



## BOARD OF ADJUSTMENT MEETING NOTICE

August 25, 2022

A Public Hearing will be held before the Board of Adjustment on: Wednesday, September 14, 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-22080008

OWNER: JOSEPH, LARRY H/E; JOSEPH, PATRICE & BONHOMME,MAX

AGENT: CRUSH LAW, P.A. - JASON S. CRUSH, ESQ.

ADDRESS: 1236 NE 1<sup>st</sup> AVENUE, FORT LAUDERDALE, FL 33304

LEGAL DESCRIPTION: LOTS 42 AND 43, BLOCK 118 "PROGRESSO", AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING DISTRICT: RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY

COMMISSION DISTRICT: 2

REQUESTING: Sec. 47-19.2.K.1. -Garages and carports (residential use).

- Requesting a variance from the minimum 20-foot front yard setback to allow an addition of garage at a setback of 15.2 feet, a total variance request of 4.8 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

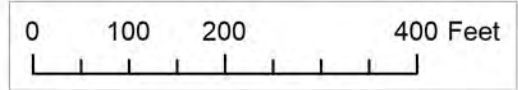
Florida Statutes, Sec. 286.0105

**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-22080008

Path: J:\DSD\DRCLocationMaps\_16\_RM\ArcMap\BOA\_2022\_09-14\PLN-BOA-22080006.mxd



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: SEPTEMBER 14, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22080008

**Requesting: Sec. 47-19.2.K.1. -Garages and carports (residential use).**

**• Requesting a variance from the minimum 20-foot front yard setback to allow an addition of garage at a setback of 15.2 feet, a total variance request of 4.8 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



Page 4: Sign Notification Requirements and Affidavit

**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-2208008

APPLICANT: JOSEPH, LARRY H/E JOSEPH, PATRICE & BONHOMME, MAX

PROPERTY: 1236 NE 1 Avenue, Fort Lauderdale, FL 33304

PUBLIC HEARING DATE: September 14, 2022

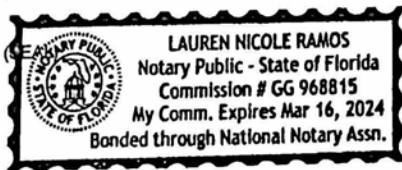
BEFORE ME, the undersigned authority, personally appeared Jason S Crush, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
- 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.
- 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.
- 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.
- Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division 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.
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

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

Affiant


SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 1 day of September, 2022



NOTARY PUBLIC  
MY COMMISSION EXPIRES: March 16, 2024





 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**

DATE: SEPTEMBER 14, 2022      TIME: 6:00 PM      CASE: PLN-BOA-22080008

**Requesting:** Sec. 47-19.2.K.1. -Garages and carports (residential use).

- Requesting a variance from the minimum 20-foot front yard setback to allow an addition of garage at a setback of 15.2 feet, a total variance request of 4.8 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. It is a violation of City Code Section 14-20 if said sign is removed, altered, tampered with, or destroyed in any way. Any person who removes, alters, tampered with, or destroys this sign shall be liable for a civil penalty of \$250.00. This sign shall remain on the property until the Board of Adjustment meets. This sign shall be removed by the City of Fort Lauderdale. If you have any questions, please contact the City of Fort Lauderdale at (954) 828-6506.

**IT'S THE LAW!**  
 Clean Up  
 After Your Dog



**MAXIMUM FINE  
 \$250  
 PUBLIC HEALTH LAW**



## **BOA CASE # PLN-BOA-22080008**

### **Sec. 47-19.2.K.1. -Garages and carports (residential use).**

K. *Garages and carports (residential use)*. Garages and carports may extend into a required front yard in RD, RC and RM zoning districts when accessory to a single family dwelling subject to the following requirements:

1. Garages that are accessory to a standard single family dwelling shall have minimum front yard setback of twenty (20) feet from the front property line.

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22080008	PRE-CAST WALL	1236 - Variance	Z- Board of Adjustment (BOA)	0		1236	NE		1 AVE	8/5/2022	Open
BLD-FEN-21060039 AB-0084511	~6/11/2021 NOC REC	PRE-CAST WALL	Fence Permit	350		1236	NE		1 AVE	6/11/2021	Awaiting Client Reply
		JOSEPH LARRY/ANNELIA	Resident/Business Alarm Registr	0		1236	NE		1 AVE	6/8/2015	Active
PM-07021824	NEW 800 SF FLAT ROOF FOR ADDITION BP 03081277	NEW 800 SF FLAT ROOF FOR ADDITION BP 03081277	Re-Roof Permit	0		1236	NE		1 AVE	2/22/2007	Complete
PM-06032712	INSTALL MECH SYSTS FOR ADDITION BP 03081277	INSTALL MECH SYSTS FOR ADDITION BP 03081277	Mechanical HVAC New Install Pe	0		1236	NE		1 AVE	3/23/2006	Complete
PM-04030283	SHUTTERS	SHUTTERS	Shutter Permit	0		1236	NE		1 AVE	3/3/2004	Void
PM-03091474	PLUMBING FOR ADDITION BP 03081277	PLUMBING FOR ADDITION BP 03081277	Plumbing Residential Permit	0		1236	NE		1 AVE	9/17/2003	Complete
PM-03091473	ELECTRIC FOR ADDITION BP 09081277	ELECTRIC FOR ADDITION BP 09081277	Electrical Residential Permit	0		1236	NE		1 AVE	9/17/2003	Complete
	SFR ADD:MASTER BED/BATH										
	~										
	~										
	~SIGNED CO P/U 1/5/09										
	~										
	~SPOT SURVEY & ELEV CERT APPROVED 10/23/06 K.R										
	~										
	~RENEWAL PERMIT ISSUED ON 10/10/2007										
	~										
PM-03081277	~B-NEW PLANS 6/11/04 Z-B-E-M-P	SFR ADD:MASTER BED/BATH	Residential Addition Permit	0		1236	NE		1 AVE	8/15/2003	Complete
PM-03040702	REROOF SHINGLES 1200	REROOF SHINGLES 1200	Re-Roof Permit	0		1236	NE		1 AVE	4/8/2003	Complete



