



BOARD OF ADJUSTMENT VIRTUAL MEETING NOTICE: BOARD OF ADJUSTMENT

August 28, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, September 9, 2020 at 6:30 P.M.

This meeting will be held virtually, to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA.

CASE: PLN-BOA-20050001
OWNER: HARVARD, AL D
AGENT: N/A
ADDRESS: 1300 NW 5 AVENUE, FORT LAUDERDALE, FL 33311
LEGAL DESCRIPTION: PROGRESSO 2-18 D LOT 13 LESS S 15 FOR ST BLK 77
ZONING: RDs-15
COMMISSION DISTRICT: 2
REQUESTING: Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A) Minimum corner yard(ft) for a single-family dwelling is twenty-five (25) percent of lot width but not less than ten (10) feet nor greater than twenty-five (25) feet.

The applicant is requesting a variance from the 10-foot minimum corner yard requirement of Section 47-5.32 Table of Dimensional Requirements for the RD-15 and RDs-15 Districts to allow the construction of a single-family dwelling with a corner yard of 2 feet.

The virtual meeting will be accessible through the City's local government access channel FLTV at: www.fortlauderdale.gov/FLTV.

Should you desire to speak on this item, please fill out the speaker form available at this link on the City's website: www.fortlauderdale.gov/government/BOA.

You may also email comments to: Chakila Crawford-Williams regarding Case: PLN-BOA- 20050001
Send email to: chcrawfordl@fortlauderdale.gov.

MOHAMMED MALIK
ZONING ADMINISTRATOR

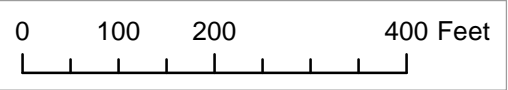
Florida Statutes, Sec. 286.0105

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-20050001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT VIRTUAL MEETING

DATE: SEPTEMBER 9, 2020

TIME: 6:30 PM

CASE: PLN-BOA-20050001

Request: Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A) Minimum corner yard(ft) for a single-family dwelling is twenty-five (25) percent of lot width but not less than ten (10) feet nor greater than twenty-five (25) feet.

The applicant is requesting a variance from the 10-foot minimum corner yard requirement of Section 47-5.32 Table of Dimensional Requirements for the RD-15 and RDs-15 Districts to allow the construction of a single-family dwelling with a corner yard of 2 feet.

VIRTUAL MEETING INSTRUCTIONS:

Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.



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 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, AL HARVARD the Owner/Agent of said property ATTEST that I am aware of the following:

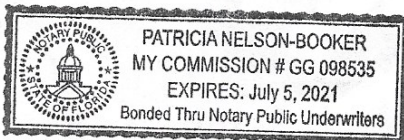
- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
- 2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board 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.

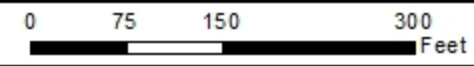
Al Harvard
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8th day of May, 2020

(SEAL)

Patricia Nelson Booker
NOTARY PUBLIC
MY COMMISSION EXPIRES





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1300 NW 5TH AVE
DATE OF PRINT: 08/13/2020

FOLIO_NUMB	NAME_LINE_	NAME_LINE1
494234025270	NOISETTE,ALEXANDER	
494234025400	EVANS,ANTHONY	
494234025030	COLLINS,STEPHEN M	
494234025611	JACKSON,BRUCE T	
494234025280	JEAN-BAPTISTE,BERKENS	
494234025390	LOUIS-JACQUES,EXALUS	
494234025040	SHANHOLTZ,WAYNE W JR	VARNER,BRADLEY L ETAL
494234025150	FAWKES,PATRICK A	
494234025610	AUGUSTIN-JOSEPH,MARIE D	
494234025290	PAFF,TY	
494234025380	JOSEPH,GEORGE G & LEONNE	
494234025050	EMILE,ERIC	
494234025140	ETIENNE,FRANCIO	
494234025600	SPARKS,CAROLYN C	
494234025300	MARTINEZ,JOSE ANIBAL	
494234025370	HAYNES,TERENCE LOUIS II H/E	PEREZ-CORREDOR,VANESSA
494234025060	FILGUEIRA,DARIO G & BETTY L	
494234025130	FLASH,AVA MARIE	
494234025590	REGAN REV LIV TR	NEIPERT REV LIV TR
494234025310	BLUECOW LLC	
494234025360	FYR SFR BORROWER LLC	%HAVENBROOK HOMES
494234025070	PINCHASSOW,CLAUDIA	PINCHASSOW,MEYER
494234025120	BEN-HAIM,RUTH RITA	
494234025580	LSUN317 LLC	
494234025570	TILELLI,MAGDALENA	
494234025320	MATHIESON,DOUGLAS	ROMERO,PAOLA CAMILA
494234025350	HOUSING AUTHORITY OF THE	CITY OF FORT LAUDERDALE
494234025080	MERKEL,JONATHAN C	
494234025110	ACS CAPITAL LLC	
494234025330	HIRANWONG,KARAWAT H/E	SARVAS,NATSULEE ETAL
494234025340	HARVARD,AL D	
494234025090	DE PINERES,ELSA	DE PINERES,OSCAR
494234025100	LAIRD,BRADLEY JOHN	
494234034530	DENNIS,HARRIS & MARIE JULIE	
494234034540	BERNAL,VICTOR	
494234034930	BROKAW,LAURENCE	
494234034910	MAXHAUS LLC	
494234034890	RE-SI INTERNOS INC	%ELEONORA DEPALMA PA
494234035240	YORDANOV,DIAN	
494234035250	2011 TIMOTHY D HEFFNER TR	%GIBSON GROUP
494234034870	CARNOTA,ERNESTO	
494234034520	FAST LANE CAPITAL LLC	
494234034550	SCOTTCO SOUTH FLORIDA LLC	
494234034850	FRIEDMAN,ABBAY L	
494234034940	EUGENE,ONEL	EUGENE,ANGELAIS
494234035230	SANKAR,DAVE H/E	SANKAR,INDRA

494234034560 SCOTTCO ESTATES LLC
494234034830 COMMUNITY 8 PROPERTIES LLC
494234034960 PAULETTE M B JACQUES REV LIV TR BERNARD, PAULETTE M TRSTEE
494234034510 CASTILLO, JOSE R & DORIS
494234034570 WENZEL, JULIETTA
494234034810 ST FLEUR, DAVID DOLCINE, ISENORA
494234034980 JUSTIN, ESLET
494234034580 KEISER, JAMES
494234025331 CITY OF FORT LAUDERDALE
494234025091 CITY OF FORT LAUDERDALE

ADDRESS_LI	CITY	ST/ZIP
1325 NW 4 AVE	FORT LAUDERDALE	FL 33311
3860 NW 7 CT	FORT LAUDERDALE	FL 33311
1325 NW 5 AVE	FORT LAUDERDALE	FL 33311
1320 NW 4 AVE	FORT LAUDERDALE	FL 33311
1321 NW 4 AVE	FORT LAUDERDALE	FL 33311
1320 NW 5 AVE	FORT LAUDERDALE	FL 33311
1321 NW 5 AVE	FORT LAUDERDALE	FL 33311
1320 NW 6 AVE	FORT LAUDERDALE	FL 33311
1318 NW 4 AVE	FORT LAUDERDALE	FL 33311
1317 NW 4 AVE	FORT LAUDERDALE	FL 33311
1316 NW 5 AVE	FORT LAUDERDALE	FL 33311
1317 NW 5 AVE	FORT LAUDERDALE	FL 33311
1316 NW 6 AVE	FORT LAUDERDALE	FL 33311
1312 NW 4 AVE	FORT LAUDERDALE	FL 33311
1315 NW 4 AVE	FORT LAUDERDALE	FL 33311
1312 NW 5 AVE	FORT LAUDERDALE	FL 33311
5709 NW 68 AVE	TAMARAC	FL 33321
1312 NW 6 AVE	FORT LAUDERDALE	FL 33311
2208 NW 6 AVE	WILTON MANORS	FL 33311
20815 NE 16 AVE #B-17	MIAMI	FL 33179
3505 KOGER BLVD #400	DULUTH	GA 30096
1309 NW 5 AVE	FORT LAUDERDALE	FL 33311
415 S FORT LAUDERDALE BCH BLVD	FORT LAUDERDALE	FL 33316
2061 NE 208 ST	MIAMI	FL 33179
7533 LEXINGTON CLUB BLVD #B	DELRAY BEACH	FL 33446
1305 NW 4 AVE	FORT LAUDERDALE	FL 33311
437 SW 4 AVE	FORT LAUDERDALE	FL 33315
1305 NW 5 AVE	FORT LAUDERDALE	FL 33311
2425 E COMMERCIAL BLVD STE 300	FORT LAUDERDALE	FL 33308
401 NW 13 ST	FORT LAUDERDALE	FL 33311
811 NW 33 TER	FORT LAUDERDALE	FL 33311
14171 SW 147 CT	MIAMI	FL 33196
1144 NW 5 AVE #2	FORT LAUDERDALE	FL 33311
1512 NW 6 AVE	FORT LAUDERDALE	FL 33311
1245 NW 4 AVE	FORT LAUDERDALE	FL 33311
P O BOX 2004	FORT LAUDERDALE	FL 33303
1800 W BROWARD BLVD	FORT LAUDERDALE	FL 33312
350 LINCOLN RD 2FL	MIAMI	FL 33139
516 NW 13 ST	FORT LAUDERDALE	FL 33311
PO BOX 11964	FORT LAUDERDALE	FL 33339
8788 SW 12 ST #206	MIAMI	FL 33174
3728 NW 88 TER	COOPER CITY	FL 33024
PO BOX 23219	FORT LAUDERDALE	FL 33307
4360 NE 15 AVE	OAKLAND PARK	FL 33334
2996 SW 16 ST	FORT LAUDERDALE	FL 33312
1236 NW 6 AVE	FORT LAUDERDALE	FL 33311

