



BOARD OF ADJUSTMENT MEETING NOTICE

September 21, 2023

A Public Hearing will be held before the Board of Adjustment on: October 11, 2023 at 6:00 P.M.

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-23090001
OWNER:	PALM MEADOW HOLDINGS LLC; %SF PROPERTY MANAGEMENT
AGENT:	PRIME GROUP MANAGEMENT, LLC/ RICK PENA
ADDRESS:	640 INTRACOASTAL DR, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 12 AND THEAT PART OF LOT 11, BLOCK 6, SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district.</u>

- Requesting a variance to allow a new rooftop trellis to have a maximum height to the top of the structure of 36 feet above the first level finish floor, whereas the code allows a maximum height of 35 feet above the first level finish floor. A total variance request of 1 foot.

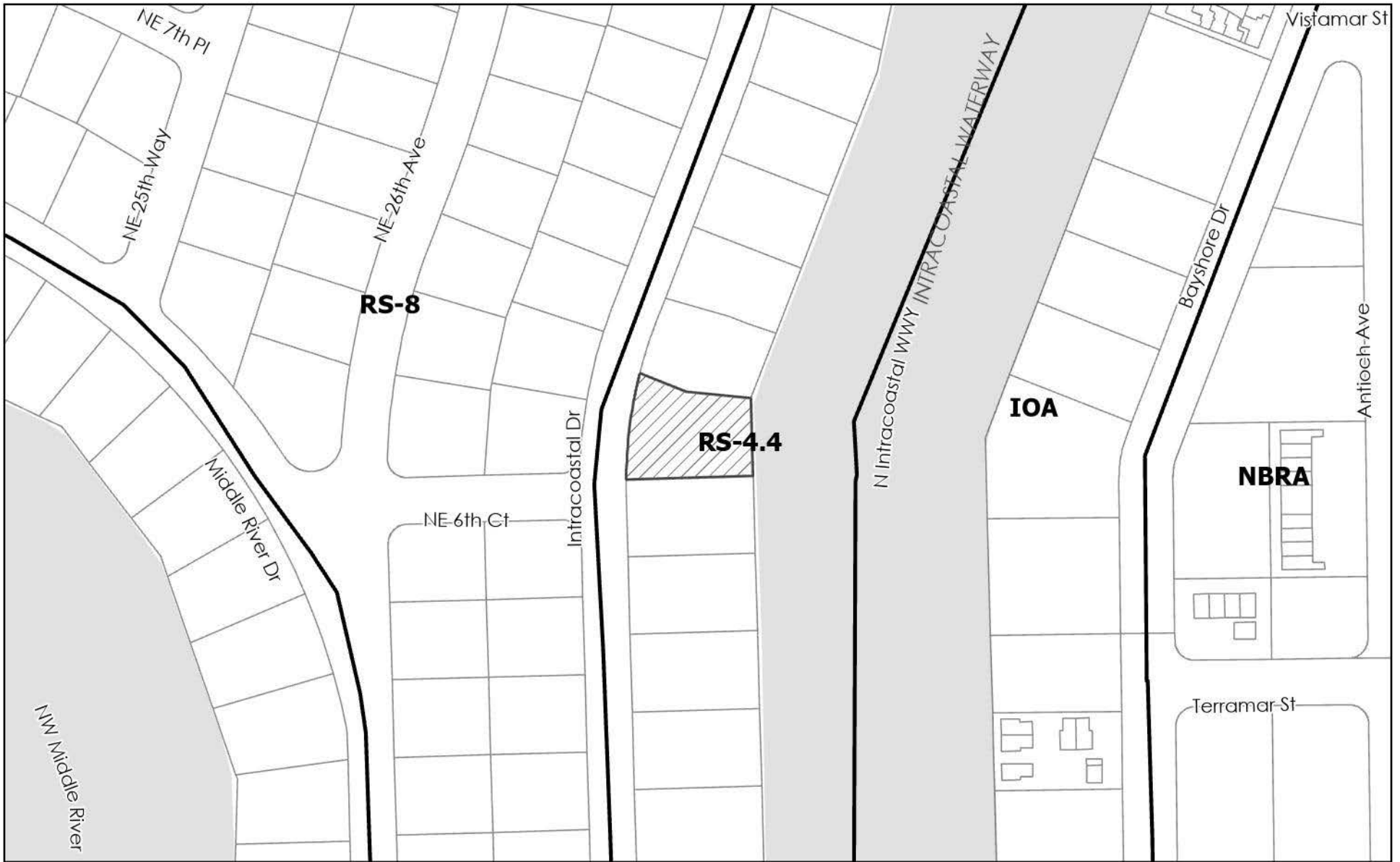
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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-23090001


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: OCTOBER 11, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23090001

Requesting: Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district.

- Requesting a variance to allow a new rooftop trellis to have a maximum height to the top of the structure of 36 feet above the first level finish floor, whereas the code allows a maximum height of 35 feet above the first level finish floor. A total variance request of 1 foot.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale



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-23090001

APPLICANT: Palm Meadow Holdings LLC / Bobby Michael Ray / (Agent: Rick Pena)

PROPERTY: 640 Intracoastal Drive, Ft. Lauderdale, FL 33304

PUBLIC HEARING DATE: Wednesday, October 11, 2023

BEFORE ME, the undersigned authority, personally appeared Rick Pena, 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.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of September, 2023

(SEAL)



Vanessa Gomez
Comm.: HH 267596
Expires: May 24, 2026
Notary Public - State of Florida

NOTARY PUBLIC
MY COMMISSION EXPIRES:



BACK OF RESIDENCE (Waterfront SIDE)



FRONT OF RESIDENCE (Street SIDE)

BOA CASE # PLN-B0A-23090001

Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A)

<i>Requirements</i>	<i>RS-4.4</i>
Maximum density	4.4 du/net ac.
Minimum lot size	10,000 sq. ft.
Maximum structure height	35 ft.
Maximum structure length	None
Minimum lot width	75 ft. *100 ft. when abutting a waterway on any side
Minimum floor area	1,250 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isle—20 ft.
Minimum corner yard	25% of lot width, but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft. 25 ft. when abutting a waterway
Minimum rear yard	15 ft. 25 ft. when abutting a waterway
Minimum distance between buildings	None

	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤10,000 sf	50%	0.75
Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

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

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97)

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **View Log** **Reports** **Help** My Filters Module

Showing 1-40 of 85

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	PLN-BOA-23090001		Asking to increase the heigh...	Z- Board of Adjustment (BOA)	0		640
<input type="checkbox"/>	PLB-GAS-23030024	NEW SWIMMING POOL AND SPA	PLUMBING GAS	Plumbing Gas Permit	0		640
<input type="checkbox"/>	BLD-RPSF-23020014	Revision to BLD-RPSF-22090019// Changes to Design...	POOL REVISION 1	Residential Pool-Spa-Fountain Permit	0		640
<input type="checkbox"/>	FIR-ALARM-22120001	FIREALARM SYSTEM FOR BLD-RNC-20120032	FIREALARM SYSTEM FOR BLD-RNC...	Fire Alarm System Permit	0		640
<input type="checkbox"/>	FIR-SUPP-22110010	IRRIGATION SYSTEM FOR NEW SFR		Fire Suppression Permit	0		640
<input type="checkbox"/>	TAM-MOT-22100047	640 Intracoastal Dr	ENG-UF-22100011	Maintenance of Traffic Application	0	Francyne Webber	640
<input type="checkbox"/>	PLB-RES-22090160	NEW SWIMMING POOL AND SPA	PLUMBING FOR BLD-RPSF-22090019	Plumbing Residential Permit	0		640
<input type="checkbox"/>	ELE-RES-22090146	NEW SWIMMING POOL AND SPA	ELECTRICAL FOR BLD-RPSF-2209...	Electrical Residential Permit	0		640
<input type="checkbox"/>	BLD-RPSF-22090019	NEW SWIMMING POOL AND SPA	NEW SWIMMING POOL	Residential Pool-Spa-Fountain Permit	0		640
<input type="checkbox"/>	BLD-RMIS-22090003	EQUIPMENT PAD FOR NEW GENERATOR FOR BP ELE-GEN-22...	NEW SINGLE FAMILY RESIDENCE ...	Residential Miscellaneous Permit	0		640
<input type="checkbox"/>	ELE-GEN-22090001	NEW GENERATOR FOR BP BLD-RNC-20120032	NEW SINGLE FAMILY RESIDENCE ...	Generator Permit	0		640
<input type="checkbox"/>	ELE-LV-22080033	LOW VOLTAGE WIRING - BLD-RNC-20120032	640	Electrical Low Voltage Permit	0		640
<input type="checkbox"/>	ELE-LV-22080029	low voltage wiring	640	Electrical Low Voltage Permit	0		640
<input type="checkbox"/>	BLD-WIN-22050009	21 WINDOWS/ 20 DOORS	WINDOWS/DOORS	Window and Door Permit	0		640
<input type="checkbox"/>	BE21100066	0920 - 25-14 - SILT/SEDIMENT MATTER DISCHARGING I...	CITATION	Building Code Case	0	HECTORS	640
<input type="checkbox"/>	BE21100065	0918 - 17-7.4.b - CONSTRUCTION NOISE BEFORE 8:00AM	CITATION	Building Code Case	0	HECTORS	640
<input type="checkbox"/>	CE21090731	CONSTRUCTION NOISE CAN BE HEARD FROM 7AM IN THE M...		Code Case	0	HECTORS	640
<input type="checkbox"/>	CE21090328	NEIGHBOR COMPLAINT OF CONSTRUCTION NOISE BEGINNING...		Code Case	0	Christina Caserta	640
<input type="checkbox"/>	ELE-TEMP-21080004	Temporary Pole	640 Intra	Electrical Temporary Pole	0		640
<input type="checkbox"/>	PLB-RES-21050142	STORM DRAIN FOR BLD-RNC-20120032	NEW SINGLE FAMILY RESIDENCE ...	Plumbing Residential Permit	0		640
<input type="checkbox"/>	BLD-ACC-21050002	TEMPORARY CONSTRUCTION TRAILER NEW SFR 9 BD 11...	640 INTRACOASTAL DR - TEMPOR...	Accessory Structure Permit	0		640
<input type="checkbox"/>	MEC-RES-21050012	TEMPORARY CONSTRUCTION TRAILER NEW SFR 9 BD 11...	NEW SINGLE FAMILY RESIDENCE ...	Mechanical Residential Permit	0		640
<input type="checkbox"/>	ELE-RES-21050020	TEMPORARY CONSTRUCTION TRAILER NEW SFR 9 BD 11...	NEW SINGLE FAMILY RESIDENCE ...	Electrical Residential Permit	0		640
<input type="checkbox"/>	PLB-RES-21050022	TEMPORARY CONSTRUCTION TRAILER NEW SFR 9 BD 11...	NEW SINGLE FAMILY RESIDENCE ...	Plumbing Residential Permit	0		640
<input type="checkbox"/>	ENG-LAND-21040018	NEW SINGLE FAMILY RESIDENCE	LANDSCAPING IN ROW MASTER BL...	ROW Landscaping Permit	0		640
<input type="checkbox"/>	PLB-IRR-21040019	NEW SINGLE FAMILY RESIDENCE	PLUMBING IRRIGATION FOR MAST...	Plumbing Irrigation Permit	0		640
<input type="checkbox"/>	PLB-GAS-21040040	NEW FAMILY RESIDENCE	PLUMBING GAS MASTER BLD-RNC...	Plumbing Gas Permit	0		640
<input type="checkbox"/>	LND-TREE-21020027	NEW SFR 9 BD 11.5 BA 3 CAR GARAGE 2015 IRC PLAN ...	NEW SINGLE FAMILY RESIDENCE ...	Landscape Tree Removal-Relocation Permit	0		640
<input type="checkbox"/>	BLD-BDSP-21010021	SEAWALL IMPROVEMENTS		Boatlift-Dock-Seawall-Pile Permit	0		640
<input type="checkbox"/>	LND-INST-20120026	NEW SINGLE FAMILY RESIDENCE	LANDSCAPE	Landscape Installation Permit	0		640
<input type="checkbox"/>	BLD-FEN-20120090	NEW SINGLE FAMILY RESIDENCE	FENCE	Fence Permit	0		640
<input type="checkbox"/>	BLD-RPAV-20120065	NEW SINGLE FAMILY RESIDENCE	DRIVEWAY	Residential Paving Permit	0		640
<input type="checkbox"/>	BLD-ROOF-20120213	NEW SINGLE FAMILY RESIDENCE	ROOF	Re-Roof Permit	0		640
<input type="checkbox"/>	MEC-RES-20120073	NEW SINGLE FAMILY RESIDENCE	MECHANICAL	Mechanical Residential Permit	0		640
<input type="checkbox"/>	PLB-RES-20120179	NEW SINGLE FAMILY RESIDENCE	PLUMBING	Plumbing Residential Permit	0		640
<input type="checkbox"/>	ELE-RES-20120164	NEW SINGLE FAMILY RESIDENCE	ELECTRICAL	Electrical Residential Permit	0		640
<input type="checkbox"/>	BLD-RNC-20120032	NEW SFR 9 BD 11.5 BA 3 CAR GARAGE 2015 IRC PLAN ...	NEW SINGLE FAMILY RESIDENCE ...	Residential New Construction Permit	0		640
<input type="checkbox"/>	BLD-RDEM-20040011	DEMO OF REMAINING FOUNDATION & CMU WALLS	DEMO OF REMAINING FOUNDATION...	Residential Demolition Permit	0		640
<input type="checkbox"/>	LS20030379	L/S CORAL GABLES LIEN SEARCH -1- CASE FOUND CE17...		Lien Search	0		640
<input type="checkbox"/>	LS20030377	L/S ASAP TAX -1- CASE FOUND CE17042073		Lien Search	0		640



BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

- Cover : [Deadlines, Fees and General Information](#)
- Page 1 : [Applicant Information Sheet](#)
- Page 2 : [Criteria for Variance Request](#)
- Page 3 : [Checklist for submittal and completeness](#)
- Page 4 : [Notice Requirements and Affidavit](#)
- Page 5 : [Technical Specifications](#)

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. A meeting can be requested by emailing staff or submitting an email request to the [Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5 :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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City’s website at the [Board of Adjustment](#) webpage.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the City’s online citizen access portal and payment of fees [LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

PAYMENT OF 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. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City’s website.

