



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**APRIL 21, 2022**

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

**Wednesday, May 11, 2022 at 6:00 P.M**

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

**CASE:** **PLN-BOA-22040001**

**OWNER:** HARVARD@SHANE INVESTMENT GROUP LLC

**AGENT:** N/A

**ADDRESS:** 1300 NW 1<sup>ST</sup> AVENUE, FORT LAUDERDALE, FL., 33311

**LEGAL DESCRIPTION:** LOT 13, LESS THE SOUTH 15 FEET THEREOF, BLOCK 81, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**ZONING DISTRICT:** RDS-15 -RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY

**COMMISSION DISTRICT:** 2

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

- The applicant is requesting a variance from the 10-foot minimum corner yard requirement of Section 47-5.32 Table of Dimensional Requirements for the RD-15 and RDs-15 Districts to allow the construction of a single-family dwelling with a corner yard of 2 feet. A total reduction of 8 feet.

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

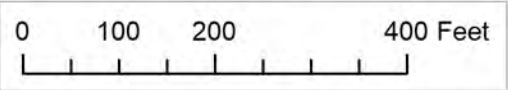
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will

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-22040001

Path: J:\DSD\DRCLocationMaps\_16\_RM\ArcMap\BOA\_2022\_05\_11\PLN-BOA-22040001.mxd



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: MAY 11, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22040001

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

The applicant is requesting a variance from the 10-foot minimum corner yard requirement of Section 47-5.32 Table of Dimensional Requirements for the RD-15 and RDs-15 Districts to allow the construction of a single-family dwelling with a corner yard of 2 feet. A total reduction of 8 feet.

**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: 05/11/2022**

**AGENDA ITEM: 3**

**CASE:**

**PLN-BOA-22040001**



## SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 08/23/2021 | Print Date: 08/23/2021  
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 by 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 the Board Liaison and 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. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

**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.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650  
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850  
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request Before The Board: \$1,150

# 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	HARVARD @ SHANE INVESTMENT	
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner	
Address, City, State, Zip	811 NW 33rd TERR	
E-mail Address	HARVARD@SHANE@GMAIL.COM	
Phone Number	954-309-5272	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or	<input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	AI HARVARD
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	811 NW 33rd Ft Lauderdale, FL 33311
E-mail Address	Harvard@Shane@gmail.com
Phone Number	
Letter of Consent Submitted	

Development / Project Name	HARVARD @ SHANE INVESTMENTS	
Existing / New	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> New
Project Address	Address: 1300 NW 1st AVE FORT LAUDERDALE	
Legal Description	PROGRESSO 2-18 D LOT 13 LESS S 15 THERE OF BLK 81	
Tax ID Folio Numbers (For all parcels in development)	4942 34 02 6210	
Variance Request (Describe)		
Applicable ULDR Sections	RDS 15	

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/> W	W. 25' FT	25 FT
Side <input type="checkbox"/> N	5 FT	5 FT
Side <input type="checkbox"/> S *	10 FT	2 FT *
Rear <input type="checkbox"/> E	15 FT	15 FT



## 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.

We are seeking to amend the existing 10' setback on the south side of the building (13 street) NW to give us a 2 foot setback on said side.

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

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and The property is only 35' wide. This would leave us with a 20' wide house, (TOO narrow). We are proposing a 28' building.

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

This is one such property: Narrow width.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

A denial of this variance will almost make the property un usable.

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

Not self created, property was purchased like that.

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

The variance is the minimum.

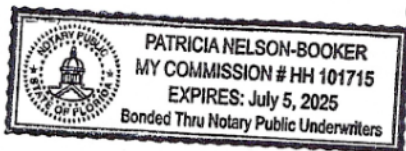
AL HARVARD'S

**AFFIDAVIT:** I, TERENCE SHANE the Owner/Agent of said property ATTEST that I am aware of the following:

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

Al Harard Terence Shane  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 22<sup>nd</sup> day of APRIL 2022



Patricia Nelson Booker  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



### Page 3: Required Documentation & Mail Notice Requirements

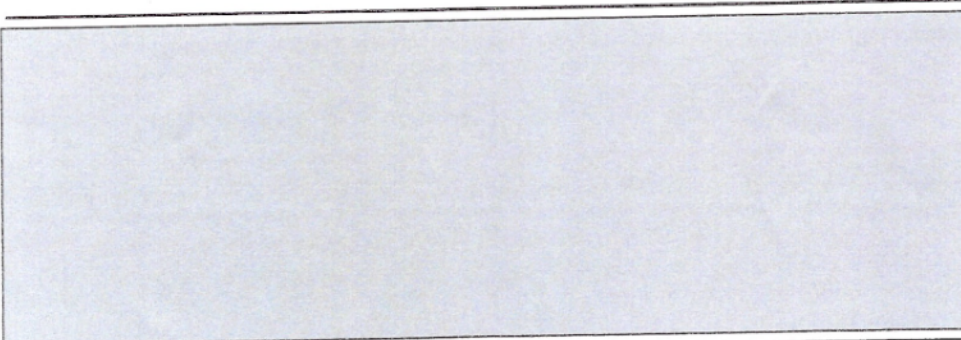
One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://acadprod.accela.com/>). The Plans and Survey must be digitally signed and sealed AND

Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

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

Note: All copy sets must be clear and legible.

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



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

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

City of Fort Lauderdale  
Urban Design & Development -BOA  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- To order a tax map and notice list, please email Heather Hanson at [hhanson@bcps.net](mailto:hhanson@bcps.net) or call 954-357-6855. You may also contact Kenny Gibbs, [kgibbs@bcps.net](mailto:kgibbs@bcps.net) or call 954-357-5503.

**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. P/Inbo22040001

APPLICANT: HARVARD @ SHANE INVESTMENT

PROPERTY: 1300 NW 1st AVE

PUBLIC HEARING DATE: May 11, 2022

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

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

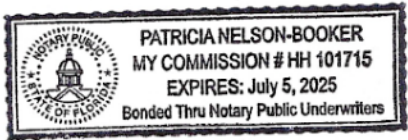
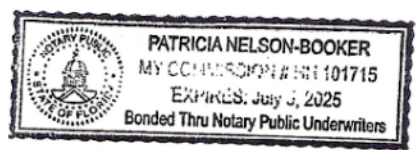
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. AL TS (Initial here)

Al Harvard Terence Shane  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 22nd day of APRIL 2022

(SEAL)

Patricia Nelson Booker  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 5: Technical Specifications

### A. SITE PLAN

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

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

### B. BUILDING ELEVATIONS (as applicable)

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

# Harvard@Shane Investment Group, LLC

2901 NW 24<sup>th</sup> Court Fort Lauderdale, Florida 33311

Phone 954-309-5272

Fax 954-583-4111

Email: Nelsonkim1@bellsouth.net

Al Harvard

811 NW 33<sup>rd</sup> Terrace

Lauderhill, Florida 33311

March 1, 2022

RE: 1300 NW 1<sup>st</sup> Avenue

Fort Lauderdale, Florida 33311


## Narrative

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

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

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

Respectfully,



Al Harvard



Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
BLD-RNC-22040004	SF NEW CONSTRUCTION	NEW CONSTRUCTION	Residential New Construction Permit		0		1300 NW		1 AVE	4/12/2022	In Process
PLN-BOA-22040001 SE22030148		1300 NW 1st Ave	Z- Board of Adjustment (BOA) Bulk Trash Case		0 0 Wanda Acquavella		1300 NW 1300 NW		1 AVE 19 AVE	4/6/2022 3/16/2022	Open Complied
CE22020120	CUTTING DOWN A TREE WITHOUT A PERMIT.		Code Case		0 Bernstein Saimbert		1300 NW		1 AVE	2/2/2022	Closed
CE19022106	L/S LIEN PROCESSING - 0- CASE FOUND	COOPER,MARY H/E	Code Case		0		1300 NW		19 AVE	2/13/2019	Closed
VIO-CE19021106_1		COOPER,WILLIE COOPER,MARY H/E COOPER,WILLIE	Violation-CODE Hearing		0		1300 NW		19 AVE	2/13/2019	Closed
CE18090654	LAUDERDALE MANORS - 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-	COOPER,MARY H/E COOPER,WILLIE	Bulk Trash Case		0		1300 NW		19 AVE	9/11/2018	Closed
VIO-CE18090654_1	LAUDERDALE MANORS - BULK TRASH PILE WAS FOUND ON	COOPER,MARY H/E COOPER,WILLIE	Bulk Trash Case		0		1300 NW		19 AVE	9/11/2018	Closed
CE18010543	L/S ONE STEP - 0 - CASE FOUND	CITY OF FORT LAUDERDALE	Code Case		0		1300 NW		1 AVE	1/8/2018	Closed
VIO-CE18010543_1		CITY OF FORT LAUDERDALE	Violation-CODE Hearing		0		1300 NW		1 AVE	1/8/2018	Closed
CE17041614	L/S ONESTEP - 0 OPEN CASES FOUND	CITY OF FORT LAUDERDALE	Code Case		0		1300 NW		1 AVE	4/18/2017	Closed
VIO-CE17041614_1		CITY OF FORT LAUDERDALE	Violation-CODE Hearing		0		1300 NW		1 AVE	4/18/2017	Closed
CE16080788	SMRCA - (ILLEGAL DUMP) TREE DEBRIS HAS BEEN, ILLEGALLY DUMPED ON THE SWALE OF THIS CITY OWNED, VACANT LOT. PAPERWORK WAS SUBMITTED FOR REMOVAL. - WQJ-	CITY OF FORT LAUDERDALE	Bulk Trash Case		0		1300 NW		1 AVE	8/10/2016	Closed
VIO-CE16080788_1	SMRCA - (ILLEGAL DUMP) TREE DEBRIS HAS BEEN	CITY OF FORT LAUDERDALE	Bulk Trash Case		0		1300 NW		1 AVE	8/10/2016	Closed
CE16031567	DERELICT VEHICLE ON CITY VACANT LOT	CITY OF FORT LAUDERDALE	Code Case		0		1300 NW		1 AVE	3/21/2016	Closed
CE16031585	ILLEGAL DUMPING ON CITY LOT ( MATTRESS)	CITY OF FORT LAUDERDALE	Code Case		0		1300 NW		1 AVE	3/21/2016	Closed
VIO-CE16031567_1	DERELICT VEHICLE ON CITY VACANT LOT	CITY OF FORT LAUDERDALE	Violation-CODE Hearing		0		1300 NW		1 AVE	3/21/2016	Closed
VIO-CE16031585_1	ILLEGAL DUMPING ON CITY LOT ( MATTRESS)	CITY OF FORT LAUDERDALE	Violation-CODE Hearing		0		1300 NW		1 AVE	3/21/2016	Closed
CE16030543	DERELICT VEHCILE ON THE SWALE	COOPER,MARY H/E COOPER,WILLIE	Code Case		0		1300 NW		19 AVE	3/8/2016	Closed
VIO-CE16030543_1	DERELICT VEHCILE ON THE SWALE	COOPER,MARY H/E COOPER,WILLIE	Violation-CODE Hearing		0		1300 NW		19 AVE	3/8/2016	Closed
CE15110633	ABANDON CAR ON EMPTY LOT.	CITY OF FORT LAUDERDALE	Code Case		0		1300 NW		1 AVE	11/10/2015	Closed
VIO-CE15110633_1		CITY OF FORT LAUDERDALE	Violation-CODE Hearing		0		1300 NW		1 AVE	11/10/2015	Closed
CE15070380	VACANT LOT BEING USED AS A USED CAR LOT., DIFFERENT CARS WITH FOR SALE SIGNS ALL WEEK LONG., VACANT LOT BEING USED AS A USED CAR LOT., DIFFERENT CARS WITH FOR SALE SIGNS ALL WEEK LONG.	CITY OF FORT LAUDERDALE	Code Case		0		1300 NW		1 AVE	7/7/2015	Closed
VIO-CE15070380_1	VACANT LOT BEING USED AS A USED CAR LOT.	CITY OF FORT LAUDERDALE	Violation-CODE Hearing		0		1300 NW		1 AVE	7/7/2015	Closed
PM-06080721	SEPTIC TO SEWER CONNECTION	SEPTIC TO SEWER CONNECTION	Plumbing Sewer Cap Permit		0		1300 NW		19 AVE	8/7/2006	Complete
CE96030354	48 HR. NOTICE POSTED, BULK TRASH OUT EARLY - CONSTRUCTION DEBRIS	COOPER,MARY H/E COOPER,WILLIE	Code Case		0		1300 NW		19 AVE	3/7/1996	Closed
VIO-CE96030354_1		COOPER,MARY H/E COOPER,WILLIE	Violation-CODE Hearing		0		1300 NW		19 AVE	3/7/1996	Closed

**PLN-BOA-22040001**

**Sec. 47-5.32. Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)**

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft.  25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  25 ft. when abutting a waterway	See Section 47-18.38  25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  25 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of	Same as for single-family requirement  25 ft. when abutting a waterway	See Section 47-18.38  25 ft. when abutting a waterway	See Section 47-18.9  25 ft. when abutting a waterway

	additional height 25 ft. when abutting a waterway			
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway
Minimum distance between buildings (ft.)	None	None	None	None

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

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

**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. P/Inbo22040001

APPLICANT: HARVARD @ SHANE INVESTMENT

PROPERTY: 1300 NW 1st AVE

PUBLIC HEARING DATE: May 11, 2022

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

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

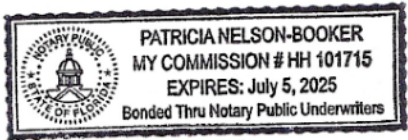
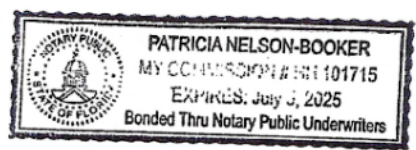
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. AL TS (Initial here)

Al Harvard Terence Shane  
Affiant


SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 22nd day of APRIL 2022

(SEAL)

Patricia Nelson Booker  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:





 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**

DATE: MAY 11, 2022 TIME: 6:00 PM CASE: PLN-BOA-22040001

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

The applicant is requesting a variance from the 10-foot minimum corner yard requirement of Section 47-5.32 Table of Dimensional Requirements for the RD-15 and RDs-15 Districts to allow the construction of a single-family dwelling with a corner yard of 2 feet. A total reduction of 8 feet.

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 14-29, it shall be unlawful for any person to remove, mark, tamper with, or destroy in any manner any building or other thing constructed in or under the control of the City. Persons violating or interfering with this notice shall be subject to the criminal penalties provided in Section 14-29.2(a). In the event of a violation, the applicant will bear the burden of the cost of any replacement, removal, or destruction of the notice. The date of posting is 05/09/2022 at 10:00 AM.





CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: MAY 11, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22040001

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

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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. It is subordinate to City Code Section 16-29. It shall be unlawful for any person to print, copy, borrow or destroy in any manner any building or other thing belonging to or under the control of the City. Permit issuing or reviewing the Notice prior to the subject for fee waiver requirement. In accordance with City Code Section 47-27.2A, if the applicant withdraws the request for the Board of Adjustment, this notice shall be subject to fee waiver requirement. If the applicant withdraws the request for the Board of Adjustment, this notice shall be subject to fee waiver requirement.







