. These property rights are enjoyed by other property owners in the same area and zoning district, as their boats and docks are not located in areas that will interfere with the required turning movement of boats in the inlet.

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result or mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

RESPONSE: The required turning radii of boats in relation to the Property's location in the inlet is not self-created by the applicant or their predecessors and is not a disregard for or ignorance of the ULDR. Given the width of the channels behind the Property to the intracoastal (100 feet), this unique hardship is merely an unfortunate circumstance given the tight turning movement needed to navigate the inlet.

- 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.

RESPONSE: The owner would prefer to install a boat lift and dock their boat on their northern property line to completely avoid the turning movement of boats accessing the inlet. However, riparian lines are extensions of the side yard property lines that are perpendicular or nearly perpendicular to the rear yard abutting a waterway. The graphic on the following page shows the extension of the Property's riparian lines and the preferred boatlift placement.



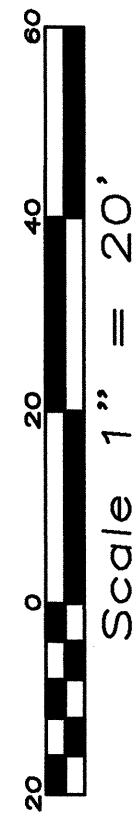
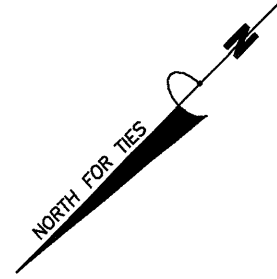
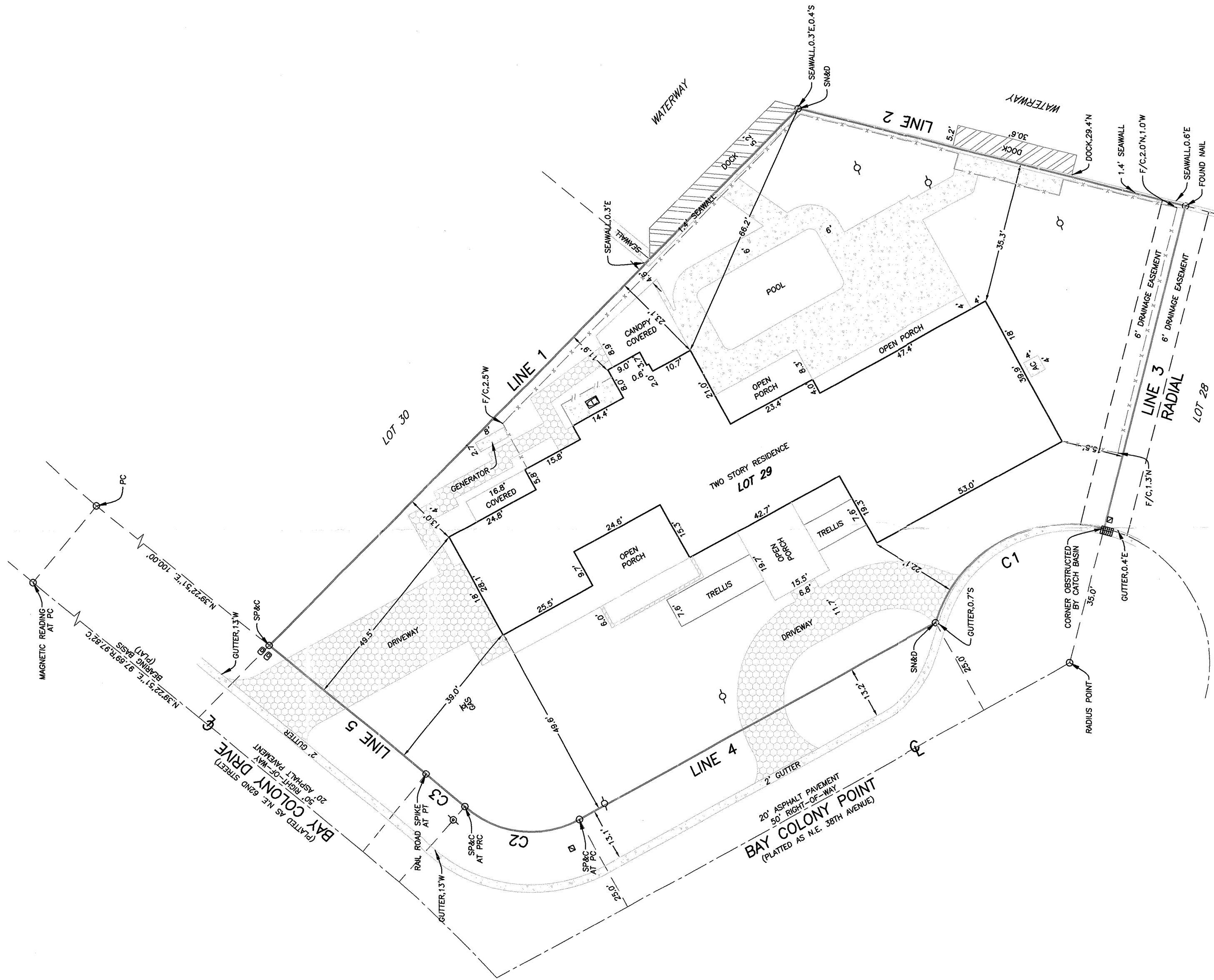
Given that the preferred boatlift placement is outside of the owner's riparian lines, the only reasonable option to best avoid the turning movements of boats accessing the inlet is to place the boat at a 0' setback from the property line – the minimum variance necessary for the owners to have a reasonable ability to wharf out to navigability.