Select the application type.	Fees
<input type="radio"/> Variance/Special Exception/Interpretation (Before):	\$2200.00
<input type="radio"/> Variance/Special Exception/Interpretation (After):	\$2800.00
<input checked="" type="radio"/> Variance/Special Exception/Interpretation (Before): Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only)	\$650.00
<input type="radio"/> Variance/Special Exception/Interpretation (After): Residential Accessory Structures & Existing Non-Conforming Structures (Homestead Only)	\$850.00
<input type="radio"/> Request for Continuance	\$900.00
<input type="radio"/> Request for Rehearing	\$300.00
<input type="radio"/> Rehearing Request before the board	\$1150.00

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

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

Property Owner's Name	Palm Meadow Holdings LLC / Bobby Michael Ray		
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	22 NE 22nd Ave, #4, Pompano Beach, FL 33062		
E-mail Address	bray@rch22.com		
Phone Number	954-656-2764		
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or	<input type="checkbox"/> Tax Record	

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

Applicant / Agent's Name	Prime Group Management, LLC / Rick Pena
Applicant / Agent's Signature	
Address, City, State, Zip	3250 NE 1st Avenue Suite 305, Miami, FL 33137
E-mail Address	rick@pgmlc.com
Phone Number	305-281-7383
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Development / Project Name	Private Residence		
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>	
Project Address	Address: 640 Intracoastal Drive Fort Lauderdale, FL 33304		
Legal Description	See Survey		
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042-01-32-0860		
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Per approved M93 & A104 we were under the impression that the trellis could exceed the 35'-0" in height. We would like to request for 12" variance for the trellis, measured from 35'-0" building height. Note that the parapet walls conceal the trellis from view, with no visual impact from the street or rear waterway views. Asking to increase the height to 36 feet whereas code allows a maximum of 35 feet		
Applicable ULDR Sections <small>(Include all code sections)</small>	SEC. 47-22. MEASUREMENTS. I. HEIGHT. THE HEIGHT OF BUILDINGS AND STRUCTURES SHALL BE MEASURED FROM GRADE TO THE UPPER MOST PART OF THE ROOF OR STRUCTURE. CHURCH SPIRES AND STEEPLES, CHIMNEYS, PARAPET WALLS, MACHINE ROOMS, ELEVATOR TOWERS AND THE LIKE NECESSARY TO THE DESIGN AND FUNCTION OF A BUILDING BUT NOT DESIGNED FOR HUMAN OCCUPANCY, SHALL NOT BE INCLUDED IN THE MEASUREMENT OF OVERALL HEIGHT OF A BUILDING. THE HEIGHT SHALL BE THE ROOF PEAK FOR STRUCTURES WITH PITCHED ROOFS AND THE ROOF SLAB FOR STRUCTURES WITH FLAT ROOFS. Sec 47-22		

Current Land Use Designation	RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY		
Current Zoning Designation	RS-4.4 Single Family		
Current Use of Property	RS-4.4 Single Family Residential		
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front			25'-0"	25'-3 1/2"
Side			10'-0"	10'-5"
Side			10'-0"	10'-2"
Rear			25'-0"	36'-5"

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

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

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

The proposed trellis exceeds the maximum allowed building height (35'-0") of the building by 6" when closed and by 12" when open.

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:

The proposed trellis (open and closed positions) would be covered by the adjacent parapet walls from all views.

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

SEC. 47-2.2. - Measurements. 1. Height. The height of buildings and structures shall be measured from grade to the uppermost part of the roof or structure. Church spires and steeples, chimneys, parapet walls, machine rooms, elevator towers and the like necessary to the design and function of a building but not designed for human occupancy, shall not be included in the measurement of overall height of a building. The height shall be the roof peak for structures with pitched roofs and the roof slab for structures with flat roofs.

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

This trellis was originally approved in the Master Permit by the City of Fort Lauderdale.

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.

Correct, the variance will make a reasonable use of the property by providing shade structure for the rooftop deck and it will be in harmony with the general purposes and intent of the ULDR. The use as varied will not affect adjoining properties or surrounding neighborhood.


AFFIDAVIT: I, Palm Meadows Holding LLC the Owner/Agent of said property ATTEST that I am aware of the following:

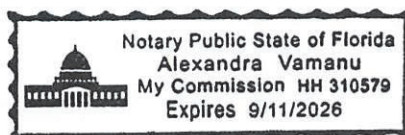
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may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


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7th day of September, 2023

(SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES:



Page 3: Checklist for submittal and completeness: The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information below will result in your application being deemed incomplete.

- Application submittals must be conducted through the City's Online Citizen Access Portal **LauderBuild**.
- **Submit** One (1) complete submittal by uploading all documents listed below through our City's online citizen access portal **LauderBuild** (<https://aca-prod.accela.com/FTL>). Note: The survey and plans must be digitally signed and sealed when submitting through the **LauderBuild** Portal OR submit an Original Signed and Sealed Survey and Plans at 24" x 36". Click here for [Plans room requirements](#) .
- **Submit** 14 copy sets of each item listed below **AFTER** the complete application submittal has been Deemed Complete. Note: The survey and plans must be at half-size scale 11X17". One (1) complete original application submittal is required.

-
- 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.
 - Agent Authorization Form**. Property owner(s) original notarized signature(s) is required (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. *Survey should be less than 1 year.

 - 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 14 copy sets must be clear and legible. Copy sets are due **AFTER** All deficiencies have been MET.

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 N.W. 19th Avenue
Fort Lauderdale, Florida 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 contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs at kjibbs@bcpa.net or call 954-357-5503.**

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the 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.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

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

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

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



Site Address	640 INTRACOASTAL DRIVE, FORT LAUDERDALE FL 33304	ID #	5042 01 32 0860
Property Owner	PALM MEADOW HOLDINGS LLC	Millage	0312
Mailing Address	%SF PROPERTY MANAGEMENT 49 N FEDERAL HWY #392 POMPANO BEACH FL 33062	Use	00
Abbr Legal Description	SUNRISE 28-42 B LOT 12 & PART OF LOT 11 DESC AS BEG AT SW COR OF SAID LOT 11,NE 152.17,NW 83.99,NW 65,SLY ARC DIST 36.78 TO POB,BLK 6		

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\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$2,246,500		\$2,246,500	\$1,739,680	
2022	\$2,156,640		\$2,156,640	\$1,581,530	\$33,061.82
2021	\$1,437,760		\$1,437,760	\$1,437,760	\$26,901.22

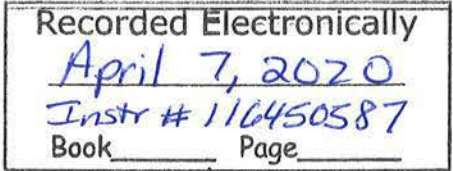
2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,246,500	\$2,246,500	\$2,246,500	\$2,246,500
Portability	0	0	0	0
Assessed/SOH	\$1,739,680	\$2,246,500	\$1,739,680	\$1,739,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,739,680	\$2,246,500	\$1,739,680	\$1,739,680

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/6/2020	WD-E	\$1,950,000	116450587	\$125.00	17,972	SF
2/6/2018	CET-D	\$1,831,500	114947905			
8/28/2014	DRR-T	\$100	112527643			
8/28/2014	WD-Q	\$2,400,000	112511850			

10/25/2013	WD-Q	\$1,900,000	111925269			Adj. Bldg. S.F.		
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						17972		

Prepared By:

Carlos A. Marin, Esq.
Marin, Eljaiek & Lopez, P.L.
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133



Record & Return to:

Nicholas Milano, Esq.
Holland & Knight LLP
515 East Las Olas Boulevard
Suite 1200 | Fort Lauderdale, Florida 33301

Parcel Folio No.: 5042-01-32-0860

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WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of **April, 2020** by **Pembroke Cay 2709 LLC**, a **Florida limited liability company**, whose post office address is **301 Almeria Ave, Suite 330, Coral Gables, FL 33134** herein called the Grantor, to **Palm Meadow Holdings LLC**, a **Delaware limited liability company**, whose post office address is **c/o Rockridge Capital Holdings, LLC, 500 East Broward Boulevard, Suite 2300, Fort Lauderdale, FL 33394**; hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **BROWARD County, State of Florida**, to wit:

Lot 12 and that part of Lot 11, both of Block 6, of SUNRISE, according to the Plat thereof, recorded in Plat Book 28, at Page 42, of the Public Records of Broward County, Florida, described as follows:

Beginning at the Southwest corner of said lot 11, thence North 88 degrees 22'19" East, along the South line of said lot 11, a distance of 152.17 feet, to the Southeast corner of said Lot 11; thence North 84 degrees 29'05" West, a distance of 83.99 feet; thence North 68 degrees 46'32" West, a distance of 65.00 feet, to a point on the West line of said Lot 11, and a point on a curve; thence Southerly along a curve to the left whose tangent bears South 14 degrees 17'21" West, having a radius of 567.63 feet, with a central angle of 3 degrees 42'45", an arc distance of 36.78 feet to the Point of Beginning.

Property Address: 640 Intracoastal Drive, Fort Lauderdale, FL 33304
Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter none of which is hereby imposed.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the party of the first part has hereunto set his/her hand and seal this 6th day of April, 2020.

[Signature]
Witness #1 Signature

Steffi Colindres
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Melissa Gomez
Witness #2 Printed Name

Pembroke Cay 2709 LLC, a Florida limited liability company

By: Multiflorida Group Capital, LLC, a Florida limited Liability company, as Manager

[Signature]
By: _____
Name: Alirio Torrealba
Title: Manager

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, the undersigned authority, duly authorized to take acknowledgments, this 6th day of April 2020, by Alirio Torrealba as Manager of Multiflorida Group Capital, LLC, a Florida limited Liability company, as Manager of Pembroke Cay 2709 LLC, a Florida limited liability company, on behalf of said companies, who is personally known to me or has produced _____ as identification.



[Signature]
Print Name: _____
NOTARY PUBLIC, State of _____
Commission Expiration Date: _____
Commission Number: _____

Prepared By:

Carlos A. Marin, Esq.
Marin, Eljaiek & Lopez, P.L.
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133

Record & Return to:

Nicholas Milano, Esq.
Holland & Knight LLP
515 East Las Olas Boulevard
Suite 1200 | Fort Lauderdale, Florida 33301

Parcel Folio No.: 5042-01-32-0860

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of April, 2020 by **Pembroke Cay 2709 LLC**, a Florida limited liability company, whose post office address is **301 Almeria Ave, Suite 330, Coral Gables, FL 33134** herein called the Grantor, to **Palm Meadow Holdings LLC**, a Delaware limited liability company, whose post office address is **c/o Rockridge Capital Holdings, LLC, 500 East Broward Boulevard, Suite 2300, Fort Lauderdale, FL 33394**; hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, to wit:

Lot 12 and that part of Lot 11, both of Block 6, of SUNRISE, according to the Plat thereof, recorded in Plat Book 28, at Page 42, of the Public Records of Broward County, Florida, described as follows:

Beginning at the Southwest corner of said lot 11, thence North 88 degrees 22'19" East, along the South line of said lot 11, a distance of 152.17 feet, to the Southeast corner of said Lot 11; thence North 84 degrees 29'05" West, a distance of 83.99 feet; thence North 68 degrees 46'32" West, a distance of 65.00 feet, to a point on the West line of said Lot 11, and a point on a curve; thence Southerly along a curve to the left whose tangent bears South 14 degrees 17'21" West, having a radius of 567.63 feet, with a central angle of 3 degrees 42'45", an arc distance of 36.78 feet to the Point of Beginning.

Property Address: 640 Intracoastal Drive, Fort Lauderdale, FL 33304

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter none of which is hereby imposed.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the party of the first part has hereunto set his/her hand and seal this 6th day of April, 2020.

[Signature]
Witness #1 Signature

Steffi Colindres
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Melissa Gomez
Witness #2 Printed Name

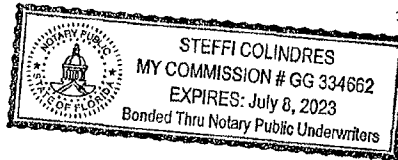
Pembroke Cay 2709 LLC, a Florida limited liability company

By: Multiflorida Group Capital, LLC, a Florida limited liability company, as Manager

By: [Signature]
Name: Alirio Torrealba
Title: Manager

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, the undersigned authority, duly authorized to take acknowledgments, this 6th day of April 2020, by Alirio Torrealba as Manager of Multiflorida Group Capital, LLC, a Florida limited Liability company, as Manager of Pembroke Cay 2709 LLC, a Florida limited liability company, on behalf of said companies, who is personally known to me or has produced _____ as identification.



[Signature]
Print Name: _____
NOTARY PUBLIC, State of _____
Commission Expiration Date: _____
Commission Number: _____

WRITTEN CONSENT OF THE MANAGER AND MEMBER

PALM MEADOW HOLDINGS LLC

THIS WRITTEN CONSENT OF THE MANAGER AND MEMBER (“Written Consent”) is dated effective as of the 12th day of August, 2022 with respect to the following:

The undersigned Manager and Member of PALM MEADOW HOLDINGS LLC, a Delaware limited liability company (the “Company”), hereby adopts this Written Consent in lieu of a meeting of Managers and Members in accordance with the authority of the Manager and Member to appoint persons to act as agents for the Company pursuant to § 18-407 of the Delaware Limited Liability Company Act; waives all notice of the time, place and objects of such meeting; and consents to ratify, approve and adopt the following acts:

RESOLVED by the Manager that the following person is hereby designated as an authorized agent to sign on behalf of the Company:

Bobby Michael Ray

AND FURTHER RESOLVED by the Member that any and all actions taken to date on behalf of the Company by the Manager are hereby ratified, approved, authorized and consented to.