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING  
BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 05/03/2022 | Print Date: 05/03/2022  
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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	JOSEPH, LARRY H/E JOSEPH, PATRICE & BONHOMME, MAX
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	1236 NE 1 AVE FORT LAUDERDALE FL 33304-1907
<b>E-mail Address</b>	jcrush@crushlaw.com
<b>Phone Number</b>	9545222010
<b>Proof of Ownership</b>	<input type="checkbox"/> <u>Warranty Deed</u> or <input checked="" type="checkbox"/> <u>Tax Record</u>

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

<b>Applicant / Agent's Name</b>	Crush Law, P.A. - Jason S. Crush, Esq.
<b>Applicant / Agent's Signature</b>	<i>Jason S. Crush</i>
<b>Address, City, State, Zip</b>	600 SE 2nd Court, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	jcrush@crushlaw.com
<b>Phone Number</b>	9545222010
<b>Letter of Consent Submitted</b>	YES

<b>Development / Project Name</b>	1236 NE 1 Avenue					
<b>Existing / New</b>	<table border="1"> <tr> <td><u>Existing:</u></td> <td><input checked="" type="checkbox"/></td> <td>1236 NE 1 Avenue</td> <td><u>New:</u></td> <td><input type="checkbox"/></td> </tr> </table>	<u>Existing:</u>	<input checked="" type="checkbox"/>	1236 NE 1 Avenue	<u>New:</u>	<input type="checkbox"/>
<u>Existing:</u>	<input checked="" type="checkbox"/>	1236 NE 1 Avenue	<u>New:</u>	<input type="checkbox"/>		
<b>Project Address</b>	<u>Address:</u> 1236 NE 1 Avenue, Fort Lauderdale, FL 33304					
<b>Legal Description</b>	PROGRESSO 2-18 D LOT 42,43 BLK 118					
<b>Tax ID Folio Numbers</b> (For all parcels in development)	4942 34 03 3140					
<b>Variance Request (Describe)</b>	A variance of four and eight tenths (4.8) feet to allow the addition of a twenty (20) foot by twenty (20) foot garage on the west side of the existing single-family home is requested.					
<b>Applicable ULDR Sections</b>	Sec. 47-19.2.K.1					

<b>Current Land Use Designation</b>	Medium
<b>Current Zoning Designation</b>	RD-15
<b>Current Use of Property</b>	Single Family Residences
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text"/>	Required 20' for Garage	Garage 15.2'
Side <input type="text"/>	5 ft. - up to 22 ft. in height	Existing - No Change
Side <input type="text"/>	5 ft. - up to 22 ft. in height	Existing - No Change
Rear <input type="text"/>	15'	Existing - No Change

**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.

See attached narrative.

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

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

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

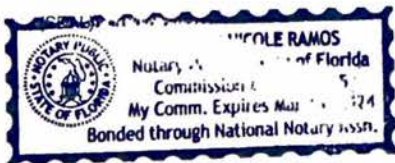
See attached narrative.

**AFFIDAVIT:** I, Jason S. Crush 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.

*Jason S. Crush*  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of August, 2022



*[Handwritten Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: March 16, 2024

## Page 3: Required Documentation & Mail Notice Requirements

-Submit One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). Note: The plans and survey must be digitally signed and sealed when submitting through Lauderbuild. \* Mailing envelopes are submitted in person.

-Submit Fourteen (14) copy sets (stapled) of each item listed below and Plans at half-size scale 11"X17" & One (1) original application submittal.

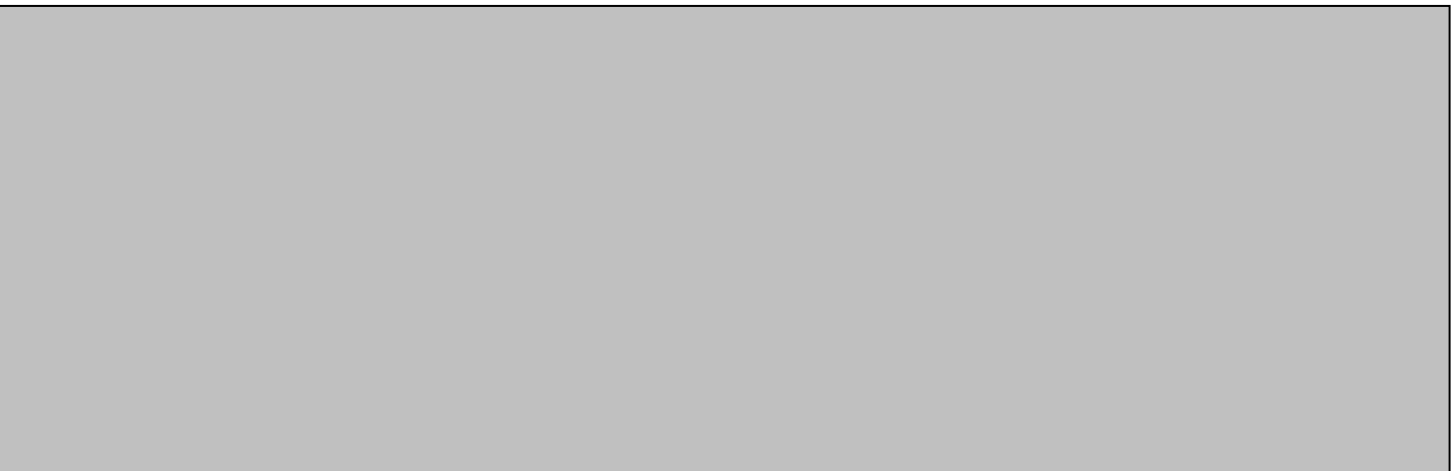
**Completed application** (all pages must be filled, completed, signed and notarized, where applicable).

