



BOARD OF ADJUSTMENT MEETING NOTICE

February 23, 2022

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, March 09, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE: PLN-BOA-22020001

OWNER: MANAGENEST LLC

AGENT: LAUDY FLORENTINO

ADDRESS: 1463 SW 29 AVE, FORT LAUDERDALE, FL 33312

LEGAL DESCRIPTION: Lot 3, Block 1, CHULA VISTA, according to the plat thereof as recorded in Plat Book 22, Page(s) 7, of the Public Records of Broward County, Florida.

ZONING DISTRICT: RS-6.85B - Irregular Residential

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-39.A.6.F. - Dimensional requirements.**

- Requesting a variance to allow an existing after the fact addition at a side yard setback (South Side) distance of 6.7 feet whereas the code requires a setback of 7.5 feet, a total decrease in setback of 0.80 feet.

Sec. 47-3.2.B.1 - Nonconforming structure.

- A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity. The applicant seeks a variance to allow the alteration of a nonconforming structure that increases its nonconformity by adding 349 square feet to an existing non conforming rear unit.

Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

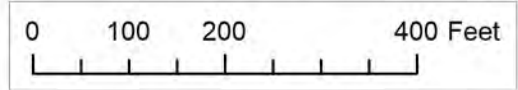
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-22020001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: MARCH 9, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22020001

REQUESTING: Sec. 47-39.A.6.F. - Dimensional requirements.

- Requesting a variance to allow an existing after the fact addition at a side yard setback (South Side) distance of 6.7 feet whereas the code requires a setback of 7.5 feet, a total decrease in setback of 0.80 feet.

REQUESTING: Sec. 47-3.2.B.1 - Nonconforming structure.

- A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity. The applicant seeks a variance to allow the alteration of a nonconforming structure that increases its nonconformity by adding 349 square feet to an existing non conforming rear unit.

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

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

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



BOA

DATE: 03/09/2022

AGENDA ITEM: 3

CASE:

PLN-BOA-22020001

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Laudy Florentino (Management LLC)
Property Owner's Signature	<i>[Signature]</i> <small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	14901 SW 85th Ave Palmetto Bay, FL 33158
E-mail Address	laudyf@gmail.com
Phone Number	305-399-0123
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record 5042 17 04 0030

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

Applicant / Agent's Name	
Applicant / Agent's Signature	Laudy Florentino <small>Digitally signed by Laudy Florentino Date: 2022.01.25 06:55:25 -0500</small>
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Florentino Residence	
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 1463 SW 29 th AVE FORT LAUDERDALE, FL	
Legal Description	CHULA VISTA 22-7 B LOT 3 BLK 1	
Tax ID Folio Numbers (For all parcels in development)	504217-04-0030	
Variance Request (Describe)	See narrative	
Applicable ULDR Sections	1) Sec. 47-39.A.6.F. - Dimensional requirements. 2) Sec. 47-3.2.B.1 - Nonconforming structure	

Current Land Use Designation	SFR
Current Zoning Designation	RS-6.85B
Current Use of Property	SFR
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text" value="E"/>	25	N/A
Side <input type="text" value="S"/>	7.5	Front Unit: SE 7.14, SW 6.77, Rear Unit: SW 6.70
Side <input type="text" value="N"/>	7.5	
Rear <input type="text" value="W"/>	15	N/A

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

Answer All questions on this page and attach narrative.

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

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

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

Limited space, irregular lot and house positioning. (See attached summary)

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:

Size and age of the home not suitable for today's average family. (See attached summary)

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

TBD

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

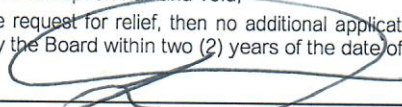
Attempting to reconfigure a home that originally did not meet original setback. (See attached sur

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.

TBD

AFFIDAVIT: I, Laudy Florentino the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.




(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2 day of February, 2022

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

 **David Arthur**
State of Florida
My Commission Expires 12/21/2023
Commission No. GG 932311

Laudy Florentino

14901 SW 85th Ave
Palmetto Bay, FL 33158
305-399-0123
laudyf@gmial.com

2nd February 2022

City of Fort Lauderdale

Board of Adjustment
700 NW 19th Ave
Fort Lauderdale, FL 33313

Dear Board of Adjustment,

As requested, below is an extended summary for page 2 of the Board of Adjustment Application elaborating on my variance request for consideration. It is my hope I've clearly conveyed the circumstances behind the setback variance, and that it is understood in no way was my intent to exceed the established setback space. Even if was by just a few inches. This property is special to me for many reasons and despite the obstacles, I hope to have the opportunity to enjoy it with my family.

Highlights of my journey:

- Purchased property nearly two years ago, May 2020. Based on the condition of the property, and my financial constraints, it has sat vacant for over a year.
- January 2021, through a series of loans and savings, I managed to secure the necessary funds to hire a GC. The one I hired came highly recommended, but unfortunately after 3-months on the project abandoned the work. He fraudulently took 90% of the entire rehab project and completed less than 35% of the work.
- After being led along for nearly 6-months with the promise of completing the project, he moved out of the city. September 2021, I took legal action to recoup funds but no success so far.
- Today, I find myself in a delicate situation in fear of potentially defaulting on my financial commitments if I'm unable to finish the project. As a result, I've taken the initiative to resume project as "Owner Build", hoping this board grant me the variance I'm requesting to see it through.

Variance Summary

	Original Set Back	Updated Setback
Front Building	<ul style="list-style-type: none">• SE corner Adj 3.64 (over 3.86)• SW corner Adj 3.27 (over 4.23)	<ul style="list-style-type: none">• SE corner 7.14 (over .36)• SW corner 6.77 (over .73)
Rear Building	<ul style="list-style-type: none">• SE corner 7.18 (over .32)• SW corner 6.61 (over .89)	<ul style="list-style-type: none">• SE corner 7.85 (under .67)• SW corner 6.70 (over .80)

-Adjusted setback under the original column is including the recreational/laundry area which was fully enclosed with a full concrete slab and partial concrete wall.