Execution of this Written Consent by facsimile or electronic signature shall be sufficient for all purposes and shall be binding on any party who so executes, and may be executed in several counterparts, which shall be treated as originals for all purposes, and all so executed shall constitute one document, binding on all of the parties notwithstanding that all parties are not signatory to the original or same counterpart.

[signature page follows]

IN WITNESS WHEREOF, the undersigned have executed this Written Consent, effective as of the day and year first written above.

Manager:

ZF PROPERTY MANAGEMENT LLC

DocuSigned by:

Rachel Adomat

Rachel Adomat, Manager

Member:

WHISPERING PALMS HOLDINGS LLC

DocuSigned by:

Rachel Adomat

Rachel Adomat, Manager, ZF PROPERTY MANAGEMENT LLC, Manager

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "PALM MEADOW HOLDINGS LLC", FILED IN THIS OFFICE ON THE TWELFTH DAY OF MARCH, A.D. 2020, AT 12:20 O`CLOCK P.M.




Jeffrey W. Bullock, Secretary of State

7897341 8100
SR# 20202092914

Authentication: 202572944
Date: 03-12-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

CERTIFICATE OF FORMATION

OF

PALM MEADOW HOLDINGS LLC

THIS CERTIFICATE OF FORMATION of **Palm Meadow Holdings LLC** (the "Company") is being executed and filed by the undersigned initial organizer of the Company for the purpose of forming a limited liability company pursuant to the Delaware Limited Liability Company Act (6 Del. C. §§18-101 et seq.) and all amendments thereto (the "Act"). In furtherance of the foregoing and in accordance with §18-201 of the Act, the initial organizer of the Company does hereby certify that:

1. Name. The name of the Company is **Palm Meadow Holdings LLC**.
2. Registered Office. The address of the registered office of the Company in the State of Delaware is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, New Castle County, DE 19808.
3. Registered Agent. The name and address of the registered agent for service of process on the Company in the State of Delaware is Corporation Service Company, 251 Little Falls Drive, Wilmington, New Castle County, DE 19808.

IN WITNESS WHEREOF, the undersigned initial organizer of the Company has caused this Certificate of Formation of Palm Meadow Holdings LLC, which shall become effective upon filing, to be duly executed as of the 12th day of March, 2020.

/s/ David W. Thal

David W. Thal
Authorized Person



AGENT AUTHORIZATION FORM

I, Palm Meadow Holdings, LLC / Bobby Michael Ray ("Owner") as the current title owner of the real property located at 640 Intracoastal Drive, Ft. Lauderdale, FL 33304 ("Property"), do hereby authorize Prime Group Management LLC / Rick Pena ("Authorized Agent") to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunblz.**

WITNESSES:

[Handwritten Signature]

Witness Signature

PAUL KASNETZ

Print Name:

[Handwritten Signature]

Witness Signature

Salim Alley

Print Name:

[Handwritten Signature]

[Owner's signature]

Bobby Ray

[Print Owner's name]

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of September, 2023, by Bobby Ray an individual.

[SEAL]



Alexandra Vamanu
(Signature of Notary Public State of Florida)
Notary Public State of Florida
Alexandra Vamanu
My Commission HH 310579
Expires 9/11/2026

(Print, Type, or Stamp Commissioned
Name of Notary Public)



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 30, 2023

City of Fort Lauderdale
Zoning & Landscaping Division-BOA
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: Property owners within 300 feet of:

Address: 640 Intracoastal Drive, Ft. Lauderdale, FL 33304

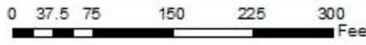
Folio Number: 5042 01 32 0860

This is to certify that the attached ownership list, map and addresses on the envelopes are a complete and accurate representation of the real estate property and property owners within 300 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Broward County Property Appraisers' Office as of 8/30/2023.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **26, including 0 international**



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



640 INTRACOASTAL DR
DATE OF PRINT: 08/30/2023

Folio Number	Name 1	Name 2	Address	City	State	Zip	Country
504201320120	ANTIOCH COLLEGE DDCTD PUBLIC	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
504201322180	BRANT, CARA	GREENSPAN, MARK	2600 NE 6 CT	FORT LAUDERDALE	FL	33304	USA
504201322140	BURSTEIN, SUZANNE E	SMJ REV TR	707 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201322160	COOPER, PHILIP A & ALICE E		651 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201320820	COWLES, STEVEN L		716 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201322260	DOLPH, FRANK B III & ELLEN RYAN		631 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201320880	FANCY HOUSE LLC		777 BRICKELL AVE #1210	MIAMI	FL	33131	USA
504201322150	FAUER, RONALD B & LINDA M		701 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201320840	GALLAGHER, SHIRLEY	GUTSTADT, BARBARA ETAL	708 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201320830	GOLUB, ROCHELLE	CAIRO, HENRY	712 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201322410	GONZALEZ, LILIANA	GOMEZ, JUAN M	630 MIDDLE RIVER DR	FORT LAUDERDALE	FL	33304	USA
504201320890	HAMILTON, CALLIE R	HAMILTON, TIMOTHY A	820 SE 9 ST	FORT LAUDERDALE	FL	33316	USA
504201322170	HOLTON, CHRISTOPHER GLENN		641 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201322220	KIRBY, JORDAN M & MEAGHAN E		714 NE 26 AVE	FORT LAUDERDALE	FL	33304	USA
504201322270	LEVANT, BARBARA J		625 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201320860	PALM MEADOW HOLDINGS LLC	%SF PROPERTY MANAGEMENT	49 N FEDERAL HWY #392	POMPANO BEACH	FL	33062	USA
504201322190	RHAZI, NABIL	CORUJO, ANA	648 NE 26 AVE	FORT LAUDERDALE	FL	33304	USA
504201322210	ROONEY, PATRICIA L		706 NE 26 AVE	FORT LAUDERDALE	FL	33304	USA
504201320900	SCERBO, JOSEPH E & BARBARA C	BARBARA C SCERBO REV TR ETAL	608 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201322200	SEBALY, RICHARD P		700 NE 26 AVE	FORT LAUDERDALE	FL	33304	USA
504201322400	SEVERNS, DAVID H JR & JUDITH B		622 MIDDLE RIVER DR	FORT LAUDERDALE	FL	33304	USA
504201322130	STANLEY, MARC & AMANDA		711 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
494307000460	TIITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477	USA
504201320850	TROUT, JOHN A & SHIRLEY		700 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201320870	VIRGA, VINCE		632 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA
504201322280	WIERSEMA, PIETER	GOPOIAN/WIERSEMA TR ETAL	615 INTRACOASTAL DR	FORT LAUDERDALE	FL	33304	USA



ARCHITECTURE INTERIOR DESIGN PLANNING

VIA ELECTRONIC SUBMITTAL

September 18th, 2023

City of Fort Lauderdale – Building Services Department

700 NW 19th Avenue, Fort Lauderdale, FL 33311

Re: 640 Intracoastal Dr., Fort Lauderdale, FL 33304 - Permit #B202

Subject : Narrative 1FT Variance Request

Dear Sir/Madam:

During a recent review for the Roof Trellis Shop Drawings of this job, it was brought to our attention by the reviewer that the proposed roof trellis could not exceed 35' in height.

Per the approved Master Plan sheets A403 & A404, we were under the impression that there was no issue with the trellis exceeding the 35FT height threshold and matching the height of the adjacent parapet walls.

It is to be noted that the Parapet walls completely conceal the trellis from view, so there will not be any visual impact from the abutting side neighbors or rear waterway views.

Lastly, these are operable louvers that open and close. The center line of louver is at +35'-6", so when in the close position these louvers are only 6" above the requested 35FT in height. This will be 6" lower than the adjacent parapet, so again it will be completely concealed from adjacent sight lines.

Therefore, we would like to request a 1FT variance measured from the 35FT building height.

Sec. 47-5.30. Table of dimensional requirements for the RS-4.4 district. (Note A)

Requirements	RS-4.4
Maximum density	4.4 du/net ac.
Minimum lot size	10,000 sq. ft.
Maximum structure height	35 ft.
Maximum structure length	None
Minimum lot width	75 ft. *100 ft. when abutting a waterway on any side
Minimum floor area	1,250 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isle—20 ft.
Minimum corner yard	25% of lot width, but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

WWW.KOBIKARP.COM



ARCHITECTURE INTERIOR DESIGN PLANNING

	25 ft. when abutting a waterway		
Minimum rear yard	15 ft. 25 ft. when abutting a waterway		
Minimum distance between buildings	None		
	Lot Size	**Maximum Lot Coverage	**Maximum Floor Area Ratio
	≤10,000 sf	50%	0.75
Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

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

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97)

If you have any questions, please feel free to reach out to us.

Sincerely,

Kobi Karp
 AR0012578
 Kobi Karp Architecture Interior Design
[571 NW 28th Street](#)
[Miami, FL 33127](#)
KobiKarp@KobiKarp.com
 C: [305.992.5892](tel:305.992.5892)
 T: [305.573.1818](tel:305.573.1818)
 F: [305.573.3766](tel:305.573.3766)



CC:
 Taylor Shumate R.A., LEED AP
 Kobi Karp Architecture Interior Design
 571 NW 28th Street
 Miami, FL 33127
TShumate@KobiKarp.com
 T: 305.573.1818
 F: 305.573.3766



AERIAL VIEW #9: EAST SIDE, ROOFTOP REAR ELEVATION

Scale: N/A



2 AERIAL VIEW #10: EAST SIDE, ROOFTOP REAR VIEW

Scale: N/A



AERIAL VIEW #11: SOUTH-WEST SIDE, ROOFTOP VIEW

Scale: N/A



4 AERIAL VIEW #12: SOUTH-WEST SIDE, BUILDING VIEW

Scale: N/A

Rev.	Date	Rev.	Date
1	12-04-2020	CA Revision	01-04-2023
2	02-12-2021	CA Revision & Variance	08-21-2023
3	04-02-2021		
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5	07-09-2021		
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7	12-03-2021		
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9	08-12-2022		
10	08-23-2022		
11	09-15-2022		
12	10-27-2022		
13	12-21-2022		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (11/2021)

Variance Submittal Package

Private Residence
640 Intracoastal Drive
Fort Lauderdale, Florida 33304

Owner:
Name PRIVATE
Address
Address
Tel:
Email

MEP:
Name Leonardo Naveiras, Inc. (LNI)
Address 1918 Harrison Street #207
Address Hollywood, FL 33020
Tel: (954) 270 4822
Email hvacleo@aol.com

Structure:
Name Trio Design Consultants
Address 17100 Collins Ave. Suite 220
Address Sunny Isles Beach, FL 33160
Tel: (305) 940 0555
Email david@trioarchitects.com

Landscape:
Name Architectural Alliance
Address 612 SW 4th Avenue
Address Fort Lauderdale, FL 33315
Tel: (954) 764 8858 ext. 25
Email beuel@archall.net

Civil:
Name The Ernest-Jones Group, Inc
Address 2100 South Ocean Drive, Unit 8G
Address Fort Lauderdale, FL 33316
Tel: (954) 790 8834
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Architect:
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KOBİ KARP
Lic. # AR0012578

COLOR PHOTOS

VARIANCE REQUEST

Date	December 04, 2020	Sheet No.
Scale	AS INDICATED	A005
Project	2012	

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)



AERIAL VIEW #1: SITE PLAN & SURROUNDING PROPERTIES

Scale: N/A



2 AERIAL VIEW #2: SITE PLAN (MAIN BUILDING)

Scale: N/A



AERIAL VIEW #3: SOUTH-EAST SIDE, REAR ELEVATION

Scale: N/A



4 AERIAL VIEW #4: NORTH-EAST SIDE, REAR ELEVATION

Scale: N/A

Rev.	Date	Rev.	Date
1	12-04-2020	5	01-04-2023
2	02-12-2021	6	08-21-2023
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6	09-20-2021		
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COLOR PHOTOS

VARIANCE REQUEST

Date	December 04, 2020	Sheet No.
Scale	AS INDICATED	A003
Project	2012	

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)



AERIAL VIEW #5: EAST SIDE, REAR ELEVATION

Scale: N/A



2 AERIAL VIEW #6: SOUTH-EAST SIDE, ROOFTOP VIEW

Scale: N/A



AERIAL VIEW #7: NORTH-EAST SIDE, ROOFTOP VIEW

Scale: N/A



4 AERIAL VIEW #8: NORTH-EAST SIDE, ROOFTOP VIEW

Scale: N/A

Rev.	Date	Rev.	Date
1	12-04-2020	CA Revision	01-04-2023
2	02-12-2021	CA Revision & Variance	08-21-2023
3	04-02-2021		
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12	10-27-2022		
13	12-21-2022		

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COLOR PHOTOS

VARIANCE REQUEST

Date	December 04, 2020	Sheet No.
Scale	AS INDICATED	A004
Project	2012	

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)



FIELD PHOTOS #1: ROOFTOP BEAMS FACING EAST

Scale: N/A



2 FIELD PHOTOS #2: ROOFTOP BEAMS FACING EAST

Scale: N/A



FIELD PHOTOS #3: ROOFTOP BEAMS FACING EAST

Scale: N/A



4 FIELD PHOTOS #4: ROOFTOP BEAMS FACING EAST

Scale: N/A

Rev.	Date	Rev.	Date
1. Permit Submittal	12-04-2020	5. CA Revision	01-04-2023
2. City Cmmts /Owner Rev	02-12-2021	10. CA Revision & Variance	08-21-2023
3. City Cmmts /Owner Rev	04-02-2021		
4. Owner Rev	05-17-2021		
5. CA Revision	07-09-2021		
6. City Cmmts	09-20-2021		
7. ID Revision	12-03-2021		
8. CA/ID Revision	02-22-2022		
9. CA/ID Revision	08-12-2022		
10. CA/ID Revision	08-23-2022		
11. CA/ID Revision	09-15-2022		
12. CA/ID Revision	10-27-2022		
13. CA Revision	12-21-2022		