**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 ½" x 11". All non-plan documents should be 8 ½" 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  
Zoning & Landscaping Division -BOA  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311**

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division 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@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855. You may also contact Kenny Gibbs, [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503.**





<b>Site Address</b>	1236 NE 1 AVENUE, FORT LAUDERDALE FL 33304-1907	<b>ID #</b>	4942 34 03 3140
<b>Property Owner</b>	JOSEPH, LARRY H/E JOSEPH, PATRICE & BONHOMME, MAX	<b>Millage</b>	0312
<b>Mailing Address</b>	1236 NE 1 AVE FORT LAUDERDALE FL 33304-1907	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	PROGRESSO 2-18 D LOT 42,43 BLK 118		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$37,130	\$414,730	\$451,860	\$330,090	
2021	\$37,130	\$326,620	\$363,750	\$320,480	\$5,832.36
2020	\$37,130	\$296,770	\$333,900	\$298,380	\$5,405.96

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$451,860	\$451,860	\$451,860	\$451,860
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 18</b>	\$330,090	\$330,090	\$330,090	\$330,090
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<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>	\$280,090	\$305,090	\$280,090	\$280,090

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/23/2021	QCD-T	\$100	117135785	\$5.50	6,751	SF
10/5/2018	QCD-T	\$100	115543714			
7/31/2006	QCD	\$100	42581 / 1690			
9/1/1992	QCD	\$100	19882 / 659			
3/1/1987	WD	\$56,000		<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1867

	<b>Units</b>	1
<b>Eff./Act. Year Built: 1953/1946</b>		

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
03						F1		
R								
1						1		

August 10, 2022

David Soloman  
City Clerk  
100 N. Andrews Avenue  
City of Fort Lauderdale, FL 33301

Re: **Property Located 1236 NE 1<sup>st</sup> Avenue, in the City of Fort Lauderdale, Florida**  
(the "Property")

Dear Mr. Soloman,

Crush Law, P.A., specifically Courtney Callahan Crush and Jason Crush are authorized to represent me, as the Property Owner for the purpose of submitting a variance application for the Property in the City of Fort Lauderdale.

Sincerely,

By:   
Name: Larry Joseph

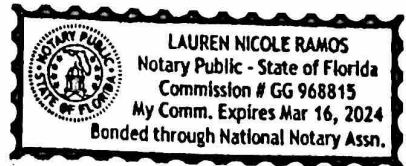
STATE OF FLORIDA  
COUNTY OF BROWARD

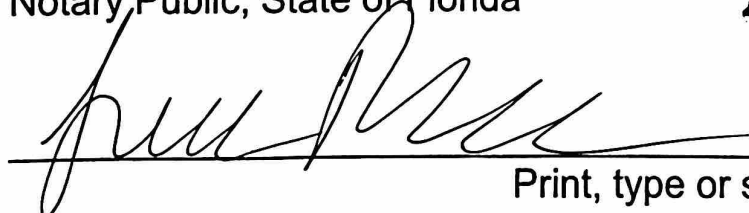
Sworn to and subscribed before me this 10 day of  
August 2022 by  
Larry Joseph who is:

Personally known to me \_\_\_\_\_  
OR Produced Identification X  
Type of Identification Produced Driver's License

(SEAL)

Notary Public, State of Florida





Print, type or stamp

name of notary

Commission Expires: March 16, 2024 My



Second Signature on Page 2  
By: Patrice Joseph  
Name: Patrice Joseph

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to and subscribed before me this 10 day of  
August 2022 by  
Patrice Joseph who is:

Personally known to me \_\_\_\_\_  
OR Produced Identification X  
Type of Identification Produced Driver's License

(SEAL)

Notary Public, State of Florida



[Signature]  
name of notary Print, type or stamp

Commission Expires: March 16, 2024 My

Third Signature on Page 3

By: [Signature]  
Name: Max Bonhomme

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to and subscribed before me this 10 day of  
August 2022 by  
Max Bonhomme who is:

Personally known to me X  
OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

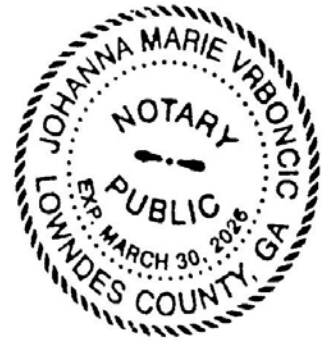
(SEAL)

Notary Public, State of Florida

[Signature]  
\_\_\_\_\_

Print, type or stamp

name of notary



My

Commission Expires: 30 Mar 2026



# CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

## ADDRESS VERIFICATION

CONTACT: Devon Anderson  
Phone: 954-828-5233  
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 1236 NE 1 AVE, 33304