The variance is in harmony with the general purposes and intent of the ULDR and the use will not be incompatible with adjoining properties or the surrounding neighborhood and will not be otherwise detrimental to the public welfare.

The main reasons for the ULDR's requirement to bar boats from being docked within the side yard setback are to protect neighboring property owners from encroachments into their rear yard and to protect the view corridor from the street. Neither of these purposes are at issue in this case.

The Property is uniquely shaped, where the rear property line of the Property is not abutting the rear property line of the adjacent property. A boat docked at a 0' setback from the side property line of the Property will not encroach onto the neighboring property, unlike most other properties in this zoning district and subdivision. Additionally, due to the extensive landscaping in the side yard of the

Property, a boat docked at a 0' setback will not be visible from the right-of-way. Therefore, this requested variance to allow a boat to be docked at a 0' setback and for a boat lift to be installed within the extended side yard setback at the Property is in harmony with the general purposes of the ULDR and will not be incompatible with adjoining properties or the surrounding neighborhood and will not be otherwise detrimental to the public welfare.



LEGAL DESCRIPTION
 LOT 29, OF "BAY COLONY SECTION OF THE LANDINGS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 DON REVIS JR AND SUZANNE REVIS
 MOMBACH, BOTLE, HARDIN & SIMMONS, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 MORGAN STANLEY PRIVATE BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

PROPERTY ADDRESS
 20 BAY COLONY POINT
 FORT LAUDERDALE, FL 33308

BOUNDARY SURVEY
 INVOICE # 40768
 SURVEY DATE 09/19/17
 FLOOD ZONE X / X0.2% / AE-5
 MAP DATE 08/18/14
 MAP NUMBER 125105 0378H

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
LINE 1	S.45°20'23"E.	188.54'
LINE 2	S.1°19'04"W.	100.00'
LINE 3	N.75°40'56"W.	83.07'
LINE 4	N.28°40'00"W.	101.77'
LINE 5	N.39°22'51"E.	50.69'

LINE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	LC
C1	87°23'59"	N.29°22'56"W.	35.00	53.39	48.36
C2	70°15'24"	N.06°27'42"E.	25.00	30.66	28.77
C3	02°12'33"	N.40°29'07"E.	330.00	12.72	12.72