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COLOR PHOTOS

VARIANCE REQUEST

Date	December 04, 2020	Sheet No.
Scale	AS INDICATED	A006
Project	2012	

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)

PRIVATE RESIDENCE
640 INTRACOASTAL DRIVE FORT LAUDERDALE, FL 33304



640 INTRACOASTAL DR., FORT LAUDERDALE, FLORIDA

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A0.02	DRAWING INDEX & NOTES
A0.03	SURVEY
A0.04	COLOR PHOTOS
A0.05	COLOR PHOTOS
A0.06	COLOR PHOTOS
ARCHITECTURAL DRAWINGS	
A3.04	ROOF PLAN
A4.02	EAST ELEVATION (REAR)
A4.03	NORTH ELEVATION (SIDE)
A4.04	SOUTH ELEVATION (SIDE)
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Rev.	Date	Rev.	Date	
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▲	City Comms/Owner Rev	02-12-2022	CA Revision & Variance	08-21-2023
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▲	CAID Revision	08-23-2022		
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Lic. # AR0012578



INDEX
VARIANCE REQUEST

Date	December 04, 2020	Sheet No.	
Scale	AS INDICATED		A002
Project	2012		

VARIANCE SUBMITTAL 08/21/2023

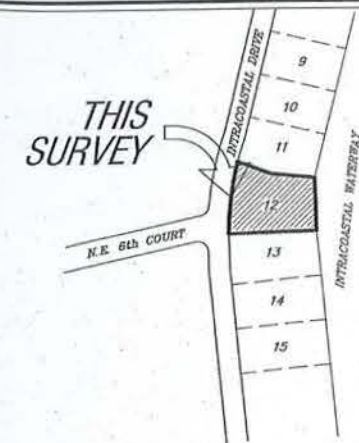


prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 WEB: www.MECO400.com, EMAIL: INFO@MECO400.COM
 PHONE: (954) 763-7611

GRAPHIC SCALE



**CONSTRUCTION
 ASBUILT SURVEY
 LOT 12 & PORTION OF LOT 11,
 SUNRISE,
 PLAT BOOK 28, PAGE 42, B.C.R.**



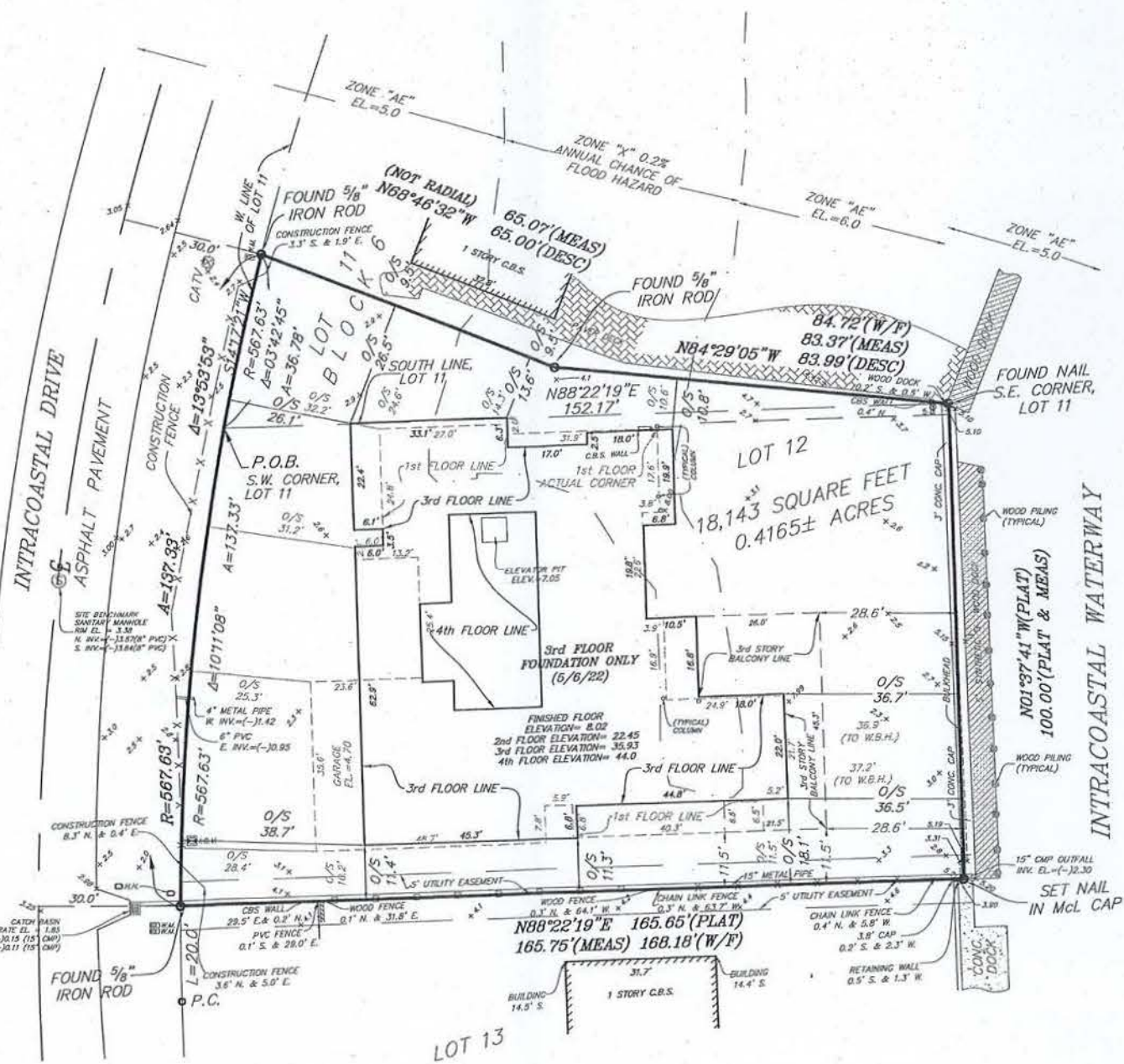
Location Sketch
 Not To Scale

LEGEND

A = CENTRAL ANGLE (DELTA)	AWM = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC = MISCELLANEOUS
A/K = ALSO KNOWN AS	M.L.P.(M) = METAL LIGHT POLE
ALP = ALUMINUM LIGHT POLE	E = MORE OR LESS
ALTA = AMERICAN LAND TITLE ASSOCIATION	MW = MONITORING WELL
AOL = AID LENGTH	NS = NATIONAL GEODETIC SURVEY
B.C.R. = BROWARD COUNTY RECORDS	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
B.F.P. = BACK FLOW PREVENTER	NAVD89 = NATIONAL GEODETIC VERTICAL DATUM (1989)
B.M. = BENCHMARK	NAVD83 = NORTH AMERICA VERTICAL DATUM (1983)
B.L. = BASE LINE	N.S.I.D. = NORTH SPURNS IMPROVEMENT DISTRICT
CA.T.V. = CABLE TV TERMINAL OR BOX	N.O. = NUMBER
CLC = CALCULATED	O.R.B. = OPTICAL RECORDS BOOK
C.R.S. = CONCRETE, BLOCK AND STUCCO	O/S = OFFSET
C.P. = CENTERLINE OF RIGHT-OF-WAY	O/W = OVERHEAD UTILITY LINES
CL = CURVE	P = PLAT
CH.BRG. = CHORD BEARING	P.B. = PLAT BOOK
C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.L.F. = CHAIN LINK FENCE	P.C. = POINT OF CURVE
C.L.P. = CONCRETE LIGHT POLE	P.C.D. = POLLUTION CONTROL DEVICE
C.P.L.P. = CONCRETE POWER LIGHT POLE	P.I. = POINT OF INTERSECTION
C.P.P. = CONCRETE POWER POLE	P.I.V. = POST INDICATOR VALVE
CO. = COMPANY	P.O.B. = POINT OF BEGINNING
CONC. = CONCRETE	P.O.C. = POINT OF COMMENCEMENT
C/O = CLEAN OUT	P.R.C. = POINT OF REVERSE CURVE
D.B. = DEED BOOK	P.R.P. = PERMANENT REFERENCE MONUMENT
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R = RADIUS
DIA. = DIAMETER	R.C.P. = REINFORCED CONCRETE PIPE
D.M.H. = DIAMETER AT BROADCAST HEIGHT	R/W = RIGHT-OF-WAY
ELC. = ELECTRIC	S.E.T. = SEWERING ROLL TELEPHONE
ELEV. OF EL. = ELEVATION	SV = SEWER VALVE
FL = FEET	S.H.W. = SEASONAL HIGH WATER LINE
FK = FIRE HYDRANT	S.F.T. = SQUARE FEET
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	S.L. = SURVEY DE LINE
F.A.A. = FORMERLY KNOWN AS	TAK. = TANGENT
F.L. = FLORIDA POWER AND LIGHT CO.	TAN.B. = TANGENT BEARING
G.S. = GAS VALVE	T.O.B. = TOP OF BATTLE
G.E.M. = GREASE TRAP MANHOLE	W. = WATER METER
H.N. = HAND HOLE	W.V. = WATER VALVE
I.G.V. = IRRIGATION CONTROL VALVE	W.P. = NET FACE OF WALL
INT. = INTERIOR	W.P.L. = WOOD POWER STREET LIGHT POLE
L.P.G. = LIQUID PROPANE GAS	W.P.P. = WOOD POWER POLE
LB. = LICENSED BUSINESS	W.P.P. = WOOD POWER POLE
MAG. = MAGNETIC	W/M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
M.B.C.R. = MIAMI BEACH COUNTY RECORDS	W/W.C. = WITH WITNESS CAP # 285
MEAS. = FIELD MEASURE	W/W.C. = WITH WITNESS CAP # 285
M. = MARK	W/W.C. = WITH WITNESS CAP # 285
P. = PARKING SPACES	W/W.C. = WITH WITNESS CAP # 285
	W/W.C. = WITH WITNESS CAP # 285

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: City of Fort Lauderdale, BM #NE 1132, Elevation= 3.126 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 9.87$
- 8) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard, "AE", Elev.=5.0 and "AE" Elev.=6.0 Per Flood Insurance Rate Map No. 12011C0388 H, Dated: August 18, 2014. Community Panel No. 125105.
- 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearings shown hereon refer to record plat (28/42) and assume the South line of Lot 12 as North 88°22'19" West.
- 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>



Legal Description

Lot 12 and that part of Lot 11, Block 6, SUNRISE, according to the plat thereof, as recorded in Plat Book 28, Page 42, of the public records of Broward County, Florida, described as follows:
 Beginning at the Southwest corner of said Lot 11; thence North 88°22'19" East, along the South line of said Lot 11, a distance of 152.17 feet, to the Southeast corner of said Lot 11; thence North 84°29'05" West, a distance of 83.99 feet; thence North 68°46'32" West, a distance of 65.00 feet to a point on the West line of said Lot 11 and a point on a curve; thence Southerly along a curve to the left whose tangent bears South 14°17'21" West, having a radius of 567.63 feet, with a central angle of 3°42'45", an arc distance of 36.78 feet, to the Point of Beginning.
 Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 18,143 square feet or 0.4165 acres, more or less.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 11th day of August, 2020.
 Topography added this 24th day of August, 2020.
 Revised to add invert elevations this 4th day of February, 2021.
 Formboards located this 5th day of September, 2021.
 Footers located this 13th day of October, 2021.
 Foundation located this 22nd day of December, 2021.
 Revised this 30th day of December, 2021.
 Construction Asbuilt seawall added this 11th day of February, 2022.
 2nd Floor Construction Asbuilt added this 4th day of March, 2022.
 3rd Floor Construction Asbuilt added this 6th day of May, 2022.
 4th Floor Construction Asbuilt added this 27th day of July, 2022.
 Revised fence & wall locations this 24th Day of October, 2022.



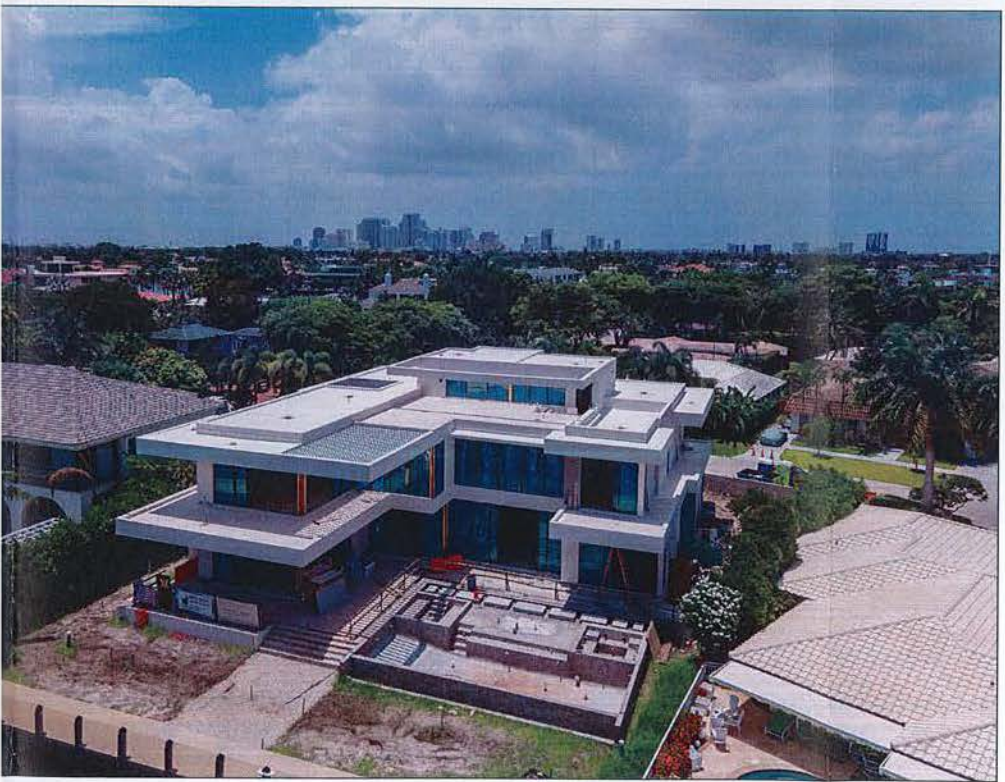
McLAUGHLIN ENGINEERING COMPANY
 Scott A. McLaughlin
 Professional Surveyor & Mapper No. 5842
 State of Florida.