PREVIOUS ADDRESS: 1236 NE 1 AVE, 33304

NOTES: VARIANCE

ZONING: RD-15

FOLIO #: 494234033140

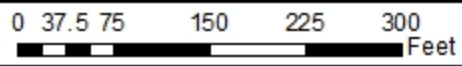
LEGAL DESCRIPTION: PROGRESSO 2-18 D LOT 42,43 BLK 118

DRC #: \_\_\_\_\_

AUTHORIZED SIGNATURE:  \_\_\_\_\_

DATE: 08/02/2022





MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



1236 NE 1 AVE  
DATE OF PRINT: 08/03/2022

	A	B	C	D	E	F	G	H	I
1	FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS_1	LEGAL_LINE
2	494234026420	WINNER,GARRETT E H/E	HERRERA,GUILLERMINA	1309 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
3	494234026430	CRUZ,EVELYN	HEMPHILL,LYSANDER A	1305 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
4	494234026440	SILVA,MARTIN I		1301 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
5	494234026441	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	PROGRESSO 2-18 D
6	494234026450	SPINELLI,ROBERTO J		911 NW 45 AVE	COCONUT CREEK	FL	33066	COCONUT CREEK FL33066	PROGRESSO 2-18 D
7	494234026451	SPINELLI,ROBERTO		PO BOX 4234	DEERFIELD BEACH	FL	33442	DEERFIELD BEACH FL33442	PROGRESSO 2-18 D
8	494234026650	ELIZE,ODANIE		1300 NW 129 AVE	SUNRISE	FL	33323	SUNRISE FL33323	PROGRESSO 2-18 D
9	494234026660	GOYETTE,CYNTHIA		1812 NE 19 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE FL33305	PROGRESSO 2-18 D
10	494234026661	SETTON,JOHN		5356 NE 5 AVE	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE FL33334	PROGRESSO 2-18 D
11	494234026670	CHRISTIANSEN,KATHY		1300 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
12	494234026671	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	PROGRESSO 2-18 D
13	494234026680	NUNEZ,AURA L H/E	NUNEZ,GERALDO	1304 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
14	494234026690	GLASSMAN,CAREN JILL		1517 E LAKE CT	HOLLYWOOD	FL	33020	HOLLYWOOD FL33020	PROGRESSO 2-18 D
15	494234026870	SUNGOLD PROPERTIES 6 LLC		601 BRICKELL KEY DR SUITE 700	MIAMI	FL	33131	MIAMI FL33131	PROGRESSO 2-18 D
16	494234026880	PAYNE,ANDREW D		1304 NE 2 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
17	494234032870	SISON,ERWIN		9 HATHAWAY LN	WILTON MANORS	FL	33305	WILTON MANORS FL33305	PROGRESSO 2-18 D
18	494234032880	MAHAN,MATTHEW D		7781 NW 34 ST	HOLLYWOOD	FL	33024	HOLLYWOOD FL33024	PROGRESSO 2-18 D
19	494234032890	SOLOMON,ARIE L	HOLMES,JESSICA R	3710 EUREKA DR	STUDIO CITY	CA	91604	STUDIO CITY CA91604	PROGRESSO 2-18 D
20	494234032900	GEFFRARD,NICKSON H/E	GEFFRARD,ALANS ETAL	1230 NE 2 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
21	494234032910	ADELSON,DANIEL & MIRANA		1234 NE 2 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
22	494234032920	DAVIS,MICHAEL FREDERICK		1240 NE 2 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
23	494234032921	COHEN,ADI		5951 NE 18 TER	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	PROGRESSO 2-18 D
24	494234032922	7800177 FLORIDA INC		1360 DEPATIE ST	*MONTREAL QC	CA	H4L 4	*MONTREAL QC CAH4L 4	PROGRESSO 2-18 D
25	494234032930	7800177 FLORIDA INC		1360 DEPATIE ST	*MONTREAL QC	CA	H4L 4	*MONTREAL QC CAH4L 4	PROGRESSO 2-18 D
26	494234032940	MICHEL,RENE & TELIDIA		1245 NE 2 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
27	494234032960	OSHU 2 LLC		PO BOX 4174	FORT LAUDERDALE	FL	33338	FORT LAUDERDALE FL33338	PROGRESSO 2-18 D
28	494234032970	SIDEBAR PROPERTIES LLC		2125 NE 63 ST	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	PROGRESSO 2-18 D
29	494234032971	FOREMAN,PETER		5830 SW 64 AVE	DAVIE	FL	33314	DAVIE FL33314	PROGRESSO 2-18 D
30	494234032980	SIDEBAR PROPERTIES LLC		2125 NE 63 ST	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	PROGRESSO 2-18 D
31	494234032990	VINCENT,PHADIA		1229 NE 2 AVE #1-2	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
32	494234033000	CAMERON,DESMOND		7961 NW 90 AVE	TAMARAC	FL	33321	TAMARAC FL33321	PROGRESSO 2-18 D
33	494234033010	TIENA,MECENE	TIENA,KEVIN	1225 NE 2 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
34	494234033030	ATHERTON,J KENT		105 LAKE EMERALD DR #806	OAKLAND PARK	FL	33309	OAKLAND PARK FL33309	PROGRESSO 2-18 D
35	494234033039	YEHOSHOUA,MOSHE		105 LAKE EMERALD DR #806	OAKLAND PARK	FL	33309	OAKLAND PARK FL33309	PROGRESSO 2-18 D
36	494234033040	NICHOLS,CHARLES A		2900 E OAKLAND PARK BLVD FL 3	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	PROGRESSO 2-18 D
37	494234033080	ROBINSON,CHRISTINA FAYE		1210 NE 1 AVE #1-2	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
38	494234033090	MULDERIG,SCOTT A		1801 NW 9 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D
39	494234033100	QUINN,JASON		1116 ORANGE ISLE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE FL33315	PROGRESSO 2-18 D
40	494234033110	YAO,ASHLEY H/E	YAO,JULIE ANN	1220 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
41	494234033120	WILSON,JENNIFER NOELLE		1224 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
42	494234033130	STULL,JIM T		1230 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
43	494234033140	JOSEPH,LARRY H/E	JOSEPH,PATRICE & BONHOM	1236 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
44	494234033150	IACINO,JOAN Y H/E	IACINO,RICHARD J	1240 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
45	494234033160	THOMAS,BRIANNA I		3245 S RALEIGH ST	DENVER	CO	80236	DENVER CO80236	PROGRESSO 2-18 D
46	494234033161	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	PROGRESSO 2-18 D
47	494234033230	SALVAS,RODNEY D		1233 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
48	494234033240	WEAVER,DARRYL LAMAR		1227 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
49	494234033250	PAWLK,WALTRAUD		1221 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
50	494234033260	ZIOBO,JOHN	ZIOBO,PAUL	260 ANDREW ST	STRATFORD	CT	06614	STRATFORD CT06614	PROGRESSO 2-18 D
51	494234033270	CACERES,KALO		1211 NE 1 AVE	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D
52	494234033350	ZIOBO,JAMES F		1216 N ANDREWS AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D
53	494234033360	PAULSON,GARY	GARY PAULSON TR	1220 NORTH ANDREWS AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D
54	494234370010	FIRST CHURCH OF GOD FORT	LAUDERDALE INC ETAL	1242 N ANDREWS AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	FIRST CHURCH OF GOD SITE 72-24 B



