



BOARD OF ADJUSTMENT MEETING NOTICE: BOARD OF ADJUSTMENT

November 6, 2020

A Public Hearing will be held before the Board of Adjustment on Thursday, November 19, 2020 at 6:30 P.M.

This meeting will be held *in-person* and *virtual*, 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-20090005
OWNER: LENNAR HOMES, LLC
AGENT: GREENSPOON MARDER LLP/DEENA GRAY, ESQ.
ADDRESS: 1901 SW 5 PLACE; SW 5 ST; 460 SW 20 AVE;
 506 SW 20 AVE; 502 SW 20 AVE, FORT LAUDERDALE, FL., 33312

LEGAL DESCRIPTION: RIVERSIDE NO 2 1-104 D LOT 4 LESS N 150,5 LESS N 150 BLK E; RIVERSIDE NO 2 1-104 D LOT 4 LESS N 150,5 LESS N 150 BLK E; RIVERSIDE NO 2 1-104 D N 150 OF LOTS 6,7,8 & N 150 OF THAT PT LOT 9 LYING E OF PAVED RD BLK E; RIVERSIDE NO 2 1-104 D LOT 6 TO 8,S 70 OF N 360,9 S 70 OF N 360 LYING E OF PAVED RD BLK E; RIVERSIDE PARK TOWNHOUSE AND VILLAS 141-43 B PARCEL 4

ZONING: RM-15
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-19.5. B. - Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.**

Requesting a variance to allow the combination of a permitted retaining wall of varying height elevation and proposed fencing along the North, East, West and South property lines. The fencing sits behind a retaining wall which ranges in elevation from 3' varying up to 3'-8" The applicant is proposing fencing along the perimeter of the property. On the north side, the applicant is proposing a 5' aluminum fence adjoining a 6' wood fence with a total of 387 lineal feet. On the east side, the applicant is proposing a 6' wood fence with a total of 629 lineal feet. On the west side, the applicant is proposing a 5' aluminum fence with a total of 300 lineal feet. On the south and the adjoining west side, the applicant is proposing a 6' wood fence with a total of 500 lineal feet, whereas the code allows a maximum height of 6 feet 6 inches from lowest adjacent grade. Due to the required retaining wall that varies in elevation from 3' to 3'-8", the height of the fencing at its highest point will be 9'-8", for a total variance increase in height of up to 3 feet 2 inches.

To Attend In-Person:

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:

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

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

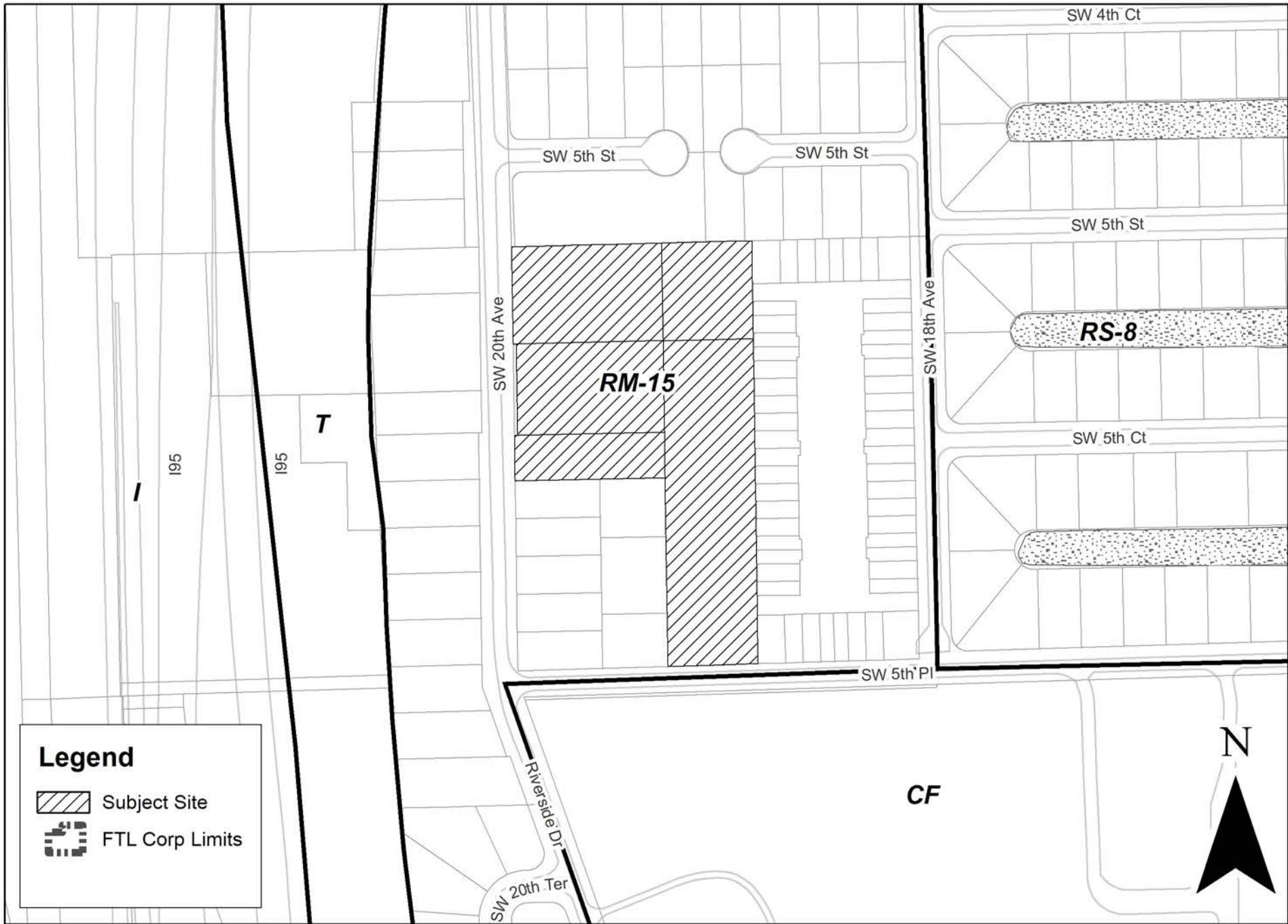


If you have any questions, please feel free to contact me directly at 954-828-6342.

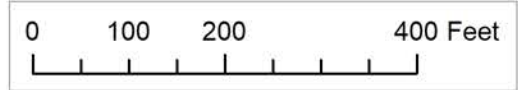
MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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



PLN-BOA-20090005



Graphic Scale



CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: NOVEMBER 19, 2020

TIME: 6:30 PM

CASE: PLN-BOA-20090005

Sec. 47-19.5.B. - Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

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LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:
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 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. PLN-BOA-20090005

APPLICANT: Lennar Homes, LLC

PROPERTY: 1901 SW 5 Place; 460, 502, 506 SW 20 Ave; TBD

PUBLIC HEARING DATE: November 19, 2020 - Board of Adjustment Meeting

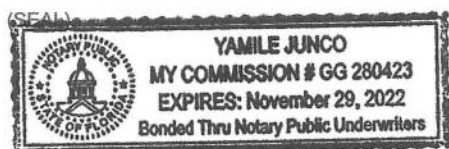
BEFORE ME, the undersigned authority, personally appeared Phil Serrate, who upon being duly sworn and cautioned, under oath deposes and says:

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, I will forfeit my sign deposit.

Phil Serrate
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of November, 2020



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

November 4, 2020

VIA FEDEX

Ms. Chakila Crawford
Administrative Assistant to the Zoning Administrator
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

**Re: *Lennar Homes, LLC – Riverside Park Townhomes
Fence Variance Application - BOA Case PLN-BOA-20090005***

Dear Chakila:

In connection with the above-referenced application, enclosed are the following items:

1. (1) Executed Affidavit of Posting Signs
2. (3) Photographs of Posted Signs

The above-referenced items are intended to support our variance application for the Board of Adjustment meeting scheduled for November 19, 2020. Please contact our office should you have any questions or require additional information.

Sincerely,

GREENSPOON MARDER LLP



Shane Zalonis, Legal Assistant to:
Deena Pacelli Gray, Esq.
For the Firm

Page 4: Sign Notification Requirements and Affidavit

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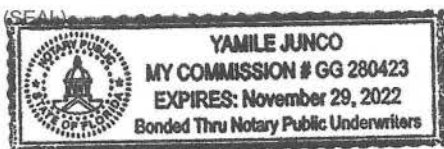
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Phil Serrate
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of November, 2020



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:









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 checked="" 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	
DocuSigned by:	<i>John Lennar</i>
NOTE: For purpose of identification, the PROPERTY OWNER IS THE APPLICANT	
Property Owner's Name	Lennar Homes LLC
Property Owner's Signature	<i>[Signature]</i>
Address, City, State, Zip	700 NW 107 AVE STE 400 MIAMI FL 33172
E-mail Address	Marlon.John@Lennar.com
Phone Number	(954) 658-3456
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Greenspoon Marder LLP / Deena Gray, Esq.
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301
E-mail Address	Deena.Gray@gmlaw.com
Phone Number	954-527-2443
Letter of Consent Submitted	Please see attached letter of authorization.

Development / Project Name	Riverside Park Townhomes	
Existing / New	Existing: <input type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 1901 SW 5 Place; 460, 502, 506 SW 20 Ave; TBD	
Legal Description	Please see attached.	
Tax ID Folio Numbers (For all parcels in development)	5042-09-03-0292; 5042-09-03-0300; 5042-09-03-0320; 5042-09-03-0360; and 5042-09-40-0040	
Request / Description of Project	Variance to allow fence that exceeds height max.	
Applicable ULDR Sections	ULDR Section 47-19.5.B, Table 1	

Current Land Use Designation	Medium 15
Current Zoning Designation	Residential Low Rise Multi-family/Medium Density District (RM-15)
Current Use of Property	Vacant - Pending Construction of Townhomes
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [S]	25'-0"	33'-6"
Side [E]	10'-0"	10'-0"
Side [W]	15'-0"	15'-0"
Rear [N]	20'-0"	20'-8"

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.

Please 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
- 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.

Phil Serrate 0/6/0

AFFIDAVIT: I, Lennar Homes LLC the Owner/Agent of said property ATTEST that I am aware of the following:

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;

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;

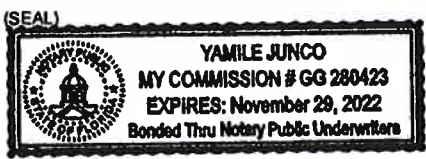
That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;

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;

That if the Board denies the request for relief, the applicant may reapply 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 23 day of September, 2020



Yamile Junco
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Certificate Of Completion

Envelope Id: 24968CF0A9EB4AC5B1C0CEDF3FBB7F25
 Subject: Please DocuSign: BOA APPLICATION.pdf
 Source Envelope:
 Document Pages: 7
 Certificate Pages: 6
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 Yamile Junco
 700 NW 107th Ave
 Ste 400
 Miami, FL 33172
 yamile.junco@lennar.com
 IP Address: 204.109.18.254

Record Tracking

Status: Original
 9/23/2020 4:13:22 PM

Holder: Yamile Junco
 yamile.junco@lennar.com

Location: DocuSign

Signer Events

Phil Serrate
 phil.serrate@lennar.com
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 F4BF2DFAA4D4475

Timestamp

Sent: 9/23/2020 4:18:43 PM
 Viewed: 9/23/2020 5:31:50 PM
 Signed: 9/23/2020 5:32:20 PM

Signature Adoption: Pre-selected Style
 Using IP Address: 98.254.145.212

Electronic Record and Signature Disclosure:
 Accepted: 9/21/2020 11:39:38 AM
 ID: 5a89c2da-8fb1-4da2-bd78-53153762ec0a

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Yamile Junco
 yamile.junco@lennar.com
 Executive Assistant
 Lennar
 Security Level: Email, Account Authentication
 (None)

Status

COPIED

Timestamp

Sent: 9/23/2020 4:18:43 PM
 Resent: 9/23/2020 5:32:23 PM
 Viewed: 9/23/2020 7:23:22 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Envelope Sent
 Certified Delivered

Status
 Hashed/Encrypted
 Security Checked

Timestamps
 9/23/2020 4:18:43 PM
 9/23/2020 5:31:50 PM

Envelope Summary Events

Signing Complete
Completed

Status

Security Checked
Security Checked

Timestamps

9/23/2020 5:32:20 PM
9/23/2020 5:32:20 PM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Lennar Corporation, and all applicable affiliated and subsidiary companies, including but not limited to: LMC Living, LLC, LMC Living, Inc., Lennar Commercial Services, LLC, Lennar Commercial Services, Inc., Lennar Homes, LLC, Lennar Homes USA, the Lennar Family of Builders, Lennar Sales Corp., WCI Communities, LLC, Lennar Title Group, Inc., SunStreet Energy Group, Rialto Capital Management (hereinafter individually and/or collectively referred to as "we", "us" or the "Company") may provide to you certain written documents, notices or disclosures authorizations, acknowledgements, and other documents that are necessary or required to be provided during the course of our relationship with you ("Documents"). Described below are the terms and conditions for providing to you the Documents through the DocuSign, Inc. ("DocuSign") electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Electronic Access: To access these electronic Documents, you must have (a) a personal computer or mobile device and an operating system capable of receiving, accessing, displaying, and either printing or storing information, (b) an Internet connection, and (c) Internet Browser Software such as Internet Explorer®, Google Chrome®, Safari®, or Firefox®. Your Internet Browser Software must support 128-bit encryption and Secure Sockets Layer (SSL) protocol. If you are able to see this Electronic Record and Signature Disclosure, your hardware and software should allow you to access these electronic Documents.

Getting paper copies: At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. As long as you are an authorized user of the DocuSign system you will have the ability to download and print any Documents we send to you through the DocuSign system for a limited period of time, usually 30 days after Documents are first sent to you electronically. After such time, if you wish for us to send you paper copies of Documents, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies of any Documents, previously provided electronically by us to you, by sending us an e-mail at docusign@lennar.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

Declining electronic delivery: Upon receipt of your initial electronic communication from DocuSign you may decline further receipt of Documents through the DocuSign system by clicking on the "Decline" button at the bottom of the "Request For Signature Page" of your DocuSign account and provide your reason for declining. This will indicate to us that you have declined to receive required Documents electronically from us and you will no longer be able to use the DocuSign system to receive required Documents electronically from us or to electronically sign Documents from us.

Withdrawing your consent after the initial electronic communication: If you decide to receive Documents from us electronically, you may at any time change your mind and tell us that thereafter that you want to receive required Documents only in paper format. To inform us that

you no longer want to receive future Documents in electronic format you may either, (i) decline to sign a Document during your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or (ii) send us an e-mail to docusign@lennar.com and in the body of such request you must state your e-mail, full name, US Postal Address and telephone number.

We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

All notices and disclosures will be sent to you electronically: Unless you tell us otherwise, in accordance with the procedures described herein, we will provide to you electronically through the DocuSign system, all required transaction Documents. To reduce the chance of you inadvertently not receiving any Document, we prefer to provide all of the required Documents to you by the same method and to the same address that you have given us. Thus, you can receive all the Documents electronically through the DocuSign system or in paper format through the paper mail delivery system. If you do not agree with receiving Documents electronically through the DocuSign system, please let us know as described above. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the Documents electronically from us.