FILE NO.: 20-2-043 (22)



AERIAL VIEW #2: SITE PLAN (MAIN BUILDING)

Scale: N/A



AERIAL VIEW #4: NORTH-EAST SIDE, REAR ELEVATION

Scale: N/A

NOTE: COLOR PHOTOGRAPHS FROM 08/07/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)

Rev.	Date	Rev.	Date
△	Permit Submittal	12-04-2020	CA Revision 01-04-2023
△	City Cmnts /Owner Rev	02-12-2021	CA Revision & Variance 08-21-2023
△	City Cmnts /Owner Rev	04-02-2021	
△	City Cmnts	05-17-2021	
△	Owner Rev	07-09-2021	
△	CA Revision	09-20-2021	
△	City Cmnts	12-03-2021	
△	ID Revision	02-22-2022	
△	CA/ID Revision	08-12-2022	
△	CA/ID Revision	08-23-2022	
△	CA/ID Revision	09-15-2022	
△	CA/ID Revision	10-27-2022	
△	CA Revision	12-21-2022	

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Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

- Owner:**
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:
- MEP:**
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: hvaclee@aol.com
- Structure:**
 Name: Trio Design Consultants
 Address: 17100 Collins Ave, Suite 220
 Address: Sunny Isles Beach, FL 33180
 Tel: (305) 940 0555
 Email: david@trioarchitects.com
- Landscape:**
 Name: Architectural Alliance
 Address: 612 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 8858 ext. 25
 Email: bueell@archall.net
- Civil:**
 Name: The Ernest-Jones Group, Inc.
 Address: 2100 South Ocean Drive, Unit 8G
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8634
 Email: alex@theernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 29th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3768



COLOR PHOTOS

VARIANCE REQUEST

Date	December 04, 2020	Sheet No.
Scale	AS INDICATED	A003
Project	2012	



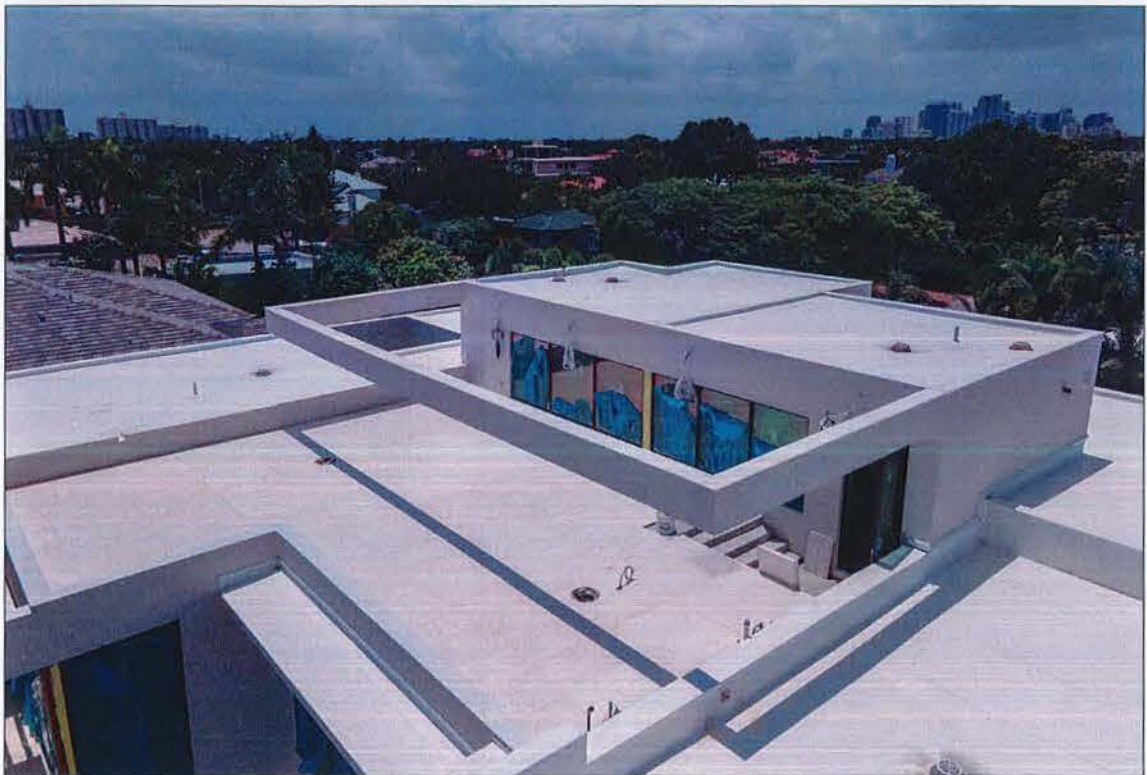
1 AERIAL VIEW #5: EAST SIDE, REAR ELEVATION

Scale: N/A



2 AERIAL VIEW #6: SOUTH-EAST SIDE, ROOFTOP VIEW

Scale: N/A



3 AERIAL VIEW #7: NORTH-EAST SIDE, ROOFTOP VIEW

Scale: N/A



4 AERIAL VIEW #8: NORTH-EAST SIDE, ROOFTOP VIEW

Scale: N/A

Rev.	Date	Rev.	Date
Permit Submittal	12-04-2022	CA Revision	01-04-2023
City Comm. (Owner Rev)	02-10-2023	CA Revision & Variance	09-21-2023
City Comm. (Owner Rev)	04-02-2023		
City Comm.	05-17-2023		
Owner Rev	07-05-2023		
CA Revision	09-20-2023		
City Comm.	12-05-2023		
ID Revision	02-02-2024		
CAID Revision	08-12-2024		
CAID Revision	08-23-2024		
CAID Revision	09-15-2024		
CAID Revision	10-27-2024		
CA Revision	12-21-2024		

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Variance Submittal Package

Private Residence
640 Intracoastal Drive
Fort Lauderdale, Florida 33304

Owner:
Name: PRIVATE
Address:
Address:
Tel:
Email:

MEP:
Name: Leonardo Naveiras, Inc. (LNI)
Address: 1918 Harrison Street #207
Address: Hollywood, FL 33020
Tel: (954) 270 4522
Email: lnv@lno.com

Structure:
Name: Trio Design Consultants
Address: 17100 Collins Ave, Suite 220
Address: Sunny Isles Beach, FL 33160
Tel: (305) 940 0555
Email: david@trioarchitects.com

Landscape:
Name: Architectural Alliance
Address: 812 SW 4th Avenue
Address: Fort Lauderdale, FL 33315
Tel: (954) 764 8858 ext. 25
Email: beuel@archal.net

Civil:
Name: The Ernest-Jones Group, Inc.
Address: 2100 South Ocean Drive, Unit 8G
Address: Fort Lauderdale, FL 33316
Tel: (954) 790 8834
Email: alex@theernest-jonesgroup.com

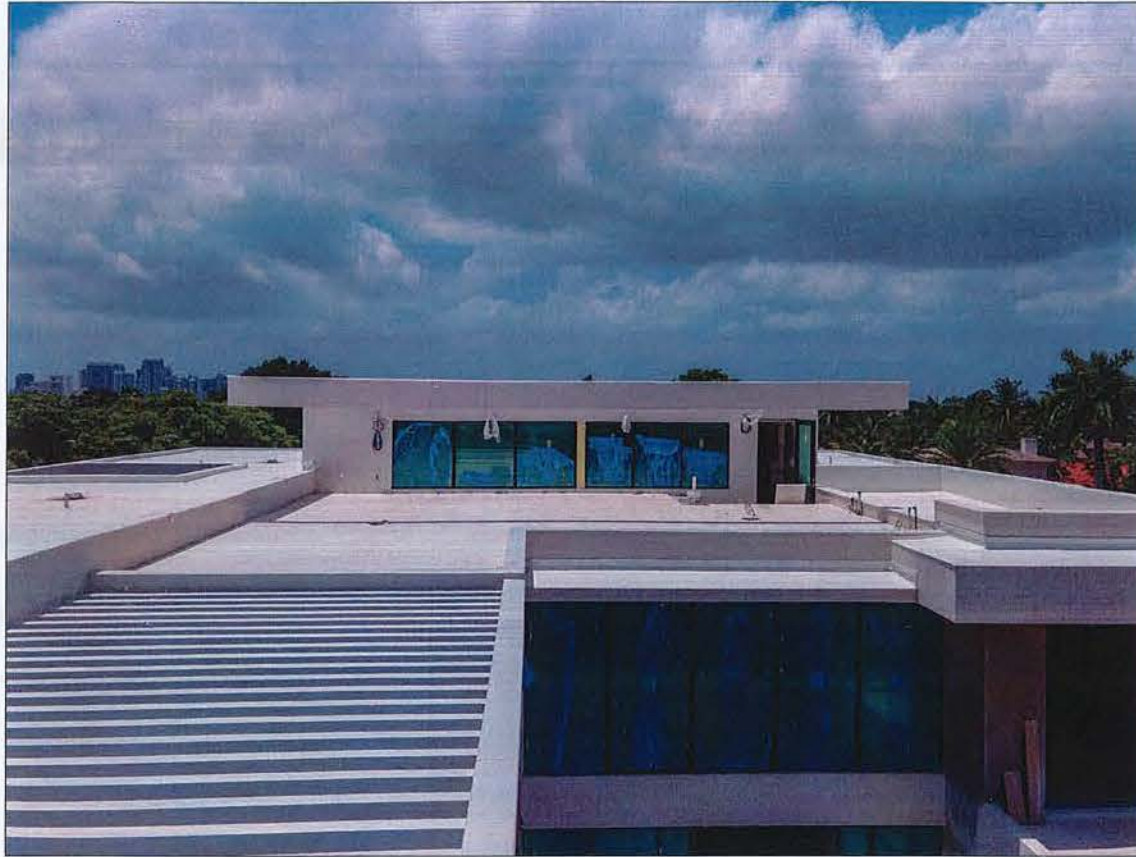
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



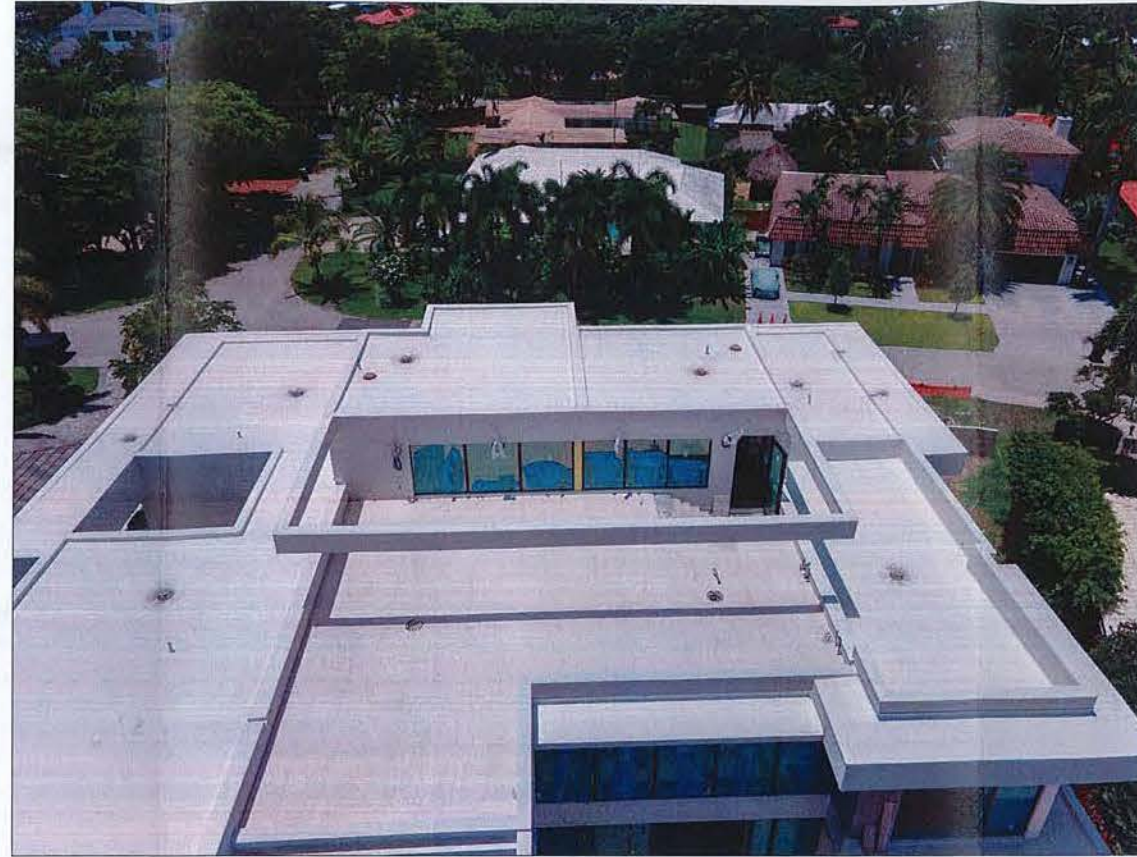
COLOR PHOTOS
VARIANCE REQUEST

Date	December 04, 2020	Sheet No.	A004
Scale	AS INDICATED		
Project	2012		

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)