**1236 NE 1<sup>st</sup> Avenue**  
**Board of Adjustment – Variance Requests**  
**Section 47-19.2.K.1 of the Unified Land Development Regulations**  
**(“ULDR”)**

**Section 1 – Variance Request**

**Section 2 – Section 47-24.12.A.4 – Criteria - Variance**

**Section 3 – Section 47-19.2.K – Garage and Carports (Residential Use)**

**Background:**

The owner of the property located at 1236 NE 1<sup>st</sup> Avenue (“Property”) respectfully requests a variance to ULDR Section 47-19.2.K.1. ULDR Section 47-19.2.K.1 allows garages to extend into a required front yard in certain residential zoning districts provided that the garages have a minimum front yard setback of twenty (20) feet from the front property line. The Property is located within the City’s Residential Single-Family Duplex/Medium Density District (“RD-15”) residential zoning district. The Property is located north of Sunrise Boulevard and just south of northwest 13<sup>th</sup> Street along northeast 1<sup>st</sup> Avenue. The Property is facing a church parking lot to the west.

Of particular note, ULDR Section 47-19.2.K also allows carports to extend into the front yard setback to a minimum of fifteen (15) feet rather than twenty (20) feet required for garages. The property owner requests to meet the minimum front yard setback for a carport and believes it will not create a visual barrier for its neighbors, including the church parking lot to the west.

As such, a variance of four and eight tenths (4.8) feet to allow the addition of a twenty (20) foot by twenty (20) foot garage on the west side of the existing single-family home is requested.

**Section 2 – Section 47-24.12.A.4 – Criteria – Variance**

A variance from the terms of the ULDR shall be granted upon demonstration of a unique hardship attributable to the land by proving by a preponderance of evidence the following criteria:

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

**RESPONSE:** As provided in ULDR Section 47-19.2.K, within the RD-15 residential zoning district a minimum front yard setback for a garage is twenty (20) feet. Interestingly, a minimum front yard setback for a carport is fifteen (15) feet. In fact, it is preferential by design to have an enclosed garage rather than an open unscreened carport. This variance request seeks to allow a residential garage to meet the carport minimum front yard setback.



2. *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:*

**RESPONSE:** The owner's house on the Property was built in 1946 without a garage or a carport. The property owner would like to build a garage on the Property that is four and eight tenths (4.8) feet less than the twenty (20) foot minimum garage front yard setback but is in compliance with the fifteen (15) foot minimum carport front yard setback. Unlike many of the neighborhood properties that are currently being demolished and redeveloped as new duplexes and townhomes (since RD-15 permits multifamily structures), this property has an existing single family home that the resident-owner is currently remodeling and desires to provide for secure vehicle storage which would screen its contents from the neighborhood.

3. *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*

**RESPONSE:** Literal application of the ULDR would eliminate the ability of the property owner to build a garage rather than a carport and restricts the owner's ability to provide secure storage for his home. A garage would be preferential for the surrounding neighbors and provide secure vehicle storage that provides screening from neighborhood view.

4. *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; and*

**RESPONSE:** There is no self-created hardship, in fact the extension into the front yard setback is written into the code and it includes both a twenty (20) foot and fifteen (15) foot setbacks. However, the code does not contemplate a garage with a minimum fifteen (15) foot setback -- just a carport, which is less preferential overall. The impact of adding a garage or a carport at a 15-foot setback is equivalent -- if not a lesser impact for a garage.

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

**RESPONSE:** Granting a variance of four and eight tenths (4.8) feet to allow the construction of a garage vs a carport is the minimum variance possible and the variance will be in harmony with the general purposes and intent of the ULDR -- as a garage needs to be 20 feet deep. The residential garage will not be incompatible with the adjoining properties or surrounding neighborhood or detrimental to the public welfare.