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

Specific Request -State the specific request according to the ULDR or other provisions of the Code
<ol style="list-style-type: none">1. <u>Sec. 47-39.A.6.F. - Dimensional requirements.</u> Requesting a variance to allow an existing after the fact addition at a side yard setback (South Side) distance of 6.7 feet whereas the code requires a setback of 7.5 feet a total decrease in setback of 0.80 feet.2. <u>Sec 47-3.2.1-2 – Nonconforming structure.</u> Seeking a variance to allow the alteration of a nonconforming structure that increases its nonconformity. By adding 349 square feet to an existing non-conforming rear unit.
<p>a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and</p>
<p>The goal is to make reasonable use of two small independent units built in the 1950s without demolishing existing structure. Due to size and positioning on the lot, the original configuration was unpractical and non-functional for an average size family.</p> <p>Front unit: Built in 1950, experienced a fire in 2018 (FTL Fire-Rescue #0819041643) which impacted interior walls and roof trusses. Due to property being uninhabitable, renovations were set in motion to bring property to today's standard and using as much of existing footprint as possible. Renovation included reducing the existing footprint to allow more room for the setback and incorporating it under a single roof.</p> <p>Rear unit: Built in 1954, 653 sq ft oddly configured and poorly maintained was also included in the renovation which will be used to retire my aging mother. Based on the lot zoning designation, this would be considered a non-confirming structure. To address and improve zoning challenges, we were able to improve setback overage on the SE corner by nearly a foot (see table above), and we plan to connect the two structures to align closer to a single unit.</p>
<p>B. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that hey clearly constitute marked exceptions to other properties in the same zoning district; and:</p>
<p>The Chula Vista neighborhood and its surrounding area is an eclectic mix of different zonings. It's not uncommon to see multi-family, small worship buildings, day care and different types of residential practically blended. Although my lot is classified as a SFR lot, it has two 'legal' units built in the '50s which is reflected on city tax record. My next-door neighbor's lot (south of me), and the one directly across also have SFR designations, yet the actual use is multi-family which has been grandfathered.</p> <p><u>Additional Insight into my property:</u></p> <p><u>Front unit:</u> This unit built 1950 was built horizontally on the lot running north to south. This unit originally had 789 sq ft footprint (2/1) with a 290 sq ft grandfathered extension used for laundry and recreation for a total footprint of 1,079.</p>

To make better use of the existing configuration for my family, the plan is to convert the original laundry/recreational area into a 3rd bedroom. In the process, the goal was also to address the setback requirement by increasing setback from 4ft originally to the required 7.50. Although this adjustment improved the setback significantly, it reduced existing southside footprint from 290 to 218 sq ft which in linear feet translated in a reduction in room length from 15 ft to 8ft (47% reduction).

Based on the new adjustments approved by the city, remodel began. Several inspections were passed including footing, walls and roof trusses went up. Tie beam inspection verbally passed, pending a required update which was completed. During this process, a new inspector was assigned due to a licensing/certification issue with prior inspector. The new inspector brought to my attention the missing spot survey.

Through this survey is how I learned I was off by the couple of inches, which came to me as a surprise based on the measurement aligning to architectural plan. In retrospect, I believe the footing was established exactly on the boundary line measured vs within. The average overage was right under 8" which is the exact width of a concrete block.

Rear unit: Similar scenario was experienced with the rear unit. Built in 1954, 650 sq ft, positioned perpendicular to the front unit. This unit was also built at a slight angle, most likely also to compensate for the lot irregularity. Through the update, we were able to make some improvement to the grandfathered setback. We managed to widen the footprint on the SE corner from 7.18 to 7.85 (+.67) and improve the SW from 6.61 to 6.70 (-.09). But again, even though we thought we had it right, variance was slightly off.

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

Understanding the personal need to improve units 'configuration, one of the key goals through the process was also to address the non-conformity.

Front unit:

Side Yard – (Sec 47-39- FA.4)

The unit was initially remodeled due to a fire damage. In doing so, we took the opportunity to bring the unit up to date while improving the non-conformity. As noted, setback overage was reduced from 4 feet, to under 8-inches.

Nonconforming structure (Sec. 47-3.2 B.1-2) / **Side Yard** – (Sec 47-39- FA.4)

Rear unit: Rear unit which based on current lot designation may be considered a non-confirming structure, was updated to address couple of things related to this ULDR: 1) Reduce original setback overage (Avg. setback improved from .61 to .07), 2) Filling in the space between structures to consolidate into one. Although this rear property is not visible from the street, from an arial view it will align to a single structure.

Both units combined will total 2069 sq.ft. (8,509 lot) which means the footprint occupancy will be less than 25%. Significantly lower than the allotted 40%. I believe the variance is minimal in order to make reasonable use of the property and will remain in harmony with the rest of the neighborhood.

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

The unique hardship not self-created I believe is meeting today's setback standard while attempting to make reasonable use of two small units built over 70 yrs. ago (1950s) and bringing them up to code. Units that by today's standards could not accommodate an average size family.

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

Because the variance is under 8 inches, the overage is nearly impossible to detect at plain sight. On the contrary, it has been significantly improvement from the original 3-foot variance. I would also point out that based on the surrounding properties varying zoning designation, it should be considered reasonable and in harmony with surrounding homes. As noted in the ULDR, this variance should have no impact on the safety, comfort or general welfare of the community.

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-22020001

APPLICANT: Managenest LLC (Laudy Florentino)

PROPERTY: 1463 SW 29th Ave. Fort Lauderdale, FL 33312

PUBLIC HEARING DATE: March 09, 2022

BEFORE ME, the undersigned authority, personally appeared Laudy Florentino, 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 UDR, I will forfeit my sign deposit. _____ (initial here)

Affiant _____

SWORN TO AND SUBSCRIBED before me in the County and State above afresaid this 18 day of February, 2022

(SEAL)




Adelberto Rodriguez
Notary Public
State of Florida
My Commission Expires 07/17/2025
Commission No. HM 136745

NOTARY PUBLIC
MY COMMISSION EXPIRES:

(Handwritten Signature)



 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: MARCH 9, 2022 TIME: 6:00 PM CASE: PLN-BOA-22020001

REQUESTING: Sec. 47-39 A.6.F. - Dimensional requirements.
• Requesting a variance to allow an existing after the fact addition of a side yard setback (South Side) distance of 6.7 feet whereas the code requires a setback of 7.5 feet, a total decrease in setback of 0.80 feet.