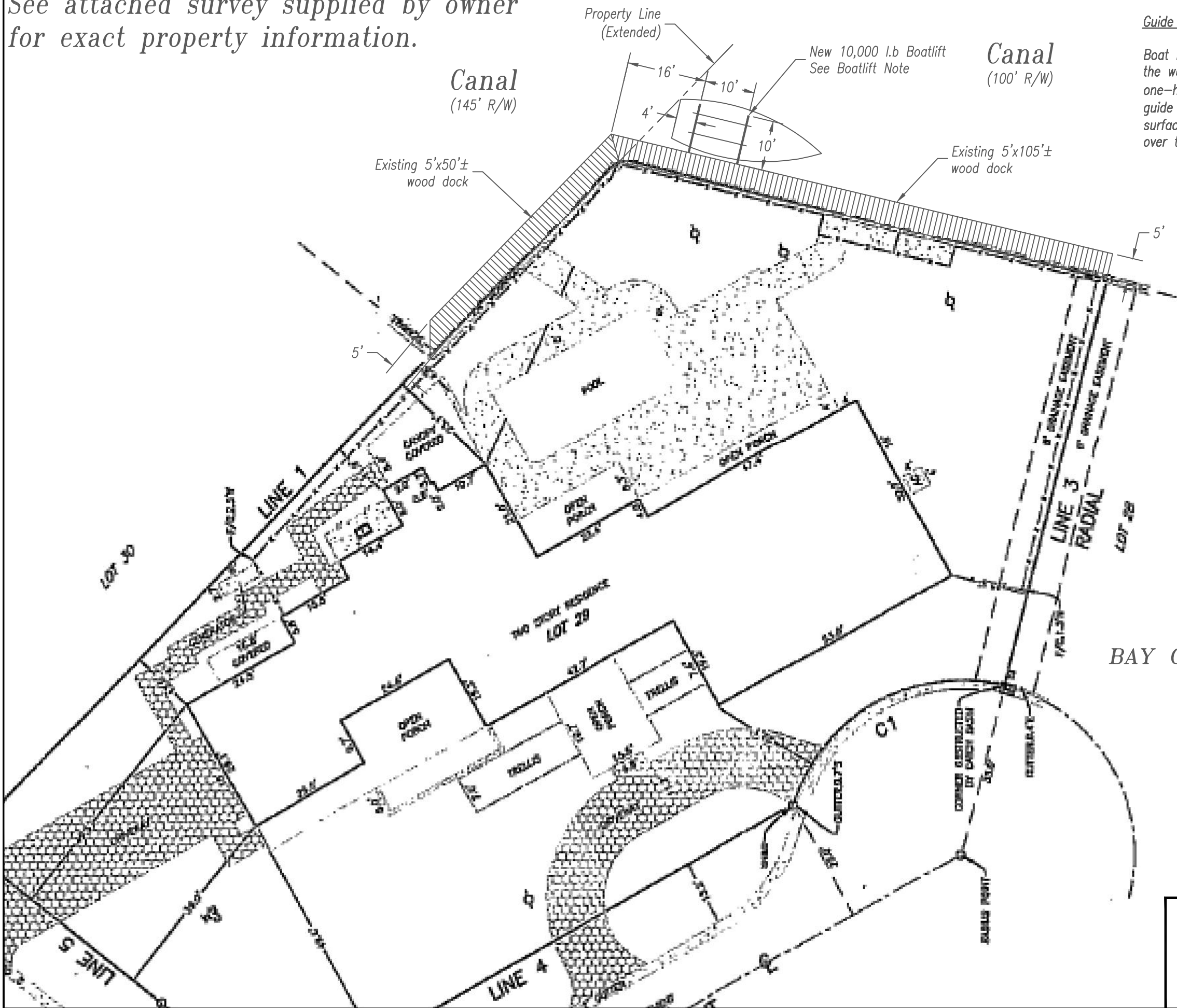
SURVEYOR'S NOTES
 1. BEARINGS AS INDICATED ON SKETCH.
 2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
 3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
 4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
 5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
 6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE, WALL TIES ARE TO THE FACE OF WALL.
 7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE LOCATION OF IMPROVEMENTS.
 8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
 9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
 10. OFF-WHITE WITNESS PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
 12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

ABBREVIATIONS
 BC BUILDING CORNER
 BW BRICK PAVERS
 C CALCULATED
 M MEASURED
 U.S. UNIT
 OF ORB OPEN PORCH
 OF OFFICIAL RECORDS BOOK
 OF POINT OF BEGINNING
 OF POINT OF COMMENCEMENT
 OF POINT OF REVERSE CURVE
 OF PERMANENT REFERENCE MONUMENT
 END OF FENCE
 END OF PAVEMENT
 EDGE OF PAVEMENT
 F/C FENCE CORNER
 F/L FENCE LINE
 F/R FOUND IRON ROD
 F/N FOUND NAIL
 F/P FOUND POWER AND LIGHT
 R RECORD
 S SET
 SN&D SURVEYOR'S NAIL & DISC # 5495
 SP SCREENED PORCH
 SP&C SET 1/2" PIN & CAP # 5485