1 AERIAL VIEW #9: EAST SIDE, ROOFTOP REAR ELEVATION
Scale: N/A



2 AERIAL VIEW #10: EAST SIDE, ROOFTOP REAR VIEW
Scale: N/A



3 AERIAL VIEW #11: SOUTH-WEST SIDE, ROOFTOP VIEW
Scale: N/A



4 AERIAL VIEW #12: SOUTH-WEST SIDE, BUILDING VIEW
Scale: N/A

Rev.	Date	Rev.	Date
Permit Submittal	12-04-2022	CA Revision	01-04-2023
City Council Owner Rev	02-12-2022	CA Revision & Variance	08-21-2023
City Council Owner Rev	04-02-2021		
City Council	05-17-2021		
Owner Rev	07-06-2021		
CA Revision	09-20-2021		
City Council	12-03-2021		
ID Revision	02-22-2022		
CAID Revision	09-12-2022		
CAID Revision	09-23-2022		
CAID Revision	09-15-2022		
CAID Revision	10-27-2022		
CA Revision	12-21-2022		

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Variance Submittal Package

Private Residence
640 Intracoastal Drive
Fort Lauderdale, Florida 33304

Owner:
Name: PRIVATE
Address:
Address:
Tel:
Email:

MEP:
Name: Leonardo Naveiras, Inc. (LNI)
Address: 1918 Harrison Street #207
Address: Hollywood, FL 33020
Tel: (954) 270 4822
Email: hvacleo@aol.com

Structure:
Name: Trio Design Consultants
Address: 17100 Collins Ave., Suite 220
Address: Sunny Isles Beach, FL 33160
Tel: (305) 940 0555
Email: david@triodesign.com

Landscape:
Name: Architectural Alliance
Address: 812 SW 4th Avenue
Address: Fort Lauderdale, FL 33315
Tel: (954) 784 8858 ext. 25
Email: beuel@garchall.net

Civil:
Name: The Ernest-Jones Group, Inc
Address: 2100 South Ocean Drive, Unit 8G
Address: Fort Lauderdale, FL 33316
Tel: (954) 790 8834
Email: alex@theernest-jonesgroup.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127
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Fax: +1(305) 573 3766



COLOR PHOTOS
VARIANCE REQUEST

Date	December 04, 2020	Sheet No.	
Scale	AS INDICATED		A005
Project	2012		

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)



1 FIELD PHOTOS #1: ROOFTOP BEAMS FACING EAST

Scale: N/A



2 FIELD PHOTOS #2: ROOFTOP BEAMS FACING EAST

Scale: N/A



3 FIELD PHOTOS #3: ROOFTOP BEAMS FACING EAST

Scale: N/A



4 FIELD PHOTOS #4: ROOFTOP BEAMS FACING EAST

Scale: N/A

Rev.	Date	Rev.	Date
Permit Submittal	12-04-2020	CA Revision	01-04-2023
City Center Owner Rev	02-10-2021	CA Revision & Variance	08-21-2023
City Center Owner Rev	04-08-2021		
City Center	06-17-2021		
Owner Rev	07-09-2021		
CA Revision	09-20-2021		
City Center	12-03-2021		
ID Revision	02-22-2022		
CA Revision	08-12-2022		
CA Revision	08-23-2022		
CA Revision	09-16-2022		
CA Revision	10-27-2022		
CA Revision	12-21-2022		

Variance Submittal Package

Private Residence
640 Intracoastal Drive
Fort Lauderdale, Florida 33304

Owner:
Name: PRIVATE
Address:
Address:
Tel:
Email:

MEP:
Name: Leonardo Naveiras, Inc. (LNI)
Address: 1918 Harrison Street #207
Address: Hollywood, FL 33020
Tel: (954) 270 4822
Email: lnveiras@aol.com

Structure:
Name: Trio Design Consultants
Address: 17100 Collins Ave, Suite 220
Address: Sunny Isles Beach, FL 33160
Tel: (305) 940 0565
Email: david@trioarchitects.com

Landscape:
Name: Architectural Alliance
Address: 612 SW 4th Avenue
Address: Fort Lauderdale, FL 33315
Tel: (954) 784 8858 ext. 25
Email: bsueit@archall.net

Civil:
Name: The Ernest-Jones Group, Inc
Address: 2100 South Ocean Drive, Unit 8G
Address: Fort Lauderdale, FL 33316
Tel: (954) 790 8534
Email: alex@theernest-jonesgroup.com

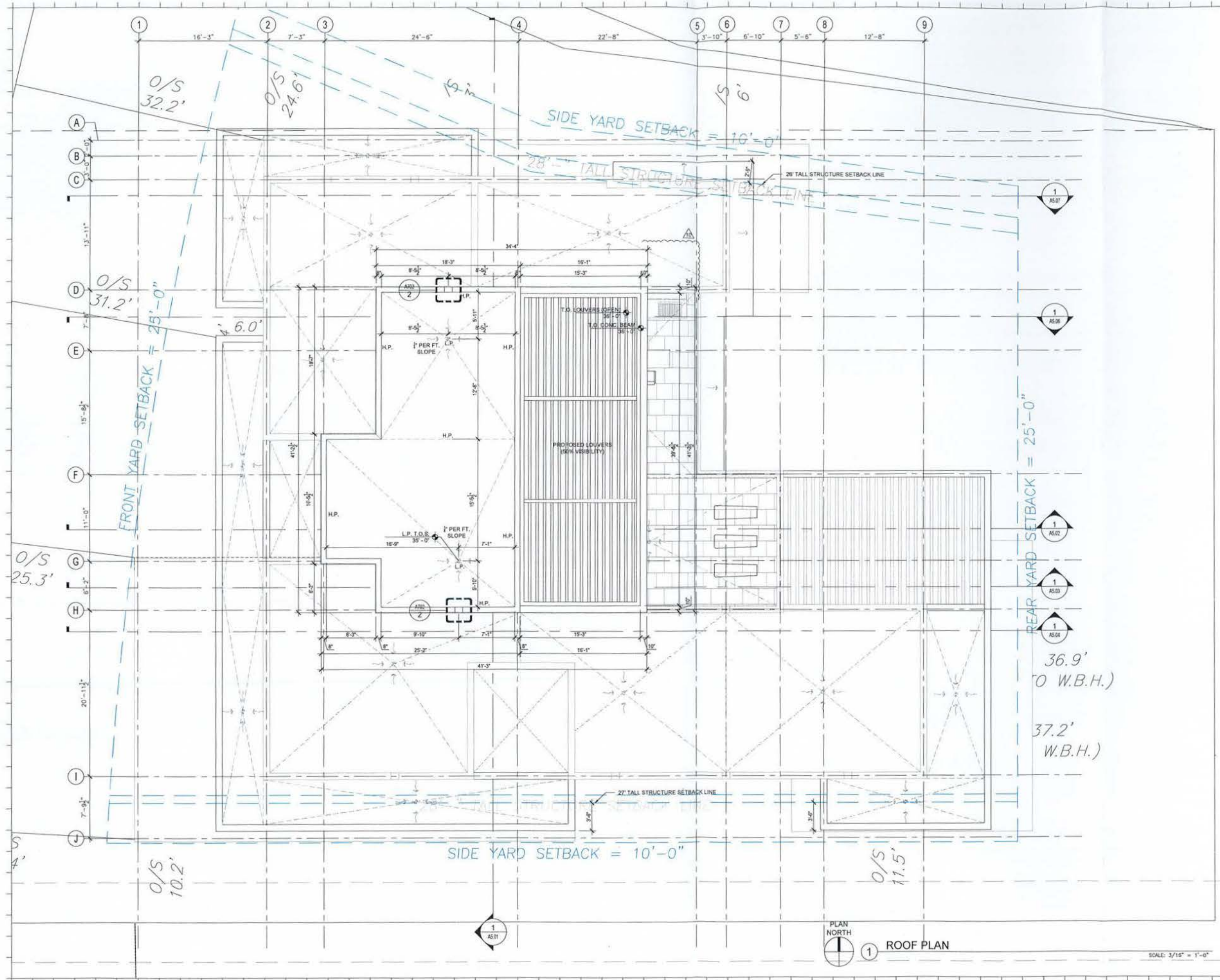
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

COLOR PHOTOS
VARIANCE REQUEST

Date	December 04, 2020	Sheet No.	
Scale	AS INDICATED		A006
Project	2012		

NOTE: COLOR PHOTOGRAPHS FROM 08/09/2023 PROVIDED BY PGM (PRIME MANAGEMENT GROUP, LLC.)



Rev.	Date	Rev.	Date
Permit Submittal	12-04-2022	CA Revision	01-04-2023
City Comd./Owner Rev	02-12-2022	CA Revision & Variance	08-21-2023
City Comd.	04-02-2021		
City Comd.	05-17-2021		
Owner Rev	07-09-2021		
CA Revision	08-25-2021		
City Comd.	12-03-2021		
ID Revision	02-22-2022		
CA/D Revision	08-12-2022		
CA/D Revision	08-25-2022		
CA/D Revision	09-15-2022		
CA/D Revision	10-27-2022		
CA Revision	12-21-2022		

Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: hvadlw@aol.com

Structure:
 Name: Trio Design Consultants
 Address: 17100 Collins Ave, Suite 220
 Address: Sunny Isles Beach, FL 33106
 Tel: (305) 940 0555
 Email: david@trioarchitects.com

Landscape:
 Name: Architectural Alliance
 Address: 612 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 8856 ext. 25
 Email: beuel@archall.net

Civil:
 Name: The Ernest-Jones Group, Inc.
 Address: 2100 South Ocean Drive, Unit 8G
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8534
 Email: alex@theernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



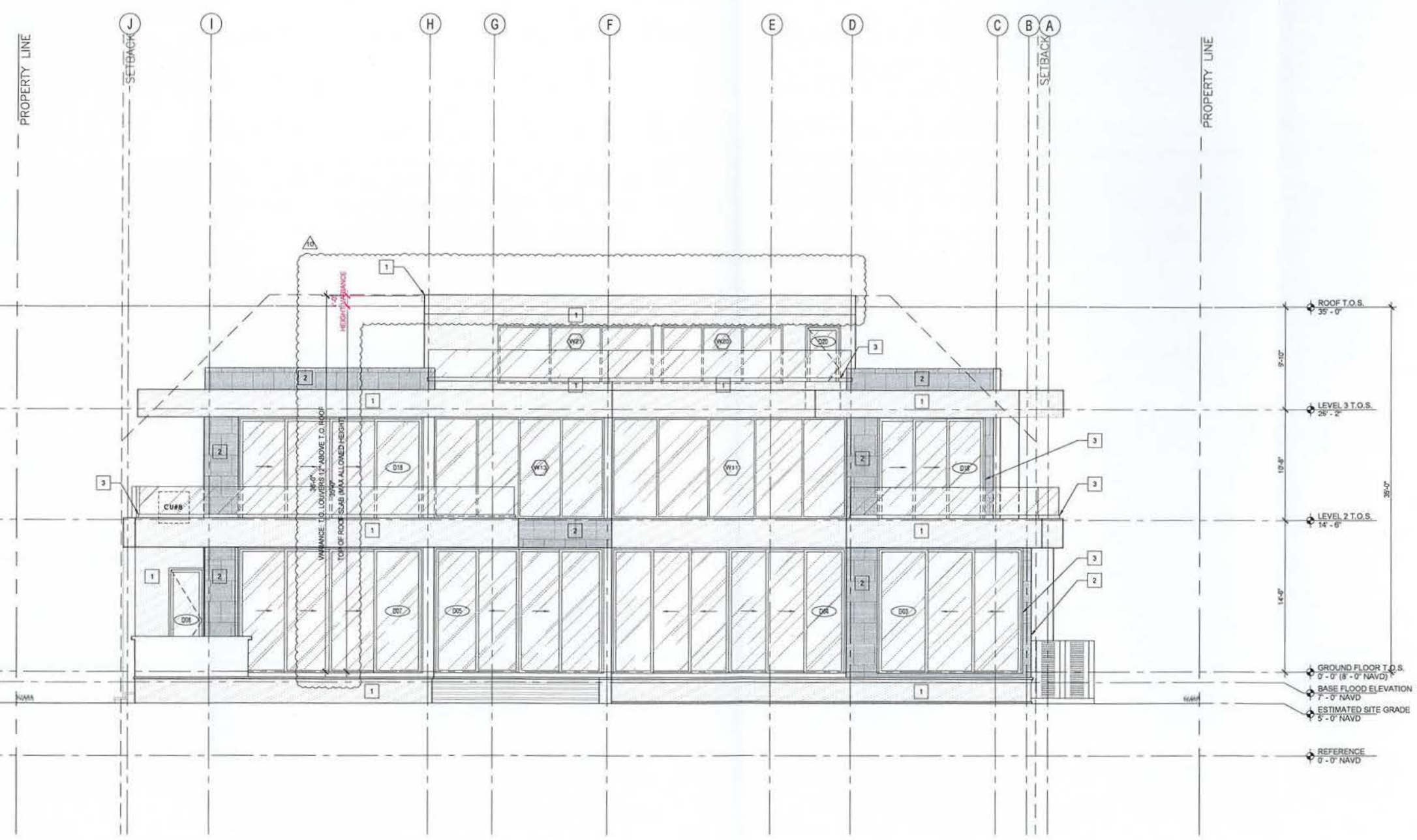
ROOF PLAN

Date	December 04, 2020	Sheet No.	A304
Scale	AS INDICATED		
Project	2012		

PLAN NORTH
 1 ROOF PLAN

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

ELEVATION LEGEND	
1	WHITE STUCCO
2	"SEVILLA" CORAL STONE TILES
3	BRONZE ALUMINUM WINDOW FRAME SYSTEM



Rev.	Date	Rev.	Date
Permit Submittal	12-04-2020	CA Revision	01-04-2023
City Cirrta Owner Rev	02-12-2021	CA Revision & Variance	08-21-2023
City Cirrta Owner Rev	04-02-2021		
City Cirrta	05-17-2021		
Owner Rev	07-09-2021		
CA Revision	09-20-2021		
City Cirrta	12-09-2021		
ID Revision	02-22-2022		
CAID Revision	08-12-2022		
CAID Revision	08-29-2022		
CAID Revision	09-16-2022		
CAID Revision	10-27-2022		
CA Revision	12-21-2022		

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Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: lnaveiras@aol.com