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LOCATION: CITY COMMISSION CHAMBERS INFORMATION: CONTACT (954) 828-4506
CITY HALL, 100 N ANDREWS AVENUE <http://www.fortlauderdale.gov>

© 2022 City of Fort Lauderdale. All rights reserved. This notice is subject to the provisions of the Florida Freedom of Access to Clinic Entrances Act (FACE) and the Florida Freedom of Information Act (FOIA). It may be subject to the provisions of the Florida Freedom of Access to Clinic Entrances Act (FACE) and the Florida Freedom of Information Act (FOIA). It may be subject to the provisions of the Florida Freedom of Access to Clinic Entrances Act (FACE) and the Florida Freedom of Information Act (FOIA). It may be subject to the provisions of the Florida Freedom of Access to Clinic Entrances Act (FACE) and the Florida Freedom of Information Act (FOIA).

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22020001		Florentino Residence/Variance Review	Z- Board of Adjustment (BOA)	0		1463 SW		29 AVE		2/3/2022	Open
BLD-RALT-22010010	(UNIT IN BACK) REMODEL		Residential Alteration Permit	800		1463 SW		29 AVE		1/5/2022	Awaiting Client Reply
ELE-RES-22010027	(UNIT IN BACK) ELECTRICAL FOR REMODEL BP BLD-RALT-22010010		Electrical Residential Permit	0		1463 SW		29 AVE		1/5/2022	Awaiting Client Reply
PLB-RES-22010019	(UNIT IN BACK) PLUMBING FOR REMODEL BP BLD-RALT-22010010		Plumbing Residential Permit	0		1463 SW		29 AVE		1/5/2022	Awaiting Client Reply
MEC-HVCHG-22010021	(UNIT IN BACK) MECHANICAL FOR REMODEL BP BLD-RALT-22010010		Mechanical HVAC Changeout Permit	0		1463 SW		29 AVE		1/5/2022	Open
BLD-ROOF-21120181	RE ROOF - SHINGLE ROOF	CHULAVISTA 1463	Re-Roof Permit	0		1463 SW		29 AVE		12/29/2021	Void
CE21050943	Fence is on home owner's property according to property appraisal. Fence is rotting, complainant attempted to fix it but the neighbor became hostile and aggressive towards complainant and son.		Code Case	0	Todd Belback	1463 SW		29 AVE		5/28/2021	Closed
BLD-RADD-20090003	(UNIT IN FRONT) NEW ADDITION	(UNIT IN FRONT) NEW ADDITION	Residential Addition Permit	0		1463 SW		29 AVE		9/11/2020	Issued
BLD-ROOF-20090070	NEW ROOF FOR ADDITION	NEW ROOF FOR ADDITION	Re-Roof Permit	0		1463 SW		29 AVE		9/11/2020	Awaiting Client Reply
MEC-RES-20090017	(UNIT IN FRONT) MECH FOR NEW ADDITION	(UNIT IN FRONT) MECH FOR NEW ADDITION	Mechanical Residential Permit	111		1463 SW		29 AVE		9/11/2020	Permit Issuance
PLB-RES-20090072	(UNIT IN FRONT) PLUMBING FOR NEW ADDITION	(UNIT IN FRONT) PLUMBING FOR NEW ADDITION	Plumbing Residential Permit	0		1463 SW		29 AVE		9/11/2020	Issued
ELE-RES-20090063	(UNIT IN FRONT) ELECTRICAL FOR NEW ADDITION	(UNIT IN FRONT) ELECTRICAL FOR NEW ADDITION	Electrical Residential Permit	0		1463 SW		29 AVE		9/11/2020	Issued
LS20050220	L/S CLEAR CHOICE -1- CASE FOUND SE-20010150		Lien Search	0		1463 SW		29 AVE		5/18/2020	Closed
LS20020100	L/S CLEAR CHOICE -1- CASE FOUND		Lien Search	0		1463 SW		29 AVE		2/5/2020	Closed
SE-20010150			Bulk Trash Case	0		1463 SW		29 AVE		1/29/2020	Closed
CE16040549	CHULA VISTA - 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	BARSTOW, BARBARA	Bulk Trash Case	0		1463 SW		29 AVE		4/8/2016	Closed
VIO-CE16040549_1	CHULA VISTA - BULK TRASH PILE WAS FOUND ON THE	BARSTOW, BARBARA	Bulk Trash Case	0		1463 SW		29 AVE		4/8/2016	Closed
CE15111653	CHULA VISTA - 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	BARSTOW, BARBARA	Bulk Trash Case	0		1463 SW		29 AVE		11/25/2015	Closed
VIO-CE15111653_1	CHULA VISTA - BULK TRASH PILE WAS FOUND ON THE	BARSTOW, BARBARA	Bulk Trash Case	0		1463 SW		29 AVE		11/25/2015	Closed
CIT-CT15071881		BARSTOW, BARBARA	Violation-Citation	0		1463 SW		29 AVE		7/25/2015	Closed
CE15071055	TRASH CANS OUT 24/7, TRASH CANS OUT 24/7	BARSTOW, BARBARA	Code Case	0		1463 SW		29 AVE		7/15/2015	Closed
VIO-CE15071055_1	TRASH CANS OUT 24/7 SEPTIC TO SEWER CONVERSION	BARSTOW, BARBARA	Violation-CODE Hearing Plumbing Sewer Cap Permit	0		1463 SW		29 AVE		7/15/2015	Closed
PM-10062411		CONVERSION	Permit	0		1463 SW		29 AVE		6/30/2010	Complete

PM-09081126	REROOF 1106 SF SHINGLE 336 SF FLAT FOR SFR	REROOF 1106 SF SHINGLE 336 SF FLAT FOR SFR	Re-Roof Permit	0	1463 SW	29 AVE	8/17/2009 Complete
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PLN-BOA-22020001

Sec. 47-39.A.6. Dimensional requirements.