How to contact the Company: You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Documents electronically by sending us email messages at: docusign@lennar.com.

To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail addresses in the DocuSign system.

Required hardware and software for access and retention**

Browsers:	Internet Explorer® 8.0 or above compatibility mode is supported only for 9.0 and above (Windows only); Windows Edge Current Version; Mozilla® Firefox Current Version (Windows and Mac); Safari TM 6.2 or above (Mac OS only); Google Chrome® Current Version.
Mobile Signing:	Apple iOS® 7.0 or above. Android TM 4.0 or above. DocuSign Mobile App for Windows Mobile
PDF Reader:	Acrobat® Reader or similar software may be required to view and print PDF files.
Screen Resolution:	1024 x 768 recommended
Enabled Security Settings:	Allow per session cookies.

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**These minimum requirements are subject to change, from time to time. If these requirements change, we will provide you with an email message advising of such changes, at the email address we have on file for you at that time. Upon your receipt of such notice you will have the right to withdraw your consent, in accordance with the procedures set forth herein. Pre-release (e.g., beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically: To confirm to us that you can access this information electronically, which will be similar to other electronic Documents that we will provide to you, please verify that you were able to (i) read this electronic disclosure, (ii) print on paper or electronically save this page for your future reference, and (iii) access or e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference. Further, if you consent to receiving Documents exclusively in electronic format on the terms and conditions described above, please let us know by checking the "I agree to use electronic records and signatures." box.

By checking the "I agree to use electronic records and signatures." box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify the Company as described above, I consent to receive from exclusively through electronic means all Documents that are required to be provided or made available to me by the Company during the course of my relationship with you.
- I understand how to cancel the disclosure and consent, should I ever want to do so.

LENNAR®

To Whom It May Concern:

We hereby authorize Greenspoon Marder LLP to act as lobbying agents in connection with obtaining governmental permits and approvals necessary for the property located in the City of Fort Lauderdale, Florida.

Lennar Homes

DocuSigned by:
Phil Serrate
FABF2DFAA4D4475...

By:

Phil Serrate

Print Name

V.P. Operations

Title

STATE OF Florida) ss
COUNTY OF Miami-
Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Phil Serrate by means of { } physical presence or online notarization, and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of September, 2020.

Yamile Junco
Notary Public

Yamile Junco
Typed, printed or stamped name of Notary Public

My Commission Expires:



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

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

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

TABLE 1

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

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

Note A: Setbacks shall be measured from property lines, except when property abuts a waterway, the setback for the waterway shall be measured in accordance with [Section 47-2](#) of the ULDR.

Note B: Transparency (openness) is calculated based on the fence or wall being viewed at ninety (90) degrees to the street property line. Percent is determined as follows: Total square feet of openings in fence being divided by the total fence area utilizing the top of the fence in all of its positions for varying heights.

Note C: The linear distance of any one (1) segment of the indicated accessory structure along a given property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed thirty (30) percent of the length of the property line.

Note D: Handrails or safeguards when required by federal or state codes shall be exempt from this section.

Note E: Landscaping is required between the property line and accessory structure. See subsection C. below for specific landscape requirements.

Note F: To determine the average setback distance for fences, walls, and planters, multiply the total length of the fence, wall or planter, as viewed at ninety (90) degrees to the property line, by a factor of three (3), where three (3) represents the required minimum average setback. The resulting product must be equal to or greater than the total which results when adding the sum of each fence, wall, or planter segment multiplied by its setback from the property line. Walls, fences or planters constructed at an angle to the property line shall use the distance to the center of the structure to determine the actual setback of the segment.

Note G: Exceptions to setbacks:

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
BLD-FEN-20050077	PERIMETER FENCE 5' ALUMINUM PICKET AND 6' WOOD SHADOWBOX FENCE - DRC SET ATTACHED	INSTALL PVC AND SHADOWBOX WOOD FENCE	Fence Permit	0		460	SW	20 AVE	20 AVE	5/21/2020	Issued
VIO-CE19042629_1	OVERGROWTH, TRASH, DEBRI AND TREE BRANCHES	LENNAR HOMES LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	4/29/2019	Closed
CE19042629	OVERGROWTH, TRASH, DEBRI AND TREE BRANCHES	LENNAR HOMES LLC	Code Case	0		460	SW	20 AVE	20 AVE	4/29/2019	Closed
VIO-CE19030359_1	L/S RELIABLE LIEN SEARCH -0- CASE FOUND	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	3/6/2019	Closed
CE19030359	L/S RELIABLE LIEN SEARCH -0- CASE FOUND	RIVERSIDE PARK LLC	Code Case	0		460	SW	20 AVE	20 AVE	3/6/2019	Closed
VIO-CE17120164_1	FENCE MAINTENANCE	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	12/3/2017	Closed
VIO-CE17120168_1	FENCE MAINTENANCE	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	12/3/2017	Closed
CE17120164	FENCE IN DISREPAIR	RIVERSIDE PARK LLC	Code Case	0		460	SW	20 AVE	20 AVE	12/3/2017	Closed
CE17120168	FENCE MAINTENANCE,	RIVERSIDE PARK LLC	Code Case	0		460	SW	20 AVE	20 AVE	12/3/2017	Closed
VIO-CE17041429_1	THERE IS OVERGROWTH TRASH AND DEBRIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	4/16/2017	Complied
VIO-CE17041429_2	THERE IS OVERGROWTH TRASH AND DEBRIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	4/16/2017	Complied
VIO-CE17041429_3	THERE IS OVERGROWTH TRASH AND DEBRIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	4/16/2017	Complied
CE17041429	THERE IS OVERGROWTH TRASH AND DEBRIS, CHAIN LINK FENCE IS IN DISREPAIR, LANDSCAPING NOT MAINTAIN, , PICTURES TAKEN, WILL SEND INSPECTION REPORT	RIVERSIDE PARK LLC	Building Code Case	0		460	SW	20 AVE	20 AVE	4/16/2017	Closed
CE16110911	L/S ONESTEP - 4 OPEN CASES FOUND, CE07080958, CE07111236, CE15050157, CT09061893	RIVERSIDE PARK LLC	Code Case	0		460	SW	20 AVE	20 AVE	11/15/2016	Closed
VIO-CE16110911_1	E/S ONESTEP 4-OPEN CASES FOUND, CE07080958,CE07111236,CE15050157 CT09061893	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	11/15/2016	Closed
CE16011373	E/S ONESTEP 4-OPEN CASES FOUND, CE07080958,CE07111236,CE15050157 CT09061893	RIVERSIDE PARK LLC	Code Case	0		460	SW	20 AVE	20 AVE	1/21/2016	Closed
VIO-CE16011373_1	TOTAL DEMOLITION	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	1/21/2016	Closed
PM-15092184	MITIGATION BP15092184	TOTAL DEMOLITION	Residential Demolition Permit	0		460	SW	20 AVE	20 AVE	9/25/2015	Complete
PM-15092186	MITIGATION BP15092184	MITIGATION BP15092184	Site Prep and Erosion Control Permit	0		460	SW	20 AVE	20 AVE	9/25/2015	Complete
VIO-CE15050157_1	THE ROOF IS IN DISREPAIR AND IT HAS THREE OPENING	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	5/4/2015	Closed
CE15050157	THE ROOF IS IN DISREPAIR AND IT HAS THREE OPENING, ON THE DECK AND IT CAN BE UPLIFTED BY THE HIGH, WINDS OF A TROPICAL STORM	RIVERSIDE PARK LLC	Building Code Case	0		460	SW	20 AVE	20 AVE	5/4/2015	Closed
PM-14111136	ABANDON SEPTIC FOR DEMO	ABANDON SEPTIC FOR DEMO	Plumbing Sewer Cap Permit	0		460	SW	20 AVE	20 AVE	11/17/2014	Complete
PM-14090783	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0		460	SW	20 AVE	20 AVE	9/10/2014	Void
CIT-CT09061893	BOARD UP ALL WINDOWS & ENTRY DOORS 1111SF SFR	RIVERSIDE PARK LLC	Violation-Citation	0		460	SW	20 AVE	20 AVE	6/22/2009	Closed
PM-09061317	BOARD UP ALL WINDOWS & ENTRY DOORS	BOARD UP ALL WINDOWS & ENTRY DOORS	Board Up Certificate	0		460	SW	20 AVE	20 AVE	6/16/2009	Complete
PM-08021965	sewer cap	sewer cap	Plumbing Sewer Cap Permit	0		460	SW	20 AVE	20 AVE	2/28/2008	Void
VIO-CE07111236_1	OPEN AND ABANDONED, NO WINDOWS. VAGRANTS LIVING	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		460	SW	20 AVE	20 AVE	1/8/2008	Closed
CE07111236	OPEN AND ABANDONED, NO WINDOWS. VAGRANTS LIVING, THERE AT NIGHT. OVERGROWTH	RIVERSIDE PARK LLC	Code Case	1253		460	SW	20 AVE	20 AVE	1/8/2008	Closed
CE07080958	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL, ENTRY, , FOLIO# 0209030300	RIVERSIDE PARK LLC	Building Code Case	661.35		460	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080958_1	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080958_2	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080958_3	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080958_4	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080958_5	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080958_6	USB CASE --- BUILDING IS GUTTED AND OPEN TO CASUAL	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		460	SW	20 AVE	20 AVE	8/15/2007	Closed
PL-95-R-06	R1 - THREE THREE-STORY MULTIFAMILY UNITS (59)	ENCLAVE AT THE OAKS	DRC- Site Plan (Level II, III, IV)/Planned	0		460	SW	20 AVE	20 AVE	4/4/2006	Closed
FS-04040043		LENNAR HOMES LLC	Fire Safety Account	0		460	SW	20 AVE	20 AVE	4/21/2004	Active

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
CE19042632	OVERGROWTH, TRASH AND DEBRI	LENNAR HOMES LLC	Code Case	0		502	SW	20 AVE	20 AVE	4/29/2019	Closed
VIO-CE19042632_1	OVERGROWTH, TRASH AND DEBRI	LENNAR HOMES LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	4/29/2019	Closed
VIO-CE19030362_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	3/6/2019	Closed
CE19030362	L/S RELIABLE LIEN SEARCH -1- CASE FOUND, CE06071522	RIVERSIDE PARK LLC	Code Case	0		502	SW	20 AVE	20 AVE	3/6/2019	Closed
VIO-CE17120165_1	FENCE IN DISREPAIR	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	12/3/2017	Closed
CE17120165	FENCE IN DISREPAIR	RIVERSIDE PARK LLC	Code Case	0		502	SW	20 AVE	20 AVE	12/3/2017	Closed
PL-A17026	ARPLAT - TO AMEND PLAT NOTE FROM 2 SINGLE FAMILY UNITS TO 12 TOWNHOUSE UNITS	RIVERSIDE PARK TOWNHOUSES AND VILLAS	AR- Administrative Review (Site Plan Level /Amendment to Previously Approved Site Plan)	540		502	SW	20 AVE	20 AVE	6/14/2017	Closed
PM-16091987	MITIGATION 16091940	MITIGATION 16091940	Site Prep and Erosion Control Permit	0		502	SW	20 AVE	20 AVE	9/24/2016	Complete
PM-16091988	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0		502	SW	20 AVE	20 AVE	9/24/2016	Complete
	TOTAL DEMO										
	~12/23/2016--RECHECK-B-G-L--	TOTAL DEMO	Residential Demolition Permit	0		502	SW	20 AVE	20 AVE	9/23/2016	Complete
PM-16091940	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY, NOT MAINTAINED, , IT MEETS THE CRITERIA FOR 9-259, SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY, NOT MAINTAINED, , IT MEETS THE CRITERIA FOR 9-259	RIVERSIDE PARK LLC	Building Code Case	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
CE16041154	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16041154_1	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16041154_2	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16041154_3	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16041154_4	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16041154_5	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16041154_6	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	4/16/2016	Closed
VIO-CE16011375_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	1/21/2016	Closed
CE16011375	E/S ONESTEP 3-OPEN CASES FOUND, CE06071522,CE07080955,CE07111380	RIVERSIDE PARK LLC	Code Case	0		502	SW	20 AVE	20 AVE	1/21/2016	Closed
CE15082301	RIVERSIDE - THERE IS OVERGROWN GRASS/WEEDES AND, TRASH AND DEBRIS ON THIS VACANT PROPERTY WHICH IS, FENCED IN ON THE SWALE. POSTED A 10 DAY NUISANCE, VIOLATION NOTICE AND SUBMITTED A PRINT FORM, REQUEST FOR A LOT LETTER.SEE PICTURES	RIVERSIDE PARK LLC	Code Case	0		502	SW	20 AVE	20 AVE	8/28/2015	Closed
VIO-CE15082301_1	RIVERSIDE - THERE IS OVERGROWN GRASS/WEEDES AND	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	8/28/2015	Closed
PM-14111135	ABANDON SEPTIC FOR DEMOLITION	ABANDON SEPTIC FOR DEMOLITION	Plumbing Sewer Cap Permit	0		502	SW	20 AVE	20 AVE	11/17/2014	Complete
PM-14090782	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0		502	SW	20 AVE	20 AVE	9/10/2014	Void
VIO-CE14060972_1	PERMIT# 08021963 FOR SEWER CAP WAS LEFT TO EXPIRED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	6/12/2014	Closed
CE14060972	PERMIT# 08021963 FOR SEWER CAP WAS LEFT TO EXPIRED	RIVERSIDE PARK LLC	Building Code Case	0		502	SW	20 AVE	20 AVE	6/12/2014	Closed
PM-09061320	BOARD UP ALL WINDOWS & ENTRY DOORS SFR 1634SF	BOARD UP ALL WINDOWS & ENTRY DOORS SFR 1634SF	Board Up Certificate	0		502	SW	20 AVE	20 AVE	6/16/2009	Complete
PM-08021963	sewer cap	sewer cap	Plumbing Sewer Cap Permit	0		502	SW	20 AVE	20 AVE	2/28/2008	Void
CE07111380	THE LAWN ON THIS PROPERTY IS VERY OVERGROWN NOT, MAINTAINED, I'M NOW WRITING A LOT LETTER TO HAVE, PUBLIC SERVICES MOW LAWN.	RIVERSIDE PARK LLC	Code Case	525.38		502	SW	20 AVE	20 AVE	11/30/2007	Closed
VIO-CE07111380_1	THE LAWN ON THIS PROPERTY IS VERY OVERGROWN NOT	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	11/30/2007	Closed
VIO-CE07080955_1	USB CASE ----	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080955_2	USB CASE ----	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080955_3	USB CASE ----	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080955_4	USB CASE ----	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080955_5	USB CASE ----	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	8/15/2007	Closed
VIO-CE07080955_6	USB CASE ----	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		502	SW	20 AVE	20 AVE	8/15/2007	Closed
CE07080955	USB CASE ----, THE BUILDINGS HAVE BEEN GUTTED AND ARE OPEN TO, CASUAL ENTRY. DEBRIS AND TRASH IS LITTERING THE, BUILDING AND THE SITE	RIVERSIDE PARK LLC	Building Code Case	697.42		502	SW	20 AVE	20 AVE	8/15/2007	Closed
CE06071522	502-504 AND THE PROPERTIES SURROUNDING THEM ARE, OVERGROWN WITH DEBRIS, BROKEN FENCE, BOARDED UP, WINDOWS AND A TREE STUMP, 502-504 AND THE PROPERTIES SURROUNDING THEM ARE, OVERGROWN WITH DEBRIS, BROKEN FENCE, BOARDED UP, WINDOWS AND A TREE STUMP.	LENNAR HOMES LLC	Code Case	0		502	SW	20 AVE	20 AVE	9/5/2006	Open
VIO-CE06071522_1	502-504 AND THE PROPERTIES SURROUNDING THEM ARE	LENNAR HOMES LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	9/5/2006	Complied
VIO-CE06071522_2	502-504 AND THE PROPERTIES SURROUNDING THEM ARE	LENNAR HOMES LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	9/5/2006	Complied
VIO-CE06071522_3	502-504 AND THE PROPERTIES SURROUNDING THEM ARE	LENNAR HOMES LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	9/5/2006	Complied
VIO-CE06071522_4	502-504 AND THE PROPERTIES SURROUNDING THEM ARE	LENNAR HOMES LLC	Violation-CODE Hearing	0		502	SW	20 AVE	20 AVE	9/5/2006	Complied