150 75 0 150 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



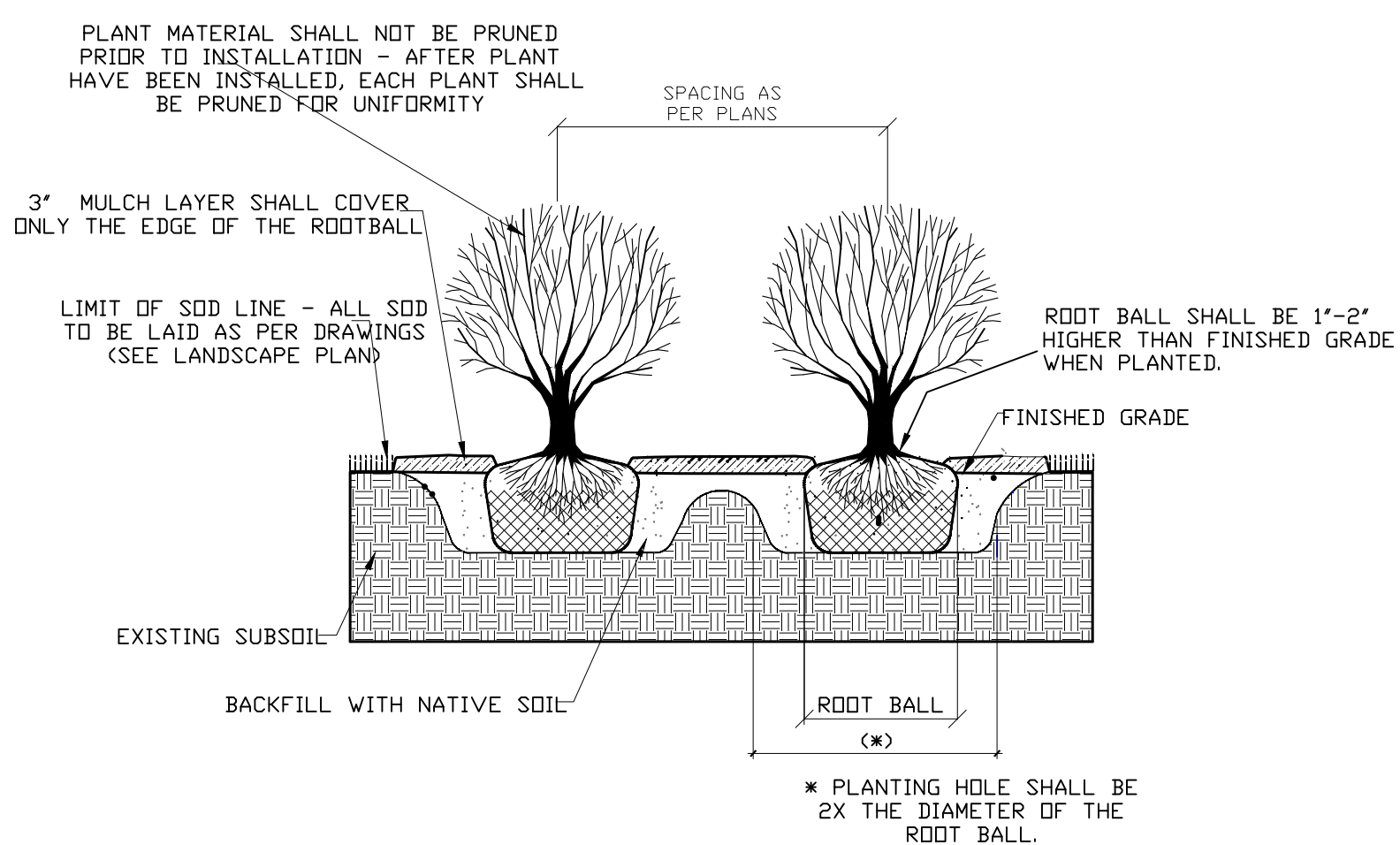
1300 NW 1st Ave



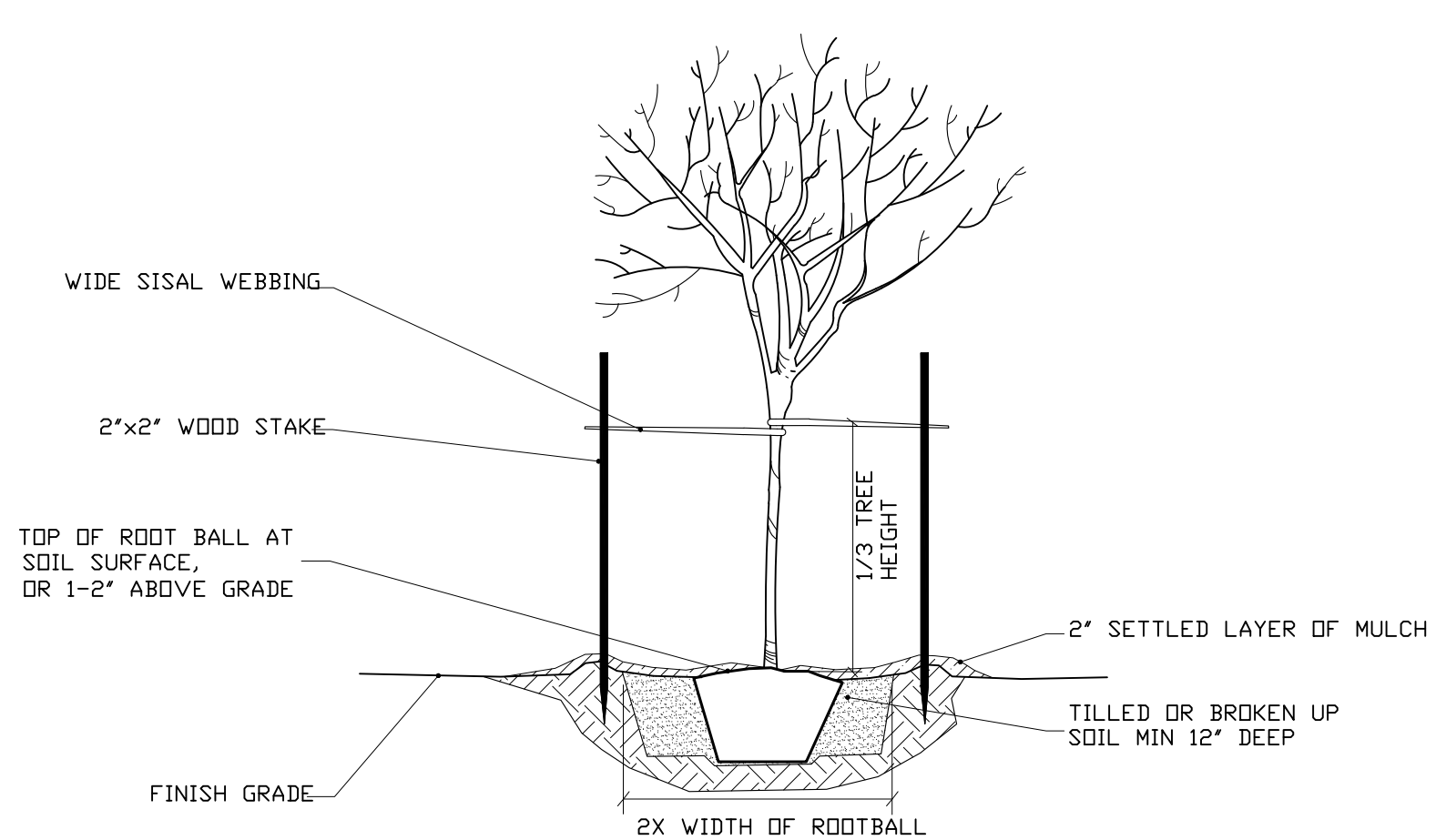
FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494234026150	ANDREWS 1329 LLC		2608 SW 45 ST	FORT LAUDERDALE	FL	33312
494234026280	MARON,MICAH	CONFER,CAITLYN	1328 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026160	MALKASKI,JOSHUA		1325 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026270	SOLANO,IGNACIO		1324 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234025940	ARDILA,VANESSA	ZAPATA,ANDRES D BARRERA	1325 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026490	KOEHLER,SHEILA R		1320 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026170	HOFF,ARTHUR JR		1321 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026260	PETERSEN,ERIK		1322 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234025950	MOMPREMIER,MATHIEU		1321 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026050	JOHN J COSTA REV LIV TR	COSTA,JOHN J TRUSTEE	2621 NE 3 ST	POMPANO BEACH	FL	33062
494234026480	LAWRENCE,EVELYN		PO BOX 8624	FORT LAUDERDALE	FL	33310
494234026180	MEDINA,MARTHA		941 SW 29 WAY	FORT LAUDERDALE	FL	33312
494234026250	ALLEN,MAURICE H/E	ALLEN,MARGO	1316 NW 1 AVE	FORT LAUDERDALE	FL	33304
494234025960	PROPHETE,BELIZAIRE & OLIANE		1317 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026040	ST PRIS,FLAVIE H/E	FRANCIS,LOU	1316 NW 2 AVE	FORT LAUDERDALE	FL	33311
494234026470	GUTIERREZ,SEBASTIAN LOPEZ		1312 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026190	CORDEIRO,JOSE CARLOS		1313 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026240	REMEDIOS,AMARILYS		1312 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234025970	ROBINSON,RANDALL C JR		1313 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026030	COLEY,EVELYN JILL		1312 NW 2 AVE	FORT LAUDERDALE	FL	33311
494234026460	JOSEPH,KESNA		1308 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026230	VILLA,ROBERT		915 INTRACOASTAL DR #2	FORT LAUDERDALE	FL	33304
494234025980	GIRALDO,YULBRAINER	SHABLIN,JEFFREY	915 BAINBRIDGE ST #102	PHILADELPHIA	PA	19147
494234026020	ATARI LLC		222 YAMATO RD #106	BOCA RATON	FL	33431
494234026450	SPINELLI,ROBERTO J		911 NW 45 AVE	COCONUT CREEK	FL	33066
494234025990	MARC,GERARD JOSEPH		1305 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026000	JOSEPH,MARC EVANS	PIERRE,CARMELITA	1301 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234026010	MOORE,KYSHANNA		1300 NW 2 AVE	FORT LAUDERDALE	FL	33311
494234370010	FIRST CHURCH OF GOD FORT	LAUDERDALE INC ETAL	1242 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234033750	STRATEGIC GLOBAL	TECHNOLOGIES LLC	201 DAVIDSON ST GOPAUL LANDS	*MARABELLA	TT	
494234033500	NOEL,MARELUS		1251 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234033780	1245 NW LLC		303 NW 14 AVE	FORT LAUDERDALE	FL	33311
494234034010	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494234033990	JUSTE,MARIE		10681 OLD HAMMOCK WAY	WELLINGTON	FL	33414
494234033510	SHEILA PAUL REV LIV TR		1316 MARSH HARBOR DR	JACKSONVILLE	FL	32225
494234033530	MJ INVESTMENT HOLDINGS INC		PO BOX 14303	FORT LAUDERDALE	FL	33302
494234033730	HEFLIN,EDWARD BRYAN H/E	DAIGLE,CHARLOTTE A	1236 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234033540	MJ INVESTMENT HOLDINGS INC		PO BOX 14303	FORT LAUDERDALE	FL	33302



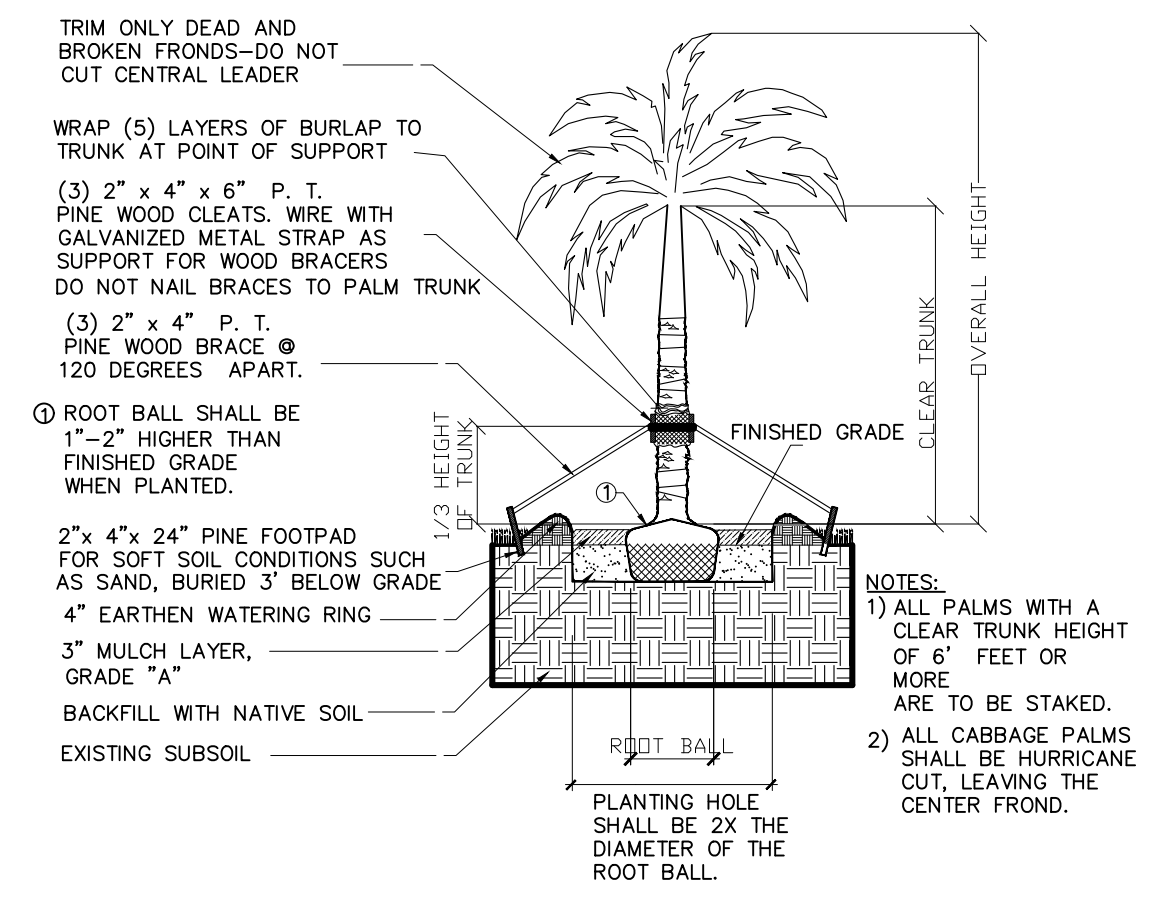
494234033550	MCKINNEY,KEVIN		1233 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234033970	DAVID,STEVEN J	DAVID,SABRINA SHEEHY	2430 NE 49 ST	LIGHTHOUSE POINT	FL	33060
494234033720	HEFLIN,EDWARD BRYAN		1236 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234033800	SMITH,IRENE		1231 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234033681	THORPE,NANCY M		1230 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234033560	WARMAN,PATRICIA B		1229 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234033810	VERDAD PROPERTY MANAGEMENT LLC		220 NE 51 ST	OAKLAND PARK	FL	33334
494234033980	BRATHOLT,KEVIN W		312 W 93 ST APT 136	NEW YORK	NY	10025
494234033791	THROWER,WILLIAM RAYMOND &	WILLIAMS,GEORGE SMITH III	1239 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234033790	ALLEN,GARTH T	CORDERO,LIGIA	1241 NW 1 AVE	FORT LAUDERDALE	FL	33311
494234033740	BARTANOWITZ,S & CHERYL S		1908 NW 2 AVE	WILTON MANORS	FL	33311
494234026201	GADDIS,GREGORY P		1307 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026451	SPINELLI,ROBERTO		PO BOX 4234	DEERFIELD BEACH	FL	33442
494234026210	HARVARD@SHANE	INVESTMENT GROUP LLC	840 NW 33 TER	FORT LAUDERDALE	FL	33311
494234026200	GADDIS,J RYAN		1301 N ANDREWS AVE	FORT LAUDERDALE	FL	33311
494234026220	HARVARD@SHANE	INVESTMENT GROUP LLC	840 NW 33 TER	FORT LAUDERDALE	FL	33311