A. *Plot size.*

- (1) The minimum plot area per dwelling unit in residential zoning districts shall be as follows, provided common open space is provided in compliance with Section 47-39.A.6.C. of this Code:

Min. plot area per unit	
District	in square feet
RS-3.52	10,000
RS-6.70	7,500
RS-6.85	6,000
RD-12.22	3,300
RM-12.67	3,300
RM-16	3,300 (1-family detached)
	2,904 (all others)
RM-33.5	3,300 (1-family detached)
	2,904 (all others)

Every individual plot shall have at least one (1) side, which has a minimum dimension of sixty (60) feet. The plot line, which provides access to the plot must be a minimum of nineteen (19) feet.

- (2) The minimum plot size for all permitted nonresidential uses shall be one (1) net acre, with a minimum street frontage of one hundred fifty (150) feet, except that existing nonresidential buildings on plots which are less than one (1) net acre may be expanded provided the expansion meets all requirements for setbacks, off-street parking, landscaping, and all other development standards in effect at the time of site plan submittal for the expansion.

B. *Plot coverage.* The combined area occupied by all buildings and roofed structures shall not exceed the following maximum percentages of any individual plot:

District	Maximum Coverage
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	40%
RD-12.22, RM-12.67 to RM-33.5	65% for 1-family detached, 40% for all other uses

C. *Common open space.*

- (1) For each net acre of property reflected in a subdivision plat or site plan for construction of one-family, two-family or townhouse dwellings in RS-3.52, RS-6.70, RS-6.85A and RS-6.85B and RM-12.67 to RM-33.5 submitted for plat review after the effective date of this article, common open space for active or passive recreation areas or water retention areas shall be reserved and supplied as follows:
 - (a) For each net acre of property reflected in a subdivision plat or site plan, a minimum of thirteen thousand five hundred sixty (13,560) square feet of plot area;
 - (b) For plots containing less than one (1) net acre, a minimum of twenty (20) percent of the plot area;

- (c) For lots platted prior to the effective date of this article or recorded in the public records as an individual plot, no common open space shall be required, provided the lots are not further subdivided.
 - (2) A reduction in the size of such reserved areas shall be permitted for one-family, two-family or townhouse dwelling developments if one (1) or more individual plots are increased above minimum plot area at a ratio of one (1) square foot increase in residential plot area to one (1) square foot decrease in common open space area.
 - (3) Such areas must be specifically delineated on the recorded subdivision plat or approved site plan and shall be conveyed by any of the following procedures:
 - (a) The acceptance of a deed to such land by the City of Fort Lauderdale.
 - (b) The sale, lease or other disposition of such property to a nonprofit corporation, such as a homeowners association, chartered under the laws of Florida, to administer and maintain the facilities and land or water areas.
 - (c) The inclusion of a portion of said property in the deeded lots or descriptions of individual purchasers subject to an acceptable deed restriction limiting that portion to the use outlined in the approved site plan and recorded in the public records. Access rights for all residents within the development shall be guaranteed.
- D. *Height.* No building or structure, or part thereof, shall be erected or altered to exceed the maximum height of two (2) stories: scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area, at a maximum horizontal section, thirty (30) percent of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used for ornamental or mechanical purposes, may exceed the permissible height limit in any district by not more than twenty-five (25) percent. Parapet walls may extend not more than five (5) feet above the allowable height of a building. (Inserted from Broward County Code 39-103 entitled "Exclusions from height limits").

RM-12.67 to RM- 33.5	4 stories
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E. *Front yard.*

- (1) Every individual plot shall maintain a front yard as follows:

District	Front Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	25 feet
RD-12.22	Eighteen (18) feet for one-family or two-family dwellings, twenty-five (25) feet along all street sides for multiple-family dwellings consisting of three (3) or more dwelling units
RM-12.67 to RM-33.5	18 feet

- (2) Every individual plot used for nonresidential uses shall maintain a setback along any street side of at least thirty (30) feet in all residential zoning districts.
- (3) Every individual plot used for multiple-family dwellings consisting of three (3) or more dwelling units shall maintain a setback along all street sides of at least twenty-five (25) feet.

F. *Side yards.*

- (1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

(a) *Street side yards:*

District	Street Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	10 feet

(b) *Zero lot line developments:*

1. On any two (2) or more plots which meet the minimum area stated in this article, one-family detached dwellings and accessory buildings may be located on a side plot line, provided the sum of both required side yards exists on the opposite side plot line.
2. No openings of any kind shall be permitted on the side of any building directly abutting and running parallel to the zero yard side of the plot. No encroachments of any kind, including roof overhangs, shall be permitted on any adjoining property.
3. Zero lot line development shall require submission, approval and recordation of a subdivision plat indicating the area and dimension of each lot and specifically indicating that a minimum five (5) feet wide maintenance easement, in favor of the adjoining property owner, shall be provided on each lot adjacent to the zero lot line side of each lot. The subservient property owner shall not place any landscaping or other obstruction in the maintenance easement which would interfere with reasonable access to the easement for maintenance purposes. Such subdivision plats shall also meet all applicable requirements of the ULDR.
4. At no time shall a zero lot line development be approved which would allow a residential structure to be placed on a plot line that directly abuts land held in separate ownership, which is not developed or intended to be developed utilizing the zero lot line concept.

(c) *Townhouses:* Side yards shall not be required on any common party wall plot line.

- (2) All individual plots used for multiple-family dwellings consisting of three (3) more dwelling units, or nonresidential uses shall maintain a side yard on each side of the plot not contiguous to a public or private street of at least twenty (20) feet.