PO BOX 23219	FORT LAUDERDALE	FL 33307
1800 W BROWARD BLVD	FORT LAUDERDALE	FL 33312
6734 JACQUES WAY	LAKE WORTH	FL 33463
1230 NW 4 AVE	FORT LAUDERDALE	FL 33311
1233 NW 4 AVE	FORT LAUDERDALE	FL 33311
4501 W ATLANTIC BLVD APT 1510	COCONUT CREEK	FL 33066
1209 HELLIWELL ST NW	PALM BAY	FL 32907
9052 NW 21 ST	CORAL SPRINGS	FL 33071
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301

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FORT LAUDERDALE	FL33311
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FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33311
TAMARAC	FL33321
FORT LAUDERDALE	FL33311
WILTON MANORS	FL33311
MIAMI	FL33179
DULUTH	GA30096
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33316
MIAMI	FL33179
DELRAY BEACH	FL33446
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33315
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33308
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33311
MIAMI	FL33196
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33311
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FORT LAUDERDALE	FL33303
FORT LAUDERDALE	FL33312
MIAMI	FL33139
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33339
MIAMI	FL33174
COOPER CITY	FL33024
FORT LAUDERDALE	FL33307
OAKLAND PARK	FL33334
FORT LAUDERDALE	FL33312
FORT LAUDERDALE	FL33311

FORT LAUDERDALE	FL33307
FORT LAUDERDALE	FL33312
LAKE WORTH	FL33463
FORT LAUDERDALE	FL33311
FORT LAUDERDALE	FL33311
COCONUT CREEK	FL33066
PALM BAY	FL32907
CORAL SPRINGS	FL33071
FORT LAUDERDALE	FL33301
FORT LAUDERDALE	FL33301



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 type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (per space)	\$ 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	AL HARVARD
Property Owner's Signature	<i>[Signature]</i> <small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	811 NW 33rd TERR
E-mail Address	ONEBOOT1976@GMAIL.COM
Phone Number	954-309-5272
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	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	HARVARD AND SHANE INVESTMENTS	
Existing / New	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>
Project Address	Address: 1300 NW 135 AVE FT LAUDERDALE	
Legal Description	PROGRESSO 2-18 D LOT 13 LESS 15 FORST BUK 77	
Tax ID Folio Numbers (For all parcels in development)	494234025340	
Request / Description of Project	NEW 3 BEDROOMS, 2 BATHROOMS HOUSE (S.F.)	
Applicable ULDR Sections	RDS 15	

Current Land Use Designation	RDS 15
Current Zoning Designation	RDS 15
Current Use of Property	VACANT (FOR RESIDENTIAL)
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [W]	W. 25' FT.	25 FEET
Side [N]	5 FT.	5 FEET.
Side [S] *	10 FT.	2 FEET *
Rear [E]	15 FT.	15 FEET

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.

WE ARE SEEKING TO AMMEND THE EXISTING 10' SETBACK ON THE SOUTH SIDE OF THE BUILDING. (13 STREET) NW TO GIVE US A 2 FEET SETBACK ON SAID SIDE...

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

THE PROPERTY IS ONLY 35' WIDE. THIS WOULD LEAVE US WITH A 20' WIDE HOUSE. (TOO NARROW) WE ARE PROPOSING A 28' WIDE BUILDING.

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:

THIS IS ONE SUCH PROPERTY: NARROW WIDTH.

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

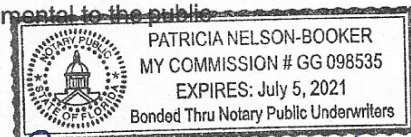
A DENIAL OF THIS VARIANCE WILL ALMOST MAKE THE PROPERTY UNUSABLE.

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

NOT SELF CREATED. PROPERTY WAS PURCHASED LIKE THAT.

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. 04-13-2020

THE VARIANCE IS THE MINIMUM.



AFFIDAVIT: I, Patricia Nelson-Booker 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;

Page 3: Required Documentation & Mail Notice Requirements

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

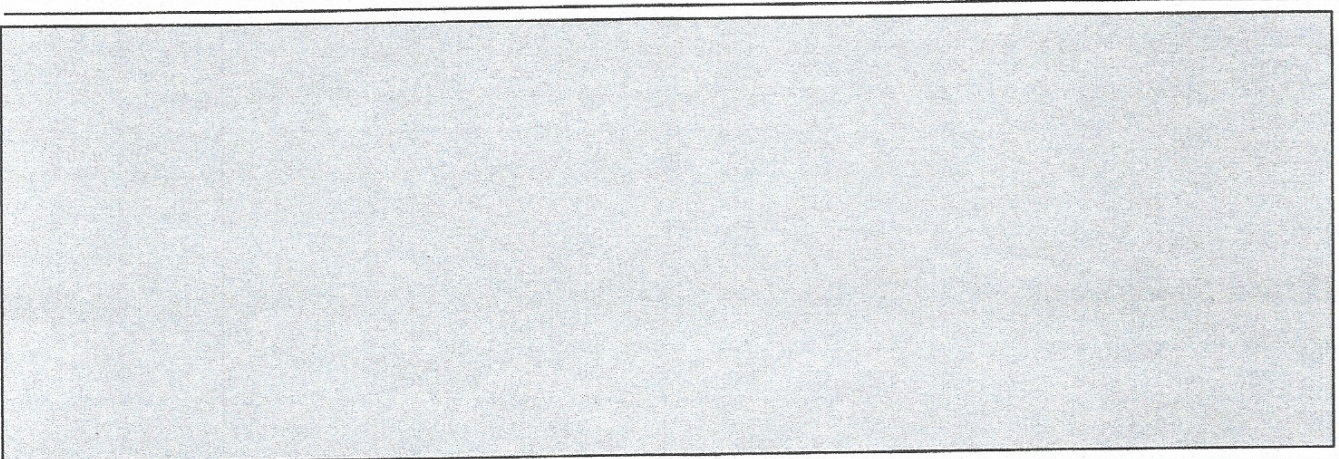
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- 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 folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11".



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.

Page 4: Sign Notification Requirements and Affidavit

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)

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - 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

Maria Roque

From: Eric Engmann
Sent: Friday, July 15, 2016 10:51 AM
To: Nicholas Kalargyros
Cc: Maria Roque
Subject: FW: Contact for Property Info at the County

Attached is the County contact information to find the property owners within 300 ft of a site.

GIS Analyst / InfoBroward
Broward County Property Appraiser's Office
115 S Andrews Ave Rm 111
Ft Lauderdale, FL 33301
Phone: 954-357-6855

Regards,

Eric Engmann, AICP | Planner III
City of Fort Lauderdale | Department of Sustainable Development
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5868 E: eengmann@fortlauderdale.gov



Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-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
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 25 ft. when abutting a waterway	Same as for single-family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a	See Section 47-18.9 25 ft. when abutting a waterway

			waterway	
Minimum distance between buildings (ft.)	None	None	None	None

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. [C-17-47](#), § 14, 1-3-18)

Record #	Description
CE20060915	ROOF WORK WITHOUT PERMIT
PLN-BOA-20050001	
PLB-MET-20020019	INSTALL 3/4 DOMESTIC WATER METER
PLB-IRR-20020021	IRRIGATION FOR PM-18081756
CE-20011101	
	NEW SFR 1 STORY 3BDRMS 2BATHS 1 CAR GARAGE
PM-18081756	
PM-18081765	ELECTRICAL FOR NEW SFR BP 18081756
PM-18081767	MECHANICAL FOR NEW SFR BP 18081756
PM-18081769	DRAINAGE FOR BP 18081756
PM-18081770	GENERAL LANDSCAPE FOR NEW SFR 18081756
PM-18081772	PAVING FOR NEW SFR BP 18081756
PM-18081773	ROOF FOR NEW SFR BP 18081756
VIO-CE18061808_1	
CE18061808	L/S - CLEAR CHOICE - 0 CASE FOUND
CE18050446	L/S QRSFL -0 CASE FOUND
VIO-CE18050446_1	
PL-B17038	BOAV -
CE18022147	L/S QRSFL - 3 - CASE FOUND, CE16101007, CE17062727, CE17100468
VIO-CE18022147_1	
VIO-CE18011193_1	
CE18011193	L/S QRSFL - 3 - CASE FOUND, CE16101007, CE17062727, CE17100468
CE17100468	SRT/VACANT LOT OVERGROWN (REPEAT VIOLATION), SMRCA HOA, SRT/VACAN
VIO-CE17100468_1	SRT/VACANT LOT OVERGROWN (REPEAT VIOLATION)
CE17062727	RRT - OVERGROWN LOT
VIO-CE17062727_1	RRT - OVERGROWN LOT
CE16101007	THE VACANT LOT/SWALE IS OVERGROWN. THERE'S LOOSE, PALM FRONDS, TRA
VIO-CE16101007_1	THE VACANT LOT/SWALE IS OVERGROWN. THERE'S LOOSE
VIO-CE16071537_1	
CE16071537	L/S RAPID LIENS - 0 OPEN CASES FOUND
CE16050817	L/S RAPID LIEN SEARCH - 0 OPEN CASES FOUND
VIO-CE16050817_1	
CE15072004	SMRCA-BULK TRASH PILE WAS FOUND OUT ON THE SWALE, ON THIS PROPERTY
VIO-CE15072004_1	SMRCA-BULK TRASH PILE WAS FOUND OUT ON THE SWALE