Record #	Description	Application Name	Record Type	Balance	Planner	Street # Dir	Street Name	Type	Opened Date	Status
20TMP-010326		Riverside Park Townhomes	Z- Board of Adjustment (BOA)	0		1901 SW		5 PL	10/19/2020	
PLN-BOA-20090005		Riverside Park Townhomes	Z- Board of Adjustment (BOA)	0		1901 SW		5 PL	9/24/2020	Open
PLB-IRR-20090002	LAWN SPRINKLER	LAWN SPRINKLER	Plumbing Irrigation Permit	0		1901 SW		5 PL	9/11/2020	Issued
ELE-RES-20090076	FREE STANDING SERVICE FOR IRRIGATION PUMP	FREE STANDING SERVICE FOR IRRIGATION PUMP	Electrical Residential Permit	0		1901 SW		5 PL	9/11/2020	Issued
BE20080062	POSSIBLE DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.	1901 SW 5 PI	Building Code Case	0	Alexander Albores	1901 SW		5 PL	8/6/2020	Closed
BE20070089	WORKING AND OPERATING EQUIPMENT BEFORE 8:00 AM WITHOUT PROPER PERMIT	CITATION 1901 SW 5 PI	Building Code Case	0	Alexander Albores	1901 SW		5 PL	7/8/2020	Complied
CE-19120885	Trash, grocery cart and tree branches		Code Case	0	Gail Williams	1901 SW		5 PL	12/17/2019	Complied
LND-INST-19120002	Common Areas Landscape		Landscape Installation Permit	0		1901 SW		5 PL	12/5/2019	Awaiting Client Reply
SE-19110024			Bulk Trash Case	0	Wanda Acquavella	1901 SW		5 PL	11/5/2019	Complied
PM-19090110	~9/30/19 RECHECK G L	GLANDSCAPE BP 19060443	ROW Landscaping Permit	0		1901 SW		5 PL	9/4/2019	Issued
PM-19080084	GMOT for Sewer M.H. 03.23.20 to 03.27.20	DOWNRITE ENGINEERING CORP	Temporary Traffic Control (Maintenance of Traffic)	0		1901 SW		5 PL	8/1/2019	Issued
PM-19080085	CONSTRUCTION MITIGATION BP 19060443	CONSTRUCTION MITIGATION BP 19060443	Site Prep and Erosion Control Permit	0		1901 SW		5 PL	8/1/2019	Issued
VIO-CE19072415_1	THERE IS A CHAIN LINK FENCE, NO PERMIT ON FILE	LENNAR HOMES LLC	Violation-BLD Hearing	0		1901 SW		5 PL	7/31/2019	Closed
CE19072415	THERE IS A CHAIN LINK FENCE, NO PERMIT ON FILE	LENNAR HOMES LLC	Building Code Case	0	Jorge Martinez	1901 SW		5 PL	7/31/2019	Closed
PM-19071906	TEMPORARY CONSTRUCTION BARRIER 500 LNF	TEMPORARY CONSTRUCTION BARRIER 500 LNF	Temporary Construction Barrier Permit	0		1901 SW		5 PL	7/19/2019	Issued
CE19071427	DAMAGE TO LARGE TREES AND THEIR ROOTS THAT WERE TO, BE PROTECTED;	LENNAR HOMES LLC	Code Case	0		1901 SW		5 PL	7/17/2019	Open
VIO-CE19071427_1	DAMAGE TO LARGE TREES AND ROOT THAT, WERE TO BE RELOCATED	LENNAR HOMES LLC	Violation-CODE Hearing	0		1901 SW		5 PL	7/17/2019	Open
VIO-CE19070615_1		LENNAR HOMES LLC	Violation-CODE Hearing	0		1901 SW		5 PL	7/9/2019	Closed
CE19070615	CALLER STATES SOMEONE IS CUTTING DOWN OAK TREES ON, THIS VACANT LOT W/O PERMITS	LENNAR HOMES LLC	Code Case	0		1901 SW		5 PL	7/9/2019	Closed
PM-19060850	ONSITE WATER AND SANITARY LINES BP 19060443	ONSITE WATER AND SANITARY LINES BP 19060443	Plumbing Commercial Permit	0		1901 SW		5 PL	6/7/2019	Issued
PM-19060860	STORM PIPING BP 19060443	STORM PIPING BP 19060443	Plumbing Commercial Permit	0		1901 SW		5 PL	6/7/2019	Issued
PM-19060864	SIDEWALK BP 19060443	SIDEWALK BP 19060443	ROW Sidewalk and Curb Permit	0		1901 SW		5 PL	6/7/2019	Issued
PM-19060866	OFFSITE SEWER SYSTEM AND TIE-IN FOR BP 19060443	OFFSITE SEWER SYSTEM AND TIE-IN FOR BP 19060443	ROW Sewer Permit	0		1901 SW		5 PL	6/7/2019	Issued
PM-19060867	PAVING OFFSITE BP 19060443	PAVING OFFSITE BP 19060443	ROW Paving Permit	90		1901 SW		5 PL	6/7/2019	Issued
PM-19060868	OFFSITE WATER MAIN INSTALLATION AND TIE-INS BP ~19060443 ~ ~PERMIT NOT APPLICABLE, SCOPE OF WORK REVISED TO BE ~PERFORMEND BY CITY MASTER-PAVING,CONSTR OF ROADS WITHIN THE RIVERSIDE ~PROJECT ~ ~8/1/19 RECHECK G ~8/22/2019 RECHECK G	OFFSITE WATER MAIN INSTALLATION AND TIE-INS BP	ROW Water Permit	0		1901 SW		5 PL	6/7/2019	Void
PM-19060443	~6/16/20 REV3 SUBMITTED FOR PM-19060864 (ROW SW)	MASTER-PAVING,CONSTR OF ROADS WITHIN THE RIVERSIDE	Commercial Paving Permit	0		1901 SW		5 PL	6/4/2019	Issued
PM-19053071	Specimen Live Oak Removals MASTER-PAVING,CONSTR OF ROADS WITHIN THE RIVERSIDE ~PROJECT ~ ~8/1/19 RECHECK G ~8/22/2019 RECHECK G	MASTER-PAVING Remove specimen Oak trees WITHIN THE RIVERSIDE	Landscape Tree Removal-Relocation Permit	0		1901 SW		5 PL	6/4/2019	Issued
LND-TREE-19100027	Removal of Specimen Tree #251 Lennar Riverside	Removal of Specimen Tree #251 Lennar Riverside	Landscape Tree Removal-Relocation Permit	0		1901 SW		5 PL	6/4/2019	Complete

	MASTER-PAVING,CONSTR OF ROADS WITHIN THE RIVERSIDE ~PROJECT ~							
PM-19041687	~8/1/19 RECHECK G ~8/22/2019 RECHECK G ~ ~REMOVE 88 TREES, 45 PALMS, DATE PALM 22' C.T. ~COCONUT PALM 14' C.T. REPLACE WITH 848 CAL. ~INCHES CLASS A CANOPY TREES, 45 PALMS ANY ~SPECIE MIN. 8 FT. C. T. AND 36 LINEAR FT. C.T. OF ~ ~COCONUT, ROYAL OR LG,. SPECIE PHOENIX PALMS ~OR ~EQUIVALENT ~ ~RELOCATE LAUREL OAK 257 , LIVE OAKS 393, 521 ~GUARANTEE SURVIVAL ~ ~TREES 242,533,712,PALMS 801,802 DEAD, PALMS ~469,470,500,570,743,747,799 UNDERSIZED, TREES ~511,544,691 INVASIVE AND TRAVELERS PALM ~CONSIDERED AN ACCENT SHRUB. NO PERMIT OR ~MITIGATION REQUIRED ~ ~ALL OTHER TREES AND PALMS TO BE ~PROTECTED ON SITE. ~ ~9/26/19 RECHK L ~ ~7/31/19 REV2 L ~8/14/2019 RECHECK L ~8/22/2019 RECHECK L	MASTER-PAVING,CONSTR OF ROADS WITHIN THE RIVERSIDE	Landscape Installation Permit	0	1901 SW	5 PL	6/4/2019 Void	
PM-19041690		Lennar Riverside Site Tree Removal	Landscape Tree Removal-Relocation Permit	0	1901 SW	5 PL	6/4/2019 Issued	
PM-19072559	SPECIMEN Tree Relocation RIVERSIDE PARK,NEW DEVELOPMENT,INSTALL RETAINING	MASTER-PAVING,CONSTR OF ROADS WITHIN THE RIVERSIDE RIVERSIDE PARK,NEW DEVELOPMENT,INSTALL	Landscape Tree Removal-Relocation Permit	0	1901 SW	5 PL	6/4/2019 Issued	
PM-19053072	~PRECAST WALL 1805 FT	RETAINING	Fence Permit	0	1901 SW	5 PL	5/30/2019 Issued	
CE19050810	FURNITURE	LENNAR HOMES LLC	Code Case	0	1901 SW	5 PL	5/9/2019 Closed	
VIO-CE19050810_1	FURNITURE	LENNAR HOMES LLC	Violation-CODE Hearing	0	1901 SW	5 PL	5/9/2019 Closed	
	SITE PREP OF APPROX 4ACRES FOR FUTURE TOWNHOME ~COMMUNITY (RIVERSIDE) ~ ~ ~R19003R1RIVERSIDE PARK TOWNHOMES 56 ~TOWNHOMES02090302921901 SW 5 PL RIVERSIDE PARK ~LLC RIVERSIDE PARK LLC12/07/2018Closed ~ ~5/22/19 RECHECK L	SITE PREP OF APPROX 4ACRES FOR FUTURE TOWNHOME	Site Prep and Erosion Control Permit	0	1901 SW	5 PL	4/16/2019 About to Expire	
PM-19041673	~9/11/19 D-REV2 FOR SUB 19041690 RECHECK TO L	TOWNHOME	Violation-CODE Hearing	0	1901 SW	5 PL	3/6/2019 Closed	
VIO-CE19030360_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	3/6/2019 Closed	
VIO-CE19030364_1		RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	3/6/2019 Closed	
CE19030364	L/S RELIABLE LIEN SEARCH -0- CASE FOUND	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	3/6/2019 Closed	
CE19030360	L/S RELIABLE LIEN SEARCH -0- CASE FOUND	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	3/6/2019 Closed	
			DRC- Site Plan (Level II, III, IV)/Planned					
PL-R19003	R1 -	RIVERSIDE PARK TOWNHOMES 56 TOWNHOMES	Development District	0 Randall Robinson	1901 SW	5 PL	12/7/2018 Closed	
CE18101477	FURNITURE AND DEBRI	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	10/17/2018 Closed	

VIO-CE18101477_1	FURNITURE AND DEBRI	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	10/17/2018 Closed
VIO-CE18050178_1	RIVERSIDE PARK - BULK TRASH PILE WAS FOUND ON THE	RIVERSIDE PARK LLC	Bulk Trash Case	0	1901 SW	5 PL	5/2/2018 Closed
CE18050178	RIVERSIDE PARK - BULK TRASH PILE WAS FOUND ON THE, SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, COMPLIANCE. -WQJ- THERE IS BULK TRASH ON THE SWALE AT THIS, PROPERTY., POST VIOLATION NOTICE.,	RIVERSIDE PARK LLC	Bulk Trash Case	0	1901 SW	5 PL	5/2/2018 Closed
CE17060383	PICTURES TAKEN	RIVERSIDE PARK LLC	Building Code Case	0	1901 SW	5 PL	6/4/2017 Closed
VIO-CE17060383_1	THERE IS BULK TRASH ON THE SWALE AT THIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	6/4/2017 Closed
VIO-CE17030990_1	THERE IS OVERGROWTH TRASH AND DEBRIS,	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	3/12/2017 Complied
VIO-CE17030990_2	THERE IS OVERGROWTH TRASH AND DEBRIS, CHAIN LINK FENCE IS IN DISREPAIR, THERE IS OVERGROWTH TRASH AND DEBRIS,, CHAIN LINK FENCE IS IN DISREPAIR, HOUSE NUMBER IS INCOMPLETE	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	3/12/2017 Complied
CE17030990	HOUSE NUMBER IS INCOMPLETE	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	3/12/2017 Closed
VIO-CE16110912_1	L/S ONESTEP - 0 OPEN CASES FOUND	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	11/15/2016 Closed
CE16110912	L/S ONESTEP - 0 OPEN CASES FOUND	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	11/15/2016 Closed
CE16011377	E/S ONESTEP 3-OPEN CASES FOUND, CE15050159,CE07080732,CE07080957	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	1/21/2016 Closed
VIO-CE16011377_1	E/S ONESTEP 3-OPEN CASES FOUND, CE15050159,CE07080732,CE07080957	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	1/21/2016 Closed
CE16010432	L/S ONESTEP LIEN SEARCH 2-OPEN CASES, CE07080732, CE07080957	RIVERSIDE PARK LLC	Code Case	0	1901 SW	5 PL	1/8/2016 Closed
VIO-CE16010432_1	L/S ONESTEP LIEN SEARCH 2-OPEN CASES, CE07080732, CE07080957	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	1/8/2016 Closed
PM-15092190	TOTAL DEMOLITION	RIVERSIDE PARK LLC	Commercial Demolition Permit	0	1901 SW	5 PL	9/25/2015 Complete
PM-15092191	ENGINEERING MITIGATION BP15092190	RIVERSIDE PARK LLC	Site Prep and Erosion Control Permit	0	1901 SW	5 PL	9/25/2015 Complete
VIO-CE15050159_1	THIS PROPERTY ROOF DECKS AND SECOND FLOOR	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	5/4/2015 Closed
VIO-CE15050159_2	THIS PROPERTY ROOF DECKS AND SECOND FLOOR	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	5/4/2015 Closed
CE15050159	THIS PROPERTY ROOF DECKS AND SECOND FLOOR, STRUCTURE IS IN DISREPAIR.	RIVERSIDE PARK LLC	Building Code Case	0	1901 SW	5 PL	5/4/2015 Closed
PM-09061324	BOARD UP ALL WINDOWS & ENTRY DOORS 2665SF SFR demolition sfr house; sewer cap 08021081 1500 sq ~ft ~	RIVERSIDE PARK LLC BOARD UP ALL WINDOWS & ENTRY DOORS 2665SF SFR	Board Up Certificate	0	1901 SW	5 PL	6/16/2009 Complete
PM-08032188	~1/26/10 - house NOT demo - void permit -bf739 sewer cap	demolition sfr house; sewer cap 08021081 1500 sq	Residential Demolition Permit	248.28	1901 SW	5 PL	3/31/2008 Void
PM-08021967	~VOIDED - DUPLICATE APPL SEE 08021081	sewer cap	Plumbing Sewer Cap Permit	57.47	1901 SW	5 PL	2/28/2008 Void
PM-08021081	SEWER CAP FOR FUTURE DEMO	SEWER CAP FOR FUTURE DEMO	Plumbing Sewer Cap Permit	0	1901 SW	5 PL	2/15/2008 Complete
CE07080957	USB CASE --- BUILDINGS GUTTED, , FOLIO# 0209030300	RIVERSIDE PARK LLC	Building Code Case	1534.9	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_1	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_2	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_3	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_4	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_5	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_6	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080957_7	USB CASE --- BUILDINGS GUTTED	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	1901 SW	5 PL	8/15/2007 Closed
VIO-CE07080732_1	PROPERTY OVERGROWN AND NOT MAINTAINED. STARTED LOT	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	1901 SW	5 PL	8/13/2007 Closed
CE07080732	PROPERTY OVERGROWN AND NOT MAINTAINED. STARTED LOT, LETTER PROCESS.	RIVERSIDE PARK LLC	Code Case	3647.94	1901 SW	5 PL	8/13/2007 Closed