G. *Rear yard.*

- (1) All individual plots used for one-family or two-family dwellings shall maintain a rear yard as follows:

District	Rear Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

H. *Minimum floor area of dwelling units.* The following minimum floor areas per dwelling unit shall be provided:

District	Minimum Floor Area per Dwelling Unit
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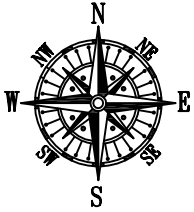
RS-6.70	1,000 square feet (City RS-8 Requirements)
RS-3.52, RS-6.85A, RS-6.85B, RD-12.22	800 square feet
RM-12.67 to RM-33.5	800 square feet (1-family) 600 square feet(multiple-family) 400 square feet (efficiency apt.)

(Ord. No. C-09-27, § 1, 10-20-09)



PROPERTY OWNERS NOTICE LIST

No	FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	LEGAL_LINE	LEGAL_LI_1
1	504217181580	MARTINEZ,JORGE H/E	1360 SW 29 AVE	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 1 BLK 15
2	504217181440	MARTINEZ,JORGE M	1361 SW 29 AVE	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 12 BLK 14
3	504217181890	MILLA,BOBBI & DAVID S	2873 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 32 BLK 15
4	504217181900	RIVERA,ORESTES P	2879 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 33 BLK 15
5	504217181910	GONZALEZ,LUZ ENEIDA	2885 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 34 BLK 15
6	504217181920	DEXTER,RUSSELL B	2891 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 35 BLK 15
7	504217181420	VARONA,CARLOS M & TINA M	2911 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 10 BLK 14
8	504217181410	VASQUEZ,CARLOS BERLANGA JR	2921 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 9 BLK 14
9	504217181930	PEPIN,R E & BILLIE J	2897 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 36 BLK 15
10	504217181430	SCHNOOR,DOUGLAS	2901 SW 14 ST	FORT LAUDERDALE	GILLCREST 34-12 B	LOT 11 BLK 14
11	504217040920	PUBLIC LAND	100 N ANDREWS AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	ROADS DEDICATED PE
12	504217080190	PUBLIC LAND	100 N ANDREWS AVE	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	STREETS DEDICATED P
13	504217040340	LAMMON,BRITTANY K	1401 SW 28 WAY	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 2 BLK 5
14	504217040330	FREDRICK,JAMES	2880 SW 14 ST	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 1 BLK 5
15	504217040241	CHEN,WEIYI	11 RUSSELL RD	ALEXANDRIA	CHULA VISTA 22-7 B	LOT 2 BLK 4
16	504217040240	CAMEJO,AGUSTIN LOPEZ	1448 SW 29 AVE # B	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 1 BLK 4
17	504217040020	RIVERA,EDWIN & ZENAIDA	2900 SW 14 ST	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 2 BLK 1
18	504217040010	PEPIN,JENNIFER	2904 SW 14 ST	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 1 BLK 1
19	504217080020	VEREJAN,NATALIA	2908 SW 14 ST	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 2 BLK 1
20	504217080010	CLAVIJO,ROLANDO H/E	1400 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 1 BLK 1
21	504217080111	MATIJEVICH,GARY H/E	2910 SW 14 ST	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 2 BLK 2
22	504217080110	MORALES,MIGUEL A	2972 SW 14 ST	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 1 BLK 2
23	504217040350	SALCEDO,MARTHA I	1465 SW 28 WAY	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 3 BLK 5
24	504217040250	FINNIGAN,FRANCIS P	1464 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 3 BLK 4
25	504217040030	MANAGENEST LLC	14901 SW 85 AVE	PALMETTO BAY	CHULA VISTA 22-7 B	LOT 3 BLK 1
26	504217080030	ACETUN,MARIO VASQUEZ	1460 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 3 BLK 1
27	504217080120	LUCERO,ENA M	1465 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 3 BLK 2
28	504217040360	RTZ PROPERTIES LLC	10961 NW 6 CT	PLANTATION	CHULA VISTA 22-7 B	LOT 4 BLK 5
29	504217040260	RODRIGUEZ ARTILES,NAISA	1480 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 4 BLK 4
30	504217040040	GARCIA,ERASMO JESUS &	2273 SW 30 TER	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 4 BLK 1
31	504217080040	SRP SUB LLC	8665 E HARTFORD DR	SCOTTSDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 4 BLK 1
32	504217080130	LIBI REAL ESTATE LLC	997 E OAKLAND PARK BLVD	OAKLAND PARK	CHULA VISTA 4TH ADD 34-6 B	LOT 4 BLK 2
33	504217040370	CHERIZOL,AUBINAI & MARIE	1497 SW 28 WAY	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 5 BLK 5
34	504217040270	MITCHELL,CHRISTINE G	1496 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 5 BLK 4
35	504217040050	KREZMIEN,JODY M	1497 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 5 BLK 1
36	504217080050	EGAN,ERIN MAE	1496 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 5 BLK 1
37	504217080140	RICHARD,ANDREW	1497 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 5 BLK 2
38	504217040380	HASTINGS,MELVILLE & RHONDA M	1499 SW 28 WAY	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 6,7 BLK 5
39	504217040280	HILL,JODY P H/E	1516 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 6 BLK 4
40	504217040060	COSCIA,DOMINIC JOSEPH	1517 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 6 BLK 1
41	504217080060	GARCIA,CARLOS RICARDO	1516 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 6 BLK 1
42	504217080150	ZEMOG,ZAP	1517 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 6 BLK 2
43	504217040290	JOHNSON,KRISTA	1532 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 7 BLK 4
44	504217040070	GUZMAN,MERCEDES ADELINA	1533 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 7 BLK 1
45	504217080070	CSUHTA,PAUL D H/E &	1532 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 7 BLK 1
46	504217080160	KEELS,NATASHA	1533 SW 29 TER	FORT LAUDERDALE	CHULA VISTA 4TH ADD 34-6 B	LOT 7 BLK 2
47	504217040300	MATTHEWS,RALPH M & MARIA C	1536 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 8 BLK 4
48	504217040080	MARTIN,KEVIN R	1549 SW 29 AVE	FORT LAUDERDALE	CHULA VISTA 22-7 B	LOT 8 BLK 1
49	504217080080	BODEA,GEORGETA GOEA	250 174 ST #905	SUNNY ISLES BEACH	CHULA VISTA 4TH ADD 34-6 B	LOT 8 BLK 1
50	504217182060	PUBLIC LAND	100 N ANDREWS AVE	FORT LAUDERDALE	GILLCREST 34-12 B	STREETS, AVENUES, C