LEGEND
 □ CABLE JUNCTION BOX
 □ CATCH BASIN
 □ CLEAN OUT
 □ CONTROL VALVE
 □ ELECTRIC SERVICE
 □ FIRE HYDRANT
 □ FP&L PAD
 □ GUY ANCHOR
 □ MANHOLE
 □ POOL EQUIPMENT
 □ POWER/LIGHT POLE
 □ SPRINKLER SYSTEM
 □ WATER VALVE
 □ WELL

ATLANTIC COAST SURVEYING, INC.
 PAUL J. STOWELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 1000 S.W. 10TH AVENUE, SUITE 200
 FORT LAUDERDALE, FLORIDA 33314
 OFFICE: 954-587-2100 FAX: 954-587-5418

See attached survey supplied by owner
for exact property information.



Guide Pole Note:

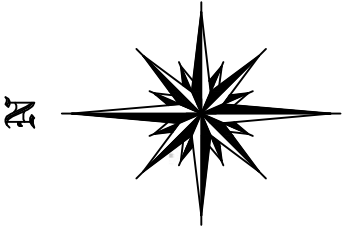
Boat lift must have a guide pole attached to the end that extends over the waterway. The guide pole shall be a pole no less than one and one-half (1-1/2) inches in diameter and permanently attached to it. The guide pole shall be vertical and extend at least six (6) feet above the surface of the water at all times and shall display a reflective color over the exposed surface.

BOATLIFT NOTE:

Per City Code 25% of the Width of the Waterway or 25' Max

ZONING DESCRIPTION:

RS-4.4
Vessel when moored at dock must maintain a minimum 10' side yard set back



Site Plan

(Proposed Conditions)
Scale: 1" = 20'

Lot 29
BAY COLONY SEC OF THE LANDINGS
Plat Book 62 Page 34
Broward County
Florida

Sheet 1 of 2

Project:
Proposed Boatlift
Donald & Suzanne Revis
20 Bay Colony Point
Ft. Lauderdale, Florida 33308

MARK E. WEBER, P.E.
LICENSE #53895 | CA 30702
MW ENGINEERING, INC
902 NE 1 Street Suite #2
Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.

(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway. The owner of real property which would be entitled to the density limitation of a maximum of forty (40) units per acre pursuant to the terms for habitation of floating homes or vessels, [Section 47-19.6](#), may apply for an exception to the setback requirements contained herein. An application for such exception shall be heard by the Planning and Zoning Board (board) at a public hearing called for that purpose. After the public hearing, the board shall make a recommendation to the City Commission that the application be granted or denied, or granted subject to conditions. If the board recommends that the application be either granted or granted subject to conditions, the City Clerk shall place the recommendation on the agenda of the City Commission for a public hearing at a regular meeting. The City Commission shall, by resolution, either grant the application, deny the application, or grant the application subject to such conditions as it finds necessary to the health, safety and general welfare of the citizens of the city. In deciding whether to grant or deny the application, the City Commission shall consider the neighborhood within which the applicant's property lies and the effect that the exception to the setbacks would have on the following:

- (1) The surrounding property.
- (2) The ability of adjacent property owners to enjoy abutting waterways.