**Section 3 – Section 47-19.2.K – Garage and Carports (Residential Use)**

*K. Garages and carports (residential use). Garages and carports may extend into a required front yard in RD, RC and RM zoning districts when accessory to a single family dwelling subject to the following requirements:*

- 1. Garages that are accessory to a standard single family dwelling shall have minimum front yard setback of twenty (20) feet from the front property line.*
- 2. Carports may extend into a required front yard, when they are accessory to a standard single family dwelling, and shall have a minimum front yard setback of fifteen (15) feet from the front property line, a maximum height of ten (10) feet, a maximum of two hundred (200) square feet of roof area within the required front yard, and*
- 3. Any portion of a carport encroaching into a required front yard shall be open on all sides, except where attached to the principal building.*

**RESPONSE:** A garage constructed at the same minimum front yard setback as allowed for a carport produces a better design for the property owner and the neighborhood as a whole.

**1236 NE 1<sup>st</sup> Avenue**  
**Fort Lauderdale, FL 33304**  
**Variance Request**  
**Board of Adjustment**

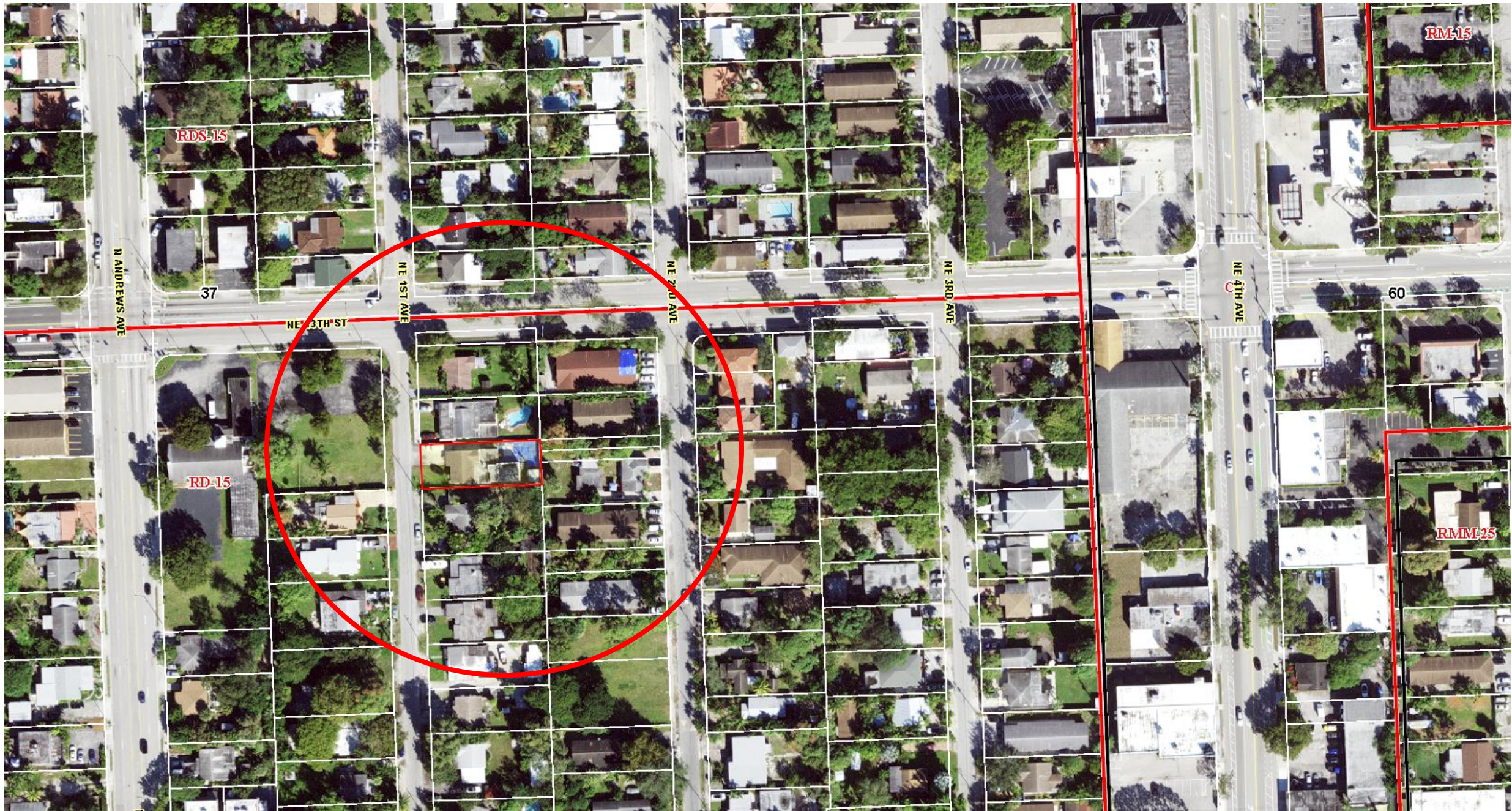


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Page 1	Aerial
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Page 3	Depiction of Variance Request
Page 4	Property Photos

Jason S. Crush, Esq.  
Crush Law, P.A.  
600 SE 2<sup>nd</sup> Court  
Fort Lauderdale, FL 33301