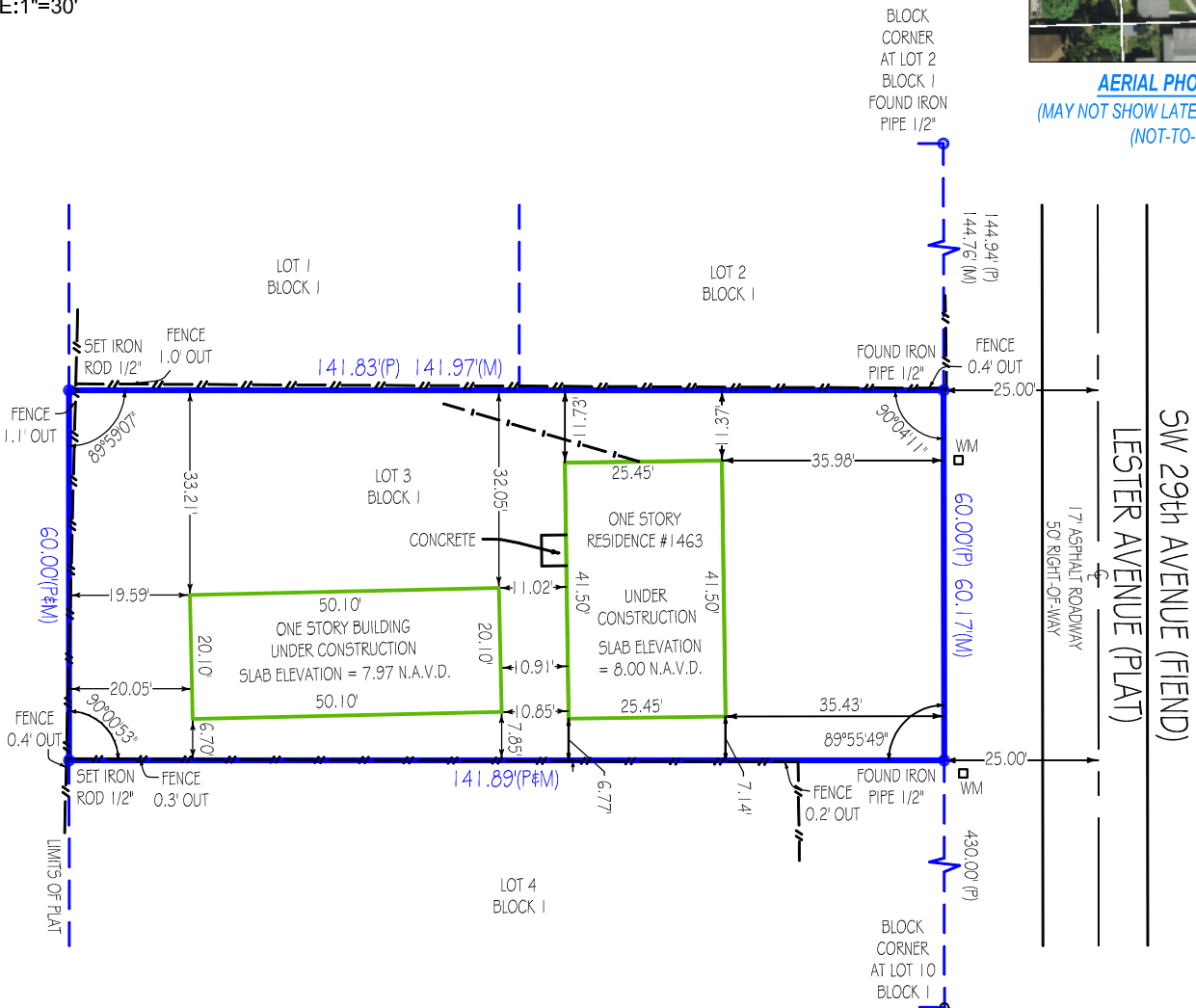


SCALE: 1"=30'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NO NOTABLE CONDITIONS FOUND.

Original Job No.: 113272-SE

<p>This survey has been issued by the following Landtec Surveying office: 700 W. Hillsboro Blvd. Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com</p>	<p>Elevations, if shown: Benchmark: <u>B.C.E.D. # 2077</u> Benchmark Elev.: <u>18.74</u> Benchmark Datum: <u>N.A.V.D. 88</u> Elevations on Drawing are in: <u>N.A.V.D.88</u></p>	<p>Revisions: 12/29/2021 SLAB & STEMWALL B. ZAB</p>	<p>Job No.: 132737-SE</p>	<p>Date of Field Work : 06/20/2021</p>	<p>Drawn by: M. N.</p>
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Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:			PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
BOUNDARY	CONSTRUCTION	CONDOMINIUM	
ALTA/NSPS	TOPOGRAPHIC	SPECIAL PURPOSE	

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER
B.S.L = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS
C/O = CLEANOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	L = LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER
OR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= AIR CONDITIONER	= SEC. QTR. CORNER
= FIRE HYDRANT	= SEPTIC LID	= UTILITY POLE
= MANHOLE	= ELEV. SHOT	= SECTION CORNER
= WATER VALVE	= WATER METER	

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

SIGNATURE _____ DATE: _____
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