Application Name

1300 New Construction

1300 NW 13 ST - NEW SFR 1 STORY 3BDRMS 2BATHS 1 CAR GARAGE

1300 NW 13 ST - NEW SFR 1 STORY 3BDRMS 2BATHS 1 CAR GARAGE

ELECTRICAL FOR NEW SFR BP 18081756

MECHANICAL FOR NEW SFR BP 18081756

DRAINAGE FOR BP 18081756

GENERAL LANDSCAPE FOR NEW SFR 18081756

1300 NW 13 ST - PAVING FOR NEW SFR BP 18081756

1300 NW 13 ST - ROOF FOR NEW SFR BP 18081756

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

SINGLE FAMILY HOME LOT SIZE REQUIREMENTS

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

HARVARD,AL D

HARVARD,AL D

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

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JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

JEROME,RENEL ARSEL

Record Type	Balance	Planner	Street #	Dir	Street Name	Type
Code Case	0	Steven Bisch	1300	NW	5 AVE	
Z- Board of Adjustment (BOA)	0		1300	NW	5 AVE	
Plumbing Meter Install Permit	0		1300	NW	5 AVE	
Plumbing Irrigation Permit	111		1300	NW	5 AVE	
Code Case	0	Steven Bisch	1300	NW	5 AVE	
Residential New Construction Pern	5337.73		1300	NW	5 AVE	
Electrical Commercial Permit	805.06		1300	NW	5 AVE	
Mechanical HVAC New Install Perr	290.37		1300	NW	5 AVE	
Plumbing Commercial Permit	6.07		1300	NW	5 AVE	
Landscape Installation Permit	90		1300	NW	5 AVE	
Residential Paving Permit	344.72		1300	NW	5 AVE	
Re-Roof Permit	197.75		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Z- Board of Adjustment (BOA)	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Code Case	348.6		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Code Case	336.6		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Code Case	0		1300	NW	5 AVE	
Violation-CODE Hearing	0		1300	NW	5 AVE	
Bulk Trash Case	0		1300	NW	5 AVE	
Bulk Trash Case	0		1300	NW	5 AVE	

Opened Date	Status
6/22/2020	Closed
5/2/2020	Awaiting Client Reply
2/18/2020	Issued
2/17/2020	Open
1/21/2020	Complied
8/20/2018	Corrections Received
8/20/2018	In Process
8/20/2018	In Process
8/20/2018	In Process
8/20/2018	In Process
8/20/2018	In Process
8/20/2018	In Process
6/21/2018	Closed
6/21/2018	Closed
5/4/2018	Closed
5/4/2018	Closed
3/8/2018	Closed
2/28/2018	Closed
2/28/2018	Closed
1/17/2018	Closed
1/17/2018	Closed
10/10/2017	Closed
10/10/2017	Closed
6/30/2017	Closed
6/30/2017	Closed
10/18/2016	Closed
10/18/2016	Closed
7/20/2016	Closed
7/20/2016	Closed
5/12/2016	Closed
5/12/2016	Closed
7/27/2015	Closed
7/27/2015	Closed

Harvard @ Shane Investment Group, LLC

Project name: 1300 NW 15TH Avenue, Fort Lauderdale, Florida 33311

State of Florida

Department of State

I certify from the records of this office that HARVARD@SHANE INVESTMENT GROUP LLC is a limited liability company organized under the laws of the State of Florida, filed on May 16, 2018, effective May 9, 2018.

The document number of this limited liability company is L18000122231.

I further certify that said limited liability company has paid all fees due this office through December 31, 2020, that its most recent annual report was filed on January 21, 2020, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-first day of January,
2020*



Ronald R. Lee
Secretary of State

Tracking Number: 1715262478CR

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Harvard @ Shane Investment Group, LLC

3721 NW 7TH Place, Lauderhill, Florida 33311

Phone 954-309-5272

Fax 954-583-4111

Email: Nelsonkim1@bellsouth.net

Al Harvard
811 NW 33rd Terrace
Lauderhill, Florida 33311

April 15, 2020

RE: 1300 NW 15TH Avenue
Fort Lauderdale, Florida 33311

Narrative

Harvard @ Shane Investments, LLC., is seeking approval to amend the existing 10' setback on the South side of the building (13 Street NW) to give us a 2 feet setback on the said side. Our uniquely exceptional hardship attributable to the land is the property is only 35' wide. This would leave us with a 20' wide house (too narrow). We are proposing a 28' wide building. Special conditions that are peculiar to the property at issue, that clearly constitute market exceptions to other properties in the same zoning district is that this is one such property; narrow in width.

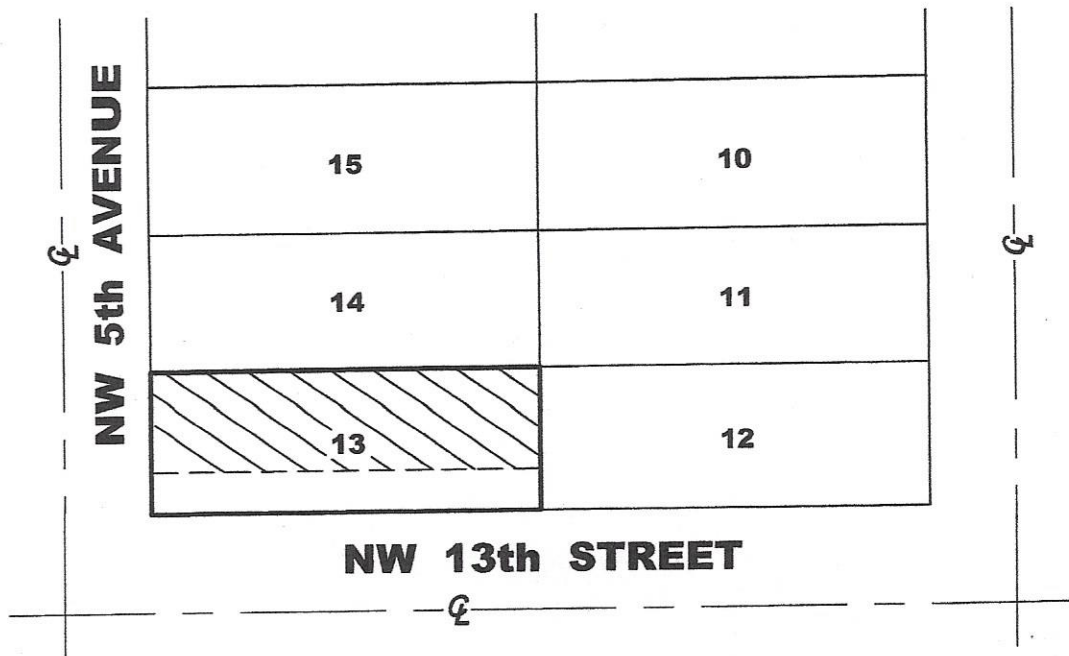
Similarly, literal application of the provisions of the ULDR, would deprive Harvard @ Shane Investment, LLC, of a substantial property right that is enjoyed by other property owners within the same zoning district. On the contrary, a denial of this variance, will practically make the property unusable. However, the unique hardship is not self-created, nor of simple disregard for the provisions of the ULDR or antecedent zoning regulations the property was purchased as such, in this manner. Furthermore, the variance is the minimum, that will make possible a reasonable use of the property and that the variance will also, be in harmony with the general purposes and intent of the ULDR. The use as varied will not be incompatible with adjoining properties or the surrounding neighborhood nor, detrimental to the public.

Please consider our request to amend the existing setback, which will allow us a 2-foot setback on the south side. Thank you for your consideration.

Respectfully,



Al Harvard



LOCATION MAP.

NOT TO SCALE.

PROPERTY ADDRESS: 1300 NW 5th AVENUE FORT LAUDERDALE, FLORIDA 33311.

LEGAL DESCRIPTION: LOT 13, BLOCK 77, LESS THE SOUTH 15 FEET THEREOF, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO: a.- HARVARD SHANE INVESTMENT, LLC.
b.- AL D. HARVARD.