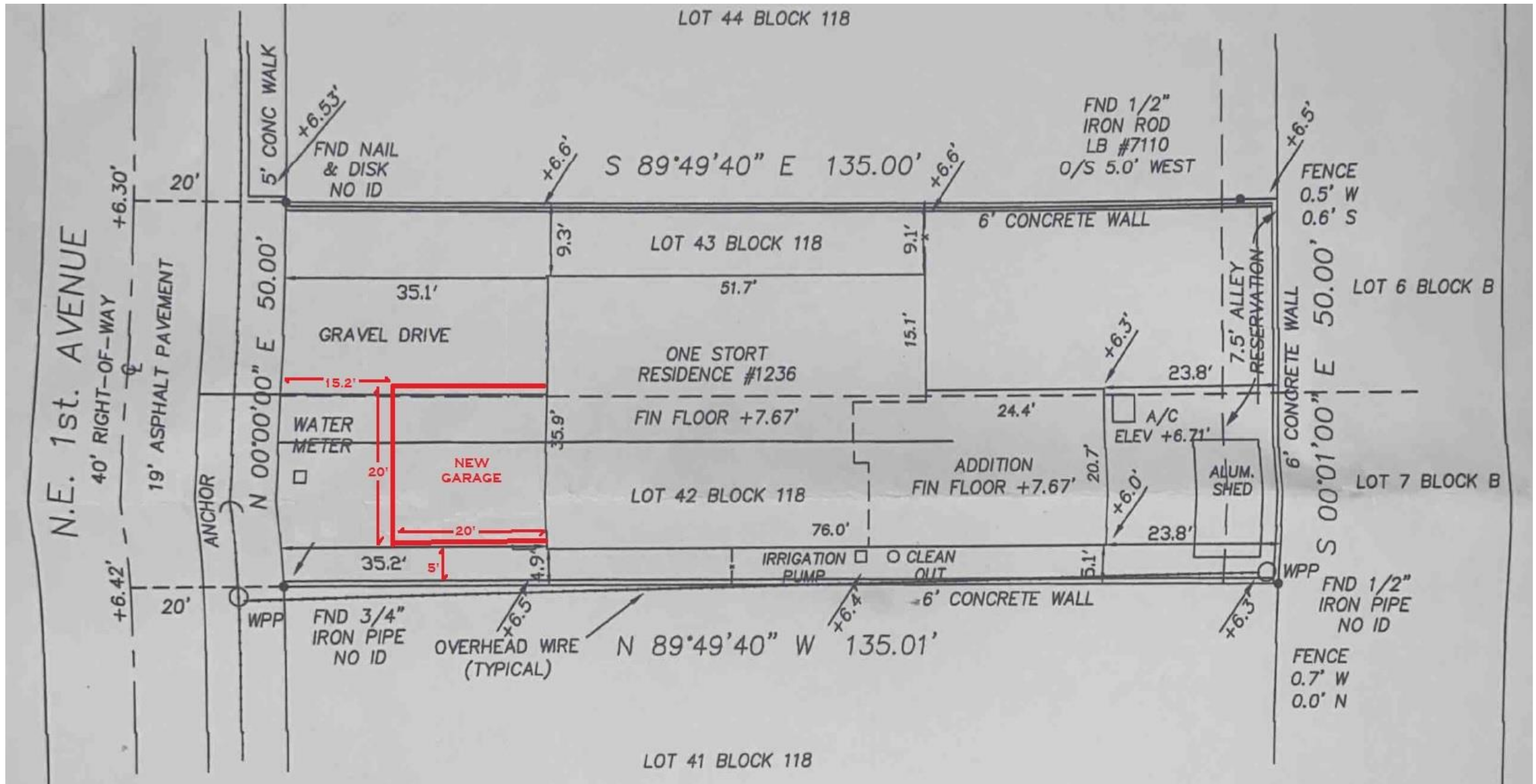




Aerial







Site Plan





View to the North



View to the South

Street View Photos





Property to the West



Property

Property Photos



# BOUNDARY SURVEY

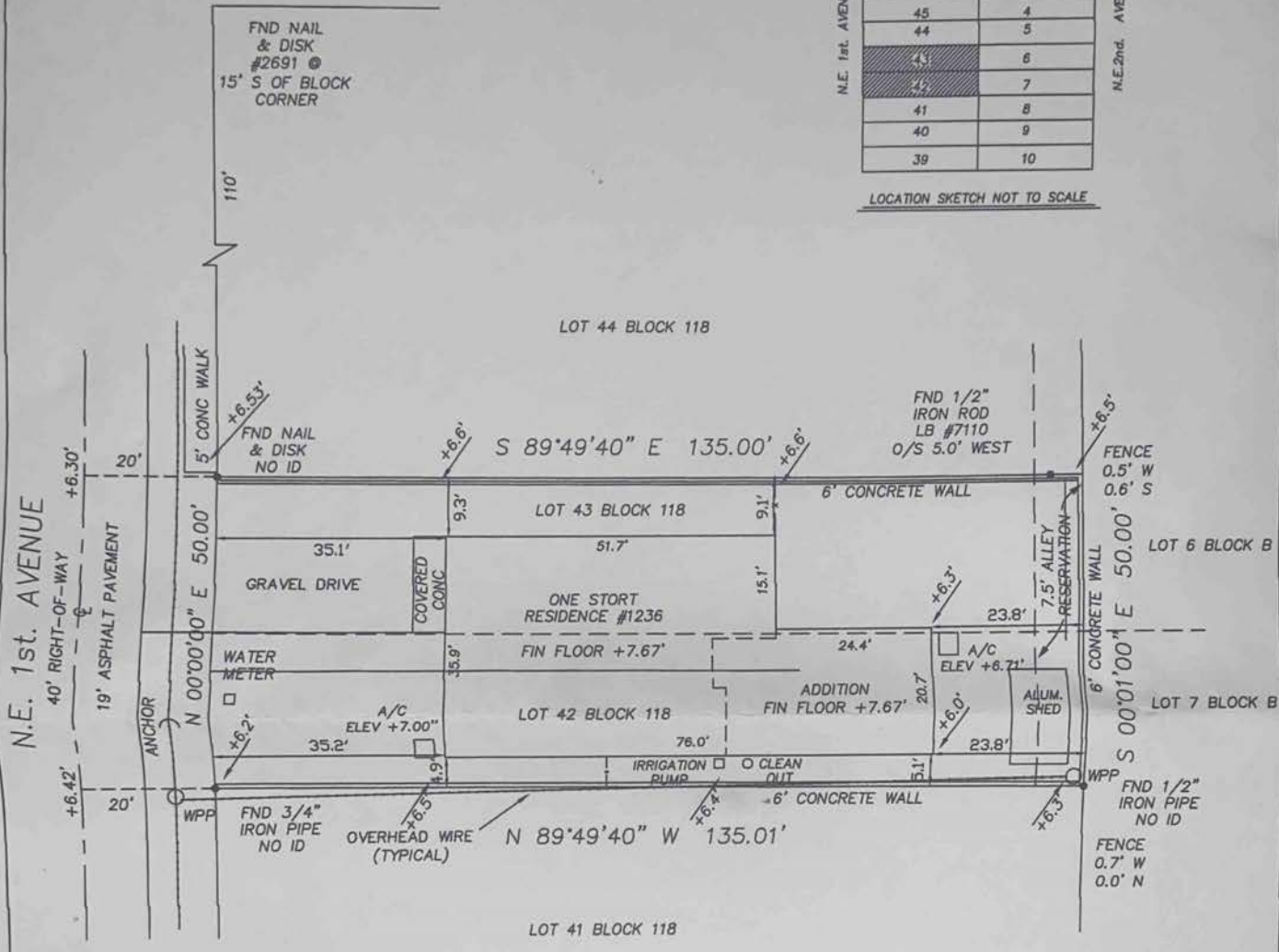
**DESCRIPTION:**

LOTS 42 AND 43, BLOCK 118 "PROGRESSO", AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



N.E. 13th. STREET	
48	1
47	2
46	3
45	4
44	5
43	6
42	7
41	8
40	9
39	10

LOCATION SKETCH NOT TO SCALE



- LEGEND**
- A/C = AIR CONDITIONER
  - ASPH = ASPHALT
  - BCR = BROWARD COUNTY
  - BLDG = BUILDING
  - BM = BENCH MARK
  - C = CENTER LINE
  - CLF = CHAIN LINK FENCE
  - CLP = CONCRETE LIGHT POLE
  - CWP = CONCRETE POWER POLE
  - CONC = CONCRETE
  - CTV = CABLE TV
  - DC = DADE COUNTY
  - DE = DRAINAGE EASEMENT
  - EM = ELECTRIC METER
  - ELEV = ELEVATION
  - FF = FINISH FLOOR
  - PIP/C = FOUND IRON PIPE & CAP
  - PIR/C = FOUND IRON ROD & CAP
  - FN = FOUND NAIL
  - FND = FOUND
  - FPL = FLORIDA POWER & LIGHT
  - IRC = IRON ROD & CAP
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM
  - (M) = MEASURED
  - N/A = NOT APPLICABLE
  - N&D = NAIL & DISC
  - N&T = NAIL & TAB
  - OHW = OVER HEAD WIRE(S)
  - (P) = PLAT
  - (R) = RECORD
  - R/W = RIGHT OF WAY
  - WPP = WOOD POWER POLE