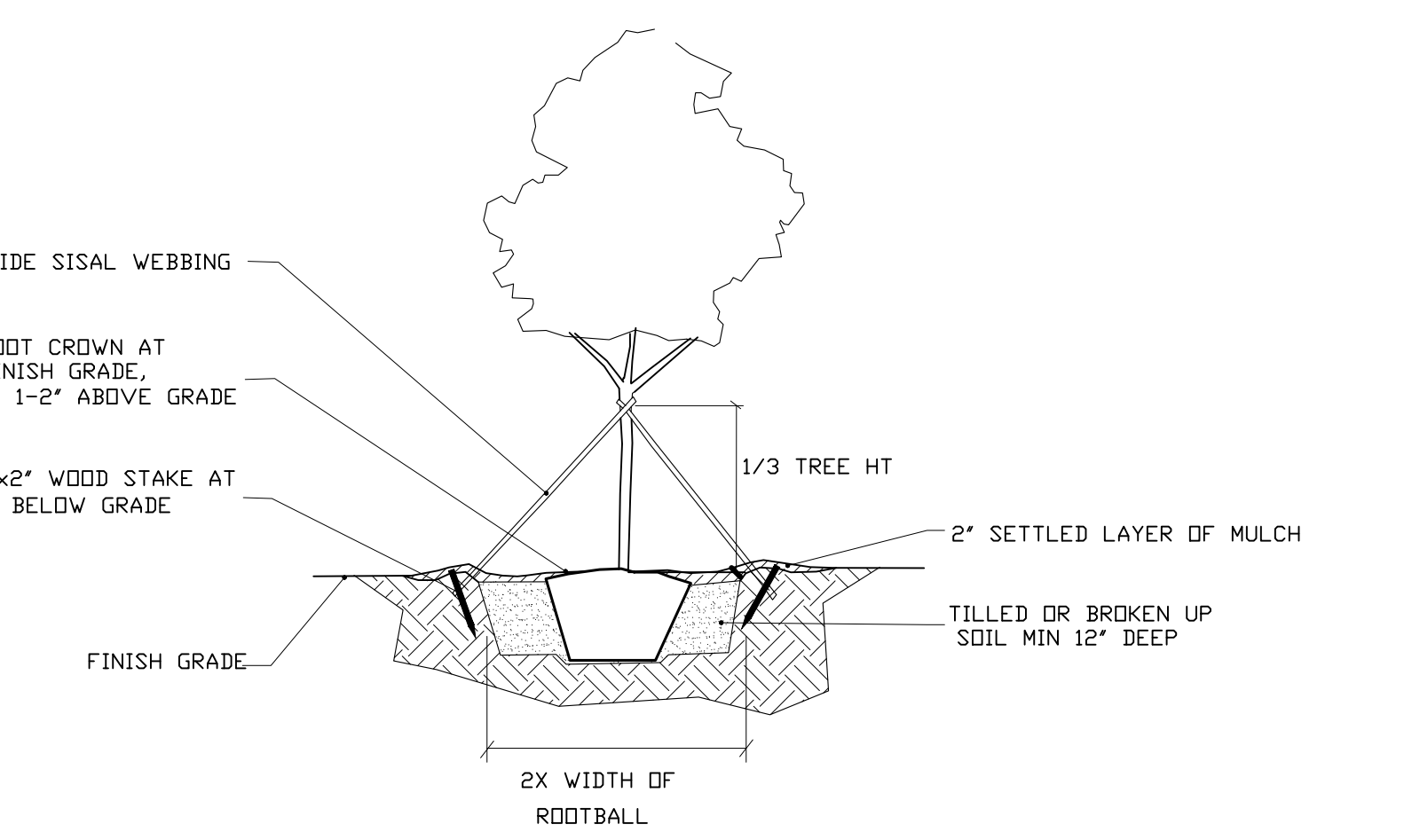
**TYP. SHRUB PLANTING:**  
NOT TO SCALE



**SMALL TREE PLANTING**  
NOT TO SCALE



**TYP. PALM PLANTING:**  
NOT TO SCALE



**TREE PLANTING**  
NOT TO SCALE

- NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE**
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
  2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
  3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
  4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
  5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
  6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
  7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

- LANDSCAPE NOTES**
1. MINIMUM 30 SHRUBS TO BE PROVIDED 24" HI MIN.
  2. TO PROVIDE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAINSENSOR DEVICE.
  3. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE SOIL OVERLAP.
  4. PROVIDE LANDSCAPE MATERIAL AROUND ALL MECHANICAL EQUIP.
  5. PROVIDE GRASS OR GROUND COVER ON ALL OPEN AREAS.
  6. PROVIDE SOD IN THE SWALE AND OPEN AREAS.
  7. TRASH SERVICE TO BE BY GANS KEPT AT THE SIDE OR REAR OF BUILDING, NOT VISIBLE FROM THE STREET AND SCREENED ON THREE SIDES.
  8. ALL LANDSCAPING MATERIAL WILL BE FLORIDA NO.1 OR BETTER.
  9. PLACE TWO INCHES OF MULCH AROUND ALL TREES.
  10. ALL MECHANICAL EQUIP TO BE SCREENED ON THREE SIDES WITH A HEDGE, SOLID FENCE OR WALL. MIN HEIGHT OF SCREEN TO BE SIX INCHES ABOVE ITEM BEING SCREENED.
  11. NO TREES WILL BE REMOVED OR RELOCATED.
  12. EXTERIOR LIGHTING CANNOT GENERATE MORE THAN ONE FOOT CANDLE LIGHT AT ANY PROPERTY LINE.
  13. ALL EXTERIOR LIGHT SOURCE MUST BE RECESSED WITHIN THE STRUCTURE OR FIXTURE IN WHICH IT IS LOCATED.
  14. WHERE OVERHEAD WIRES EXIST, TREES TO BE AN FPL APPROVED UNDER STORY TREE SPECIES.
  15. PROVIDE A MIN OF THREE (3) TREES/PALMS ON THE PROPERTY. CANOPY TREES MIN 12 FT TALL PALMS MIN 14 FT TALL WITH MIN 4 FT CLEAR TRUNK.
  16. SPECIES OF TREES TO BE APPROVED BY THE CITY BEFORE PLANTING.
  17. CHECK FOR LANDSCAPING MATERIAL IN VISIBILITY TRIANGLES.
  18. PRIOR TO PLANTING ANY LANDSCAPING MATERIAL IT WILL BE NECESSARY TO VERIFY ANY UTILITY EASEMENT AND UTILITY LINES.
  20. ALL SOD SHALL BE ST AUGUSTINE
- LANDSCAPING = 2202 SQ FT  
GROUND COVER = 1278 SQ FT  
SOD = 918 SQ FT
- SOD CANNOT EXCEED 60% OF LANDSCAPING MATERIAL  
918 / 2202 = 41.7%  
42 IS LESS THAN 60

- NOTES: TREE PLANTING**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z601-2004). PLANT ACCORDING TO ANSI A300 PART 6.
  2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
  3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
  4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
  5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
  6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
  7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
  8. USE THREE 2" x 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
  9. ATTACH 3/4" SISAL WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
  10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
  11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
  12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

PLANT LIST									
SYMB.	COMMON / BOTANICAL NAME	HEIGHT	EXIST / NEW	DBH	QTY	CONDITION	DROUGHT TOLERANCE	REMARKS	NATIVE
QV	QUERCUS VIRGINIA / LIVE OAK	12 FT	NEW	2	2	NEW	GOOD	NEW	YES
CS	GEIGER TREE / COEDIA SEBASTINA	12 FT	NEW	2	2	NEW	GOOD	NEW	YES
CP	COCO PLUM	2 FT	NEW	16	16	NEW	GOOD	NEW	YES

**PLANT LIST CALCULATION**

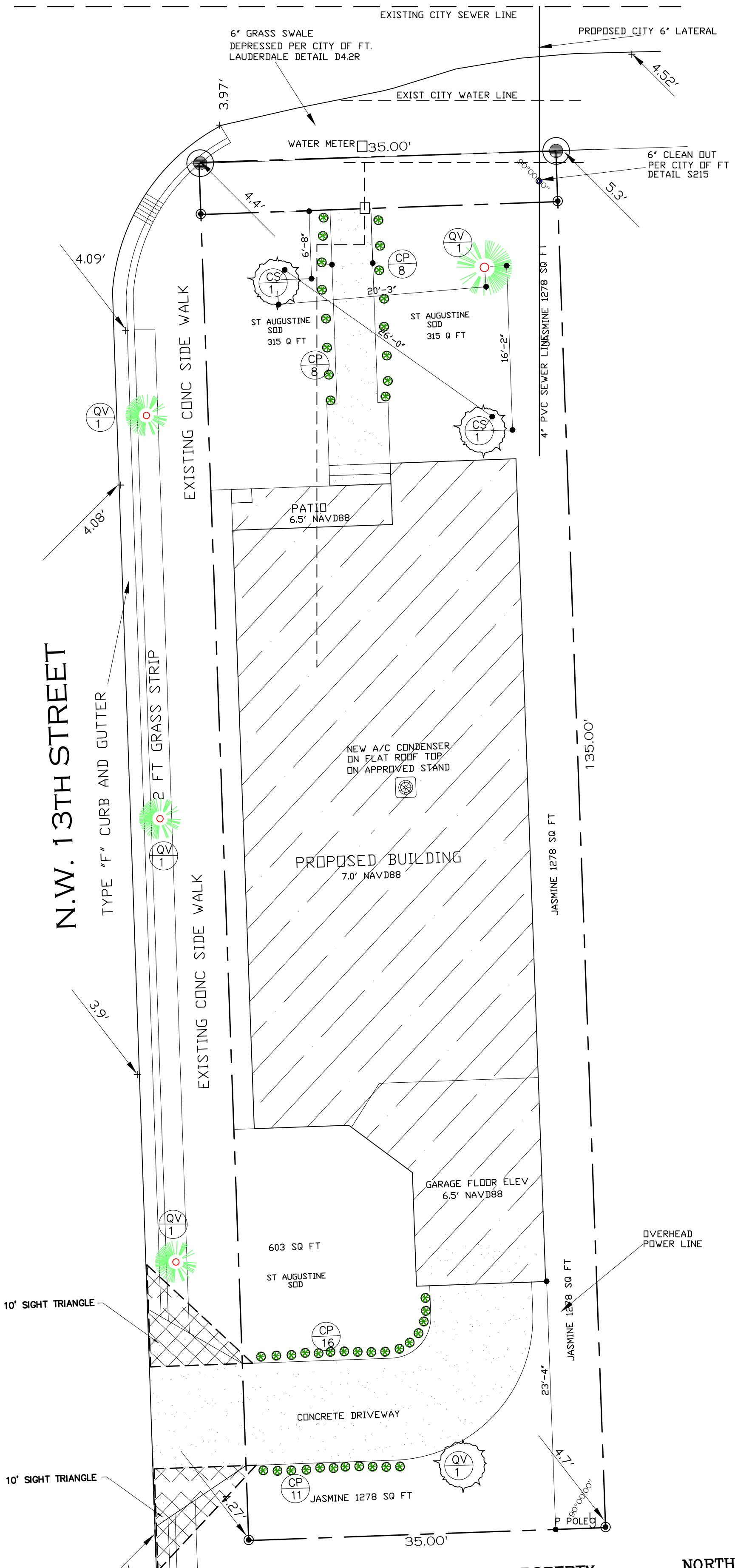
LDT SIZE: 4725 SF.

TREES REQUIRED: 4  
FOUR TREES REQUIRED

TOTAL 3 TREES REQUIRED IN FRONT OF PROPERTY  
% OF NATIVE PLANTS REQUIRED 25% = 2 TREES. 4 PROVIDED

SHRUBS PROVIDED: 16  
MIN 2 SPECIES OF TREES REQUIRED. 2 PROVIDED

FEMA FLOOD PANEL 1201C0369H  
BASE FLOOD ELEVATION 6'  
FLOOD ZONE AH6  
DESIGNED ELEVATION 7'



**LANDSCAPE PLAN**

ALL SOD SHALL BE ST AUGUSTINE

SCALE: 1" = 8'-0"

DESIGN & CONSTRUCTION SERVICES INC.  
 7421 PLANTATION BOULEVARD MIAMI, FL 33023  
 CELL: 754-581-6344 | EMAIL: mangkustom@gmail.com

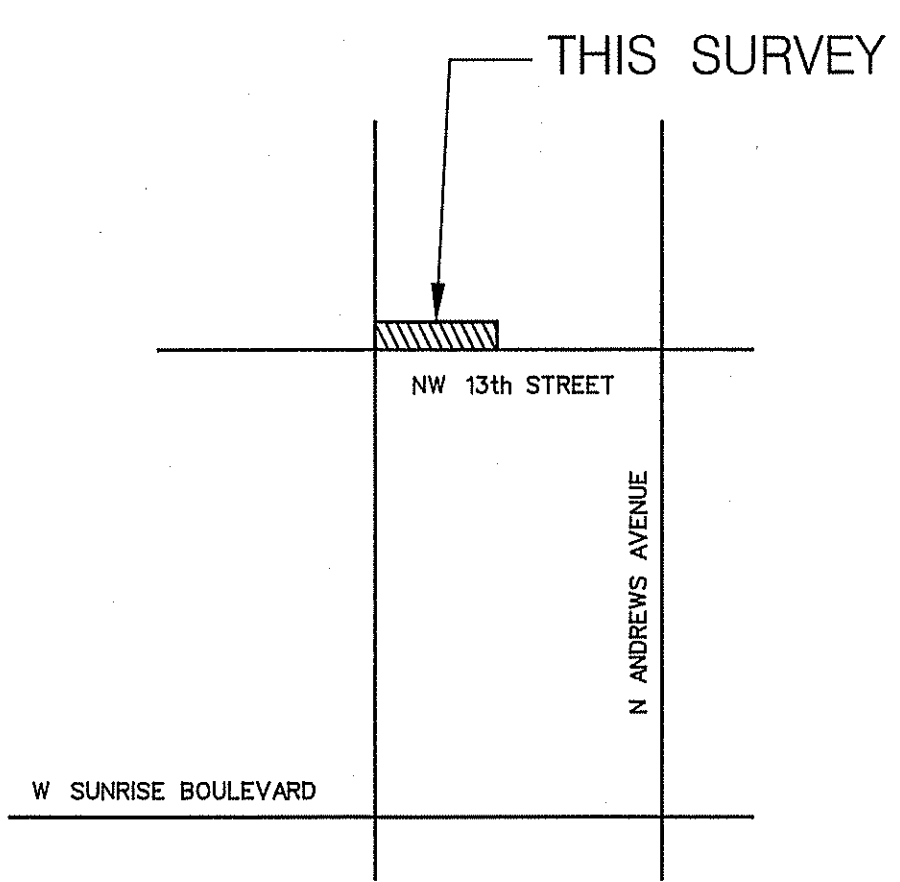
DONALD M DIXON  
 FL REG. PE  
 # 51151

REVISIONS:

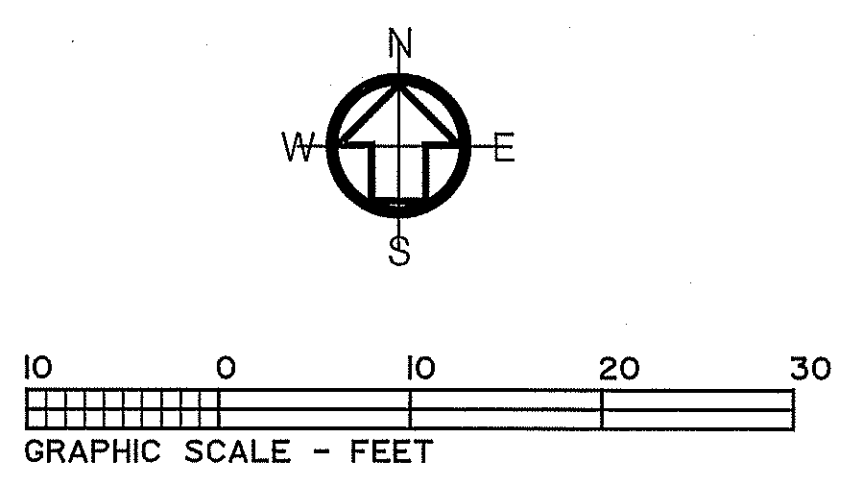
PROPOSED SINGLE FAMILY RESIDENCE  
**HARVARD & SHANE INVESTMENTS**  
 1300 NW 1 AVENUE  
 BROWARD COUNTY  
 CITY OF FT LAUDERDALE  
 FLORIDA

DATE: 18 FEB 2022  
 PROJECT NO: 372022  
 SHEET: of 12 **A8**





LOCATION SKETCH  
(NOT TO SCALE)