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
CE17041427	DWELING HAS BEEN DEMOLISH, NO PERMITS ON FILE.	RIVERSIDE PARK LLC	Building Code Case	0		506 SW		20 AVE		10/9/2019	Closed
CE19042634	OVERGROWTH, TRASH AND DEBRI	LENNAR HOMES LLC	Code Case	0		506 SW		20 AVE		4/29/2019	Closed
VIO-CE19042634_1	OVERGROWTH, TRASH AND DEBRI	LENNAR HOMES LLC	Violation-CODE Hearing	0		506 SW		20 AVE		4/29/2019	Closed
CE19030363	L/S RELIABLE LIEN SEARCH -0- CASE FOUND	RIVERSIDE PARK LLC	Code Case	0		506 SW		20 AVE		3/6/2019	Closed
VIO-CE19030363_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0		506 SW		20 AVE		3/6/2019	Closed
VIO-CE19020301_1	BULK TRASH	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		506 SW		20 AVE		2/4/2019	Closed
CE19020301	BULK TRASH	RIVERSIDE PARK LLC	Code Case	0		506 SW		20 AVE		2/4/2019	Closed
VIO-CE18121812_1	BULK TRASH ON THE SWALE	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		506 SW		20 AVE		12/28/2018	Closed
CE18121812	BULK TRASH ON THE SWALE	RIVERSIDE PARK LLC	Code Case	0		506 SW		20 AVE		12/28/2018	Closed
VIO-CE18040140_1	BULK TRASH	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		506 SW		20 AVE		3/29/2018	Closed
CE18040140	BULK TRASH	RIVERSIDE PARK LLC	Code Case	0		506 SW		20 AVE		3/29/2018	Closed
VIO-CE17111853_1	FENCE IN DISREPAIR, PER SUPERVISOR PG	RIVERSIDE PARK LLC	Violation-CODE Hearing	0		506 SW		20 AVE		11/30/2017	Closed
CE17111853	FENCE IN DISREPAIR, PER SUPERVISOR PG, FENCE IN DISREPAIR, PER SUPERVISOR PG	RIVERSIDE PARK LLC	Code Case	0		506 SW		20 AVE		11/30/2017	Closed
VIO-CE17041762_1	THERE IS A GREY SATURN PARKED ON THE SWALE AT THIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		506 SW		20 AVE		4/20/2017	Closed
CE17041762	THERE IS A GREY SATURN PARKED ON THE SWALE AT THIS, PROPERTY WITH NO TAG., , POST VIOLATION NOTICE	RIVERSIDE PARK LLC	Building Code Case	0		506 SW		20 AVE		4/20/2017	Closed
CE17041443	DEMOLITION WITHOUT PERMIT.	RIVERSIDE PARK LLC	Building Code Case	0		506 SW		20 AVE		4/17/2017	Closed
VIO-CE17041443_1	DEMOLITION WITHOUT PERMIT.	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		506 SW		20 AVE		4/17/2017	Closed
VIO-CE17041443_2	DEMOLITION WITHOUT PERMIT.	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		506 SW		20 AVE		4/17/2017	Closed
VIO-CE17041425_1	THERE IS BULK TRASH ON THE SWALE AT THIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0		506 SW		20 AVE		4/16/2017	Closed

VIO-CE17041428_1	AT THIS LOT THERE IS OVERGROWTH TRASH AND DEBRIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2017 Closed
VIO-CE17041428_2	AT THIS LOT THERE IS OVERGROWTH TRASH AND DEBRIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2017 Closed
VIO-CE17041428_3	AT THIS LOT THERE IS OVERGROWTH TRASH AND DEBRIS	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2017 Closed
CE17041425	THERE IS BULK TRASH ON THE SWALE AT THIS, PROPERTY., POSTED VIOLATION NOTICE, PICTURES TAKEN	RIVERSIDE PARK LLC	Building Code Case	0	506 SW	20 AVE	4/16/2017 Closed
CE17041428	AT THIS LOT THERE IS OVERGROWTH TRASH AND DEBRIS, CHAIN LINK IS IN DISREPAIR, LANDSCAPING NOT MAINTAIN, , PICTURES TAKEN, WILL SEND INSPECTION REPORT	RIVERSIDE PARK LLC	Building Code Case	0	506 SW	20 AVE	4/16/2017 Closed
CE17040357	RIVERSIDE PARK - BULK TRASH PILE WAS FOUND ON THE, SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, COMPLIANCE. - WQJ-	RIVERSIDE PARK LLC	Bulk Trash Case	0	506 SW	20 AVE	4/5/2017 Closed
VIO-CE17040357_1	RIVERSIDE PARK - BULK TRASH PILE WAS FOUND ON THE	RIVERSIDE PARK LLC	Bulk Trash Case	0	506 SW	20 AVE	4/5/2017 Closed
VIO-CE16110909_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	11/15/2016 Closed

CE16110909	L/S ONESTEP - 1 OPEN CASE FOUND, CE1641155	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	11/15/2016 Closed
PM-16091985	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permi	0	506 SW	20 AVE	9/24/2016 Complete
PM-16091986	MITIGATION 16091941	MITIGATION 16091941	Site Prep and Erosion Conti	0	506 SW	20 AVE	9/24/2016 Complete
PM-16091941	TOTAL DEMO	TOTAL DEMO	Residential Demolition Peri	0	506 SW	20 AVE	9/23/2016 Complete
CE16041155	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY, NOT MAINTAINED., , HOUSE MEETS THE CRITERIA FOR 9-259, SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY, NOT MAINTAINED., , HOUSE MEETS THE CRITERIA FOR 9-259	RIVERSIDE PARK LLC	Building Code Case	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16041155_1	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16041155_2	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16041155_3	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16041155_4	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16041155_5	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Complied

VIO-CE16041155_6	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16041155_7	SQUATTERS. GRAFFITI ON EXTERIOR WALLS. PROPERTY	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	4/16/2016 Closed
VIO-CE16031747_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	3/22/2016 Closed
VIO-CE16031747_2		RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	3/22/2016 Closed
CE16031747	OPEN AND ABANDON. HOMELESS LIVING INSIDE PROPERTY	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	3/22/2016 Closed
CE16011376	E/S ONESTEP 2-OPEN CASES FOUND, CE07080959,CE15082292	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	1/21/2016 Closed
VIO-CE16011376_1		RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	1/21/2016 Closed
CE16010272	RIVERSIDE PARK - BULK TRASH PILE WAS FOUND ON THE, SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, COMPLIANCE. - WQJ-	RIVERSIDE PARK LLC	Bulk Trash Case	0	506 SW	20 AVE	1/6/2016 Closed
VIO-CE16010272_1	RIVERSIDE PARK - BULK TRASH PILE WAS FOUND ON THE	RIVERSIDE PARK LLC	Bulk Trash Case	0	506 SW	20 AVE	1/6/2016 Closed

CE15082292	RIVERSIDE - BULK TRASH @ 8:35 THERE IS A PILE OF, LAWN DEBRIS IN THE SWALE OF THIS VACANT PROPERTY., ISSUED A BULK TRASH VIOLATION NOTICE ALLOWING 48, HOURS TO REMOVE. SPRAYED. SEE PICTURES.	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	8/28/2015 Closed
CE15082293	RIVERSIDE - THERE IS OVERGROWN GRASS/WEEDS AND, TRASH AND DEBRIS ON THIS VACANT PROPERTY WHICH IS, FENCED IN ON THE SWALE. POSTED A 10 DAY NUISANCE, VIOLATION NOTICE AND SUBMITTED A PRINT FORM, REQUEST FOR A LOT LETTER.SEE PICTURES	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	8/28/2015 Closed
VIO-CE15082292_1	RIVERSIDE - BULK TRASH @ 8:35 THERE IS A PILE OF	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	8/28/2015 Closed
VIO-CE15082293_1	RIVERSIDE - THERE IS OVERGROWN GRASS/WEEDS AND	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	8/28/2015 Closed
VIO-CE15021093_1	RIVERSIDE - ILLEGAL DUMP - PD CASE # 15-208580.	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	2/21/2015 Closed

CE15021093	RIVERSIDE - ILLEGAL DUMP - PD CASE # 15-208580., THERE IS A TAN SOFA ON THE SWALE OF THIS VACANT, PROPERTY. SUBMITTED A BULK TRASH VIOLATION NOTICE, TO THE ADMIN STAFF FOR CITY ABATEMENT. SEE, PICTURES.	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	2/21/2015 Closed
CE14121787	ILLEGAL DUMPING // FLPD CASE # 14-284648, ILLEGAL DUMPING // FLPD CASE # 14-284648	RIVERSIDE PARK LLC	Code Case	0	506 SW	20 AVE	12/29/2014 Closed
VIO-CE14121787_1	ILLEGAL DUMPING // FLPD CASE # 14-284648	RIVERSIDE PARK LLC	Violation-CODE Hearing	0	506 SW	20 AVE	12/29/2014 Closed
PM-09061323	ATF BOARD UP ALL WINDOWS & ENTRY DOORS 1909SF SFR	ATF BOARD UP ALL WINDC	Board Up Certificate	0	506 SW	20 AVE	6/16/2009 Complete
PM-08032194	demolition sfr sewer cap 08021083 - 1500 SQ FT	demolition sfr sewer cap	0 Residential Demolition Per	248.28	506 SW	20 AVE	3/31/2008 Void
PM-08021962	sewer cap ~VOIDED - DUPLICATE APPLICATION SEE 08021083	sewer cap	Plumbing Sewer Cap Permi	57.47	506 SW	20 AVE	2/28/2008 Void
PM-08021083	SEWER CAP FOR FUTURE DEMO	SEWER CAP FOR FUTURE D	Plumbing Sewer Cap Permi	0	506 SW	20 AVE	2/15/2008 Complete
CE07080959	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO, CASUAL ENTRY	RIVERSIDE PARK LLC	Building Code Case	2093.01	506 SW	20 AVE	8/15/2007 Closed
VIO-CE07080959_1	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	8/15/2007 Closed

VIO-CE07080959_2	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	8/15/2007 Closed
VIO-CE07080959_3	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	8/15/2007 Closed
VIO-CE07080959_4	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	8/15/2007 Closed
VIO-CE07080959_5	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	8/15/2007 Closed
VIO-CE07080959_6	USB CASE --- BUILDINGS ARE GUTTED AND OPEN TO	RIVERSIDE PARK LLC	Violation-BLD Hearing	0	506 SW	20 AVE	8/15/2007 Closed
PM-04060423	REROOF 900 SQ FT SHINGLE	REROOF 900 SQ FT SHINGL	Re-Roof Permit	0	506 SW	20 AVE	6/4/2004 Complete

October 20, 2020

Via E-mail and LauderBuild

Mr. Mohammed Malik
Acting Zoning Administrator
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19th Avenue
Ft. Lauderdale, FL 33301

**Re: Fence Variance Justification Narrative
Riverside Park Townhomes – Fort Lauderdale**

Dear Mohammed:

Lennar Homes LLC (“Applicant”) is the current owner of five (5) parcels located at 1901 SW 5 Place, 460 SW 20 Avenue, 502 SW 20 Avenue, 506 SW 20 Avenue, and TBD SW 5 Street in the City of Fort Lauderdale (“City”). The parcels are zoned RM-15 and can be further identified by Broward County folio numbers 5042-09-03-0292, 5042-09-03-0300, 5042-09-03-0320, 5042-09-03-0360, and 5042-09-40-0040 (“Property”). The Applicant obtained site plan approval for a 56-townhome development on the Property. The Applicant is proposing a fence around the entire Property. Pursuant to Section 47-19.5.B, Table 1 of the Unified Land Development Regulations (“ULDR”), fencing may not exceed 6’-6” overall height above the adjacent grade. Due to varying elevations of the existing retaining wall, the Applicant is requesting a variance for the proposed fencing as more specifically described herein.

The fencing sits behind a retaining wall which ranges in elevation from 3’ varying up to 3’-8”. The Applicant is proposing fencing along the perimeter of the Property. On the north side, the Applicant is proposing a 5’ aluminum fence adjoining a 6’ wood fence with a total of 387 lineal feet. On the east side, the Applicant is proposing a 6’ wood fence with a total of 629 lineal feet. On the west side, the Applicant is proposing a 5’ aluminum fence with a total of 300 lineal feet. On the south side, the Applicant is proposing a 6’ wood fence with a total of 500 lineal feet on the portion of the south side and west border.

The fencing sits on top of a retaining wall, which ranges in varying in height elevations as described above; As such, the Applicant would only be able to install up to a

maximum height of a 3' fence to meet the maximum total height of 6'-6" in order to maintain compliance with the literal interpretation of the ULDR.

During the fence permitting process, it was brought to the Applicant's attention that per Section 47-2.2.G of the ULDR, if a retaining wall elevates a non-habitable accessory structure such as a fence, then grade is the finished ground surface at the base of the retaining wall. The retaining wall varies in height as stated above; therefore, as explained above, the Applicant would only be able to install a maximum fence height of approximately 3' for a total maximum height of 6'-6" in order to maintain compliance with the literal interpretation of the ULDR.