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client.
- 2) Bearings, if shown, are based on an assumed meridian and referenced on the centerline of N/A , N/A , per plat.
- 3) The lands shown hereon were not abstracted for easements, right of ways or other recorded encumbrances not shown on the plat, and the same, if any may not be shown on this section.
- 4) Underground utilities are not depicted hereon.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
- 6) Elevations are based on the North American Vertical Datum 1988.
- 7) Ownership subject to opinion of the Title.
- 8) Fence ties are to be the center line of the fence. 9) Wall ties are to face of the wall. 10) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. 11) This survey was prepared without the benefit of a Title Search; thereof, only those easements on the recorded plat as shown. 12) This survey is prepared to be used exclusively as an aide to obtain Title Insurance, no other warranties are hereby extended. 13) This survey depicted hereon is not covered by professional liability insurance

FLOOD ZONE INFORMATION:

DATE OF FIRM: 08-18-2014

COMMUNITY No: 120105

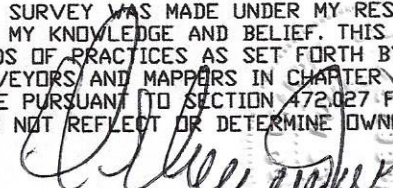
PANEL: 0369 SUFFIX: H

FIRM ZONE: AH BASE FLOOD ELEVATION: 6.00'

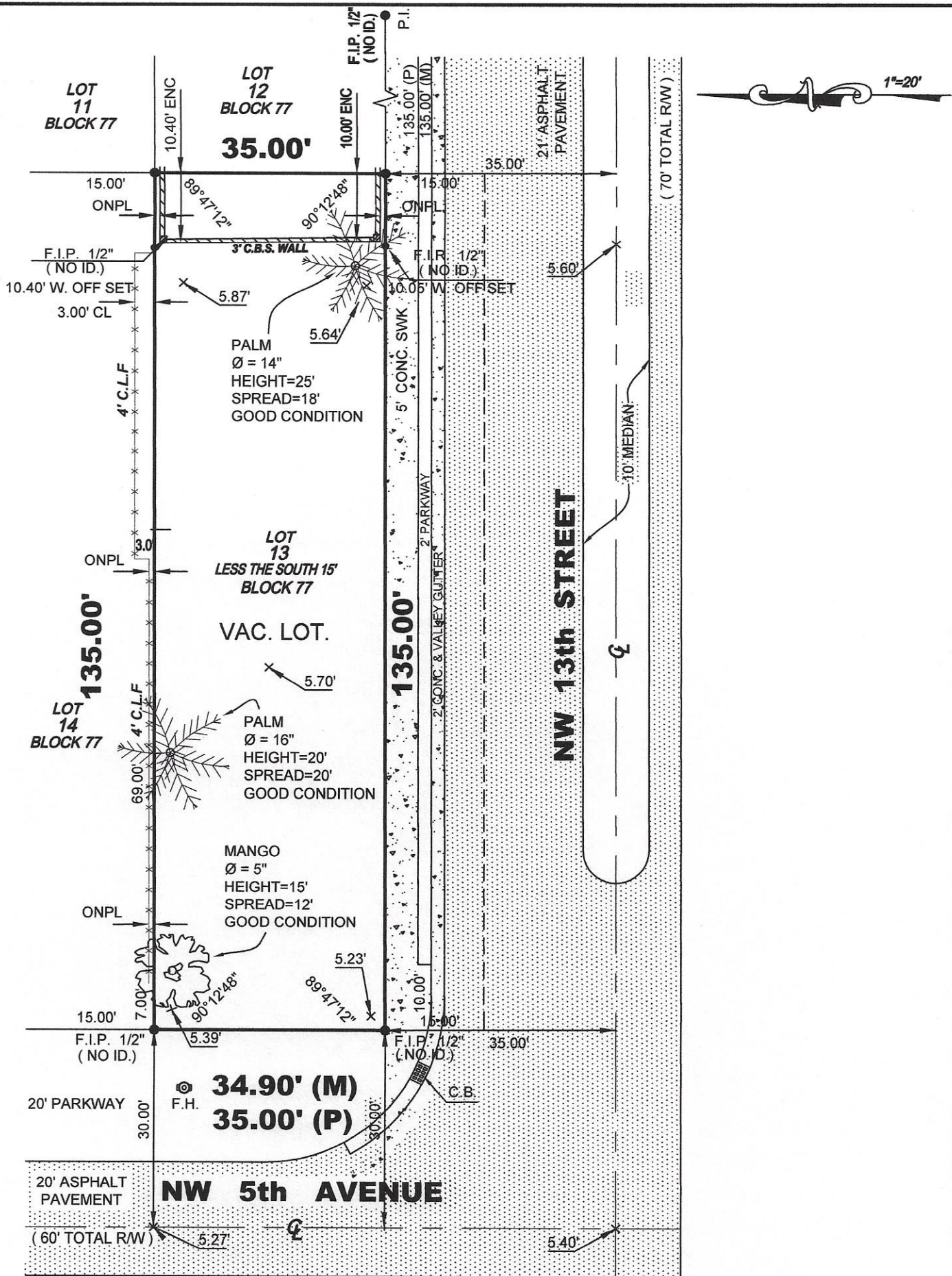
BENCHMARK No: #1875 S34 T49 R42 ELEVATION: 7.634'

NOTE: ONLY VALID WITH PAGE 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.


OG ORLANDO GRANDAL OG
 PROFESSIONAL SURVEYOR AND MAPPER No. 6677
 STATE OF FLORIDA

OG ORLANDO GRANDAL PROFESSIONAL SURVEYOR AND MAPPER No. 6677 1598 SW 25th AVENUE MIAMI, FLORIDA 33145 PH : 786-202 4039 786-553 4658 FAX : 305-271 5977	TYPE OF PROJECT: BOUNDARY SURVEY	SCALE: AS SHOWN
	PROJECT LOCATION: 1300 NW 5th AVENUE	DATE: 09-18-19
	CITY, STATE & ZIP CODE: FORT LAUDERDALE, FLORIDA 33311.	DRAWN BY: I.M.
	DATE OF FIELD WORK: 09-17-19	DRAWN No: PROJECT No: 19-09-18L
		SHEET: 1 OF 2



SKETCH OF SURVEY

SCALE: 1" = 20'

ABBREVIATIONS AND LEGEND

C.B.S. = CONC. BLOCK STRUCTURE	F.N.D. = FOUND NAIL & DISK	M = MEASURED	Δ = CENTRAL ANGLE	X.XX' = ELEVATIONS TAKEN
P.C.P. = PERMANENT CONTROL POINT	U.E. = UTILITY EASEMENT	—○— = IRON FENCE	CL = CLEAR	R = RADIUS
W.M. = WATER METER CH = CHORD	F.I.P. = FOUND IRON PIPE	RES. = RESIDENCE	STY. = STORY	ENC. = ENCROACHMENT
NO ID = NO IDENTIFICATION NUMBER	F.I.R. = FOUND IRON BAR	C.B. = CATCH BASIN	S/W = SIDE WALK	P = PLAT
C.B.S. = CONC. BLOCK STRUCTURE	—X— = CHAIN LINK FENCE	R/W = RIGHT OF WAY	L = ARC. LENGTH	⊕ = CENTER LINE
NOTE: ONLY VALID WITH PAGE 1				▨ = C.B.S. WALL

OG ORLANDO GRANDAL PROFESSIONAL SURVEYOR AND MAPPER No. 6677 1598 SW 25th AVENUE MIAMI, FLORIDA 33145 PH : 786-202 4039 786-553 4658 FAX : 305-271 5977	TYPE OF PROJECT:	BOUNDARY SURVEY	SCALE: AS SHOWN
	PROJECT LOCATION:	1300 NW 5th AVENUE	DATE: 09-18-19
	CITY, STATE & ZIP CODE:	FORT LAUDERDALE, FLORIDA 33311.	DRAWN BY: I.M.
	DATE OF FIELD WORK:	09-17-19	DRAWN No:
			PROJECT No: 19-09-18L
		SHEET: 2 OF 2	

WATER HEATER
WATER HEATER OUTLET TEMPERATURE SHOULD BE LIMITED TO A MAXIMUM OF 110 DEGREES

SPECIAL PLUMBING NOTES:

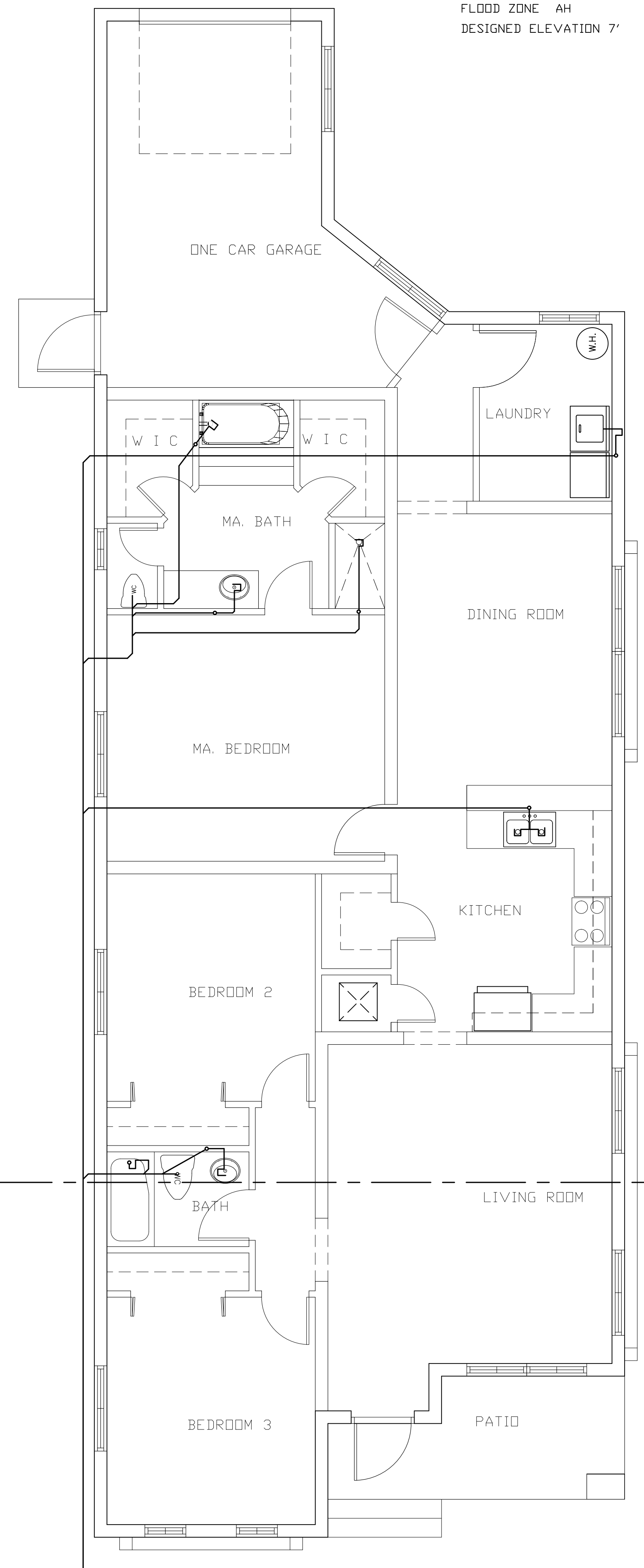
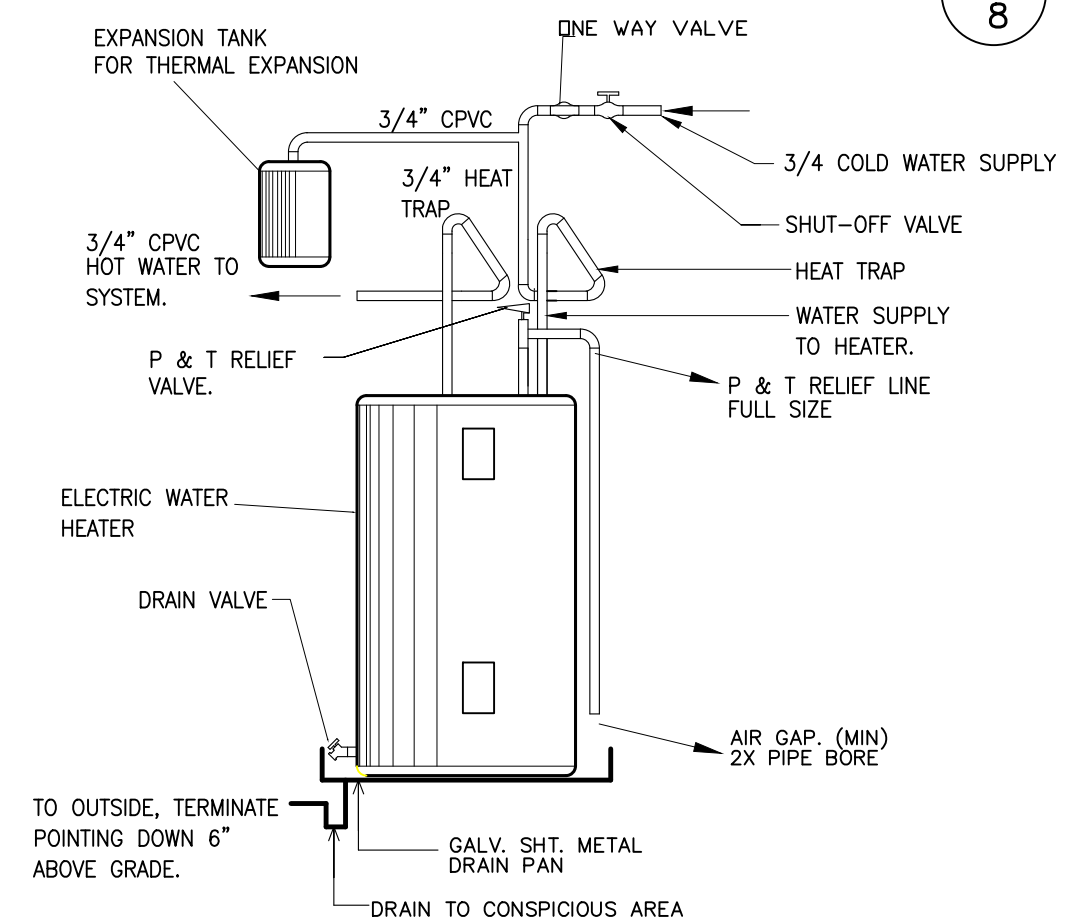
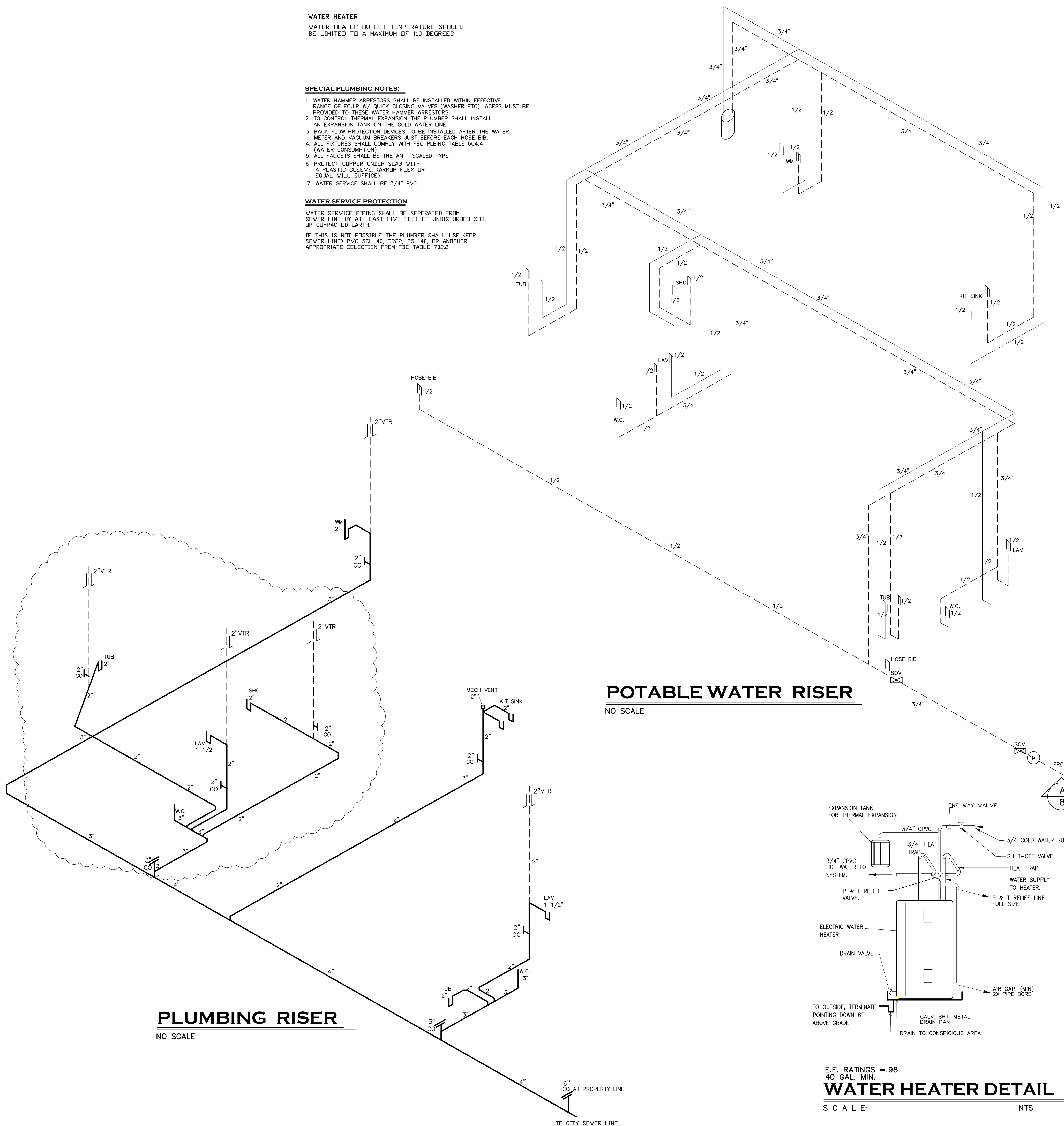
1. WATER HAMMER ARRESTORS SHALL BE INSTALLED WITHIN EFFECTIVE RANGE OF EQUIP W/ QUICK CLOSING VALVES (WASHER ETC). ACCESS MUST BE PROVIDED TO THESE WATER HAMMER ARRESTORS
2. TO CONTROL THERMAL EXPANSION THE PLUMBER SHALL INSTALL AN EXPANSION TANK ON THE COLD WATER LINE
3. BACK FLOW PROTECTION DEVICES TO BE INSTALLED AFTER THE WATER METER AND VACUUM BREAKERS JUST BEFORE EACH HOSE BIB.
4. ALL FIXTURES SHALL COMPLY WITH FBC PLING TABLE 604.4 (WATER CONSUMPTION)
5. ALL FAUCETS SHALL BE THE ANTI-SCALED TYPE.
6. PROTECT COPPER UNDER SLAB WITH A PLASTIC SLEEVE (ARMOR FLEX OR EQUAL WILL SUFFICE)
7. WATER SERVICE SHALL BE 3/4" PVC

WATER SERVICE PROTECTION

WATER SERVICE PIPING SHALL BE SEPERATED FROM SEWER LINE BY AT LEAST FIVE FEET OF UNDISTURBED SOIL OR COMPACTED EARTH.