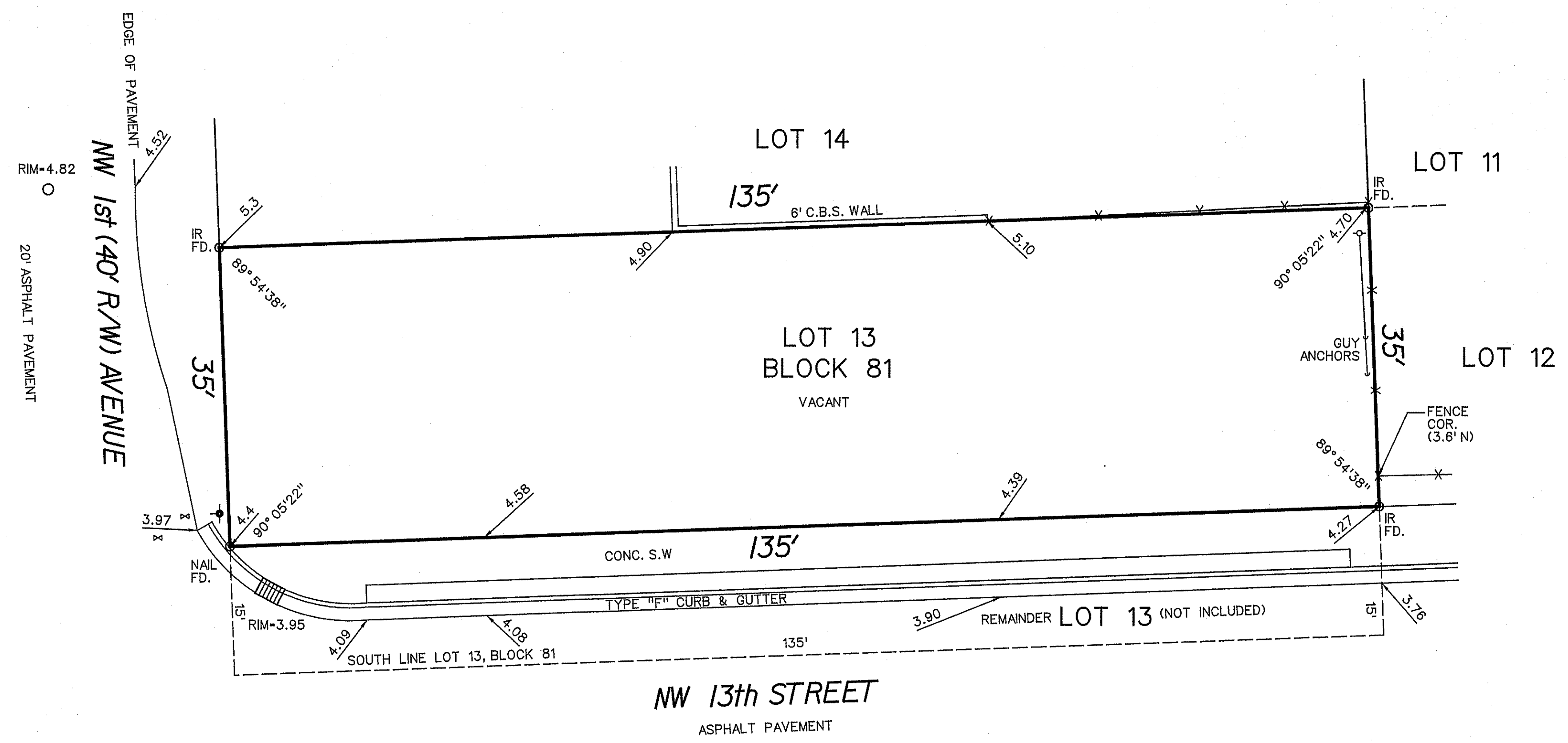
LEGAL DESCRIPTION:  
LOT 13, LESS THE SOUTH 15 FEET THEREOF, BLOCK 81, PROGRESSO,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,  
PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

STANDARD ABBREVIATIONS:

- A/C - AIR CONDITIONER PAD
- ACSM - AMERICAN CONGRESS ON SURVEYING AND MAPPING
- ALTA - AMERICAN LAND TITLE ASSOCIATION
- ADJ. - ADJACENT
- ACFH - ANNUAL CHANCE FLOOD HAZARD
- ACMFH - AREA OF MINIMAL FLOOD HAZARD
- B.F.E. - BASE FLOOD ELEVATION
- B.C.R. - BROWARD COUNTY RECORDS
- B.M. - BENCHMARK
- BOC - BACK OF CURB
- (C) - CALCULATED
- CB - CATCH BASIN
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- C.B.S. - CONCRETE BLOCK STRUCTURE
- D - DELTA ANGLE
- D.C.R. - DADE COUNTY RECORDS
- DDCV - DOUBLE DETECTOR CHECK VALVE
- D.E. - DRAINAGE EASEMENT
- E.O.W. - EDGE OF WATER
- E - ELEVATION
- F.F. - FINISHED FLOOR
- F.P.L. - FLORIDA POWER & LIGHT CO.
- FD. - FOUND
- G.F. - GARAGE FLOOR
- INV. - INVERT
- IP - IRON PIPE
- IR - IRON ROD
- IR.C. - IRON ROD & CAP
- L - ARC LENGTH
- LME - LAKE MAINTENANCE EASEMENT
- LB - LICENSED BUSINESS
- (LD) - LEGAL DESCRIPTION
- (M) - MEASURED
- M.H. - MANHOLE
- MISC. - MISCELLANEOUS
- N/D - NAIL AND DISK
- N/T - NAIL AND TAG
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NSPS - NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- N/A - NON-APPLICABLE
- NAV - NORTH AMERICAN VERTICAL DATUM
- N - NORTH
- N.T.S. - NOT TO SCALE
- NO. - NUMBER
- O/S - OFFSET
- OH - OVERHEAD WIRES
- O.R.B. - OFFICIAL RECORD BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C. - PAGE
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- (P) - PLAT
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.C. - POINT OF COMPOUND CURVE
- P.C. - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVE
- P.T. - POINT OF TANGENCY
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- PROP. - PROPOSED
- RADIUS - RADIUS
- R/W - RIGHT OF WAY
- SOUTH - SOUTH
- SCD - SEWER CLEAN OUT
- SEC. - SECTION
- S.F.T. - SQUARE FEET
- (SP) - STATE PLANE
- SP - STATE ROAD
- SP/W - SIDEWALK
- T - TOP
- T.O.B. - TOP OF BANK
- T.O.P. - TOP OF PIPE
- TYP. - TYPICAL
- U.P. - UTILITY EASEMENT
- U.P. - UTILITY POLE
- W - WEST

LEGEND:

- SET 5/8" IR & CAP (LB 6893)
- MANHOLE (SANITARY)
- MANHOLE (STORM)
- ▲ NAIL & TAB
- PCP
- CATCH BASIN
- ELECTRIC SERVICE
- TELEPHONE JUNCTION BOX
- FIRE HYDRANT
- WATER METER
- CABLE TV BOX
- CENTERLINE
- LIGHT POLES
- UTILITY POLE
- GATE VALVE



NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
9. FLOOD ELEVATION INFORMATION:
  - COMMUNITY NO. - 125105      PANEL NO. - 1201C0369
  - DATE OF FIRM - 8-18-14      SUFFIX - H
  - FIRM ZONE - AH      BASE FLOOD ELEVATION - 6
10. PROPERTY ADDRESS: 1304 NW 1st AVENUE, FORT LAUDERDALE, FL 33311
11. CONTAINING 4,725 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: AL HARVARD

BOUNDARY SURVEY  
SCALE: 1"=10'

SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Scott A. Guzzi*  
SCOTT A. GUZZI, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 5108

DATE OF LAST FIELD WORK: 6-21-21

ADDENDUM	FB/PP	DATE	BY	CHECKED

VIC-SCOTT LAND SURVEYING & MAPPING  
IT'S GOOD!  
6047 Kimberly Boulevard, Suite T  
North Lauderdale, FL 33068  
Ph: (954) 722-8500  
scott@vic-scott.com

NW 1st AVENUE FORT LAUDERDALE, FLORIDA 33311	
CLIENT: AL HARVARD	DESIGNED BY: SAG
SCALE: 1"=10'	CHECKED BY: SAG
DATE: 6-17-21	FIELD BOOK NO.:
DATE: 6-17-21	FIELD NO.:
DATE: 6-17-21	PAGE NO.:

PROJECT NO. 2624-A
SHEET NO. 1 OF 1

**INDEX OF DRAWINGS**

- A1 FLOOR PLAN
- A2 FOUNDATION PLAN
- A3 ROOF FRAMING AND DETAILS
- A4 ELEVATIONS
- A5 MECHANICAL PLAN AND DETAILS
- A6 ELECTRICAL PLAN
- A7 PLUMBING PLAN AND RISERS
- A8 LANDSCAPE PLAN
- A9 IRRIGATION PLAN
- E1 PAVING GRADING AND DRAINAGE SITE PLAN
- E2 STORM WATER EROSION & WATER & SEWER PLANS
- E3 BEST MANAGEMENT PRACTICE (BMP) NOTES AND DETAILS

**GENERAL CONSTRUCTION NOTES:**

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL, & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
2. ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETELY FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
6. INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-11 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
7. COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2000 P.S.F.
8. MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REINF. BARS: SLAB: 3/4"; BEAMS & COLS.: 1 1/2"; TIE COLS.: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3".
9. REINFORCING STEEL SHALL BE GRADE 60.
10. DETAILS OF CONCRETE REINF. SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
11. THE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REINF. BARS.; REINF. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
12. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
13. ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
14. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.
15. ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.
16. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS AND OUTSIDE LOCATIONS.
17. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
18. ALL WATER PIPING SHALL BE "COP" & MIN 8" MIN IN EACH SIDE.
19. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.

**SPECIAL NOTES**

1. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM OUTSIDE DURING AN EMERGENCY WHEN IT IS LOCKED.
2. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN FROM THE INSIDE OF THE CLOSET.
3. ALL GLAZED OPENINGS IN HAZARDOUS LOCATIONS ARE CAT 11 GLAZING.
4. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF LESS THAN 200.
5. WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPMENT INDEX OF LESS THAN 450.
6. GARAGE DOOR SHALL COMPLY WITH FBC R4410.2.3.5.1 AND FBC R44.2.3.5.2.
7. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS. OR A 20 MINUTE FIRE RATED DOOR.
8. EVERY EGRESS WINDOW SHALL HAVE A MAXIMUM WINDOW SILL HEIGHT OF 44".
9. THE CONTRACTOR SHALL USE PROSDCO FASTFLASH ROLLER GRADE IN ALL ROUGH OPENINGS. THIS GRADE IS TO BE PLACED OVER THE BUCKS AFTER INSTALLATION. PLACE INSIDE THE OPENING & MIN 8" MIN IN EACH SIDE.

**TERMITE PROTECTION:**

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELLED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION

**SPECIAL NOTES**

BUILDING USE : RESIDENTIAL.  
OCCUPANCY CLASSIFICATION: R3 (LESS THAN 16)  
TYPE OF CONSTRUCTION : TYPE VB (ORDINARY).

**WIND DESIGN INFORMATION:**

BUILDING STANDARD:	ASCE 7-10
BUILDING CODE:	FL BLDG CODE 2020
DESIGN WIND SPEED:	180 MPH
DESIGN WIND VELOCITY PRESSURE:	7.31 PSF
IMPORTANCE FACTOR:	1.0
BUILDING OCCUPANCY CATEGORY:	"II"
BUILDING WIND EXPOSURE CLASS:	"C"
MEAN ROOF HEIGHT:	10.5 FT.

**REINF MASONRY STANDARD:**

THE PROVISIONS OF ACI 530-11/ASCE 7-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, & THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ARE HEREBY ADOPTED AS THE MINIMUM STANDARD FOR THIS JOB. HOWEVER THIS SHOULD NOT SUPERSEDE ANY REQUIREMENTS FOR HIGH VELOCITY HURRICANE ZONES REINF UNIT MASONRY

**AREA CALCS:**

TOTAL LIVING:	1624 S.F.
GARAGE:	285 S.F.
PORCH:	98 S.F.
<b>TOTAL:</b>	<b>2007 S.F.</b>

**STORM SHUTTERS NOTE:**

ALL GLAZED OPENINGS ARE CAT 11 IMPACT GLASS

**STRUCTURAL WOOD NOTES**

ALL WOOD USED FOR STRUCTURAL ROOF JOISTS AND STRUCTURAL WALL WOOD FRAMING SHALL BE SYP MINIMUM GRADE 2 OR BETTER

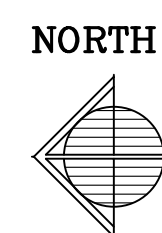
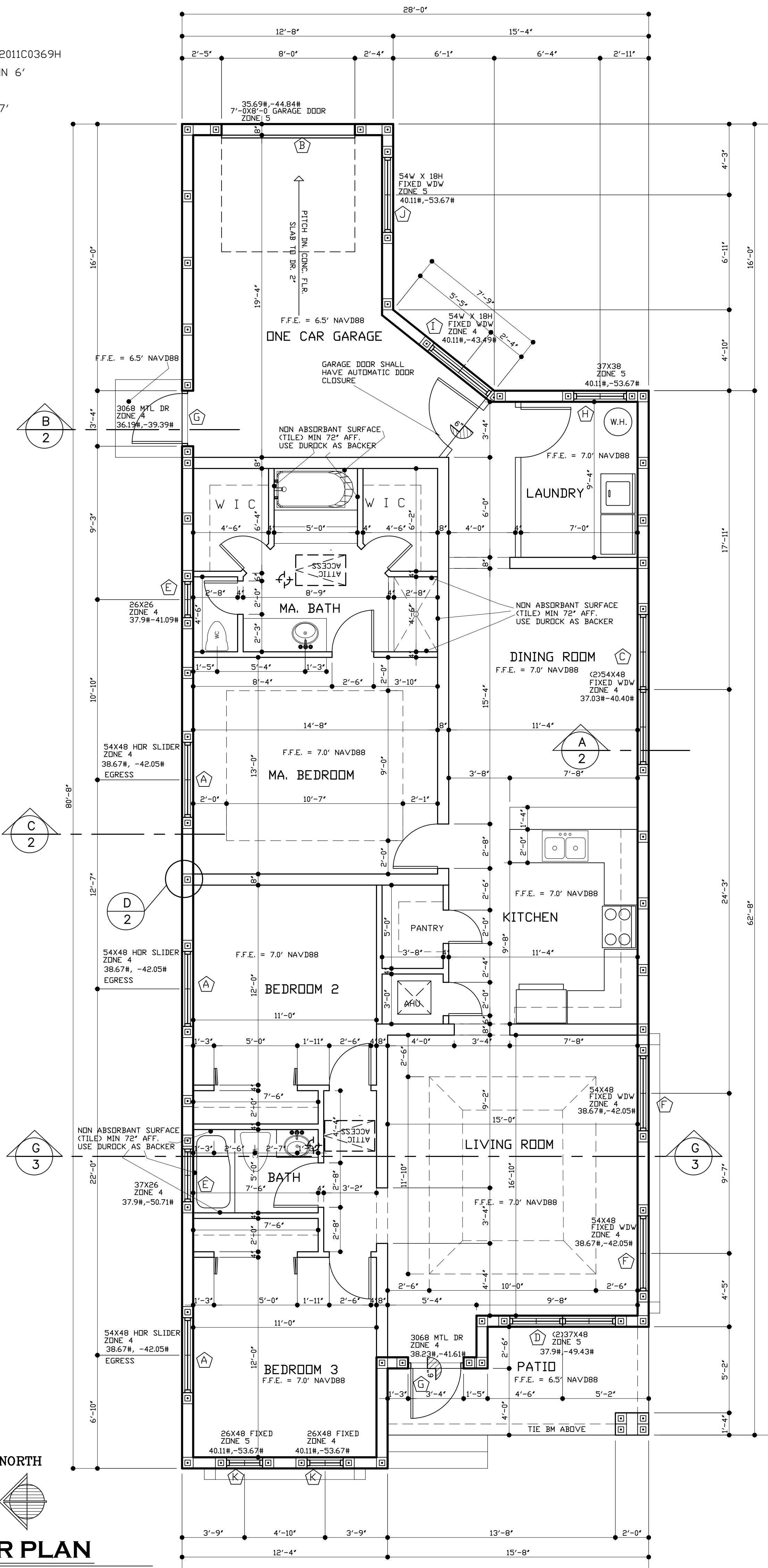
**DOOR AND WINDOW SCHEDULE**