If the proposed fencing was constructed as limited by the ULDR as stated above, it would allow for neighbors to easily see over the fences and would not prevent people from being able to easily climb over the fences, which represents a serious security and safety concern to the Oak Hammock residents as well as the future residents of the Riverside Park development. The Oak Hammock community have reached out to the District Commissioner as well as the City of Fort Lauderdale staff regarding their safety concerns related to having a low fence height. The Applicant is proposing the fencing for the safety and security of the Property and for the neighboring homes in the Oak Hammock Neighborhood. The increased fence height will allow the Applicant to provide a safer and secure barrier to neighboring homes as well as the future residents within the Property.

Therefore, at this time, the Applicant is requesting a variance from Section 47-19.5.B. Table 1 of the ULDR for a height variance to exceed the '6-6" maximum height which meets the variance criteria of the ULDR as set forth below.

Variance Criteria Statement pursuant to Section 47-24.12.A.4

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

It is the Applicant's goal to maintain reasonable use of the Property while supporting the intent of the RM-15 zoning district. Per the ULDR, the RM-15 zoning district is intended to provide areas in the city for single family residences and low-rise multifamily residences in a manner which ensures, to the greatest extent possible, compatibility with adjacent development and existing residential neighborhoods. The Applicant obtained site plan approval for the construction of 56 townhomes on the Property. The current maximum fence height restriction of 6'-6" which includes the 3'+ retaining wall is a safety concern for the Applicant as well as the neighboring community as this would mean that the Applicant would only be able to install a fence that was a maximum of approximately 3' in height when factoring in the retaining wall. This constraint renders it impossible to strictly comply with ULDR.

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a smaller number of properties that they clearly constitute marked exceptions to other properties in the same zoning district**

As described above, the proposed fencing is a privacy and safety for not only the Applicant, but for the neighboring and adjacent community as well. Residents from the Oak Hammock community located adjacent to the Property have also expressed their desire for the fencing height in concert with the Applicant. As discussed above, the proposed fence height restriction creates a safety and privacy concern for the Applicant and prevents the Applicant from providing a safe and secure environment for the Property's future residents consistent with neighboring communities.

- c. Literal application of the provision of the ULDR would deprive the applicant of the 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)**

As discussed above, the current maximum fence height that includes the retaining wall creates a safety and privacy concern for the Applicant in addition to the neighboring community residents, and prevents the Applicant from providing a safe and private community to future residents of the Property. The constraint of the 6'6" maximum height requirement renders it impossible to strictly comply with the literal interpretation of the ULDR. The Applicant would be deprived of a substantial property right shared by others in the surrounding area.

- 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**

The unique hardship was not self-created by the Applicant nor a mere disregard or ignorance of the ULDR. The Applicant obtained approval in March of 2018 for the construction of the 56-townhouse unit development which included the privacy fencing. As such, these are not self-created circumstances.

- e. The Variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.**

The Applicant's plans included the installation a 5' aluminum fence and a 6' shadowbox wood fence which would be in compliance with the ULDR, if the

October 20, 2020

Page No. 4

retaining wall that sits below the fence was not included in the height calculations. The 9'+/- fence average height is the minimum variance that is in harmony with the general purpose and intent of the ULDR, and is compatible with adjoining properties and the surrounding neighborhood and is not otherwise detrimental to the public welfare. In fact, the variance request promotes safety to the public welfare.

The requested variance is consistent with the standards of granting a variance as set forth by the City in Section 47-24.12.A.4 of the ULDR. The Applicant have demonstrated that 1) special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property; 2) circumstances which cause the special conditions are peculiar to the Property at issue, or to such a smaller number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; 3) literal application of the provision of the ULDR would deprive the Applicant of the substantial Property right that is enjoyed by other property owners in the same zoning district; 4) 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 5) the variance is the minimum variance that will make possible a reasonable use of the Property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. The Applicant respectfully requests the City grant the requested variance.

If you need additional information, please let me know.

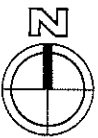
Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to read "Deena Gray", with a stylized flourish at the end.

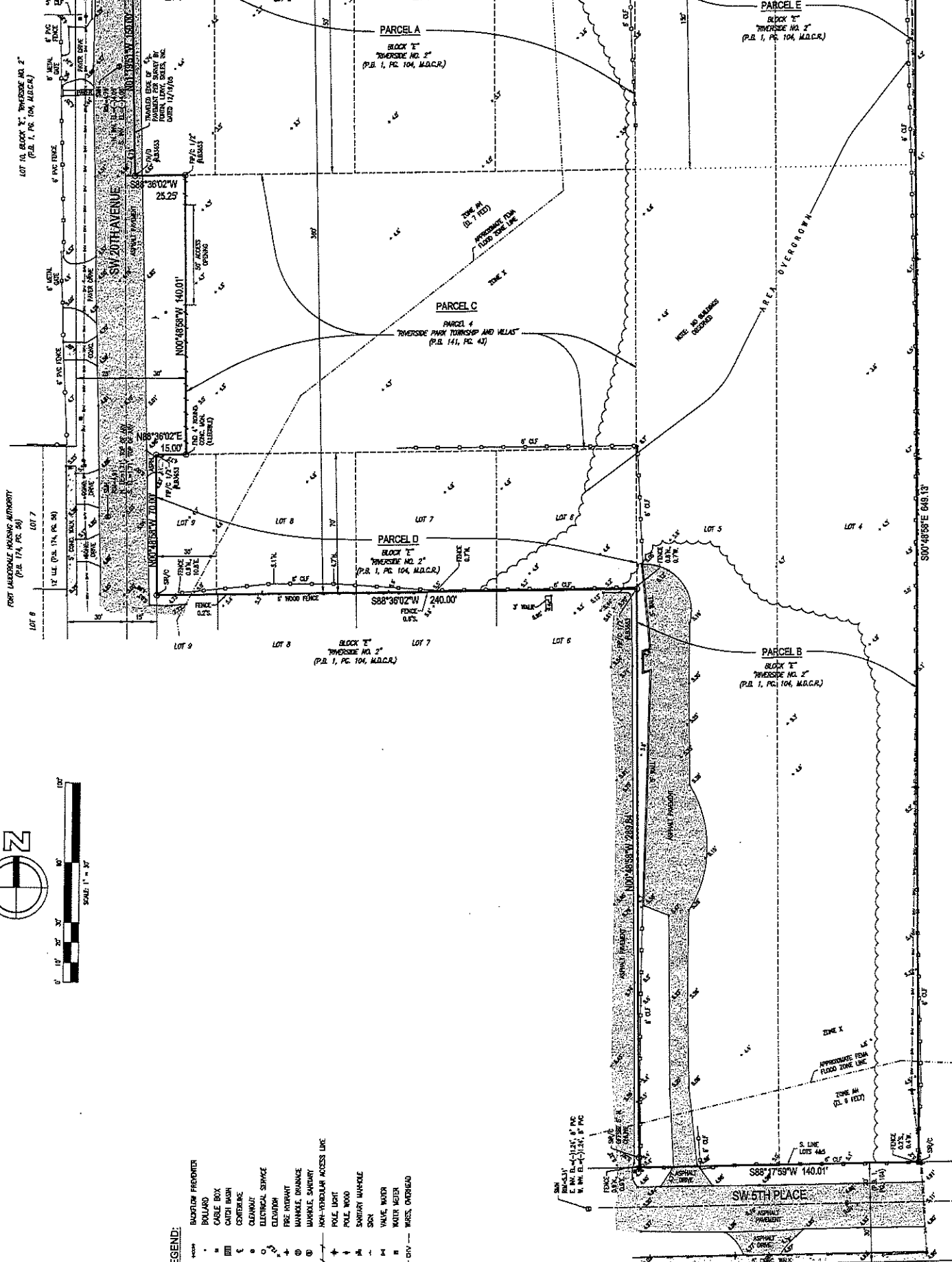
Deena Pacelli Gray, Esq.
For the Firm

Enclosures



LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATED BUSH
- CEMETERY
- CLEARCUT
- ELECTRICAL SERVICE
- ELEVATION
- FIRE HYDRANT
- MANHOLE, IRONMANE
- MANHOLE, SANDWART
- NON-VEHICULAR ACCESS LINE
- POLE LIGHT
- POLE WOOD
- SAWNEY MARKER
- SOX
- VALVE WATER
- WATER METER
- WRES. OVERHEAD
- DNV



FORT LAUDERDALE METROPLITAN WATER SUPPLY
(P.B. 174, P.C. 50)

LOT 10, BLOCK T, TOWNSIDE NO. 2
(P.B. 1, P.C. 104, M.D.C.R.)

PARCELA
BLOCK T
TOWNSIDE NO. 2
(P.B. 1, P.C. 104, M.D.C.R.)

PARCELA E
BLOCK T
TOWNSIDE NO. 2
(P.B. 1, P.C. 104, M.D.C.R.)

PARCEL C
PARCEL 4
TOWNSIDE PARK TOWNSHIP AND VILLAS
(P.B. 141, P.C. 43)

PARCEL D
BLOCK T
TOWNSIDE NO. 2
(P.B. 1, P.C. 104, M.D.C.R.)

BLOCK T
TOWNSIDE NO. 2
(P.B. 1, P.C. 104, M.D.C.R.)

PARCEL B
BLOCK T
TOWNSIDE NO. 2
(P.B. 1, P.C. 104, M.D.C.R.)

S00°48'58"E 649.13'

LOT 1, BLOCK T

AREA OVERGROWN

NOTE NO BUILDING DELETED

APPROPRIATE FEMA FLOOD ZONE LINE

ZONE III (L & FSD)

S88°17'59"W 140.01'

SW 5TH PLACE

S. LINE LOTS 4&5

APPROPRIATE FLOOD ZONE LINE

APPROPRIATE FLOOD ZONE LINE

APPROPRIATE FLOOD ZONE LINE

APPROPRIATE FLOOD ZONE LINE

APPROPRIATE FLOOD ZONE LINE

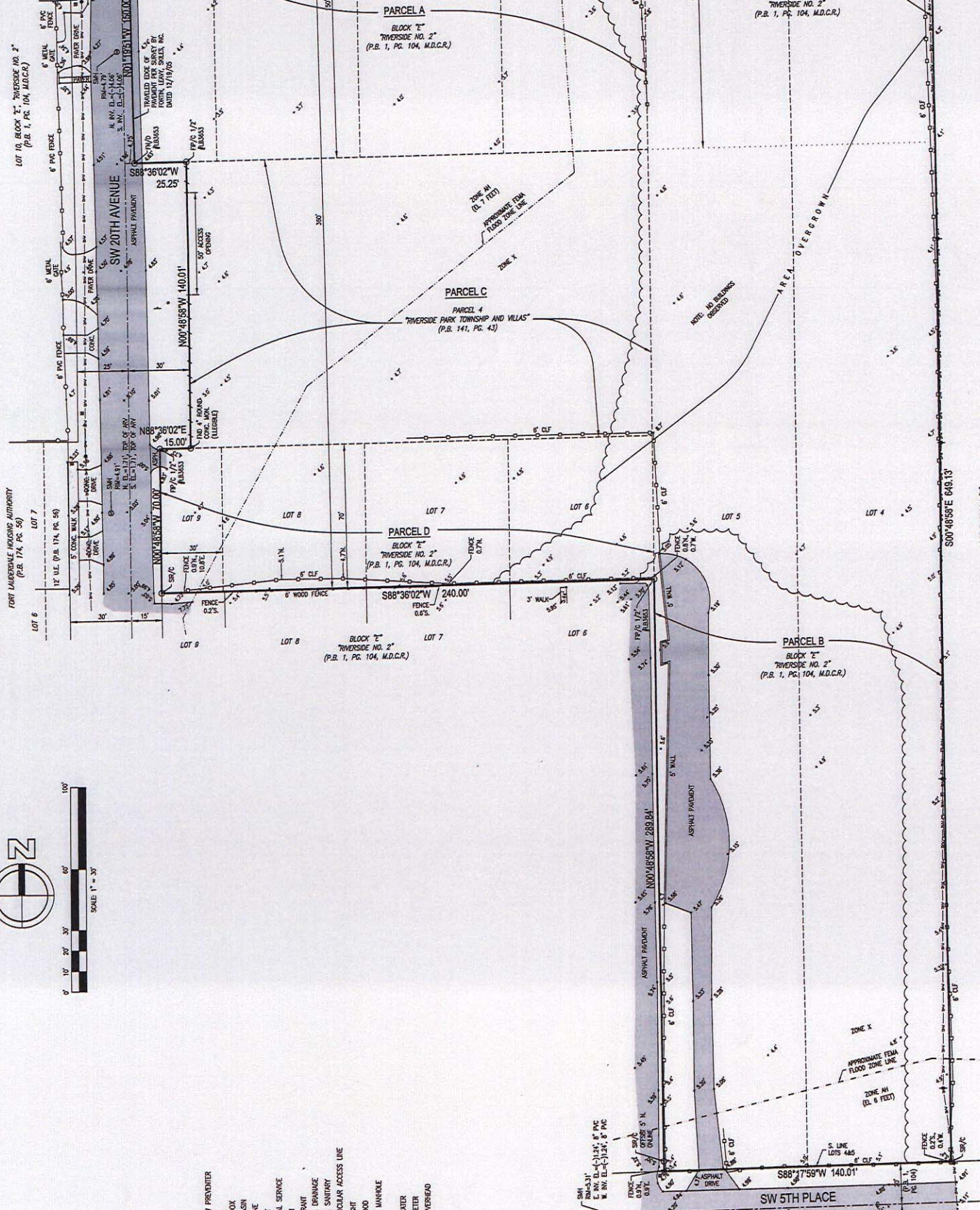
APPROPRIATE FLOOD ZONE LINE

APPROPRIATE FLOOD ZONE LINE



LEGEND:

- BACKLASH FRONTIER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTRELINE
- ELECTRICAL SERVICE
- ELEVATION
- FIRE HYDRANT
- MANHOLE, BRANCH
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SANITARY MANHOLE
- SEWER
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD



LOT 10, BLOCK "C", RIVERSIDE NO. 2"
(P.B. 1, PG. 104, M.D.C.R.)

PARCEL A
BLOCK "C"
RIVERSIDE NO. 2"
(P.B. 1, PG. 104, M.D.C.R.)

BLOCK "C"
RIVERSIDE NO. 2"
(P.B. 1, PG. 104, M.D.C.R.)