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-19110003		Board of Adjustment		Awaiting Client Reply	0	11/8/2019		20		BAY COLONY	PT			Andrew	Schein	MARIAR	19CAP-00000-00TD1	4.94307E+11
PM-19090444		Electrical Residential Permit	MORRISON CONTRACTORS	Void	0	9/6/2019	5/16/2020	20		BAY COLONY	PT				REVIS, DONALD RAY JR & SUZANNE	bross	19HIS-00000-0GRD0	4.94307E+11
PM-19090443		Boatlift-Dock-Seawall-Pile Permit	MORRISON CONTRACTORS	Issued	0	9/6/2019	5/16/2020	20		BAY COLONY	PT				REVIS, DONALD RAY JR & SUZANNE	bross	19HIS-00000-0GRCZ	4.94307E+11
VIO-CE17090449_1		Violation-CODE Hearing	DAYHOFF, MICHAEL R & PEGGY J	Closed	0	9/19/2017		20		BAY COLONY	PT				DAYHOFF, MICHAEL R & PEGGY J	bluef	17HIS-00000-0J2L0	4.94307E+11
CE17090449		Code Case	DAYHOFF, MICHAEL R & PEGGY J	Closed	0	9/19/2017		20		BAY COLONY	PT				DAYHOFF, MICHAEL R & PEGGY J	bluef	17HIS-00000-039N6	4.94307E+11
PM-17070690		Mechanical HVAC Changeout Permit	BARACUDA LLC DBA DUCTZ	Complete	0	7/11/2017	1/9/2018	20		BAY COLONY	PT				DAYHOFF, MICHAEL R & PEGGY J	camp	17HIS-00000-0FL4S	4.94307E+11
PM-11080689		Window and Door Permit	DAYHOFF, MICHAEL R & PEGGY J	Complete	0	8/9/2011	2/12/2012	20		BAY COLONY	PT				DAYHOFF, MICHAEL R & PEGGY J	romel	11HIS-00000-0BQK6	4.94307E+11
PM-10090121		Plumbing Gas Permit	DAYHOFF, MICHAEL R & PEGGY J	Complete	0	9/2/2010	11/27/2011	20		BAY COLONY	PT				DAYHOFF, MICHAEL R & PEGGY J	murrl	10HIS-00000-0BBC7	4.94307E+11
PM-09061204		Storage Tank Permit	DAYHOFF, MICHAEL R DAYHOFF, PEGGY J	Complete	0	6/15/2009	12/13/2009	20		BAY COLONY	PT				DAYHOFF, MICHAEL R DAYHOFF, PEGGY J	weill	09HIS-00000-0AQTG	4.94307E+11
PM-09010097		Plumbing Fixture Replacement Permit	AHO, RICHARD & NATALJIA	Complete	0	1/5/2009	7/16/2009	20		BAY COLONY	PT				AHO, RICHARD & NATALJIA	romel	09HIS-00000-0AU50	4.94307E+11
PM-08121626		Window and Door Permit	AHO, RICHARD & NATALJIA	Complete	0	12/31/2008	6/29/2009	20		BAY COLONY	PT				AHO, RICHARD & NATALJIA	romel	08HIS-00000-0AXDL	4.94307E+11
PM-08120762		Mechanical Residential Permit	AHO, RICHARD & NATALJIA	Complete	0	12/11/2008	7/16/2009	20		BAY COLONY	PT				AHO, RICHARD & NATALJIA	weill	08HIS-00000-0AT80	4.94307E+11
PM-08120761		Electrical Residential Permit	AHO, RICHARD & NATALJIA	Complete	0	12/11/2008	7/16/2009	20		BAY COLONY	PT				AHO, RICHARD & NATALJIA	weill	08HIS-00000-0AT7Z	4.94307E+11
PM-08120759		Residential Alteration Permit	AHO, RICHARD & NATALJIA	Complete	0	12/11/2008	7/19/2009	20		BAY COLONY	PT				AHO, RICHARD & NATALJIA	weill	08HIS-00000-0AT7X	4.94307E+11
PM-08110319		Re-Roof Permit	AHO, RICHARD & NATALJIA	Complete	0	11/6/2008	5/11/2009	20		BAY COLONY	PT				AHO, RICHARD & NATALJIA	girad	08HIS-00000-0AV6S	4.94307E+11

 **CITY OF IRVINE**
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING
DATE: DECEMBER 11, 2017 TIME: 6:30PM CASE: PLN-BOA-19110003

Section 41-17.030: No setback shall be deemed or attached adjacent to residential property in such a position that it would be deemed beyond the side setback lines required for such property, or extended into the setback line, or if of such length that it would be deemed to be attached to such property, the setback extends beyond such setback line as extended into the setback.

Assessing a setback to total a height and area at the risk of the property of a residential lot and setback, whereas the code requires a minimum side setback line at the lot line, is the extended setback line.

LOCATION: CITY COMMISSION CHAMBER
1ST FLOOR, 9611 WILSON AVENUE
IRVINE, CA 92618
WORKDAYS: CONTACT (714) 835-4300
M-F 8:00 AM - 5:00 PM
<http://www.irvine.gov>



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING
 DATE: **DECEMBER 11, 2019** TIME: **6:30 PM** CASE: **PLN-BOA-19110000**

Section 47-19.3(h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback line required for principal buildings on such property, as extended into the waterway, or to such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.

Requesting a variance to install a boatlift and vessel at the rear of the property at a zero (0'0") side yard setback whereas the code requires a minimum side yard setback of ten feet (10'0") from the extended property line.

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

INFORMATION: CONTACT (954) 838-4300
<http://www.fortlauderdale.gov>