OPENING SYM.	DESCRIPTION	SIZE	NDA NO.	MULLION	CAT 11 IMP.
A	HDR SLIDER	54X48		NO	YES
B	8' GAR DOOR	8'X7'		N/A	YES
C	FIXED	(2)54X48		YES	YES
D	FIXED	(2)37X48		YES	YES
E	22 SH	37X26		NO	YES
F	FIXED	54X48		NO	YES
G	EXT DOORS	3068 MTL		NA	YES
H	SH	37X38		NO	YES
L	FIXED	54X18		NO	YES
K	FIXED	26X48		NO	YES

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH
BEDROOM 2	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
BEDROOM 3	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
MA. BEDROOM	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
DINING	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
LIVING	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
KITCHEN	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
BATHROOMS	PORCELAIN TILE FINISH	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH
GARAGE	ACRYLIC PAINT	1/2" DRYWALL FOR PAINT FINISH	5/8" DRYWALL FOR PAINT FINISH

FEMA FLOOD PANEL 12011C0369H  
BASE FLOOD ELEVATION 6'  
FLOOD ZONE AH6  
DESIGNED ELEVATION 7'



**ARCHITECTURAL FLOOR PLAN**

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

DESIGN & MANAGEMENT SERVICES INC.  
7421 PLANTATION BOULEVARD MIAMI FL 33023  
CELL: 75455816344 | EMAIL: mangkustom@GMAIL.COM

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PROPOSED SINGLE FAMILY RESIDENCE

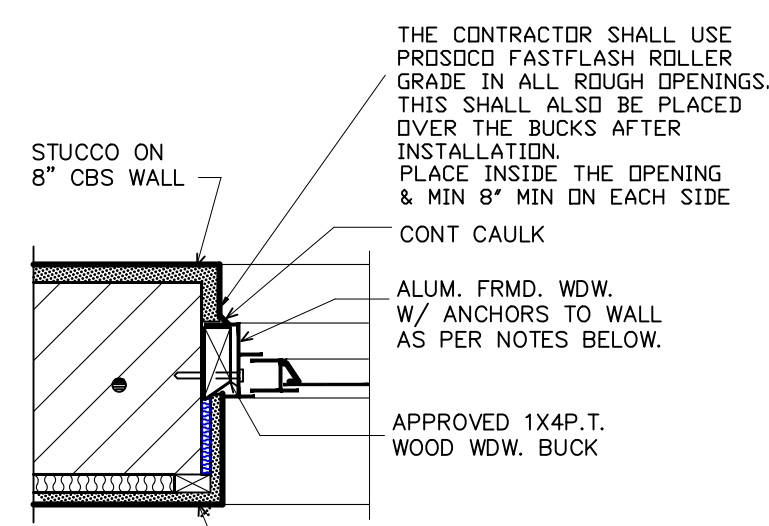
**HARVARD & SHANE INVESTMENTS**

1300 NW 1 AVENUE  
BROWARD COUNTY  
CITY OF FT LAUDERDALE  
FLORIDA

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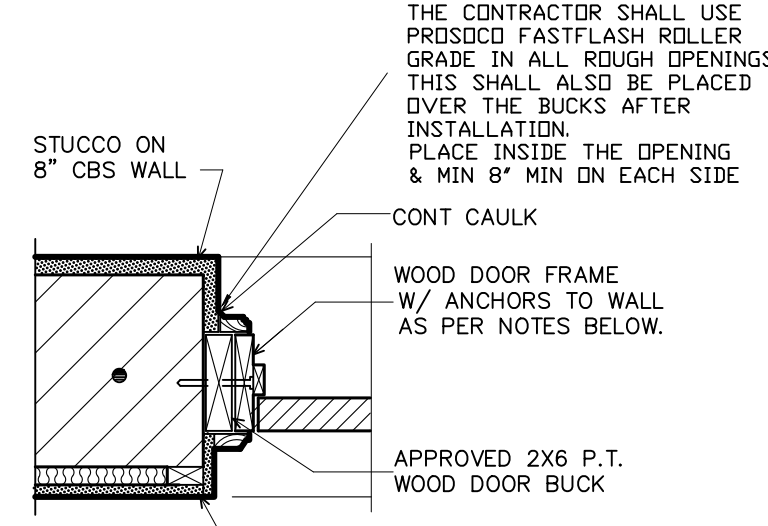
DATE: 18 FEB 2022  
PROJECT NO: 372022  
SHEET: 12 A1





**CONC BLK ANCHORAGE DTL WDW DETAIL**  
SCALE: 1 1/2" = 1'-0"

AT MASONRY WALL: 1/4" TAPCON ANCHOR THRU WOOD BUCK WITH MIN. 1-1/2" PENETRATION INTO CONCRETE.  
1X4 WDW BUCK TO BE MECHANICALLY NAILED TO MASONRY WALL W/ MIN 1-1/2" T-NAILS STAGGERED AND AT MAX 8" O.C. AND MAX 6" FROM EACH END.



**CONC BLK ANCHORAGE DTL DOOR DETAIL**  
SCALE: 1 1/2" = 1'-0"

ALL ANCHORAGE TO BE WITHIN 6" FROM EACH CORNER AND AS MAXIMUM 16" BETWEEN CENTERS. SHIMS TO BE USED TO FILL THE VOIDS AT ALL ANCHORAGE POINTS.  
2X6 DOOR BUCK TO BE FIXED TO MASONRY WALL W/ 2-3/4" X 1/4" TAPCON SCREWS. SCREWS TO BE STAGGERED AND SPACED AT 16" O.C. MAX.

**FOUNDATION NOTES:**

FLOOR SLAB: 4" CONC. SLAB W/ 6X6-10/10 W.W.M. ON 6 MIL. POLY. VAPOR BARRIER ON COMPACTED TERMITE POISONED CLEAN FILL. MIN. SOIL BEARING: 2000 P.S.F.  
MIN. CONC. STRENGTH: 3000 P.S.I. AT 28 DAYS  
1-1/2" DP. X 8" W. WATERSTOP RECESS IN FLOOR SLAB UNDER ALL ADDITION PERIMETER WALLS

**TIE COLUMN SCHEDULE:**

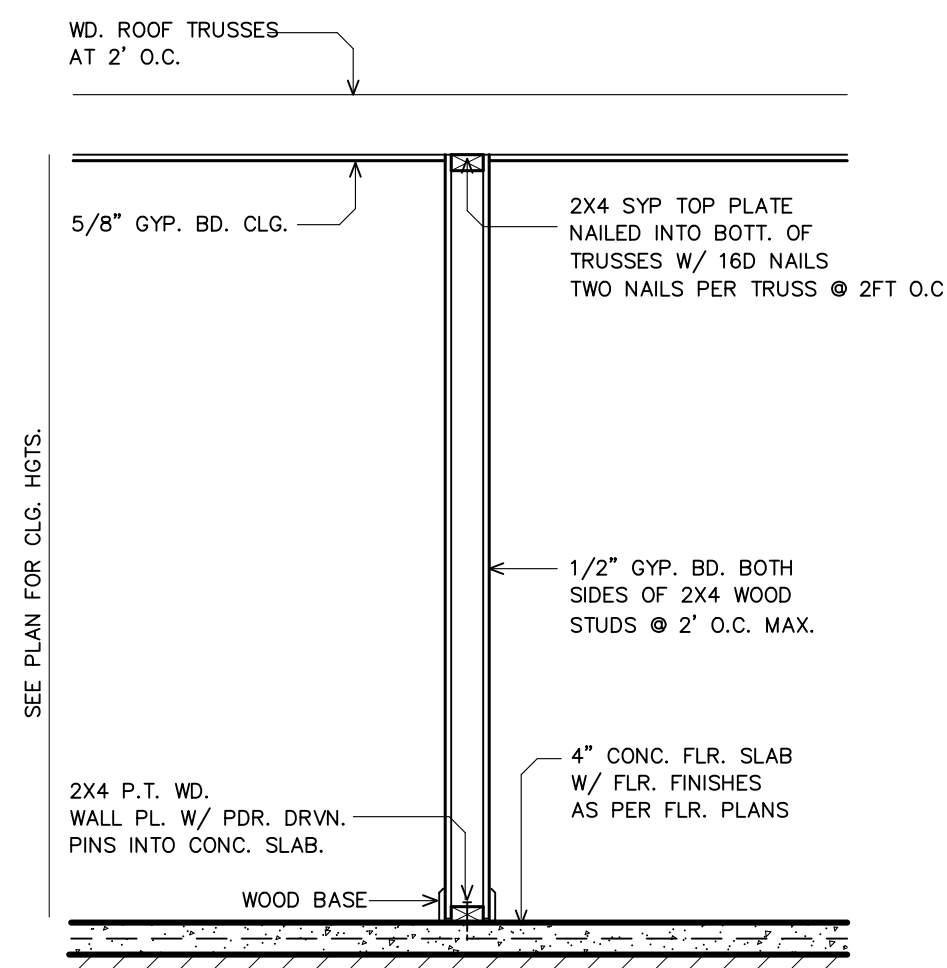
- 1 TYPICAL (1) #5 REINF. BAR VERT. & POURED SOLID WITH CONCRETE IN CELL OF CONC. BLK. CONT. FROM FOUNDATION TO THE BEAM WITH MIN. 30" LAPS.
- 2 TYPICAL (2) #5 REINF. BARS VERT. & POURED SOLID WITH CONCRETE IN CELL OF CONC. BLK. CONT. FROM FOUNDATION TO TIE BEAM WITH MIN. 30" LAPS.

**FOUNDATION SCHEDULE**

- 1 16" DP. X 20" W. CONCRETE MONOLITHIC FOOTING W/ (2) #5 REINF. BARS CONT.

**TERMITE PROTECTION:**

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION

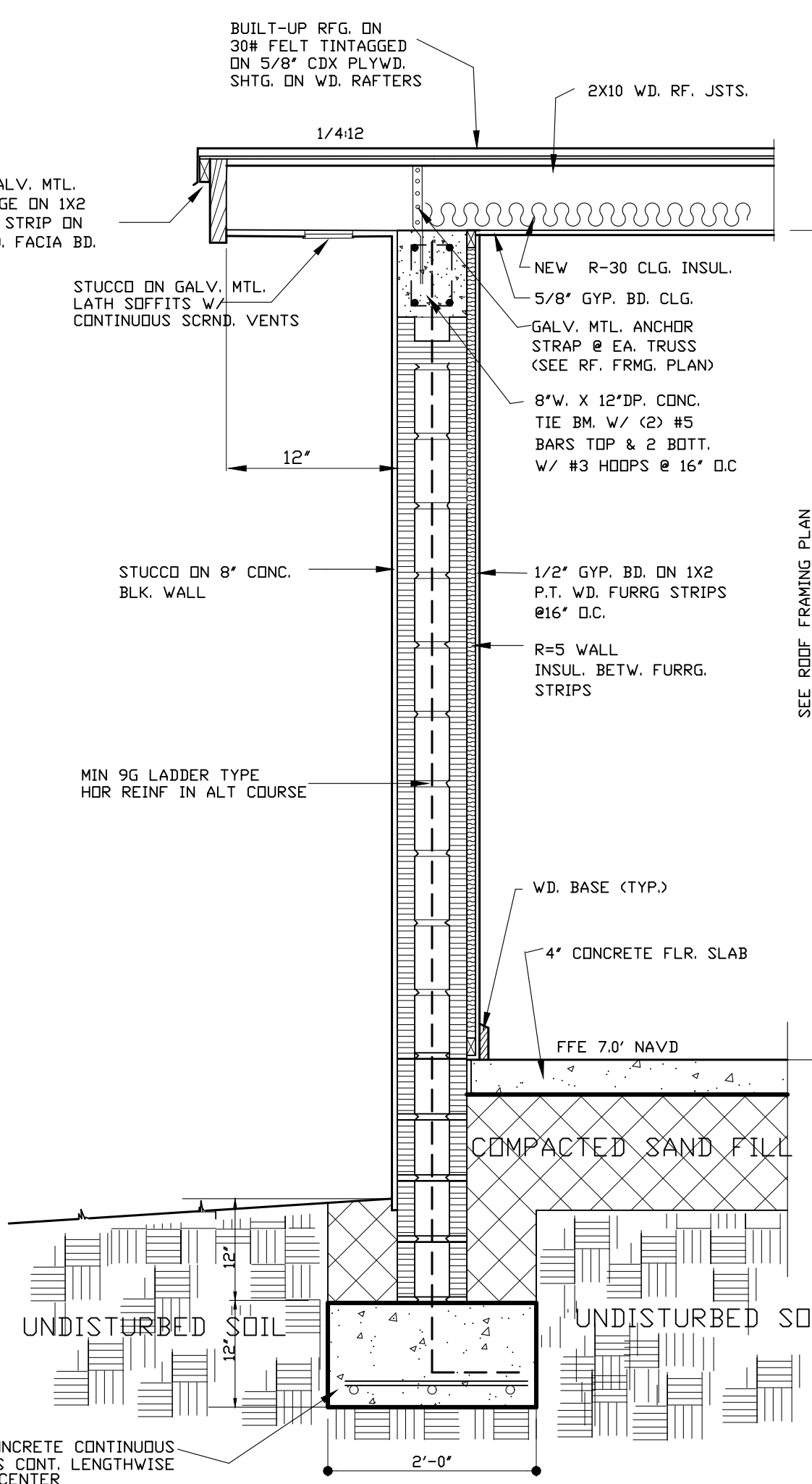


**WOOD BEARING WALL TO CMU DETAIL**  
SCALE: 1-1/2" = 1'-0"

TYPICAL 2X8 WOOD STUD AT 16" O.C.  
TYPICAL 2X8 WOOD STUD ON BEARING WALL W/ 1/2" DR. WALL BOTH SIDES  
MIN 9 GAUGE TRUSS TYPE HOR. REINF. IN ALT. COURSES  
2X8 PT. WD. FASTENED TO CMU WALL W/ MIN 1/2" X 4" EXP BOLTS AT MAX 4 FT O.C.  
R-5 STYROFOAM INSUL. BETW. FURRG. STRIPS  
1/2" GYP. BD. ON 1X2 P.T. WD. FURRG STRIPS @ 16" O.C.  
STUCCO FIN. ON 8" CONC.

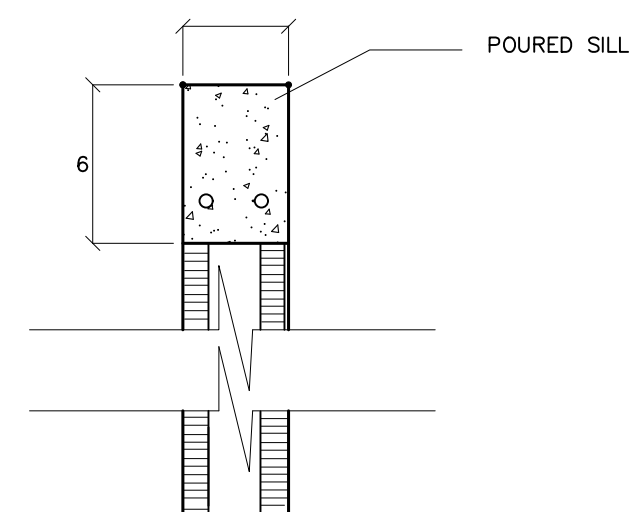
**[NON-BEARING] TYP. INTERIOR WALL**  
SCALE: 1/2" = 1'-0"

SEE PLAN FOR C.C. NOTS.  
2X4 SYP TOP PLATE NAILED INTO BOTTL. OF TRUSSES W/ 16D NAILS TWO NAILS PER TRUSS @ 2FT O.C.  
1/2" GYP. BD. BOTH SIDES OF 2X4 WOOD STUDS @ 2' O.C. MAX.  
4" CONC. FLR. SLAB W/ FLR. FINISHES AS PER FLR. PLANS  
WOOD BASE  
2X4 P.T. WD. WALL PL. W/ PDR. DRVN. PINS INTO CONC. SLAB.