PARCEL C
PARCEL 4
RIVERSIDE PARK TOWNSHIP AND VILLAS"
(P.B. 141, PG. 43)

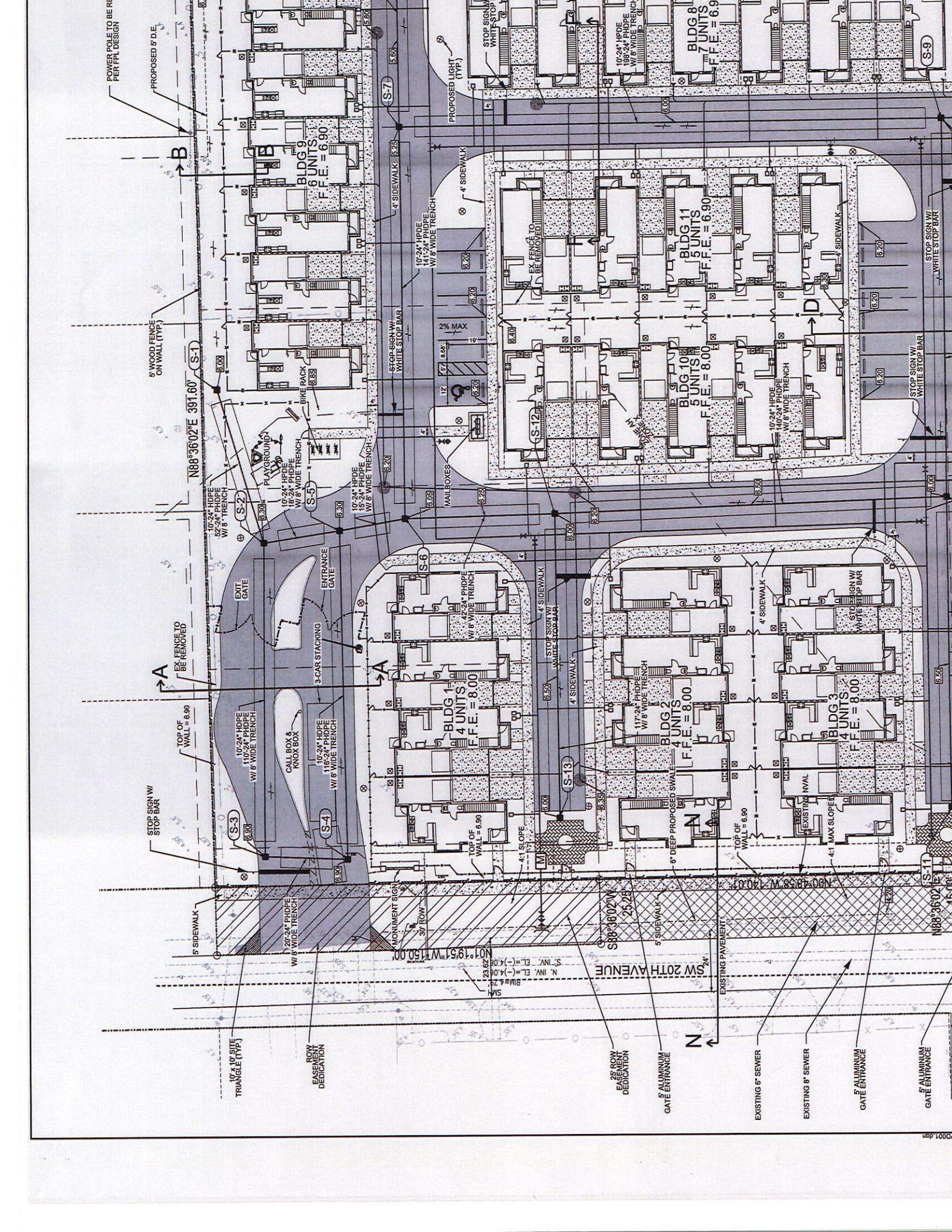
PARCEL D
BLOCK "C"
RIVERSIDE NO. 2"
(P.B. 1, PG. 104, M.D.C.R.)

PARCEL B
BLOCK "C"
RIVERSIDE NO. 2"
(P.B. 1, PG. 104, M.D.C.R.)

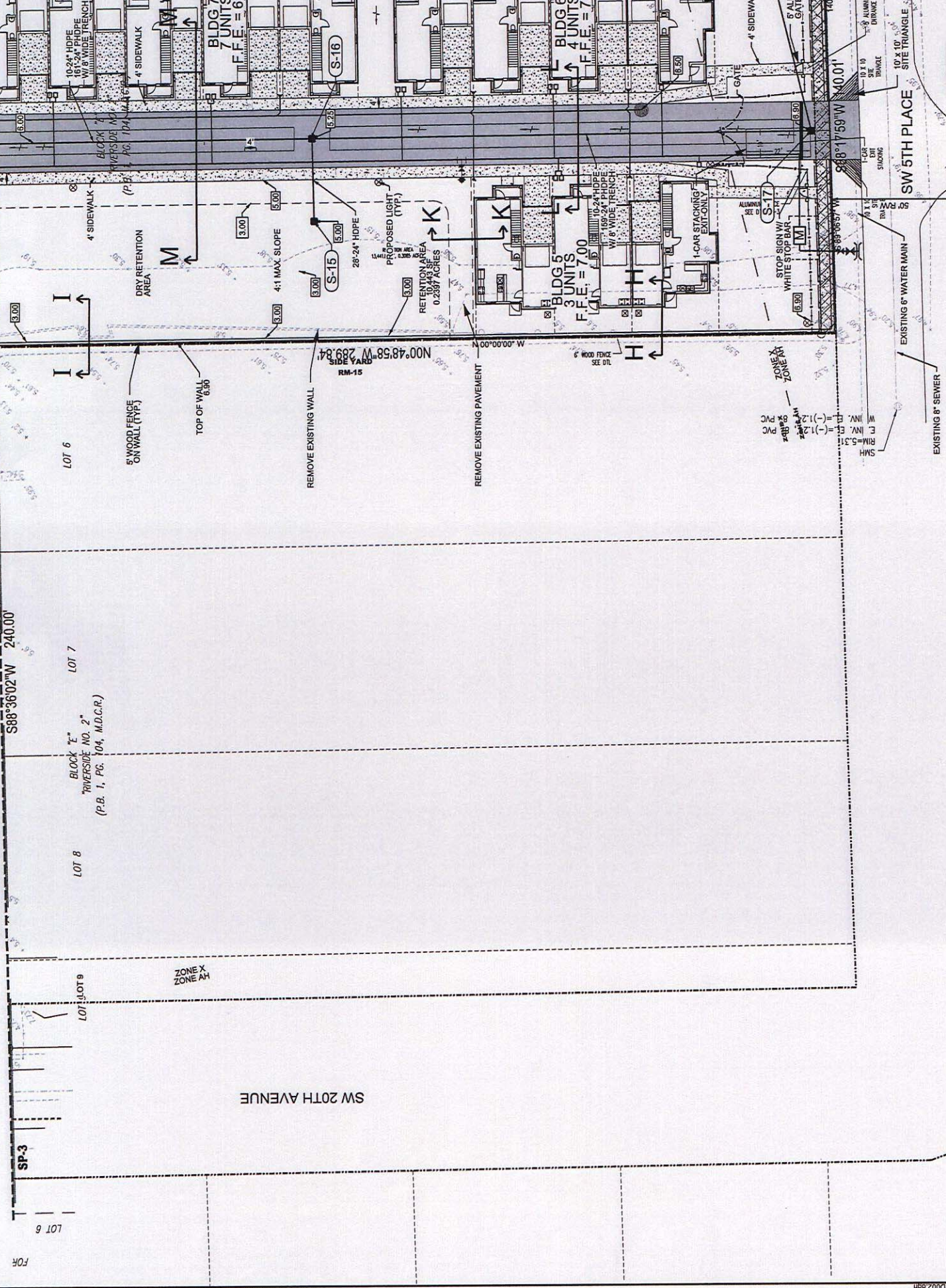
FORT LAUDERDALE METROS AUTHORITY
(P.B. 174, PG. 50)

S100°46'55"E 649.13'

LOT 3, BLOCK "C"



MATCHLINE SHEET PD-1



FOR

LOT 6

SP-3

SW 20TH AVENUE

LOT 9

LOT 8

LOT 7

LOT 6

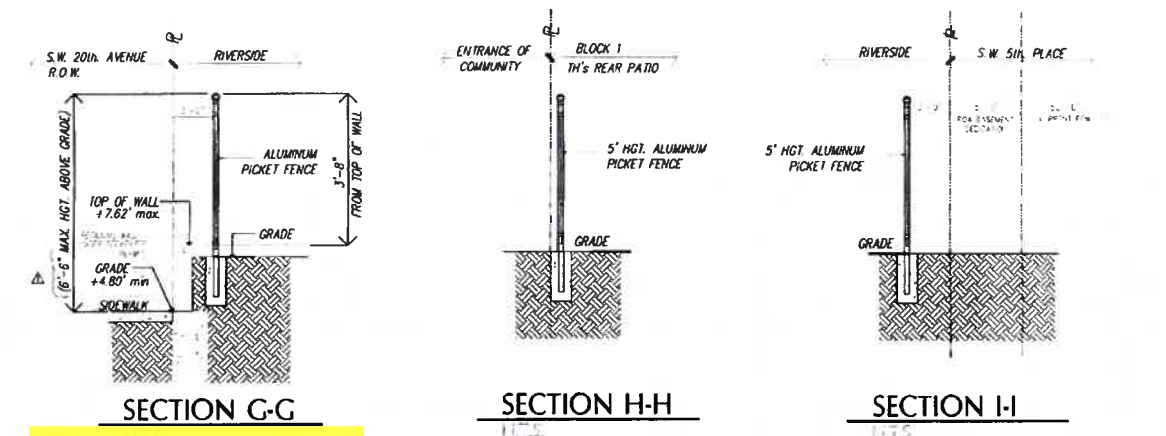
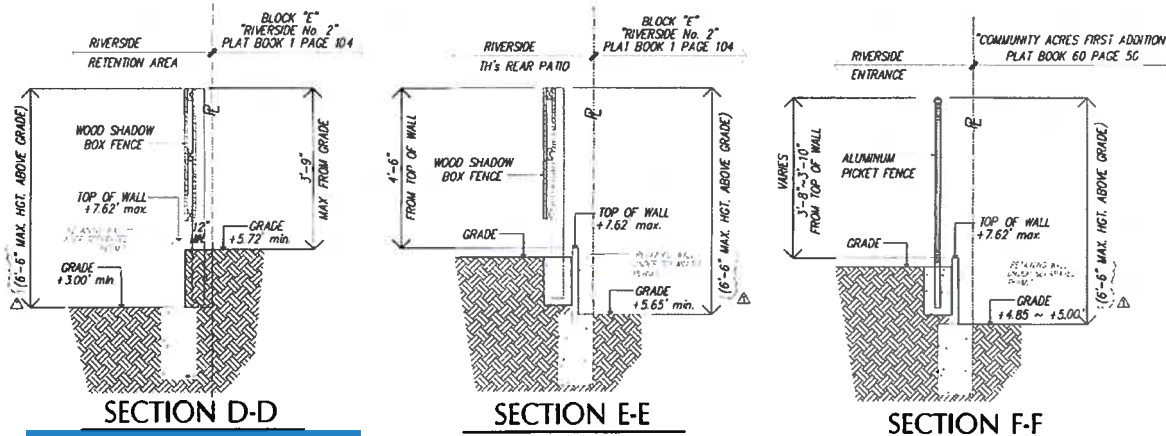
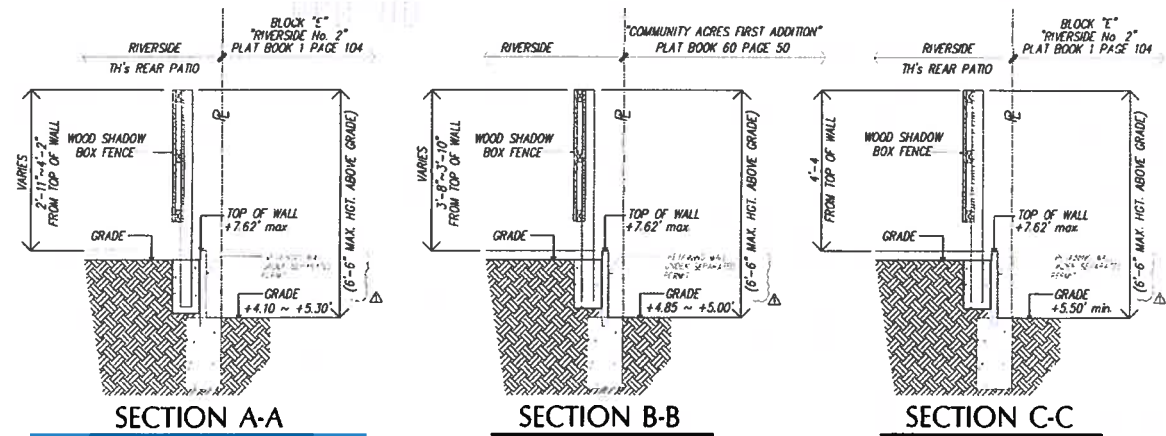
LOT 6

LOT 6

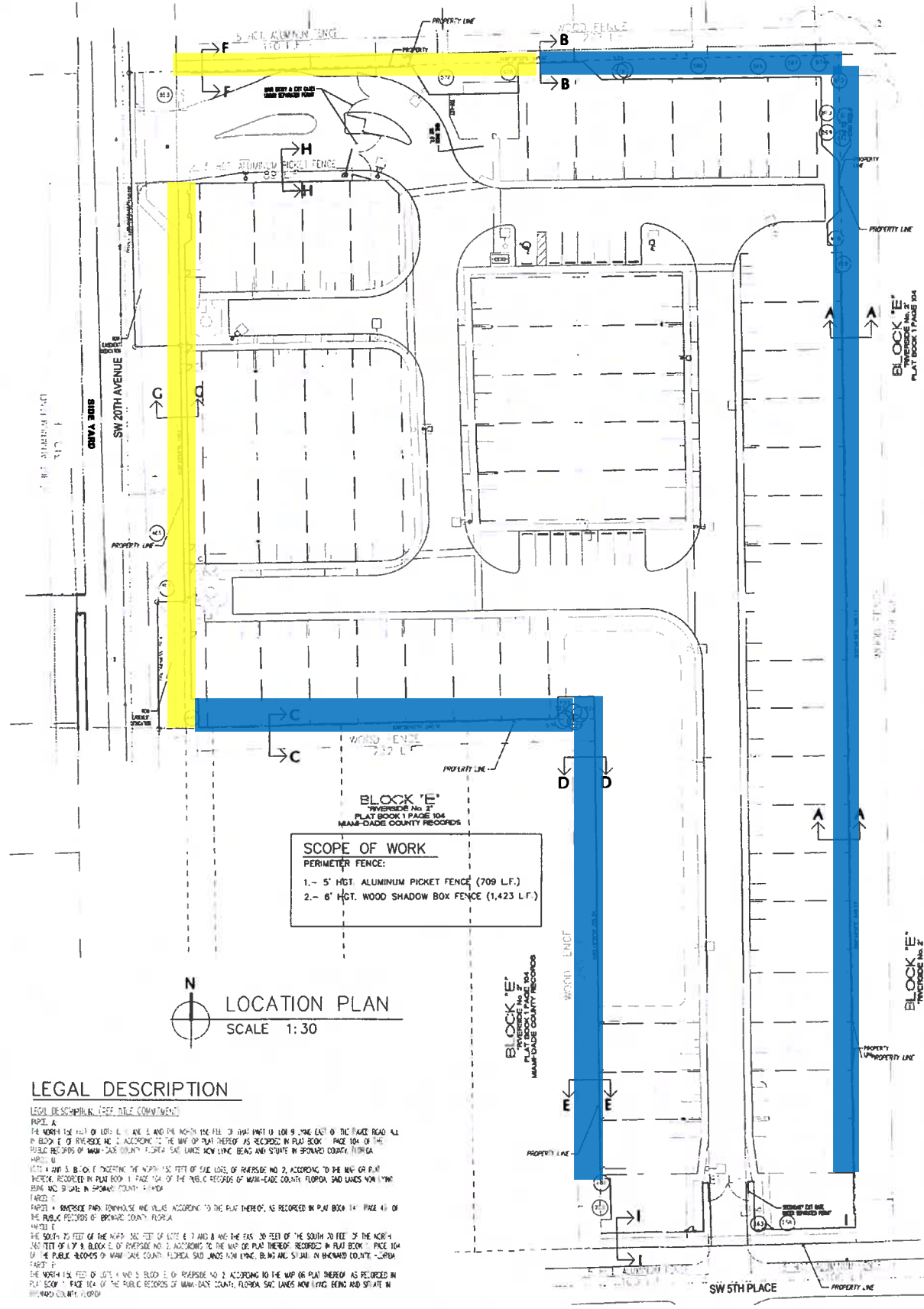
LOT 6

6' Wood Shadow Box Fence

5' Aluminum Picket Fence



NOTE:
MANUFACTURER AND INSTALLER OF FENCES MUST VERIFY ON FIELD GRADE ELEVATIONS IN ORDER TO COMPLY WITH ULCR SEC. 47-195.B. 6'-6\"/>