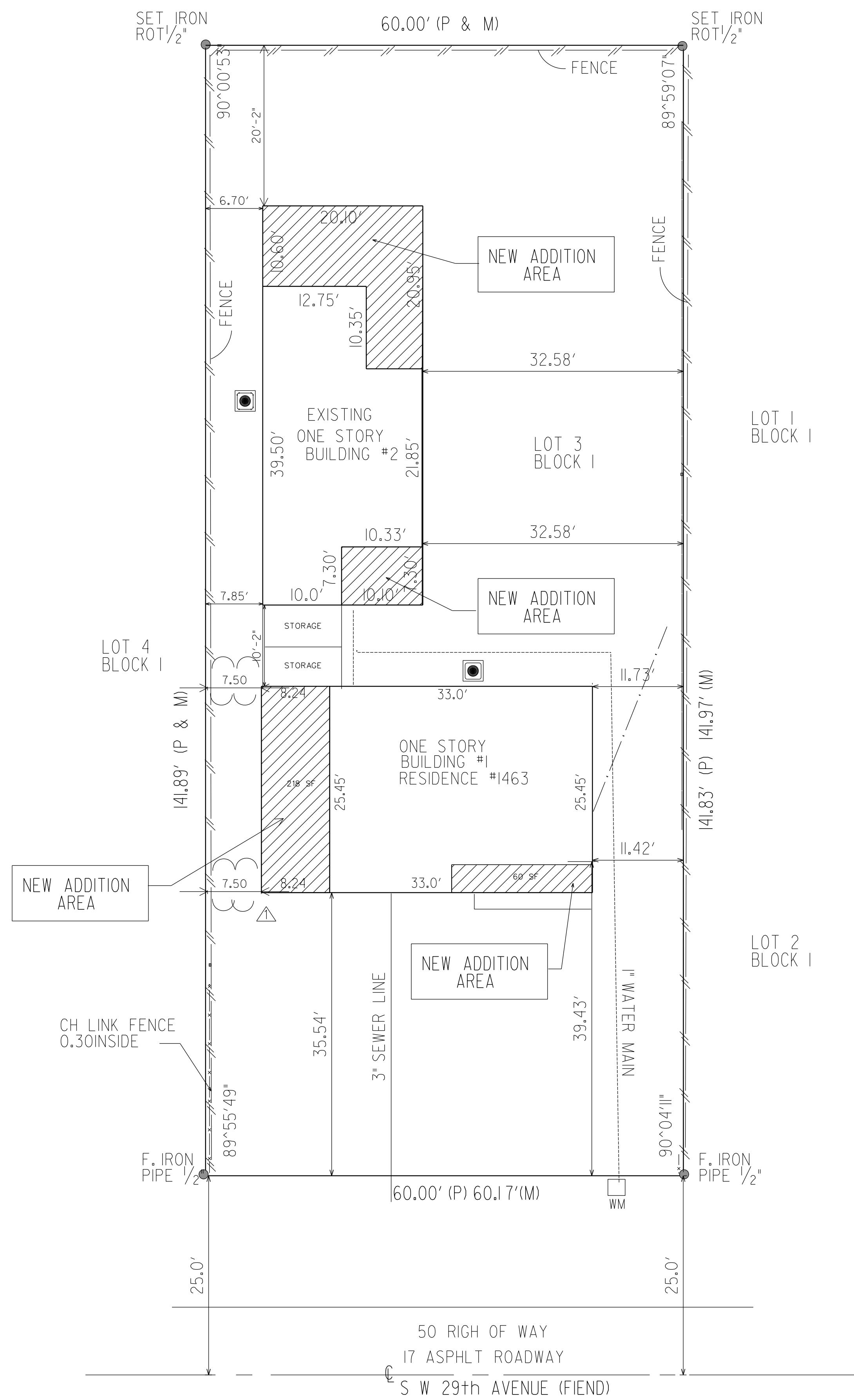


LANDTEC
 SURVEYING

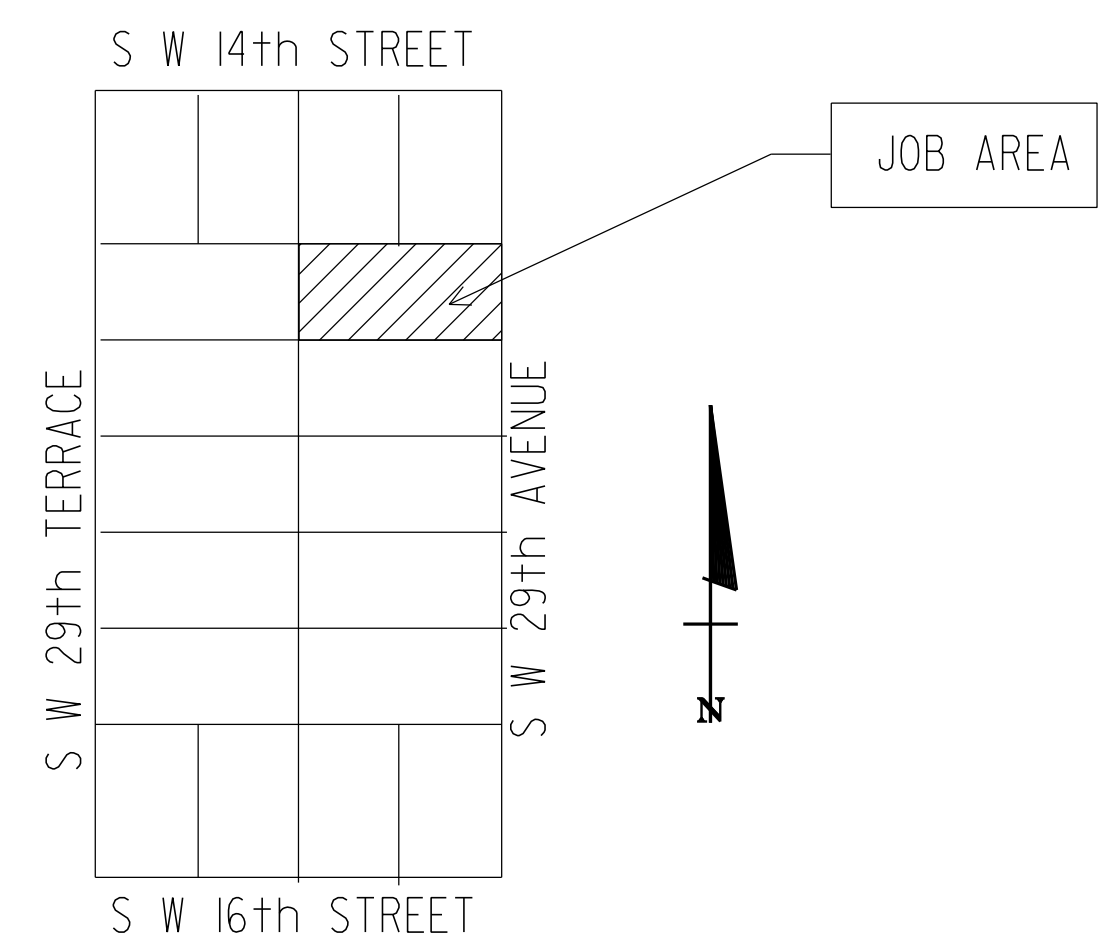
Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

LICENSED BUSINESS No. 8007



SITE PLAN
SCALE 1" = 10'



LOCATION MAP

N.T.S.