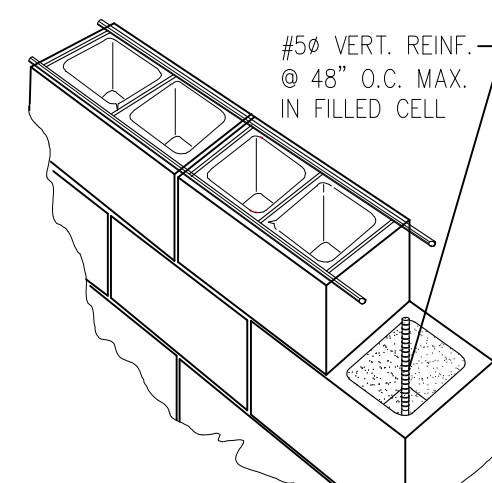


**TYP. WALL SECTION**  
SCALE: 3/4" = 1'-0"

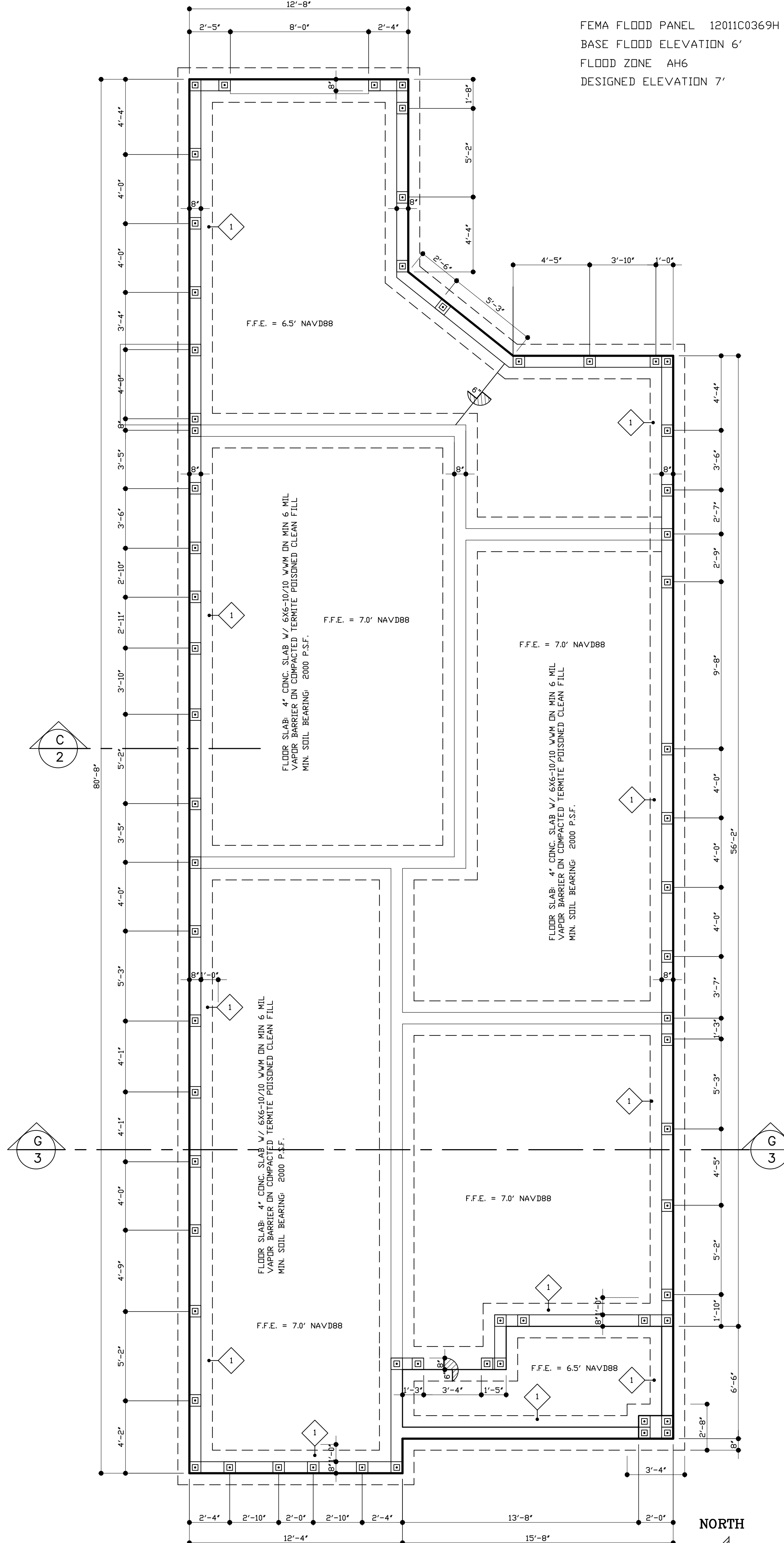
SOIL BEARING CAPACITY 2000 PSF



**WINDOW SILL DETAIL**  
SCALE: 1" = 1'-0"



NOTE: PROVIDE HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE W/ MIN. #9 LADDER TYPE, REINF. TO EXTEND INTO TIE COLUMN MIN. 4".



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

NORTH

FEMA FLOOD PANEL 12011C0369H  
BASE FLOOD ELEVATION 6'  
FLOOD ZONE AH6  
DESIGNED ELEVATION 7'

DESIGN & CONSTRUCTION & MANAGEMENT SERVICES INC.  
7421 PLANTATION BOULEVARD MIAMI, FL 33023  
CELL: 754-581-6344 | EMAIL: mangajuston@gmail.com

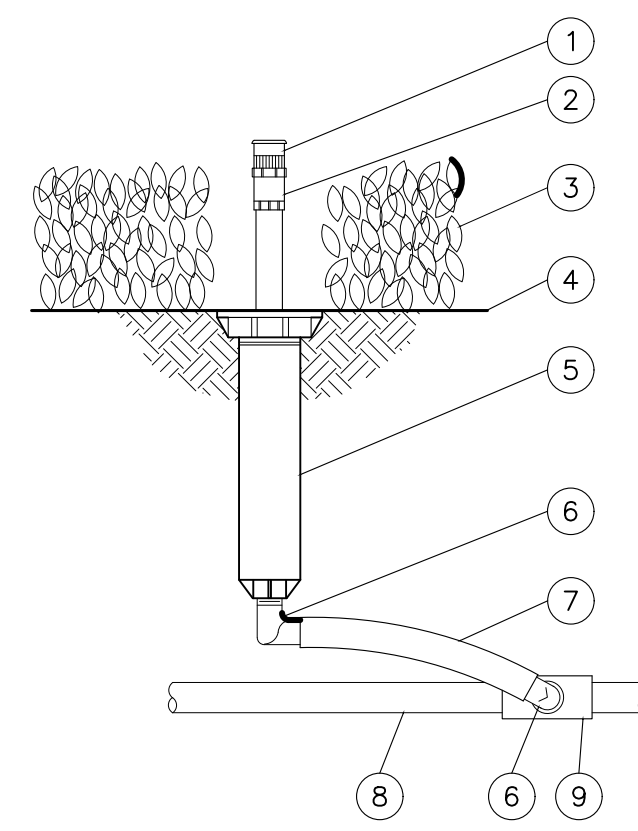
DONALD M DIXON  
FL REG. PE  
# 51151

REVISIONS:

PROPOSED SINGLE FAMILY RESIDENCE  
**HARVARD & SHANE INVESTMENTS**  
1300 NW 1 AVENUE  
BROWARD COUNTY  
CITY OF FT LAUDERDALE  
FLORIDA

DATE: 18 FEB 2022  
PROJECT NO: 372022  
SHEET: of 12 **A2**

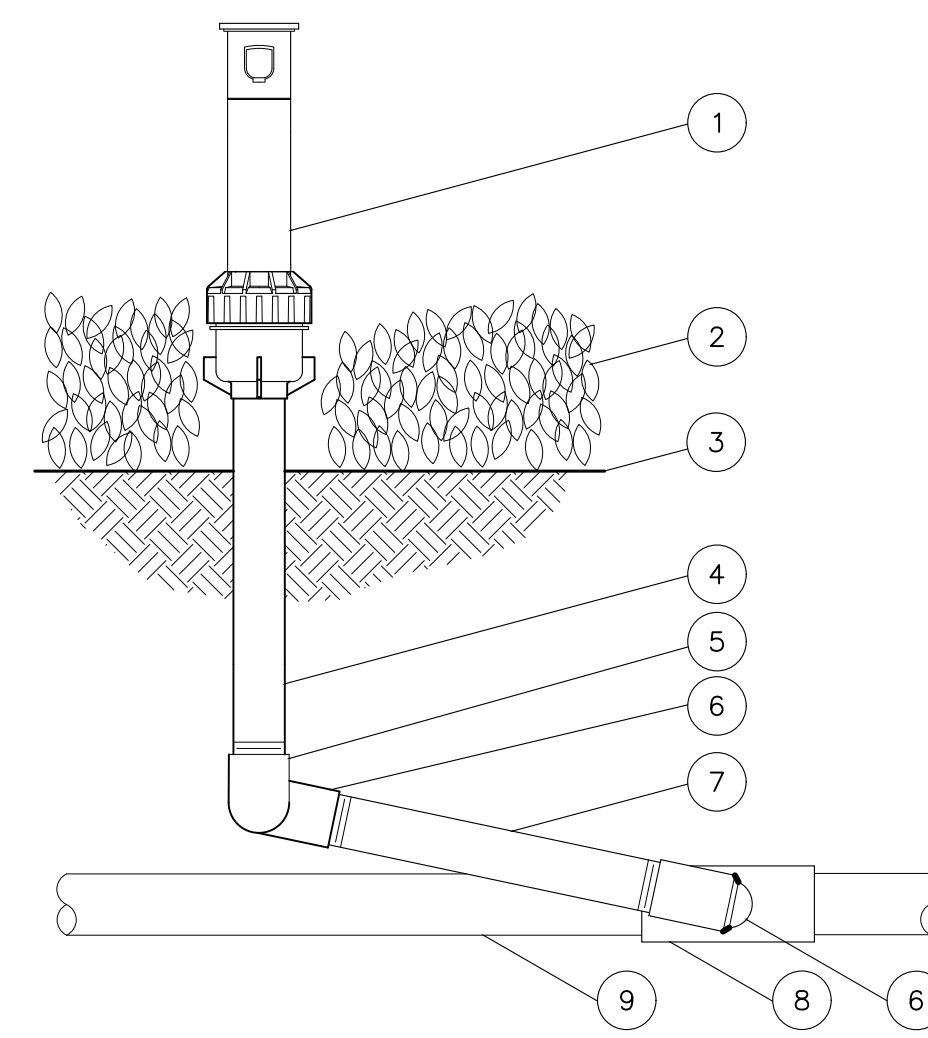




- 1 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- 2 PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- 6 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 7 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 8 PVC LATERAL PIPE
- 9 PVC SCH 40 TEE OR ELL

### POP UP PRESSURE BUBBLER

SCALE: \_\_\_\_\_ NTS



- 1 ROTOR SPRINKLER: RAIN BIRD 3500-S-SAM-NP
- 2 PLANT MATERIAL
- 3 FINISH GRADE
- 4 UV RADIATION RESISTANT PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 5 PVC SCH 40 ELL
- 6 PVC SCH 40 STREET ELL (1 OF 2)
- 7 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC LATERAL PIPE

### ROTOR POP UP SPRINKLER NOZZLE

3/4" PVC WATER LINE

### IRRIGATION PLAN

SCALE: 3/16" = 1'-0"

#### IRRIGATION

QUANTITY	SYMBOL	DESCRIPTION	PRESSURE	FLOW	RADIUS	PART NO.
10	☉	RAINBIRD 10Q 1804	30 PS1	.92 GPM	10 FT MAX	
36	●	RAINBIRD 10H 1804	30 PS1	1.85 GPM	10 FT MAX	
0	☉	RAINBIRD 10TQ 1804	30 PS1	2.78 GPM	10 FT MAX	
11	●	RAINBIRD 10F 1804	30 PS1	3.7 GPM	10 FT MAX	
3	⊗	DRIP EMMITER	30 PS1	2 GPH	10 FT MAX	

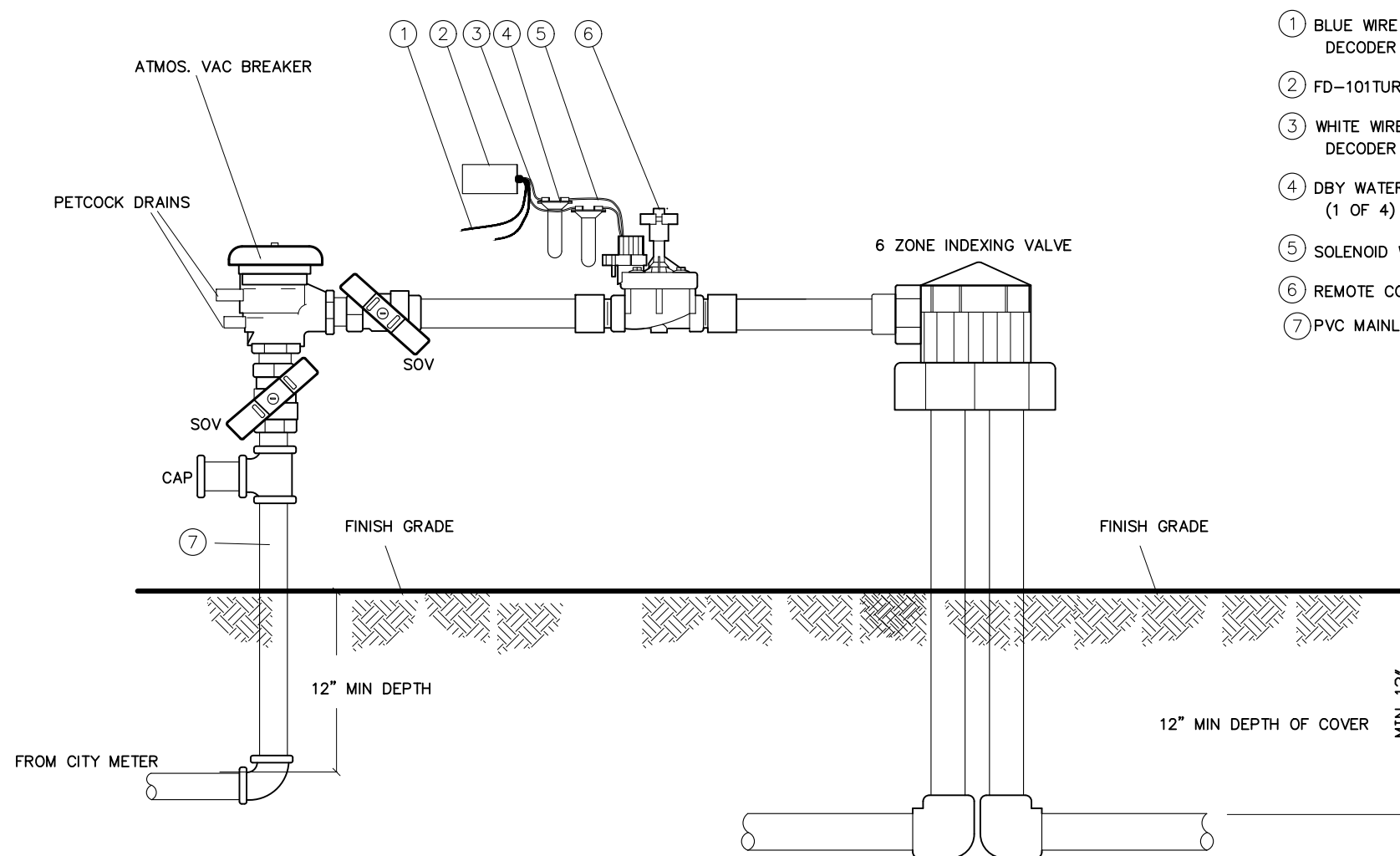
#### SPRINKLER ZONE DATA

ZONE	TOTAL AREA	TOTAL FLOW	PRECIP RATE	HEADS PER ZONE				
				☉	●	☉	●	⊗
1	1007 SF	23.05 GPM	2.2 IN/HR	1	6	0	3	
2	649 SF	21.25 GPM	3.15 IN/HR	1	9	0	1	
3	629 SF	27.6 GPM	4.2 IN/HR	2	14	0	0	
4	603 SF	10.1 GPM	1.6 IN/HR	1	5	0	0	
5	50 SF	.03 GPM	.06 IN/HR	0	0	0	0	3
				5	34	0	4	3