Structure:
 Name: Tno Design Consultants
 Address: 17100 Collins Ave, Suite 220
 Address: Sunny Isles Beach, FL 33160
 Tel: (305) 940 0555
 Email: david@tnoarchitects.com

Landscape:
 Name: Architectural Alliance
 Address: 612 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 6858 ext. 25
 Email: beuel@archall.net

Civil:
 Name: The Ernest-Jones Group, Inc
 Address: 2100 South Ocean Drive, Unit 80
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8634
 Email: alex@thernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



EAST ELEVATION

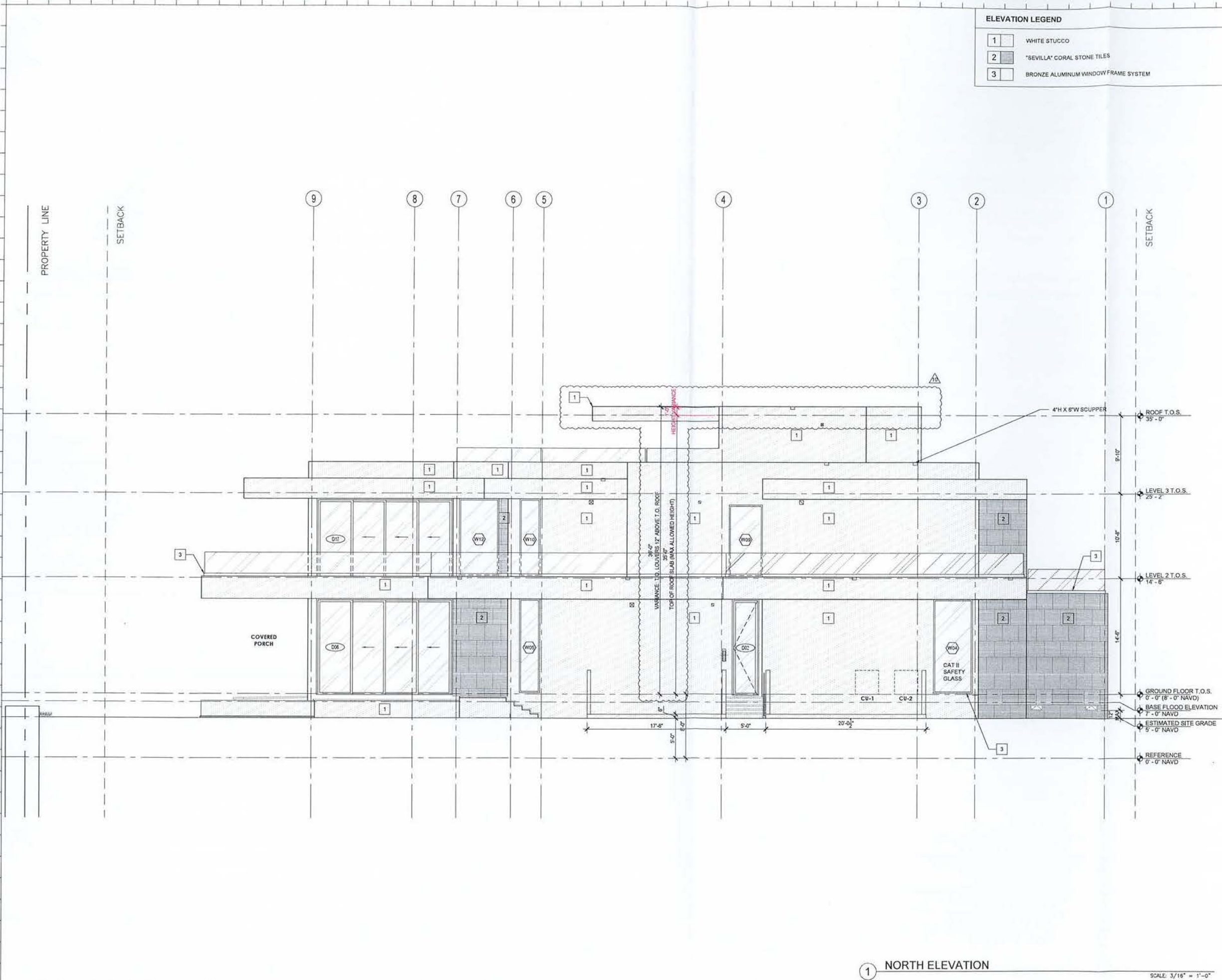
1 EAST ELEVATION

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

Date	December 04, 2020	Sheet No.	A402
Scale	AS INDICATED		
Project	2012		

ELEVATION LEGEND

- 1 WHITE STUCCO
- 2 "SEVILLA" CORAL STONE TILES
- 3 BRONZE ALUMINUM WINDOW FRAME SYSTEM



Rev.	Date	Rev.	Date	
▲	Permit Submittal	12-04-2023	CA Revision	01-04-2023
▲	City Citns / Owner Rev	02-12-2023	CA Revision & Variance	08-21-2023
▲	City Citns / Owner Rev	04-02-2021		
▲	City Citns	05-17-2021		
▲	Owner Rev	07-09-2021		
▲	CA Revision	09-20-2021		
▲	City Citns	12-09-2021		
▲	ID Revision	02-02-2022		
▲	CA/D Revision	06-12-2022		
▲	CA/D Revision	08-23-2022		
▲	CA/D Revision	09-15-2022		
▲	CA/D Revision	10-27-2022		
▲	CA Revision	12-21-2022		

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Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: hvacleo@aol.com

Structure:
 Name: Trio Design Consultants
 Address: 17100 Collins Ave. Suite 220
 Address: Sunny Isles Beach, FL 33160
 Tel: (305) 940 0595
 Email: david@trioarchitects.com

Landscaping:
 Name: Architectural Alliance
 Address: 812 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 8858 ext. 25
 Email: beuel@archall.net

Civil:
 Name: The Ernest-Jones Group, Inc.
 Address: 2100 South Ocean Drive, Unit B6
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8634
 Email: alex@theernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3796



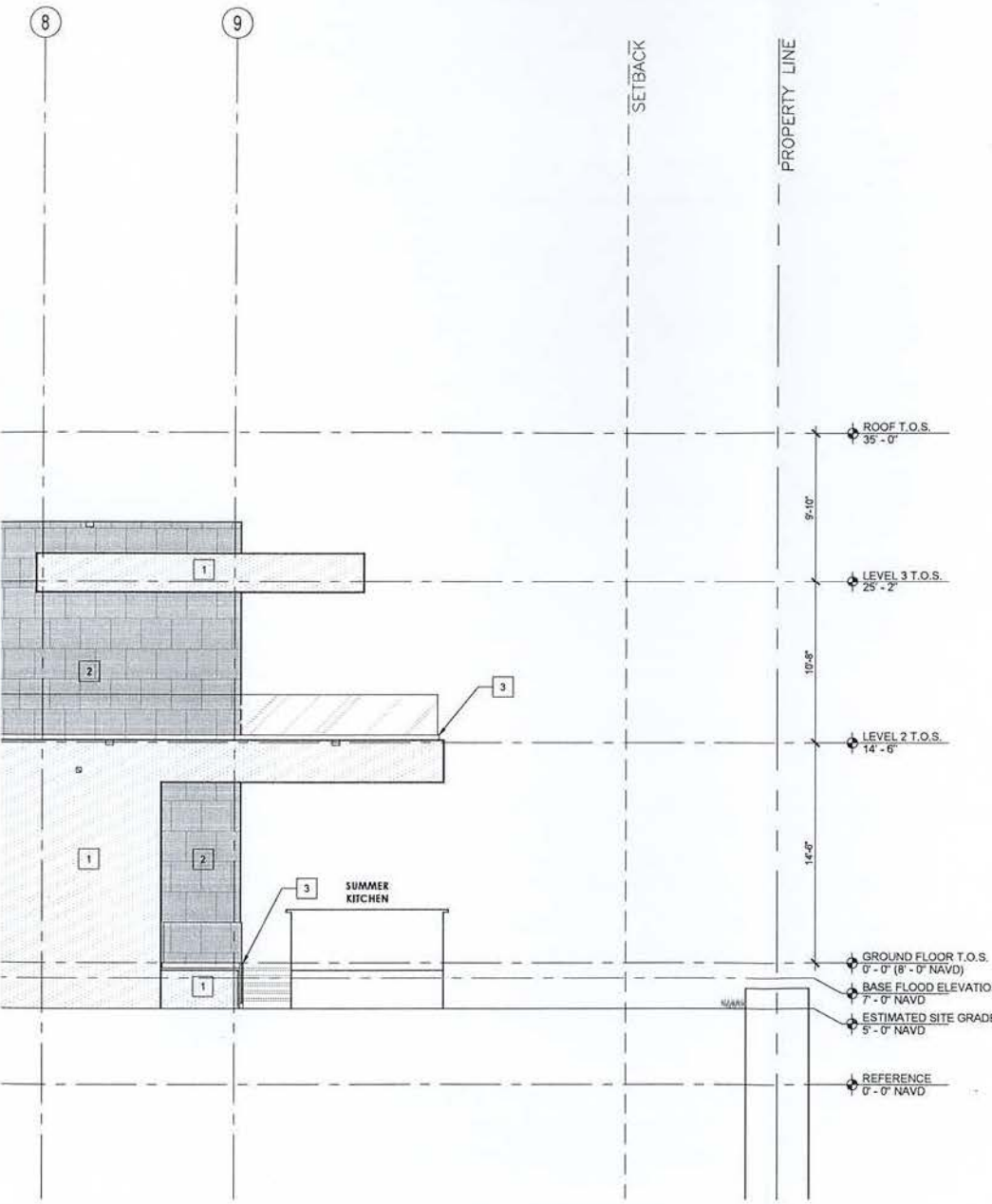
NORTH ELEVATION

Date	December 04, 2020	Sheet No.	A403
Scale	AS INDICATED		
Project	2012		

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

ELEVATION LEGEND

- 1 WHITE STUCCO
- 2 "SEVILLA" CORAL STONE TILES
- 3 BRONZE ALUMINUM WINDOW FRAME SYSTEM



1 SOUTH ELEVATION

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

Rev.	Date	Rev.	Date
▲	Permit Submittal	▲	CA Revision
▲	City Coms /Owner Rev	▲	CA Revision & Variance
▲	City Coms /Owner Rev		
▲	City Coms		
▲	Owner Rev		
▲	CA Revision		
▲	City Coms		
▲	ID Revision		
▲	CAD Revision		
▲	CAD Revision		
▲	CAD Revision		
▲	CAD Revision		
▲	CA Revision		

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Variance Submittal Package

Private Residence
640 Intracoastal Drive
Fort Lauderdale, Florida 33304

Owner:
Name PRIVATE
Address
Tel.
Email

MEP:
Name Leonardo Naveiras, Inc. (LNI)
Address 1918 Harrison Street #207
Address Hollywood, FL 33020
Tel. (954) 270 4822
Email hvacles@aol.com

Structure:
Name Trio Design Consultants
Address 17100 Collins Ave, Suite 220
Address Sunny Isles Beach, FL 33160
Tel. (305) 940 0555
Email david@trioarchitects.com

Landscape:
Name Architectural Alliance
Address 612 SW 4th Avenue
Address Fort Lauderdale, FL 33315
Tel. (954) 764 8858 ext. 25
Email beuel@archall.net

Civil:
Name The Ernest-Jones Group, Inc.
Address 2100 South Ocean Drive, Unit 8G
Address Fort Lauderdale, FL 33316
Tel. (954) 790 8634
Email alex@theernest-jonesgroup.com

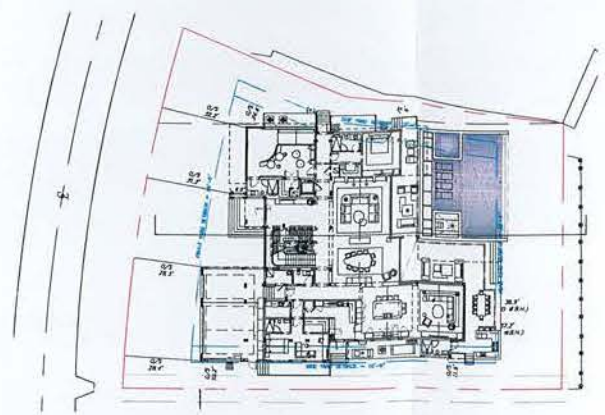
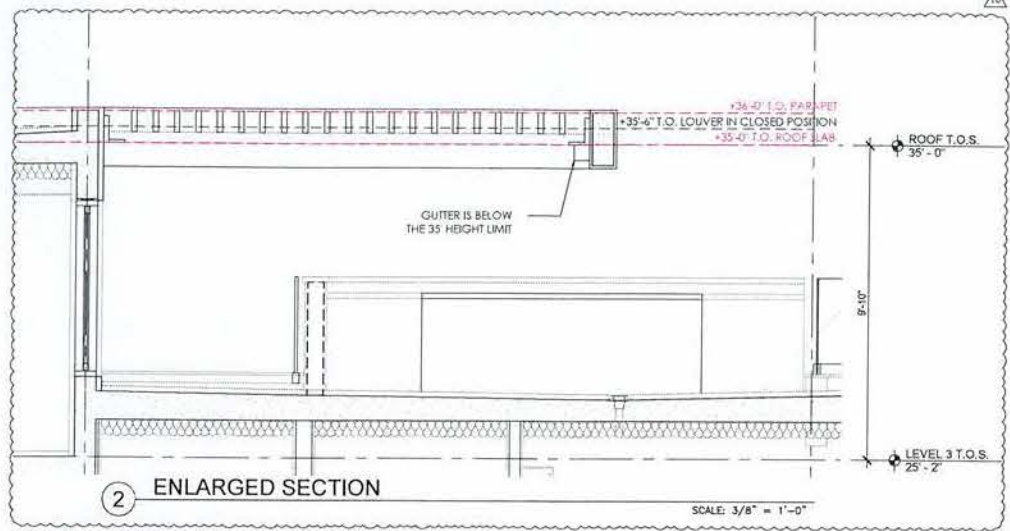
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