- NOTE:**
1. SUB-SURFACE FEATURES NOT LOCATED.
  2. ALL AND RESTRICTIONS KNOWN TO OR PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
  3. THE SURVEYOR HAS NOT ABSTRACTED TITLE, FOR OTHER RESTRICTIONS OF RECORD.
  4. THIS SURVEY DEPICTS THE LEGAL DESCRIPTION AS PROVIDED AND DOES NOT DETERMINE OWNERSHIP.
  5. PLAT, DEED AND MEASURED DIMENSIONS ARE THE SAME UNLESS OTHERWISE NOTED.
  6. THIS SKETCH REFLECTS ALL EASEMENTS & RIGHTS OF WAY PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
  7. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FIELD BOOK: 491/18  
493/30

FILE NAME: PRGO-42-43-118

0610001 SPOT ON ADDITION	10/9/06
0812010 FINAL ON ADDITION	12/10/08
UPDATE SURVEY	7/25/22

*[Signature]*  
7/29/2022

DANIEL L. CARNAHAN PROFESSIONAL SURVEYOR & MAPPER NO. 3002 STATE OF FLORIDA  
MIKKI H. ULRICH PROFESSIONAL SURVEYOR & MAPPER NO. 5853 STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida licenced surveyor and mapper

REVISIONS	DATE	FOR: JOSEPH	DATE OF SURVEY: 13/20/03	NO: 0302130	FILE NAME: HS#2-20-3	SCALE: 1" = 20'
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**DENI/CARNAHAN, INC.**  
1723 NORTH STATE ROAD 7, MARGATE FLORIDA, 33063 TEL. (954)971-0540 FAX (954)971-5098

LAND SURVEYS ◦ SUBDIVISIONS ◦ CONSTRUCTION SURVEYS