$$\text{PRECIP RATE} = \frac{96.25 \times \text{GPM}}{\text{TOTAL AREA}}$$

#### WATER SOURCE

TYPE	CITY WATER
STATIC PRESSURE	80 PS1
SPRINKLER REQUIREMENT	30 PSI



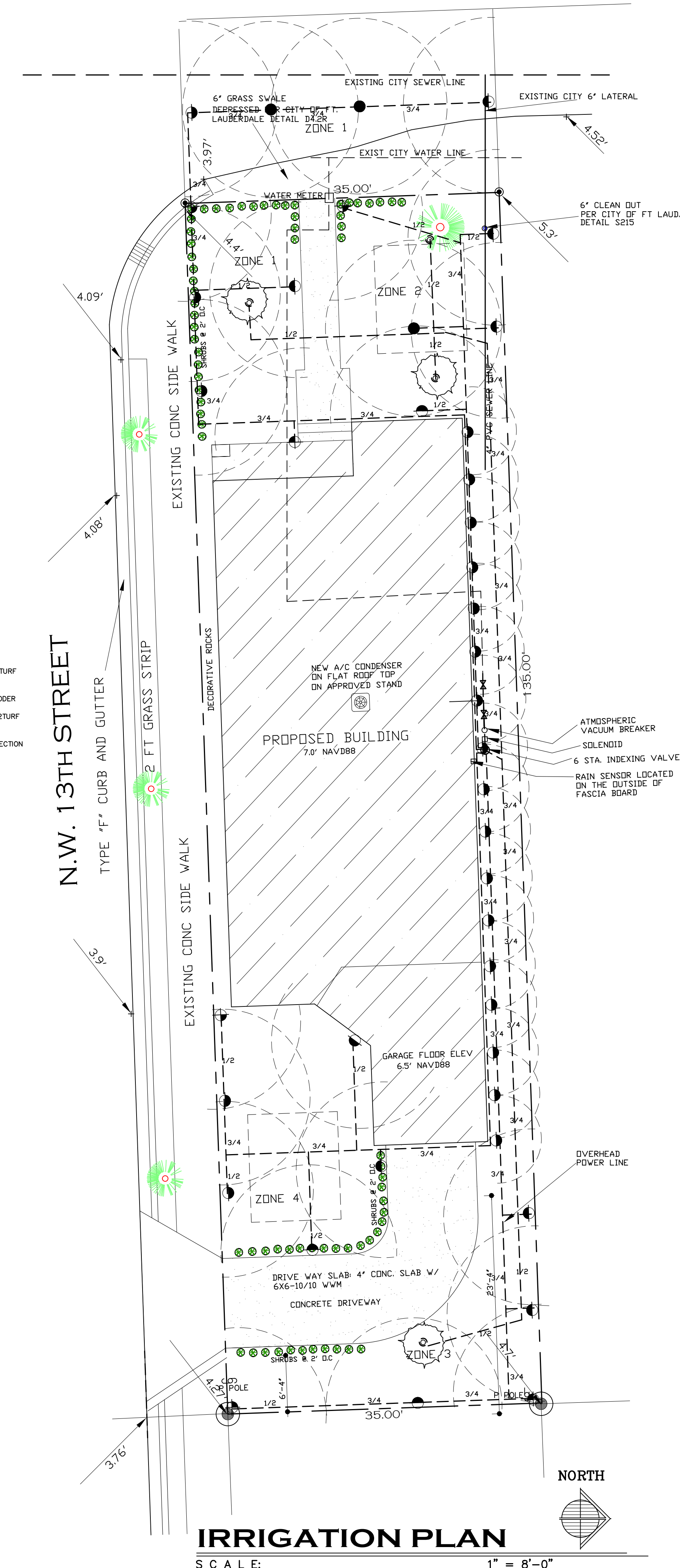
- 1 BLUE WIRE FROM FD-102TURF DECODER (1 OF 2)
- 2 FD-101TURF M13011 DECODER
- 3 WHITE WIRE FROM FD-102TURF DECODER (1 OF 2)
- 4 DRY WATER PROOF CONNECTION (1 OF 4)
- 5 SOLENOID WIRE (1 OF 2)
- 6 REMOTE CONTROL VALVE
- 7 PVC MAINLINE PIPE

### SOL. AVB & INDEX VALVE DETAIL

SCALE: \_\_\_\_\_ NTS

WATER SOURCE	CITY WATER SUPPLY
BACKFLOW DEVICE	<input checked="" type="checkbox"/> AVB
CONTROL VALVES	1  WATTS OR EQUAL

FEMA FLOOD PANEL 12011C0369H  
 BASE FLOOD ELEVATION 6'  
 FLOOD ZONE AH6  
 DESIGNED ELEVATION 7'



### IRRIGATION PLAN

SCALE: 1" = 8'-0"

DESIGN & MANAGEMENT SERVICES INC.  
 7421 PLANTATION BOULEVARD MIAMI FL 33023  
 CELL: 7545816344 : EMAIL: Manojkustom@GMAIL.COM

CONSTRUCTION & MANAGEMENT SERVICES INC.

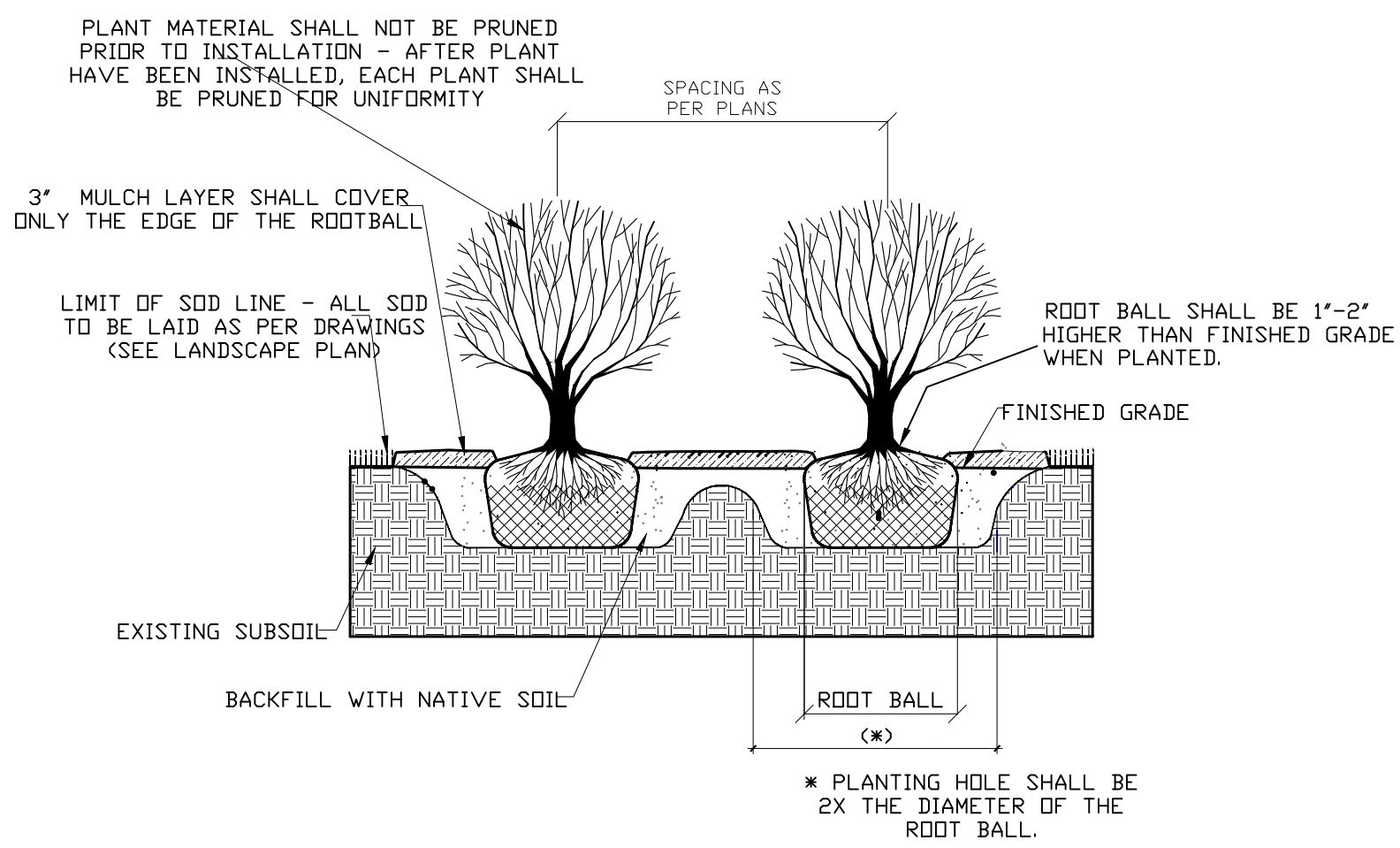
DONALD M DIXON  
 FL REG. PE # 51151

REVISIONS:

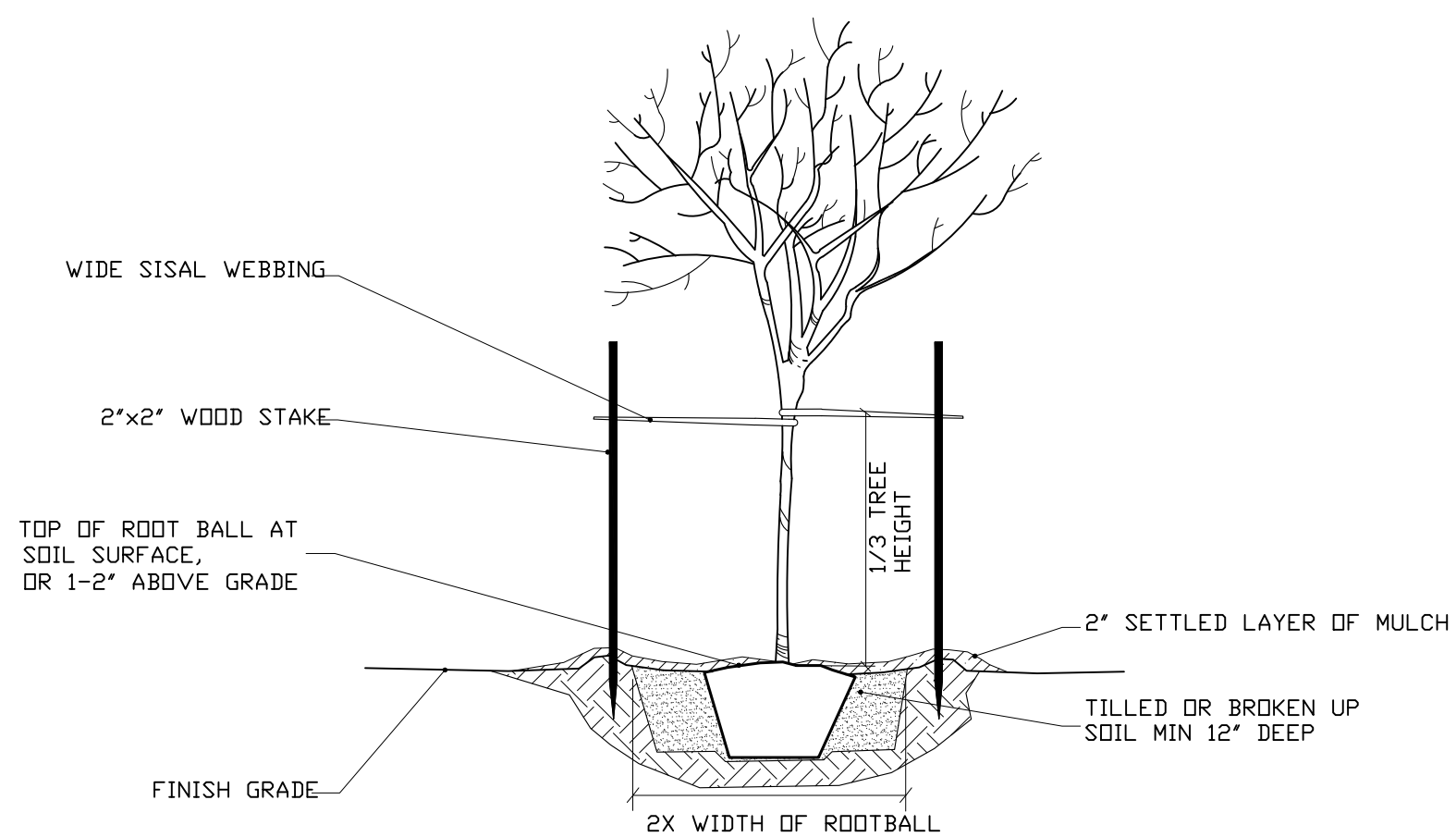
PROPOSED SINGLE FAMILY RESIDENCE  
**HARVARD & SHANE INVESTMENTS**  
 1300 NW 1 AVENUE  
 BROWARD COUNTY  
 CITY OF FT LAUDERDALE  
 FLORIDA