IF THIS IS NOT POSSIBLE THE PLUMBER SHALL USE (FOR SEWER LINE) PVC SCH 40, DR22, PS 140, OR ANOTHER APPROPRIATE SELECTION FROM FBC TABLE 702.2

FEMA FLOOD PANEL 12011C0369H
BAE FLOOD ELEVATION 6'
FLOOD ZONE AH
DESIGNED ELEVATION 7'



CONSTRUCTION DESIGN & MANAGEMENT SERVICES
MIRAMAR
7421 PLANTATION BLVD.
(754) 581 - 6344
MANDJKUSTOM@GMAIL.COM
FLORIDA 33023

DONALD M DIXON
FL REG. PE
51151

REVISIONS:
6/19/19
1/28/20

PROPOSED SINGLE FAMILY RESIDENCE
HARVARD & SHANE INVESTMENTS
1300 NW 5 AVENUE
BROWARD COUNTY
CITY OF FT LAUDERDALE
FLORIDA

DATE: 28 JULY '18
PROJECT NO: 162018
SHEET: 12
of 12 **A7**

80.2005-A

FEMA FLOOD PANEL 12011C0369H
 BAE FLOOD ELEVATION 6'
 FLOOD ZONE AH
 DESIGNED ELEVATION 7'

ELECT PANEL (150A, 120/240V, 1PH.)

1	BATH 2	GFCI		20A/1P	(2)#12THHN
2,4	RANGE		12 KW	50A/2P	(3)#6THHN
3	DISHWHR.		1.2 KW	20A/1P	(2)#12THHN
5-6	SMALL APPL. (2)		3.0 KW	20A/1P	(2)#12THHN
7	DISPOSAL		1.0 KW	20A/1P	(2)#12THHN
8	REFRIG.		1.2 KW	20A/1P	(2)#12THHN
9	WASHER		1.2 KW	20A/1P	(2)#12THHN
10,12	DRYER		5.0 KW	30A/2P	(3)#10THHN
13	BEDROOM 3			15A/1P	(2)#14THHN
14	BATHROOM 2			15A/1P	(2)#14THHN
15	LIVING ROOM			15A/1P	(2)#14THHN
16	BEDROOM 2			15A/1P	(2)#14THHN
17	M. BEDROOM			15A/1P	(2)#14THHN
18	M. BATH LIGHTS / FAN			15A/1P	(2)#14THHN
19	KITCH / DIN LIGHTS			15A/1P	(2)#14THHN
20	GARAGE GFCI			20A/1P	(2)#14THHN
21	EXTERIOR GFCI			20A/1P	(2)#14THHN
22	M. BATH GFCI			15A/1P	(2)#14THHN
23	M. BATH TUB GFCI			15A/1P	(2)#14THHN
24	SMOKE DETECTORS			15A/1P	(2)#14THHN
25	LAUNDRY ROOM			15A/1P	(2)#14THHN
13-25	LITES & RECPTS		4.9 KW	15A/1P	(2)#14THHN
26,28	A/C CDMP		4.0 KW	30A/2P	(3)#10THHN
27,29	AHU /HT.		8.0 KW	50A/2P	(3)#6THHN
30	GAR DOOR OPENER		1.2 KW	20A/1P	(2)#12THHN
31,33	WATER HTR.		4.5 KW	25A/2P	(3)#10THHN
34	DINING RECPTS		-	20A/1P	(2)#12THHN
32	MICROWAVE		2.5 KW	20A/1P	(2)#12THHN

49.7 KW TOTAL CONN. LOAD

FIRST 10 KW. @ 100% = 10.0 KW
 REMAINDER @ 40% = 11.1 KW
 HEATING @ 65% = 5.2 KW

(1624) SF X 3W = 4872 WATTS
 → 240V

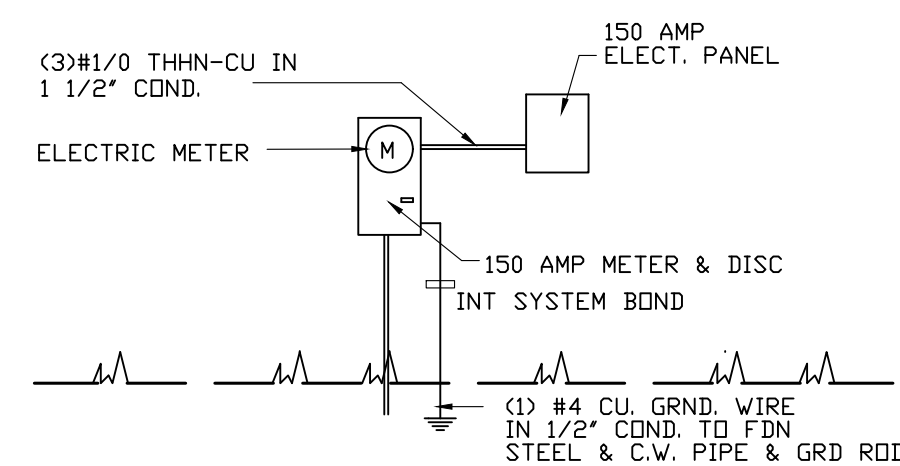
110 AMPS.

ELECTRIC SYMBOLS

- ⊕ WALL MTD. RECEPTACLE
- ⊕ GRND. FAULT INTERRUPTER REC.
- ⊕ 220 VOLT RECEPTACLE
- ⊕ WEATHER PROOF RECEPTACLE
- ⊕ GARAGE DOOR OPENER
- ∇ TV OUTLET
- ⊕ EXHAUST FAN
- ⊕ ELECTRIC PANEL
- ⊕ SURFACE MOUNTED FLOR. FIXTURE
- ⊕ INCAND. LITE FIXTURE
- ⊕ RECESSED INCAND. "HI-HAT"
- ⊕ WALL MTD. SWITCH
- ⊕ DIMMER SWITCH
- ⊕ 2-WAY SWITCH
- ⊕ SMOKE DETECTOR
- ⊕ PHONE JACK LOCATION
- ⊕ JUNCTION BOX
- ⊕ PADDLE FAN

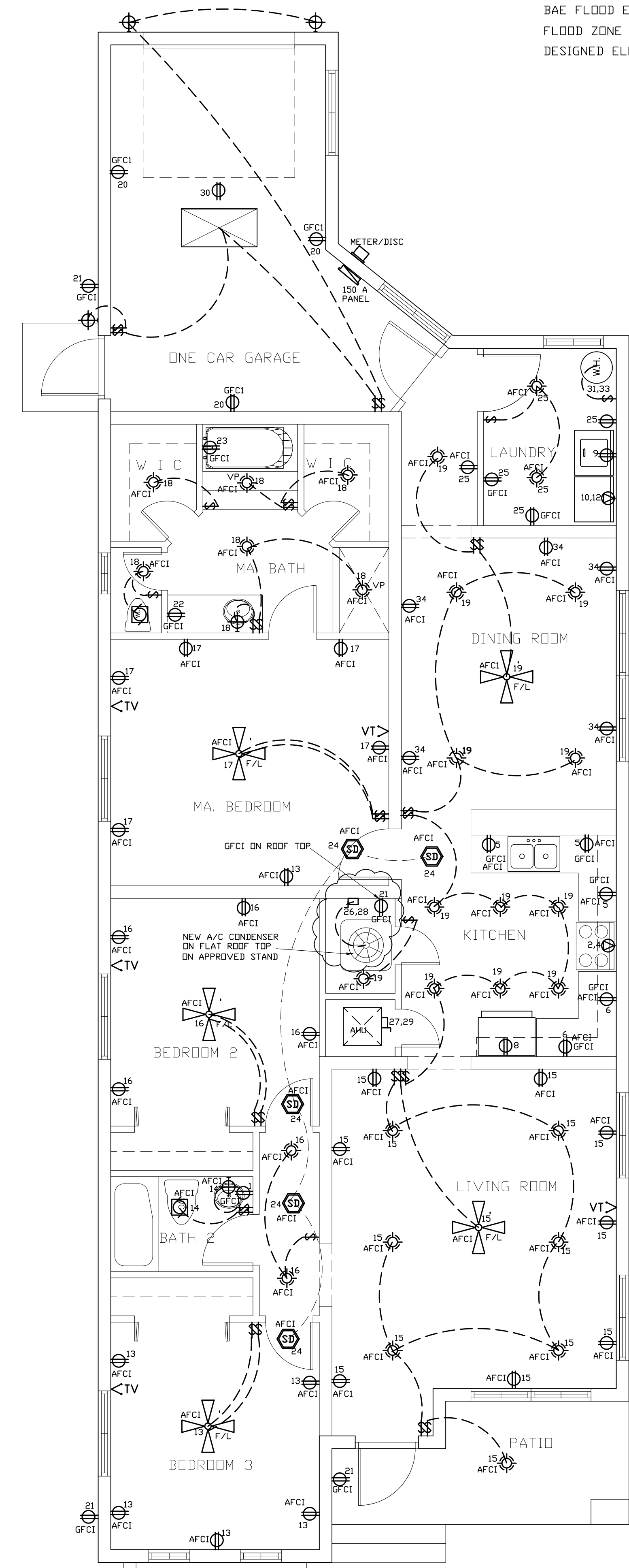
GFCI/WP/TP
 RECEPTACLE ON EXTERIOR SHALL BE IN WP ENCLOSURE AND BE LISTED WEATHER RESISTANT

WATER HEATER
 WATER HEATER IS AN ELECTRIC 50 GAL. UNIT WITH MIN. 'ENERGY FACTOR' = .88
 WATER HEATER OUTLET TEMPERATURE SHOULD BE LIMITED TO A MAXIMUM OF 110 DEGREES