LEGAL DESCRIPTION

LEGAL DESCRIPTION (SEE FILE COMMENTS)
 THE NORTH 1/4 PART OF LOTS 4, 5 AND 6 AND THE NORTH 1/4 PART OF LOT 8, THE EAST 1/4 OF THE TRANCE ROAD 44 IN BLOCK E OF RIVERSIDE NO. 2, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK PAGE 104 OF THE PUBLIC RECORDS OF MAN-SAYE COUNTY, FLORIDA, SAID LOTS NOW LYING BEING AND SITUATE IN SPANARD COUNTY, FLORIDA.
 ALSO A PART OF BLOCK F INTERESTING THE NORTH 1/4 PART OF LOTS 4, 5 AND 6 AND THE EAST 1/4 OF THE TRANCE ROAD 44 INTEREST RECORDED IN PLAT BOOK 1 PAGE 104 OF THE PUBLIC RECORDS OF MAN-SAYE COUNTY, FLORIDA, SAID LOTS NOW LYING BEING AND SITUATE IN SPANARD COUNTY, FLORIDA.
 ALSO A PART OF BLOCK F INTERESTING THE NORTH 1/4 PART OF LOTS 4, 5 AND 6 AND THE EAST 1/4 OF THE TRANCE ROAD 44 INTEREST RECORDED IN PLAT BOOK 1 PAGE 104 OF THE PUBLIC RECORDS OF MAN-SAYE COUNTY, FLORIDA, SAID LOTS NOW LYING BEING AND SITUATE IN SPANARD COUNTY, FLORIDA.
 ALSO A PART OF BLOCK F INTERESTING THE NORTH 1/4 PART OF LOTS 4, 5 AND 6 AND THE EAST 1/4 OF THE TRANCE ROAD 44 INTEREST RECORDED IN PLAT BOOK 1 PAGE 104 OF THE PUBLIC RECORDS OF MAN-SAYE COUNTY, FLORIDA, SAID LOTS NOW LYING BEING AND SITUATE IN SPANARD COUNTY, FLORIDA.

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
 ARCHITECTS - PLANNERS
 LICENSE # AA 26001157
 EDUARDO PEREZ, AIA
 LICENSE No. AR 0015394
 MARCO P. PASCUAL, AIA
 LICENSE No. AR 0008254
 PETER KILIDDJIAN, R.A.
 LICENSE No. AR 0093067

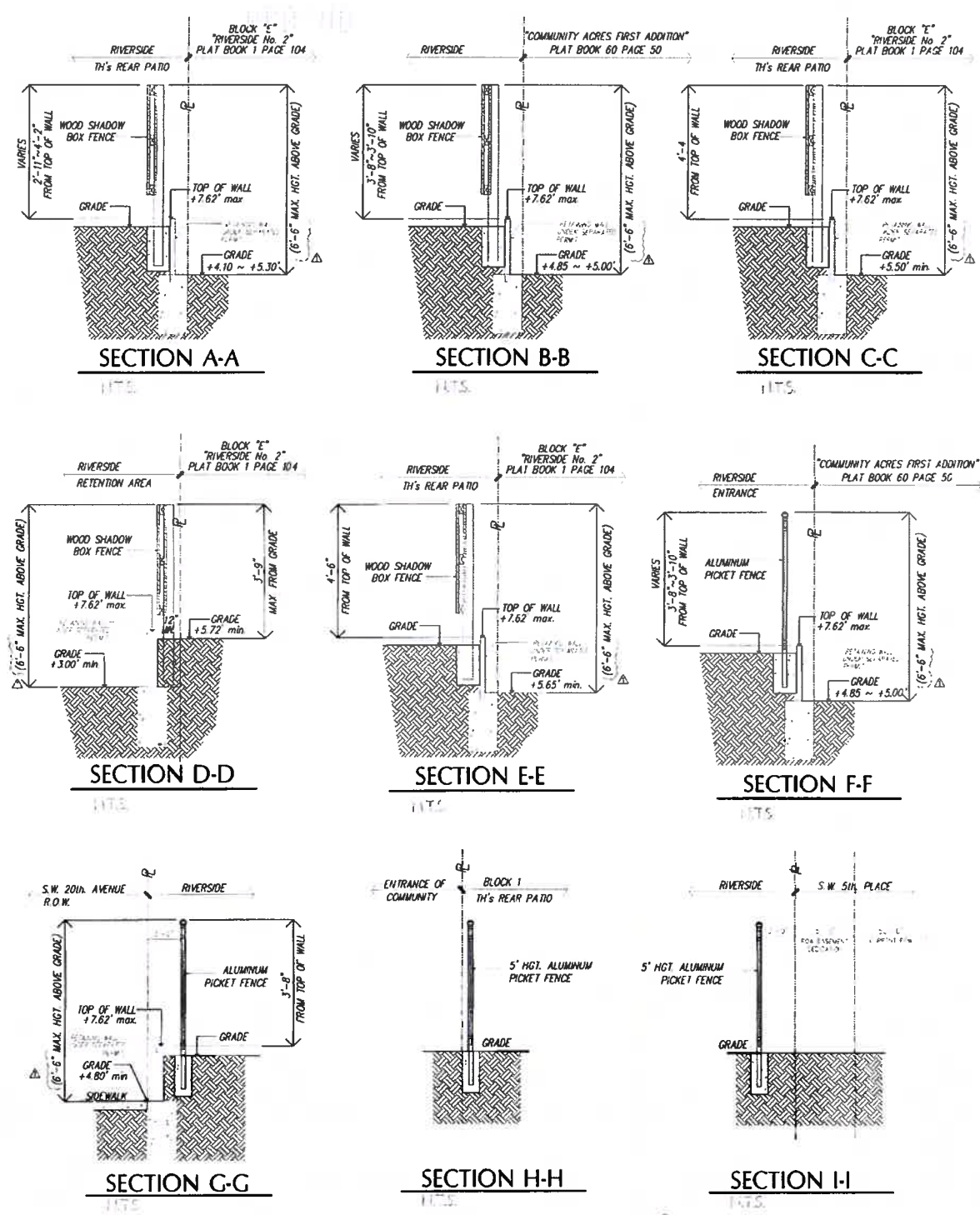
AT THE BEACON CENTER
 1300 NW 84th AVENUE
 DORAL, FLORIDA 33126
 TELEPHONE: (305) 592-1363
 FACSIMILE: (305) 592-6855
 http://www.ppkarch.com

RIVERSIDE
 BY
LENNAR HOMES
 FT. LAUDERDALE, FLORIDA

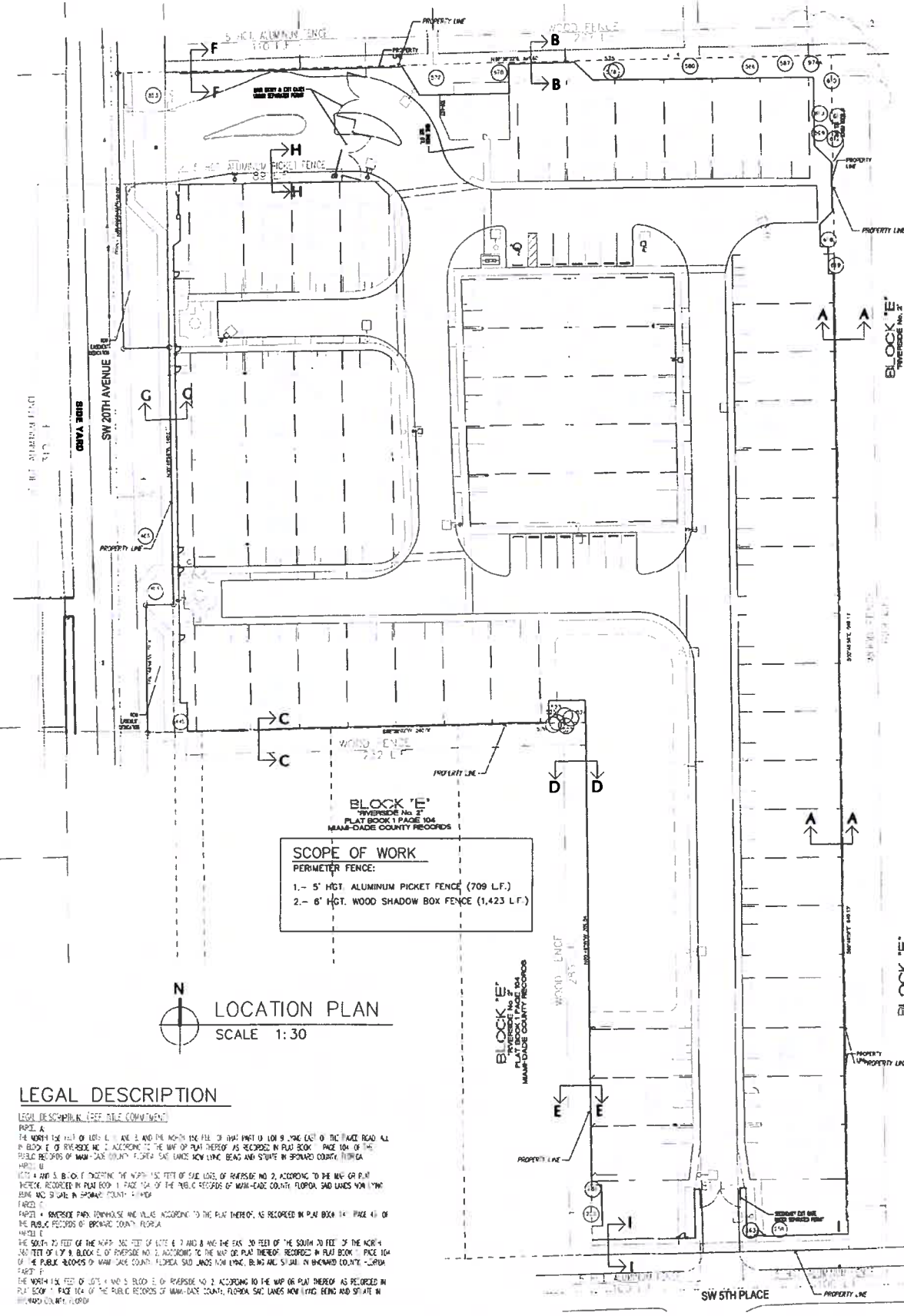


PERIMETER FENCE
 SITE PLAN & SECTIONS
 DATE: 10-05-2019
 SCALE: AS SHOWN
 DRAWN: TP
 CHECK BY: PPK
 JOB NO.: 18-07

SP-1
 SHEET NO.



NOTE:
 MANUFACTURER AND INSTALLER OF FENCES MUST VERIFY ON FIELD GRADE ELEVATIONS IN ORDER TO COMPLY WITH ULCR SEC. 47-195.B. 6'-6" MAX HEIGHT OF FENCE FROM ADJACING GRADE.



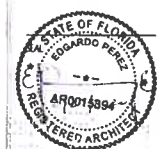
LEGAL DESCRIPTION
 LEGAL DESCRIPTION (SEE FILE COMMENTS)
 THE NORTH 150 FEET OF LOTS 4, 5 AND 6 AND THE NORTH 150 FEET OF THAT PART OF LOT 9, THE EAST 1/2 OF THE RIVER ROAD 44 IN BLOCK E OF RIVERSIDE NO. 2, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK PAGE 104 OF THE PUBLIC RECORDS OF MAN-SAYE COUNTY, FLORIDA, SAID LOTS NOW LYING BEING AND SITUATE IN SPANARD COUNTY, FLORIDA.
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PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
 ARCHITECTS - PLANNERS
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 FACSIMILE: (305) 592-6855
 http://www.ppkarch.com

OWNER:

RIVERSIDE
 BY
LENNAR HOMES
 FT. LAUDERDALE, FLORIDA



PERIMETER FENCE
 SITE PLAN & SECTIONS
 DATE: 10-05-2019
 SCALE: AS SHOWN
 DRAWN: TP
 CHECK BY: PPK
 JOB NO.: 18-07

SP-1
 SHEET NO.

November 11, 2020

Board of Adjustment
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

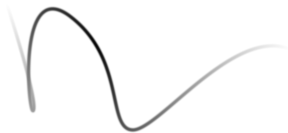
**Re: Lennar-Riverside Project-Fence Variance Application
PLN-BOA-20090005**

Dear Board Members:

I am writing this letter of support regarding Lennar's request for a fence variance for their Riverside project. I live in the Oak Hammock community which directly abuts the Riverside project. It is my understanding that the fence exceeds the city code height restriction of 6'6" due to a required retaining wall between our properties that varies in height from 3'-4' high.

I offer this letter as my show of support as I believe that this variance request is reasonable and justifiable and that the particular circumstances in this instance were not a self-imposed hardship. In fact, an undue hardship will be created if the variance is not approved as the fence will provide safety and security for our community as well as the future residents of the Riverside project. As such, I encourage the Board of Adjustment to approve the requested fence variance as it will help preserve the health, safety, and welfare of our community.

Respectfully,

A handwritten signature in black ink, appearing to read 'Beth Arnold', with a stylized, flowing script.

Beth Arnold
515 SW 18th Ave.
Unit 19
Fort Lauderdale, FL 33312
betharnold80@gmail.com

From: [Deena Gray](#)
To: [Chakila Crawford](#)
Cc: [Mohammed Malik](#); [Burt Ford](#); [Shane Zalonis](#)
Subject: [-EXTERNAL-] FW: : Lennar-Riverside Project-Fence Variance Application PLN-BOA-20090005
Date: Sunday, November 15, 2020 5:40:03 PM

Hello Chakila,

Please see the below email that I received from an Oak Hammock property owner who is in support of the Lennar Fence Variance Application.

Please forward to the BOA.