DATE: 18 FEB '22  
 PROJECT NO: 372022  
 SHEET: 12  
**A9**

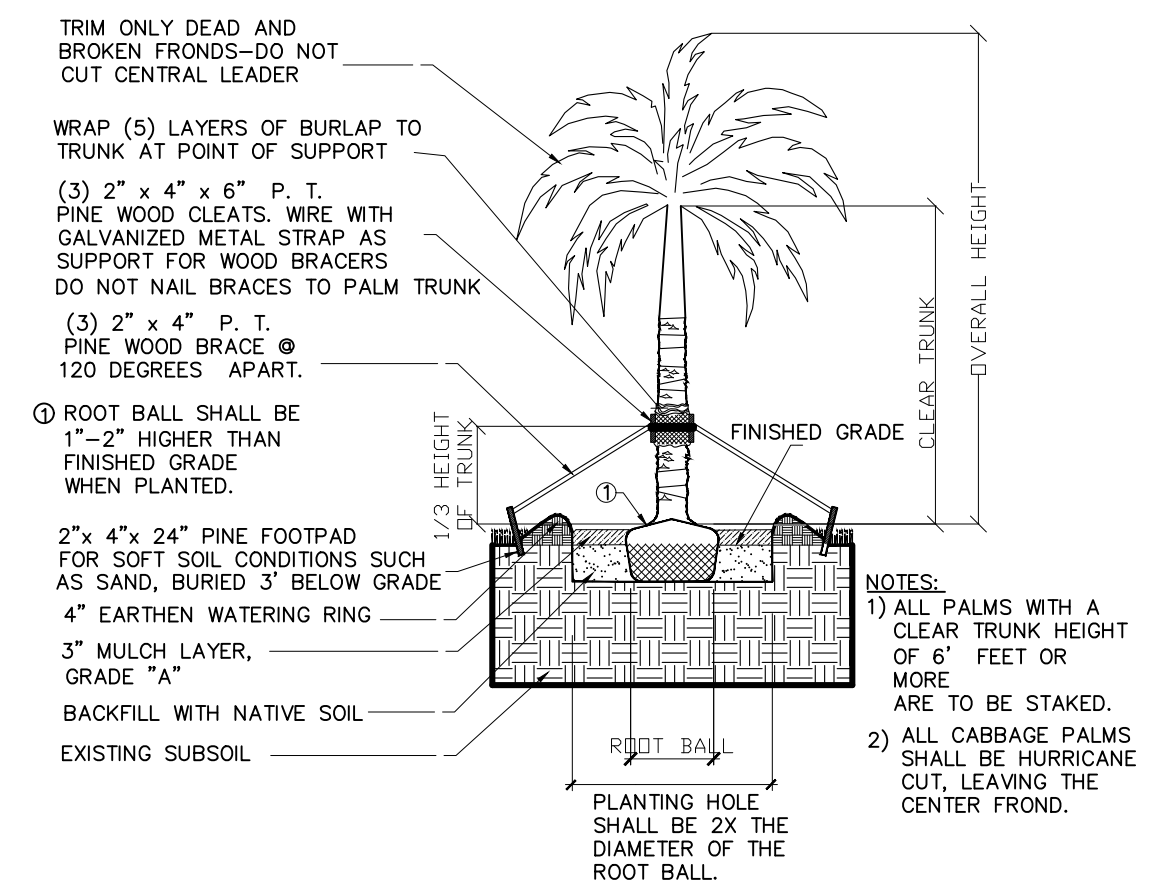




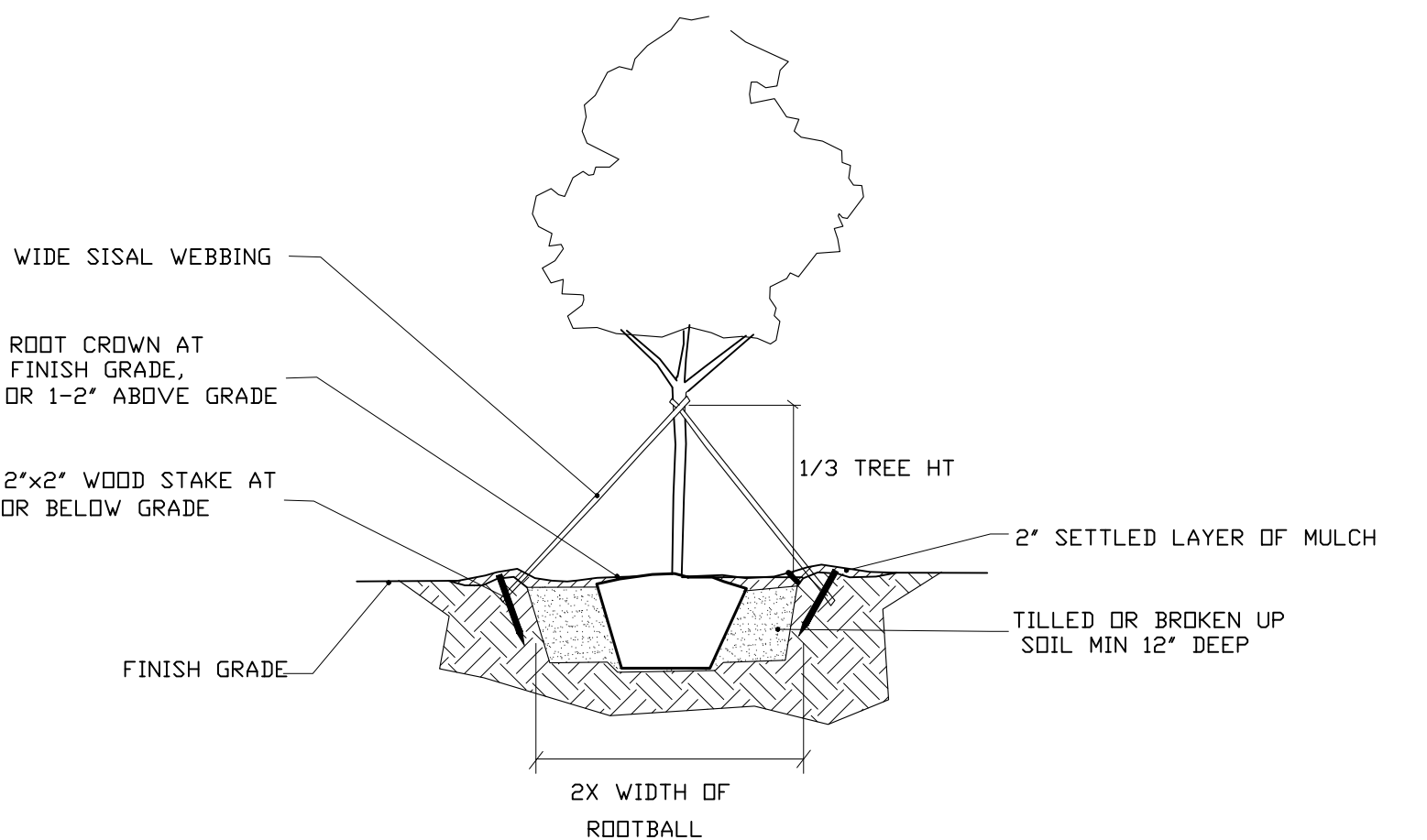
**TYP. SHRUB PLANTING:**  
NOT TO SCALE



**SMALL TREE PLANTING**  
NOT TO SCALE



**TYP. PALM PLANTING:**  
NOT TO SCALE



**TREE PLANTING**  
NOT TO SCALE

**NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL**

- PLANTING HOLE**
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
  2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
  3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
  4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
  5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
  6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
  7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

**LANDSCAPE NOTES**

1. MINIMUM 30 SHRUBS TO BE PROVIDED 24" HI MIN.
  2. TO PROVIDE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAISENSOR DEVICE.
  3. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE SOIL OVERLAP.
  4. PROVIDE LANDSCAPE MATERIAL AROUND ALL MECHANICAL EQUIP.
  5. PROVIDE GRASS OR GROUND COVER ON ALL OPEN AREAS.
  6. PROVIDE SOD IN THE SWALE AND OPEN AREAS.
  7. TRASH SERVICE TO BE BY GANS KEPT AT THE SIDE OR REAR OF BUILDING, NOT VISIBLE FROM THE STREET AND SCREENED ON THREE SIDES.
  8. ALL LANDSCAPING MATERIAL WILL BE FLORIDA NO.1 OR BETTER.
  9. PLACE TWO INCHES OF MULCH AROUND ALL TREES.
  10. ALL MECHANICAL EQUIP TO BE SCREENED ON THREE SIDES WITH A HEDGE, SOLID FENCE OR WALL. MIN HEIGHT OF SCREEN TO BE SIX INCHES ABOVE ITEM BEING SCREENED.
  11. NO TREES WILL BE REMOVED OR RELOCATED.
  12. EXTERIOR LIGHTING CANNOT GENERATE MORE THAN ONE FOOT CANDLE LIGHT AT ANY PROPERTY LINE.
  13. ALL EXTERIOR LIGHT SOURCE MUST BE RECESSED WITHIN THE STRUCTURE OR FIXTURE IN WHICH IT IS LOCATED.
  14. WHERE OVERHEAD WIRES EXIST, TREES TO BE AN FPL APPROVED UNDER STORY TREE SPECIES.
  15. PROVIDE A MIN OF THREE (3) TREES/PALMS ON THE PROPERTY. CANOPY TREES MIN 12 FT TALL PALMS MIN 14 FT TALL WITH MIN 4 FT CLEAR TRUNK.
  16. SPECIES OF TREES TO BE APPROVED BY THE CITY BEFORE PLANTING.
  17. CHECK FOR LANDSCAPING MATERIAL IN VISIBILITY TRIANGLES.
  18. PRIOR TO PLANTING ANY LANDSCAPING MATERIAL IT WILL BE NECESSARY TO VERIFY ANY UTILITY EASEMENT AND UTILITY LINES.
  20. ALL SOD SHALL BE ST AUGUSTINE
- LANDSCAPING = 2202 SQ FT  
GROUND COVER = 1278 SQ FT  
SOD = 918 SQ FT
- SOD CANNOT EXCEED 60% OF LANDSCAPING MATERIAL  
918 / 2202 = 41.7%  
42 IS LESS THAN 60

**NOTES: TREE PLANTING**

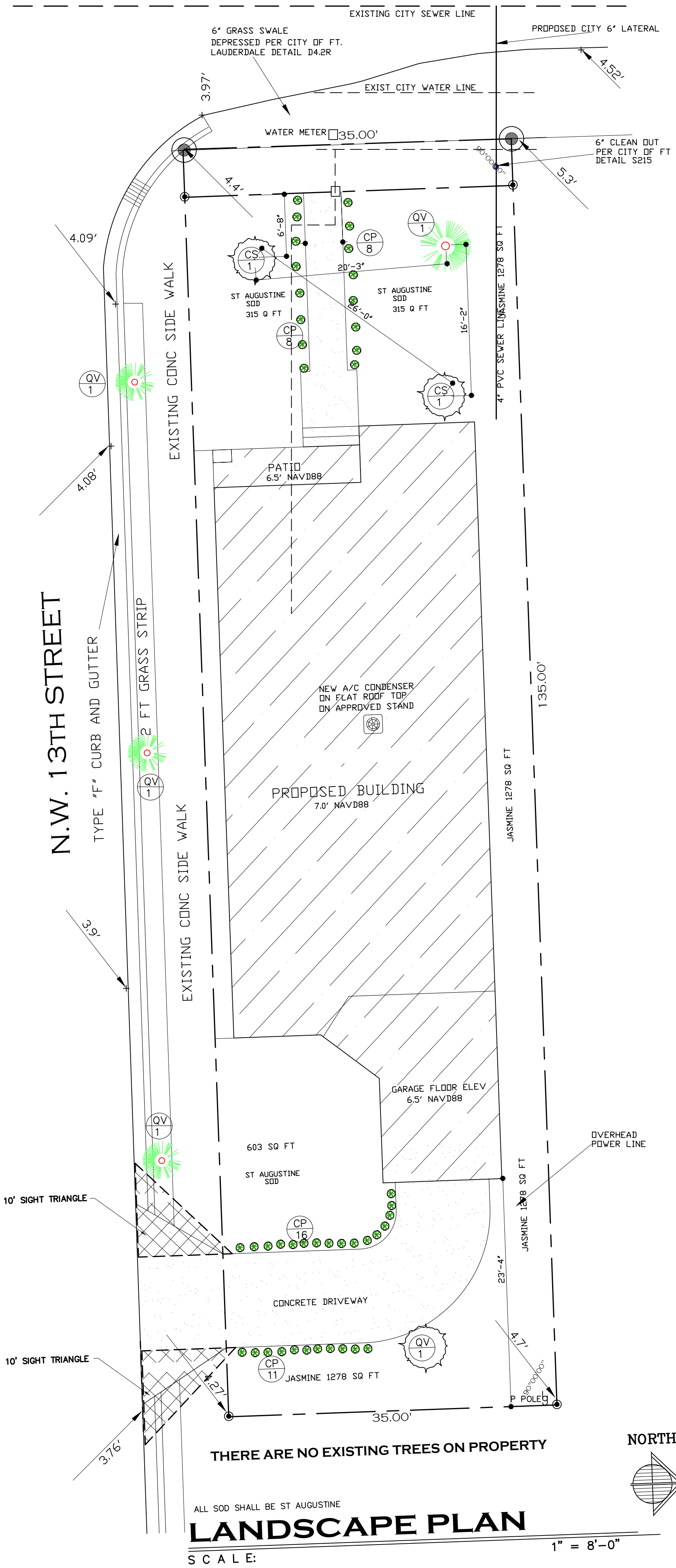
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z601-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" x 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" SISAL WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

PLANT LIST									
SYMB.	COMMON / BOTANICAL NAME	HEIGHT	EXIST / NEW	DBH	QTY	CONDITION	DROUGHT TOLERANCE	REMARKS	NATIVE
QV	QUERCUS VIRGINIA / LIVE OAK	12 FT	NEW	2	2	NEW	GOOD		YES
CS	GEIGER TREE / COEDIA SEBASTINA	12 FT	NEW	2	2	NEW	GOOD		YES
CP	COCO PLUM	2 FT	NEW	16	16	NEW	GOOD		YES

**PLANT LIST CALCULATION**

LDT SIZE: 4725 SF.  
TREES REQUIRED: 4  
TOTAL 3 TREES REQUIRED IN FRONT OF PROPERTY  
% OF NATIVE PLANTS REQUIRED 25% = 2 TREES. 4 PROVIDED  
SHRUBS PROVIDED: 16  
MIN 2 SPECIES OF TREES REQUIRED. 2 PROVIDED

FEMA FLOOD PANEL 1201C0369H  
BASE FLOOD ELEVATION 6'  
FLOOD ZONE AH6  
DESIGNED ELEVATION 7'



ALL SOD SHALL BE ST AUGUSTINE  
**LANDSCAPE PLAN**  
SCALE: 1" = 8'-0"

DESIGN & CONSTRUCTION SERVICES INC.  
7421 PLANTATION BOULEVARD MIAMI, FL 33023  
CELL: 754-581-6344 | EMAIL: mangkustom@gmail.com

PROPOSED SINGLE FAMILY RESIDENCE  
**HARVARD & SHANE INVESTMENTS**  
1300 NW 1 AVENUE  
BROWARD COUNTY  
FLORIDA

DATE: 18 FEB 2022  
PROJECT NO: 372022  
SHEET: of 12 **A8**





Image capture: Dec 2021 © 2022 Google

Fort Lauderdale, Florida

Google

Street View - Dec 2021

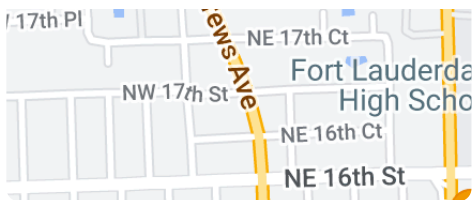






Image capture: Dec 2021 © 2022 Google

Fort Lauderdale, Florida

Google

Street View - Dec 2021



<b>Site Address</b>	1300 NW 1 AVENUE, FORT LAUDERDALE FL 33311	<b>ID #</b>	4942 34 02 6210
<b>Property Owner</b>	HARVARD@SHANE INVESTMENT GROUP LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	840 NW 33 TER FORT LAUDERDALE FL 33311	<b>Use</b>	00
<b>Abbr Legal Description</b>	PROGRESSO 2-18 D LOT 13 LESS S 15 THEREOF, BLK 81		

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*	\$26,010		\$26,010	\$26,010	
2021	\$56,750		\$56,750	\$24,120	\$759.33
2020					

**2022\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$26,010	\$26,010	\$26,010	\$26,010
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$26,010	\$26,010	\$26,010	\$26,010
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$26,010	\$26,010	\$26,010	\$26,010

**Sales History**

Date	Type	Price	Book/Page or CIN
7/2/2021	WD*-E	\$360,000	117444578
	-Q		

**Land Calculations**

Price	Factor	Type
\$5.50	4,729	SF
<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						4729		





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
HARVARD@SHANE INVESTMENT GROUP LLC

### Filing Information

<b>Document Number</b>	L18000122231
<b>FEI/EIN Number</b>	83-1636326
<b>Date Filed</b>	05/16/2018
<b>Effective Date</b>	05/09/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	09/29/2021
<b>Event Effective Date</b>	NONE

### Principal Address

2901 NW 24TH COURT  
FORT LAUDERHILL, FL 33311

Changed: 09/29/2021

### Mailing Address

2901 NW 24TH COURT  
FORT LAUDERHILL, FL 33311

Changed: 09/29/2021

### Registered Agent Name & Address

HARVARD, AL D  
2901 NW 24TH COURT  
Fort Lauderdale, FL 33311

Name Changed: 01/21/2020

Address Changed: 04/04/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title AP

HARVARD, AL D

2901 NW 24TH COURT  
Fort Lauderdale, FL 33311

Title AP

SHANE, TERRENCE L  
2901 NW 24TH COURT  
Fort Lauderdale, FL 33311

Title Treasurer

NELSON, KIMBERLY V  
840 NW 33RD Terrace  
Fort Lauderdale, FL 33311

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	01/21/2020
2021	04/30/2021
2022	04/04/2022

**Document Images**

<a href="#">04/04/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/29/2021 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2020 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/16/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>