ELECTRIC RISER

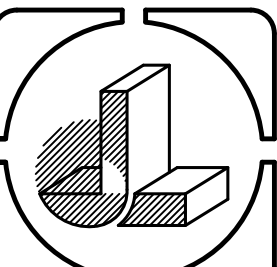
NO SCALE



NORTH

ELECTRICAL PLAN

SCALE: 1/4"=1'-0"



CONSTRUCTION DESIGN & MANAGEMENT SERVICES
 MIRAMAR
 7421 PLANTATION BLVD.
 (754) 581 - 6344 MAND.KUSTOM@GMAIL.COM FLORIDA 33023

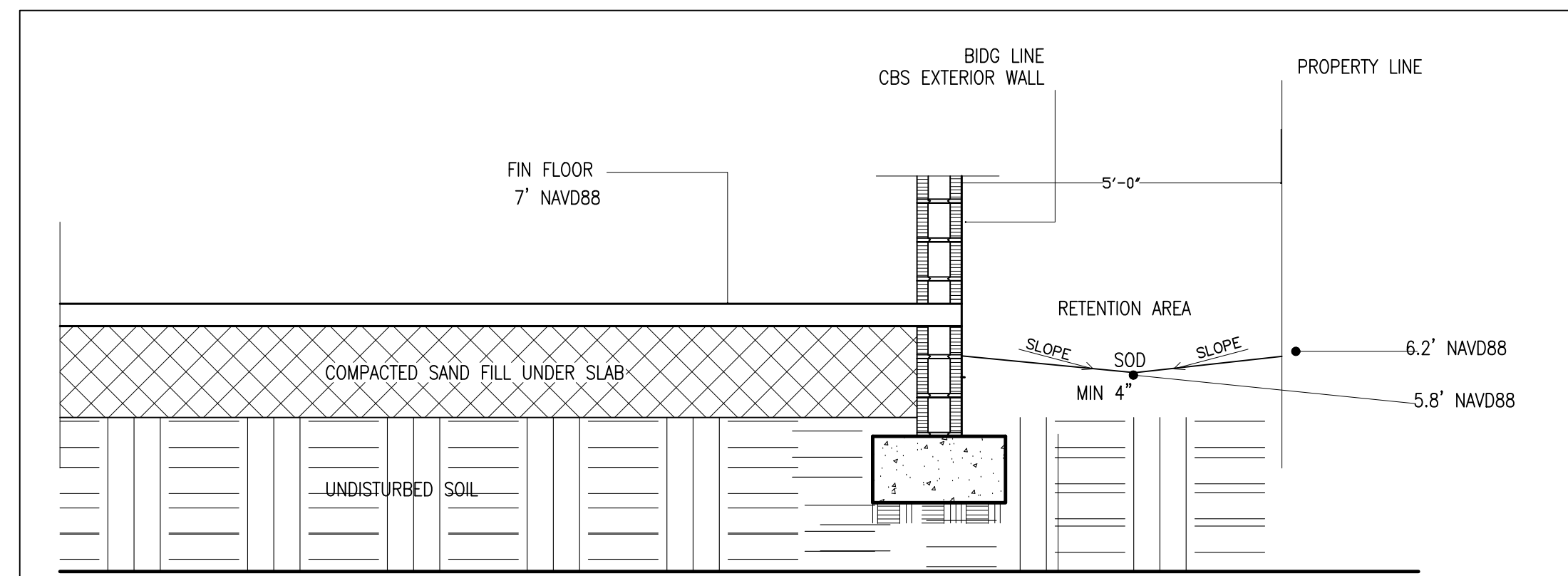
DONALD M DIXON
 FL REG. PE
 # 51151

REVISIONS:
 02/06/2020

PROPOSED SINGLE FAMILY RESIDENCE
HARVARD & SHANE INVESTMENTS
 1300 NW 5 AVENUE
 BROWARD COUNTY
 CITY OF FT LAUDERDALE
 FLORIDA

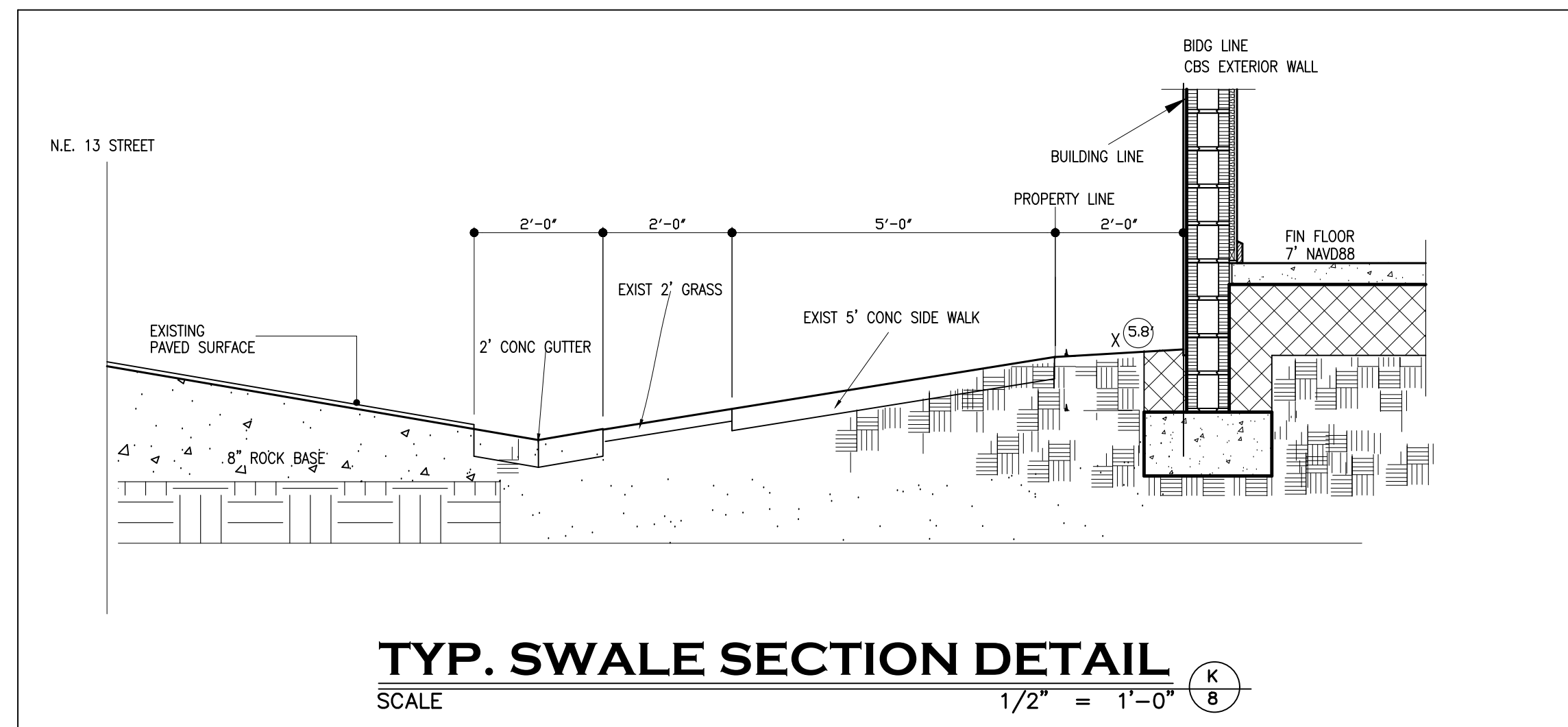
DATE: 23 JULY '18
 PROJECT NO: 182018
 SHEET: A6