Kindest regards,
Deena Gray

GreenspoonMarder

Greenspoon Marder LLP

Deena Pacelli Gray, Esq.
Senior Counsel
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
(954) 527-2443 direct
(954) 333-4043 direct fax
Deena.Gray@gmlaw.com
www.gmlaw.com

From: Marissa Foreit <marissaforeit@gmail.com>
Sent: Saturday, November 14, 2020 10:04 PM
To: Deena Gray <Deena.Gray@gmlaw.com>
Subject: : Lennar-Riverside Project-Fence Variance Application PLN-BOA-20090005

Dear Board Members:

I am writing this letter of support regarding Lennar's request for a fence variance for their Riverside project. I live in the Oak Hammock community which directly abuts the Riverside project. It is my understanding that the fence exceeds the city code height restriction of 6'6" due to a required retaining wall between our properties that varies in height from 3'-4' high.

I offer this letter as my show of support as I believe that this variance request is reasonable and justifiable and that the particular circumstances in this instance were not a self-imposed hardship. In fact, an undue hardship will be created if the variance is not approved as the fence will provide safety and security for our community as well as the future residents of the Riverside project. We have already experienced one intruder from the Lennar side prior to the

current fence being built. As such, I encourage the Board of Adjustment to approve the requested fence variance as it will help preserve the health, safety, and welfare of our community.

Respectfully,

Marissa Foreit
535 SW 18 ave Unit 32
Fort Lauderdale, Fl
33312

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The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

From: [Deena Gray](#)
To: [Chakila Crawford](#)
Cc: [Shane Zalonis](#); [Burt Ford](#); [Mohammed Malik](#)
Subject: [-EXTERNAL-] Fwd: Lennar-Riverside Project-Fence Variance Application
Date: Monday, November 16, 2020 6:22:13 PM

Hello Chakila,
Please see below letter of support.
Please forward to the Board of Adjustment.

Kindest regards,
Deena Gray

Greenspoon Marder LLP

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Begin forwarded message:

From: Joe & Jessica Beguiristain <joessica529@gmail.com>
Date: November 16, 2020 at 5:52:30 PM EST
To: Deena Gray <Deena.Gray@gmlaw.com>
Subject: **Lennar-Riverside Project-Fence Variance Application**

November 2020

Board of Adjustment
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: Lennar-Riverside Project-Fence Variance Application
PLN-BOA-20090005

Dear Board Members:

I am writing this letter of support regarding Lennar's request for a fence variance for their Riverside project. I live in the Oak Hammock community which directly abuts the Riverside project. It is my understanding that the fence exceeds the city code height restriction of 6'6" due to a required retaining wall between our properties that varies in height from 3'-4' high.

I offer this letter as my show of support as I believe that this variance request is reasonable and justifiable and that the particular circumstances in this instance were not a self-imposed hardship. In fact, an undue hardship will be created if the variance is not approved as the fence will provide safety and security for our community as well as the future residents of the Riverside project. As such, I encourage the Board of Adjustment to approve the requested fence variance as it will help preserve the health, safety, and welfare of our community.

Respectfully,

Name: Jessica Rodriguez

Address: 525 SW. 18th Ave., Unit 21, Fort Lauderdale, FL 33312

Email: joessica529@gmail.com

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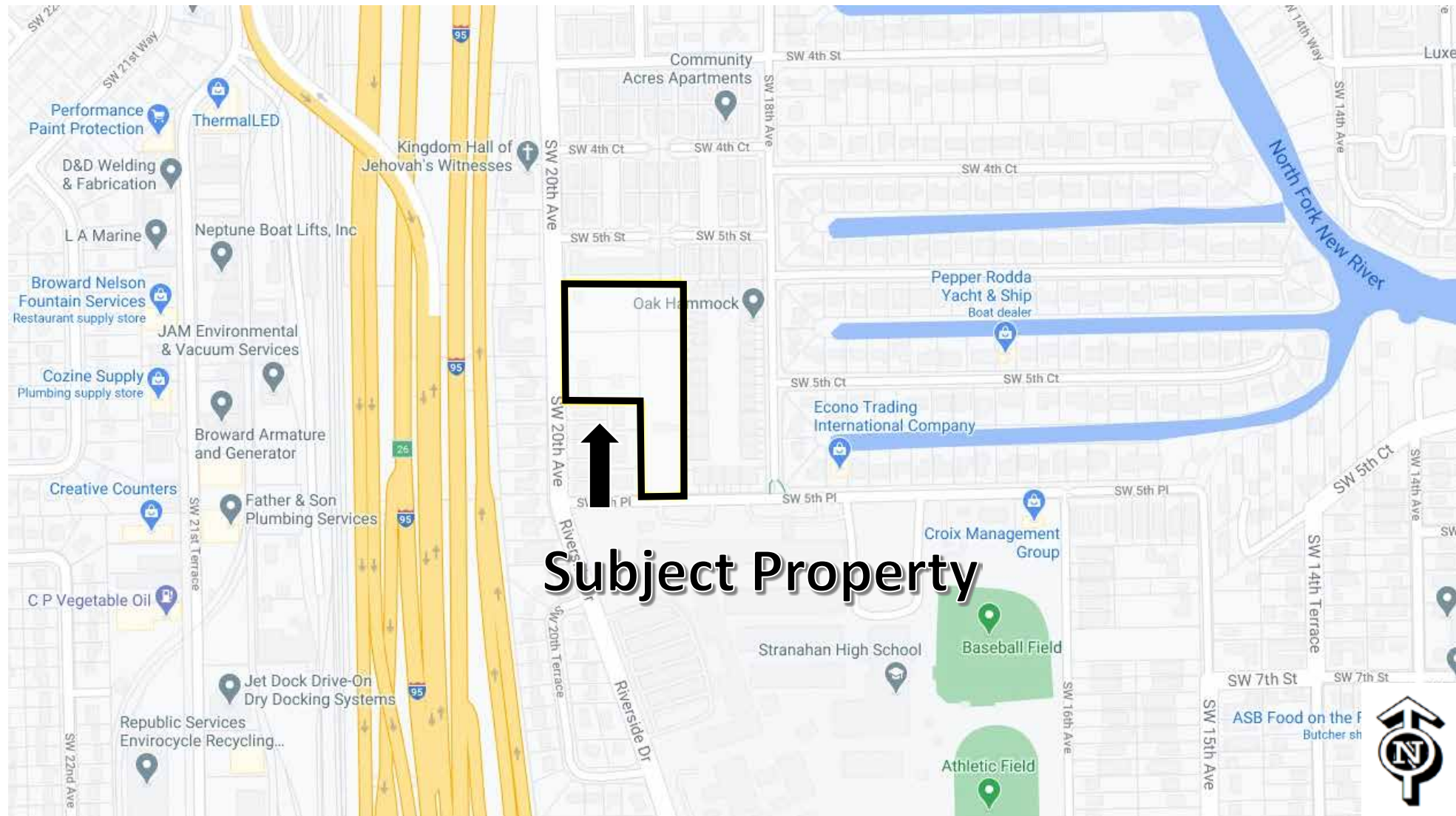
A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

Lennar Homes Variance – Fence Height

Fort Lauderdale - Board of Adjustment

November 19, 2020

Case No. PLN-BOA-20090005



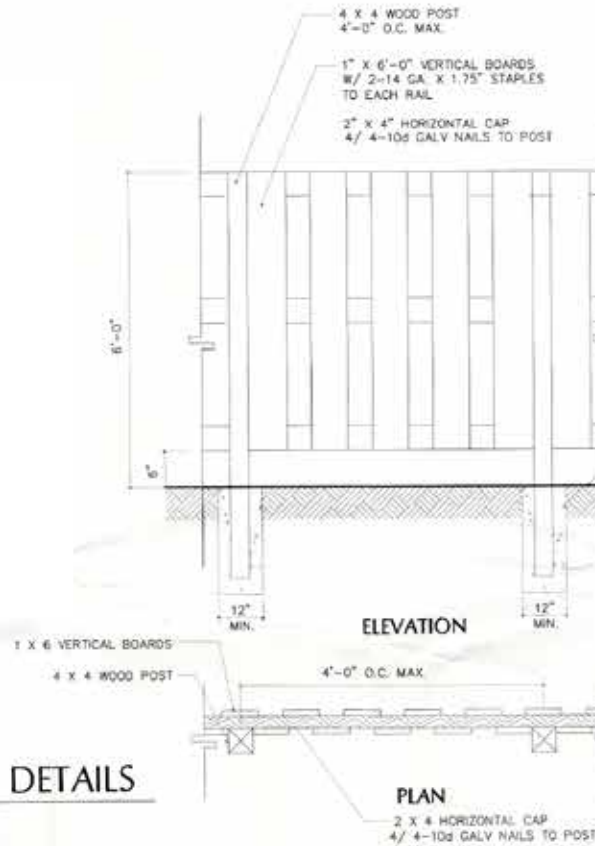
Location Map



Aerial

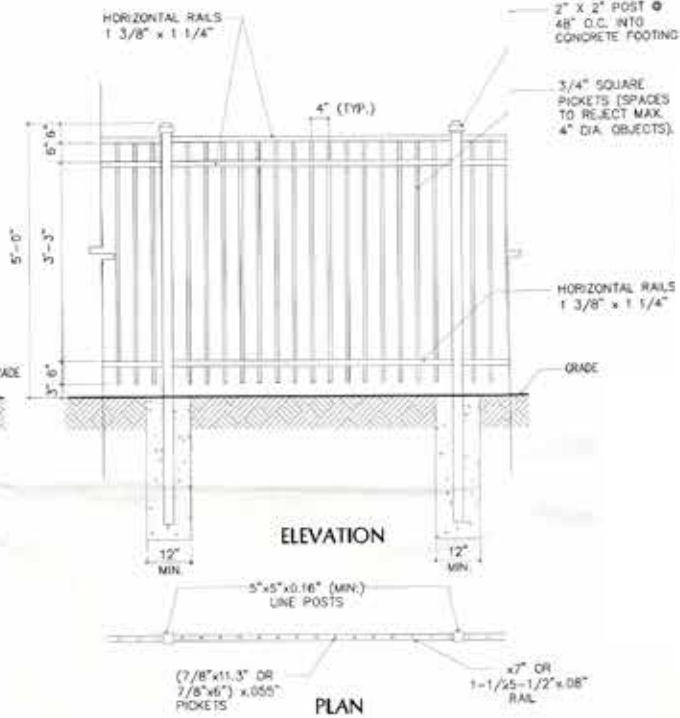
WOOD FENCE DETAILS

NOT TO SCALE



ALUMN. PICKET FENCE DETAILS

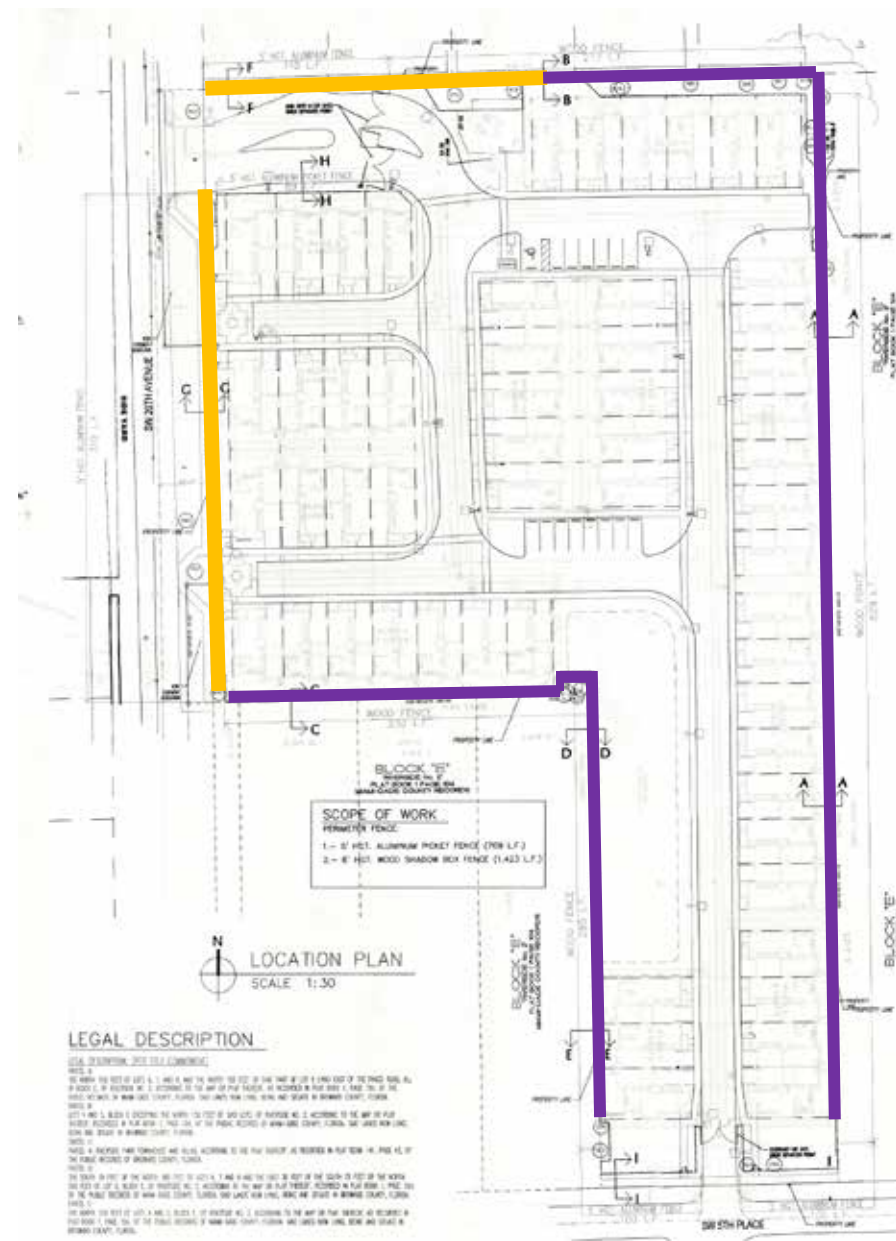
NOT TO SCALE



GENERAL NOTES:

- 1.- DESIGN AND INSTALLATION OF FENCE SHALL BE COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2010 SEC. 1615.2 (HIGH VELOCITY HURRICANE ZONES) & ASCE 7-10, WIND SPEED 115 MPH (CATEGORY I, 3 SECOND GUST), EXPOSURE C, FLEXURAL STRENGTH=9,700 PSI.
- 2.- FOOTING / POST SHALL BE FULLY CONSOLIDATED WITH 2500 PSI CONCRETE FOR ENTIRE DEPTH OF FOOTING
- 3.- THE DESIGN OF THIS FENCE IS TO BE USED FOR PERIMETER ENCLOSURE OF SPACES AT GRADE ONLY AND SHALL NOT BE USED FOR APPLICATIONS THAT REQUIRE SAFETY RAILS OR BARRIERS.
- 4.- NO CHANGES ARE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- 5.- ALL EXPOSED VISIBLE ENDS SHALL BE PROVIDED WITH CAPS OR COVERS.

Fence Plan



5' Aluminum Fence

6' Wood Shadow Box Fence



Wood Fence Photograph

Thank You