LEGAL DESCRIPTION

LOT 3 BLOCK 1 CHULA VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22 PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS 1463 S W 29th AVENUE FL 33312

ZONING LEGEND

GROSS LOT AREA :	8,509	SQ.FT
BUILDING No 1		
EXISTING LIVING AREA :	789	SQ.FT
NEW ADDITION	218	SQ.FT
NEW ADDITION	60	SQ.FT
TOTAL	1,067	SQ.FT
BUILDING No 2		
EXISTING LIVING AREA :	653	SQ.FT
NEW ADDITION	349	SQ.FT
TOTAL	1,002	SQ.FT

FLOOD ZONE : X
FLOOD MAP : 1211C
PANEL : 0556
SUFFIX : H
PANEL DATE: 08/18/2014

OCCUPANCY CLASIFICATION

OCCUPANCY CLASIFICATION - R-3
ALTERATION LEVEL 3
CONSTRUCTION TYPE III-A

SITE ACCESSIBILITY NOTES

ALL HANDICAPPED ACCESS ROUTES ARE EXISTING AND HAVE A MAXIMUM SLOPE OF 1:12 THERE IS AN ACCESSIBLE ROUTE FROM THE EXISTING SIDEWALK TO ENTRY DOOR AND FROM THE ACCESSIBLE PARKING SPACES TO ENTRY DOOR
ALONG ROUTE MAX LEVEL CHANGE OF 1/2" AT ENTRY DOORS OR THRESHOLD

ALL WORK TO BE PERFORMED UNDER THIS PERMIT SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE 7th EDITION

SCOPE OF WORK

- ARCHITECTURAL SCOPE OF WORK**
NEW INTERIOR REMODEL
NEW ADDITION MASTER BEDROOM
NEW ROOF
- PLUMBING SCOPE OF WORK**
NEW BATHROOM W/ SHOWER
NEW HOT WATER SYSTEM
NEW COOL WATER SYSTEM
NEW SEWER SYSTEM CONNECTED TO CITY SEWER SYSTEM
- ELECTRICAL SCOPE OF WORK**
NEW ELECTRIC SYSTEM
NEW ELECTRIC PANEL
- HVAC SCOPE OF WORK**
NEW A/C OULETS AND NEW A/C UNITS
PROVIDE NEW ENERGY CALCULATIONS

JOB LOCATION
1463 S W 29 AVENUE
FORT LAUDERDALE FL, 33312

PROPERTY OWNER

MANAGEMENT LLC

14901 S W 85 AVE
PALMETO BAY FL 33159

RAFAEL DROZ-SEDA P.E.
STATE OF FLORIDA
LIC. 39228

SEAL

9130 CRECENT DR.
MIRAMAR FL,33025
PH. 305-962-7452

PROJECT NO: 010-015-2020

DATE	MARK	DESCRIPTION
03-24-2021		

FOLIO No

DRAWN BY: L.VARGAS

CHKD BY: R.DROZ-SEDA

REVISIONS

NO.	DESCRIPTION
1	BY OWNER 3-21
2	
3	

SHEET TITLE

SITE PLAN

SP-1

SHEET 1 OF 8











Site Address	1463 SW 29 AVENUE, FORT LAUDERDALE FL 33312	ID #	5042 17 04 0030
Property Owner	MANAGENEST LLC	Millage	0312
Mailing Address	14901 SW 85 AVE PALMETTO BAY FL 33158	Use	01
Abbr Legal Description	CHULA VISTA 22-7 B LOT 3 BLK 1		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$55,320	\$13,510	\$68,830	\$68,830	
2021	\$55,320	\$112,080	\$167,400	\$167,400	\$4,243.43
2020	\$55,320	\$117,460	\$172,780	\$135,940	\$3,886.27

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$68,830	\$68,830	\$68,830	\$68,830
Portability	0	0	0	0
Assessed/SOH	\$68,830	\$68,830	\$68,830	\$68,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$68,830	\$68,830	\$68,830	\$68,830

Sales History			
Date	Type	Price	Book/Page or CIN
5/28/2020	WD-Q	\$180,000	116524745
6/1/1981	WD	\$42,000	9630 / 725
10/1/1975	WD	\$31,500	

Land Calculations		
Price	Factor	Type
\$6.50	8,511	SF
Adj. Bldg. S.F. (Card, Sketch)		1464
Units		2
Eff./Act. Year Built: 1954/1950		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
2						2		



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Detail by Officer/Registered Agent Name

Florida Limited Liability Company
 MANAGENEST LLC

Filing Information

Document Number L20000118937
FEI/EIN Number 85-0989350
Date Filed 05/01/2020
State FL
Status ACTIVE

Principal Address

14901 SOUTHWEST 85TH AVENUE
 PALMETTO BAY, FL 33158

Mailing Address

14901 SOUTHWEST 85TH AVENUE
 PALMETTO BAY, FL 33158

Registered Agent Name & Address

REGISTERED AGENTS INC.
 7901 4TH ST N
 STE 300
 ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title AMBR

FLORENTINO, LAUDY, SR
 14901 SOUTHWEST 85TH AVENUE
 PALMETTO BAY, FL 33158

Annual Reports

Report Year	Filed Date
2021	02/10/2021

Document Images

02/10/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- Florida Limited Liability	View image in PDF format

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Florida Department of State, Division of Corporations