of 12



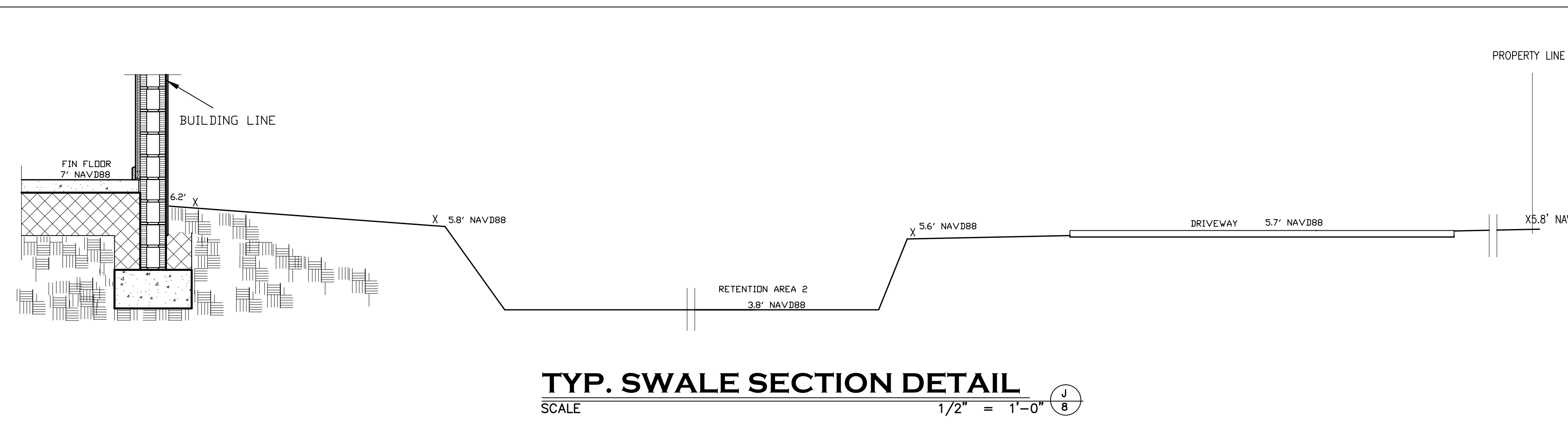
TYP. SWALE SECTION DETAIL

SCALE 1/2" = 1'-0" 8



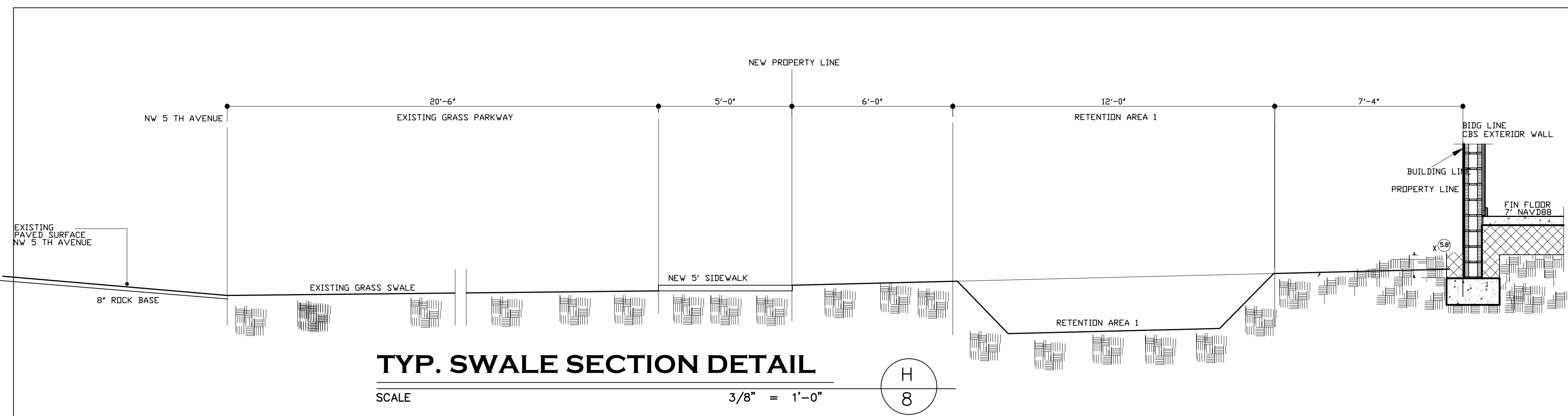
TYP. SWALE SECTION DETAIL

SCALE 1/2" = 1'-0" 8



TYP. SWALE SECTION DETAIL

SCALE 1/2" = 1'-0" 8



TYP. SWALE SECTION DETAIL

SCALE 3/8" = 1'-0" 8

WATER QUALITY CALCULATION

1" X TOTAL SITE AREA = 1/12 X 4725 SF = 393.75 CF X 7 = 2757 GALS.
 2.5" X IMPERVIOUS AREA X X; DF IMP AREA 2.5/12 X 2523 SF = .208 X 2523 = 525.6 CF X 7 = 3679 GALS.
 REQUIRED TREATMENT VOLUME = 2757 GALS.
 RETENTION AREA REQUIRED = 2757 GALS; SEE SITE PLAN

RETENTION AREA 1
 AVERAGE DEPTH 2'
 TOP BANK AREA = 12'X10' = 120 SQ FT
 BOTTOM BANK AREA = 10'X8' = 80 SQ FT
 VOLUME = 80 + 120 = 200 / 2 = 100 X 2 = 200 CUBIC FT
 RETENTION AREA 2
 AVERAGE DEPTH 2'
 TOP BANK AREA = 12'X10' = 120 SQ FT
 BOTTOM BANK AREA = 10'X8' = 80 SQ FT
 VOLUME = 80 + 120 = 200 / 2 = 100 X 2 = 200 CUBIC FT

RETENTION AREA PROVIDED = 400 CUBIC FT = 2800 GALS.

ROOF SLOPE NOTE
 ROOF SECTIONS SHALL BE PITCHED TO OUTSIDE SCUPPERS OR GUTTERS AND DIRECTED TO RETENTION SYSTEM

SITE DATA:

DESCRIPTION	AREA	% OF SITE
SITE AREA	4725	100%

IMPERVIOUS AREA

DRIVEWAY/WALKWAY ETC	516	10.9%
BLDG. FOOTPRINT	2007	42.5%
TOTAL IMPERVIOUS	2523	53.4%

PERVIOUS AREA

LANDSCAPING	2202	46.6%
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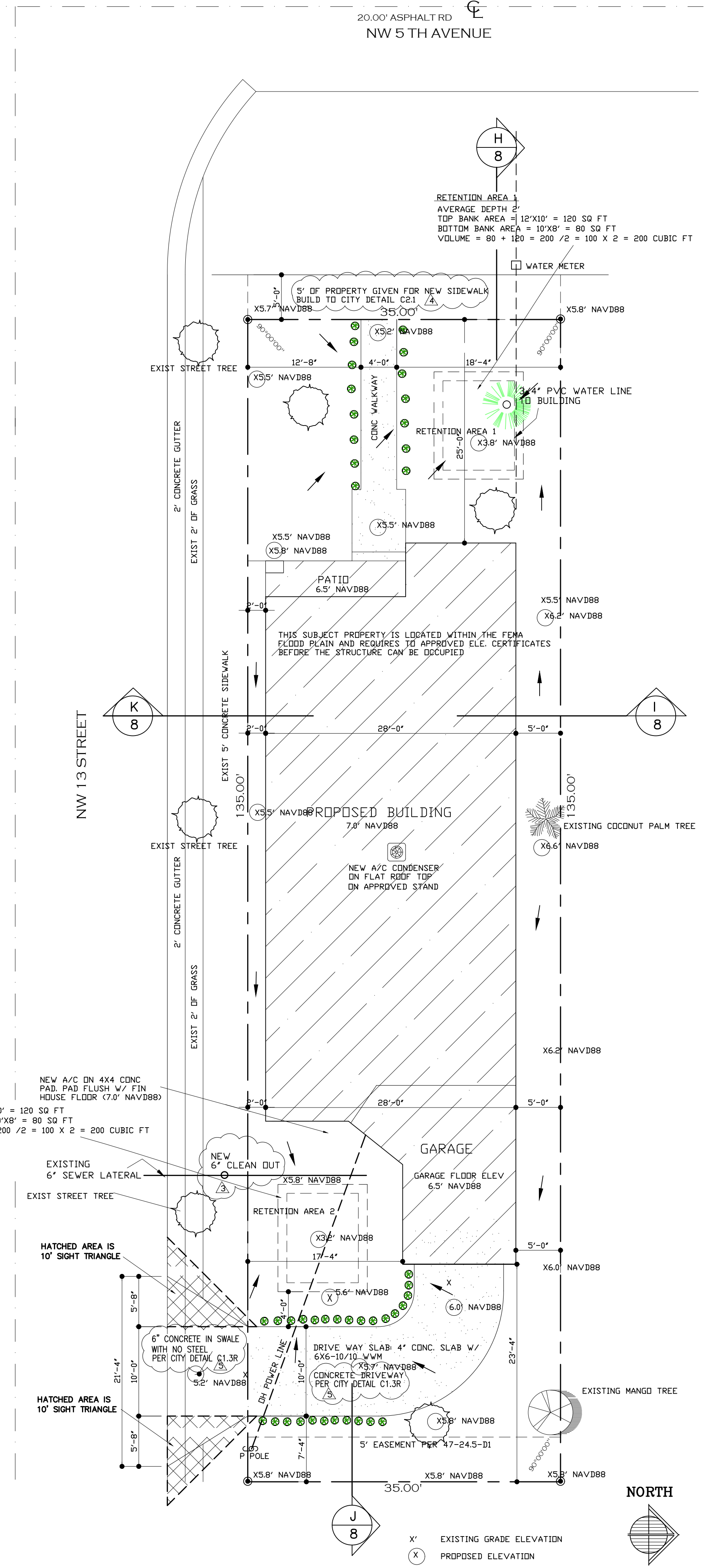
FEMA FLOOD PANEL 12011C0369H

BASE FLOOD ELEVATION 6'

FLOOD ZONE AH

DESIGNED ELEVATION 7'

NOTE:
 A 1" TO 2" SWALE WILL BE PROVIDED AT THE DRIVEWAY AREA FROM THE EXISTING EDGE PAVEMENT ELEVATION TO CENTER OF DRIVEWAY WITHIN THE CITY ROW IN ACCORDANCE WITH DETAIL C1.3R



PAVING GRADING AND DRAINAGE PLAN

SCALE: 1" = 8'-0"

PROVIDED FLOOR AREA RATIO = 2007 / 4725 = .425 = 42.5%

CONSTRUCTION & DESIGN & MANAGEMENT
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 7421 PLANTATION BOULEVARD SERVICES
 (754) 581 - 6344 MANDJUSTOM@GMAIL.COM

REVISIONS:
 6/19/19
 01/28/20

PROPOSED SINGLE FAMILY RESIDENCE
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 1300 NW 5 AVENUE
 BROWARD COUNTY
 CITY OF FT LAUDERDALE
 FLORIDA

DATE: 28 JULY '18
 PROJECT NO: 162018
 SHEET: 12 of 12 **A8**

80.2005-A













Text

Panoramic East view 1300 NW 15 Ave 4/14/2020

East Side 1300 NW 15 Ave
4/14/2020

FOR
SALE
BY OWNER