SOUTH ELEVATION

Date	December 04, 2020	Sheet No.	A404
Scale	AS INDICATED		
Project	2012		



Rev.	Date	Rev.	Date
△	01-04-2023	CA Revision	01-04-2023
△	02-12-2022	CA Revision & Variance	02-21-2023
△	04-02-2021		
△	05-17-2021		
△	07-09-2021		
△	09-20-2021		
△	12-09-2021		
△	02-22-2022		
△	06-12-2022		
△	06-23-2022		
△	09-15-2022		
△	10-27-2022		
△	12-21-2022		

Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: lnvaceo@aol.com

Structure:
 Name: Trio Design Consultants
 Address: 17100 Collins Ave, Suite 220
 Address: Sunny Isles Beach, FL 33160
 Tel: (305) 940 0555
 Email: david@trioarchitects.com

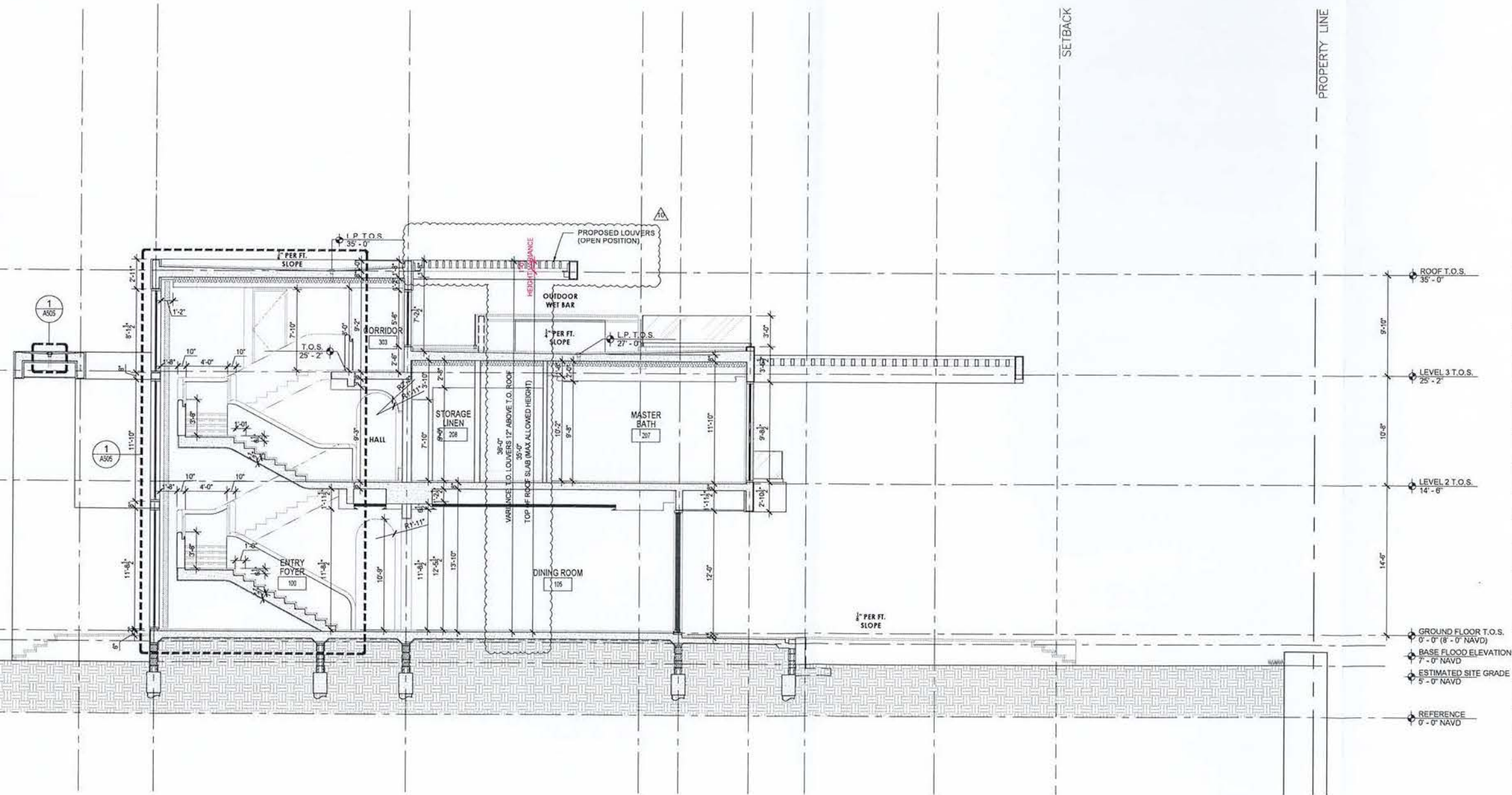
Landscape:
 Name: Architectural Alliance
 Address: 612 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 8858 ext. 25
 Email: beuell@archall.net

Civil:
 Name: The Ernest-Jones Group, Inc.
 Address: 2100 South Ocean Drive, Unit 8G
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8634
 Email: alej@thernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 Address: 571 NW 28th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3786



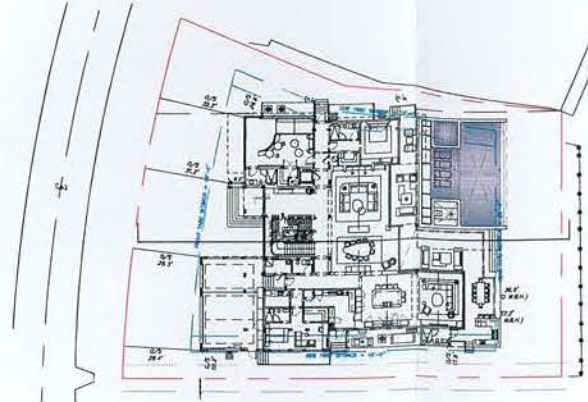
SECTION 02



SECTION 02

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

Date	December 04, 2020	Sheet No.	A502
Scale	AS INDICATED		
Project	2012		



Rev.	Date	Rev.	Date
▲	Permit Submittal	▲	12-04-2023
▲	City Comms - Owner Rev	▲	02-12-2022
▲	City Comms - Owner Rev	▲	04-02-2021
▲	City Comms	▲	05-17-2021
▲	Owner Rev	▲	07-09-2021
▲	CA Revision	▲	06-30-2021
▲	City Comms	▲	12-03-2021
▲	ID Revision	▲	02-22-2022
▲	CA/D Revision	▲	08-12-2022
▲	CA/D Revision	▲	08-23-2022
▲	CA/D Revision	▲	09-15-2022
▲	CA/D Revision	▲	10-27-2022
▲	CA Revision	▲	12-21-2022

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Variance Submittal Package

Private Residence
640 Intracoastal Drive
Fort Lauderdale, Florida 33304

Owner:
Name: PRIVATE
Address:
Address:
Tel:
Email:

MEP:
Name: Leonardo Naveiras, Inc. (LNI)
Address: 1918 Harrison Street #207
Address: Hollywood, FL 33020
Tel: (954) 270 4822
Email: hvacleo@aol.com

Structure:
Name: Trio Design Consultants
Address: 17100 Collins Ave, Suite 220
Address: Sunny Isles Beach, FL 33160
Tel: (305) 940 0555
Email: david@triodesign.com

Landscaper:
Name: Architectural Alliance
Address: 612 SW 4th Avenue
Address: Fort Lauderdale, FL 33315
Tel: (954) 754 8858 ext. 25
Email: beuel@archall.net

Civil:
Name: The Ernest-Jones Group, Inc.
Address: 2100 South Ocean Drive, Unit 8G
Address: Fort Lauderdale, FL 33316
Tel: (954) 790 8834
Email: alex@theernest-jonesgroup.com

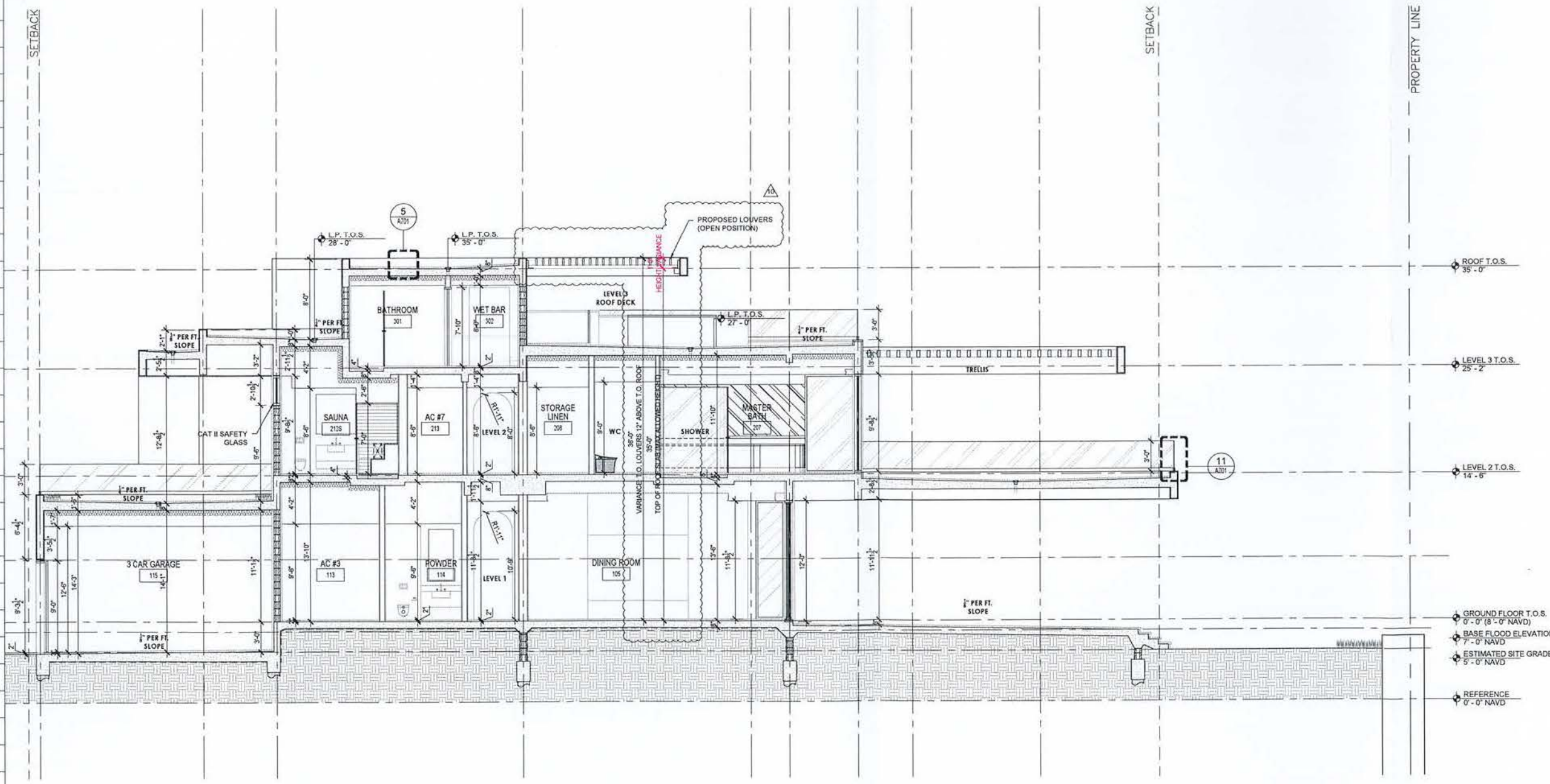
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127
Tel: +1(305) 573 1818
Fax: +1(305) 573 3798



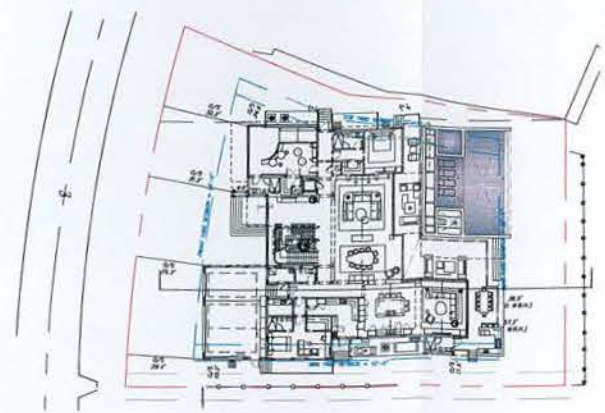
KOBİ KARP
Lic. # AR0012578

SECTION 03

Date	December 04, 2020	Sheet No.	A503
Scale	AS INDICATED		
Project	2012		



1 SECTION 03
SCALE: 3/16" = 1'-0"



Rev.	Date	Rev.	Date
▲ Permit Submittal	12-04-2022	▲ CA Revision	01-24-2023
▲ City Comm./Owner Rev	02-12-2021	▲ CA Revision & Variance	08-21-2022
▲ City Comm./Owner Rev	04-02-2021		
▲ City Comm.	05-17-2021		
▲ Owner Rev	07-09-2021		
▲ CA Revision	09-20-2021		
▲ City Comm.	12-05-2021		
▲ ID Revision	02-02-2022		
▲ CA/D Revision	08-12-2022		
▲ CA/D Revision	08-25-2022		
▲ CA/D Revision	09-15-2022		
▲ CA/D Revision	10-27-2022		
▲ CA Revision	12-21-2022		

Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonalis Navarria, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: lnavarria@aol.com

Structure:
 Name: Trio Design Consultants
 Address: 17100 Collins Ave., Suite 220
 Address: Sunny Isles Beach, FL 33160
 Tel: (305) 940 0555
 Email: david@trioarchitects.com

Landscaper:
 Name: Architectural Alliance
 Address: 612 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 6858 ext. 25
 Email: beuel@archall.net

Civil:
 Name: The Ernest-Jones Group, Inc.
 Address: 2100 South Ocean Drive, Unit 8G
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8634
 Email: alex@theernest-jonesgroup.com

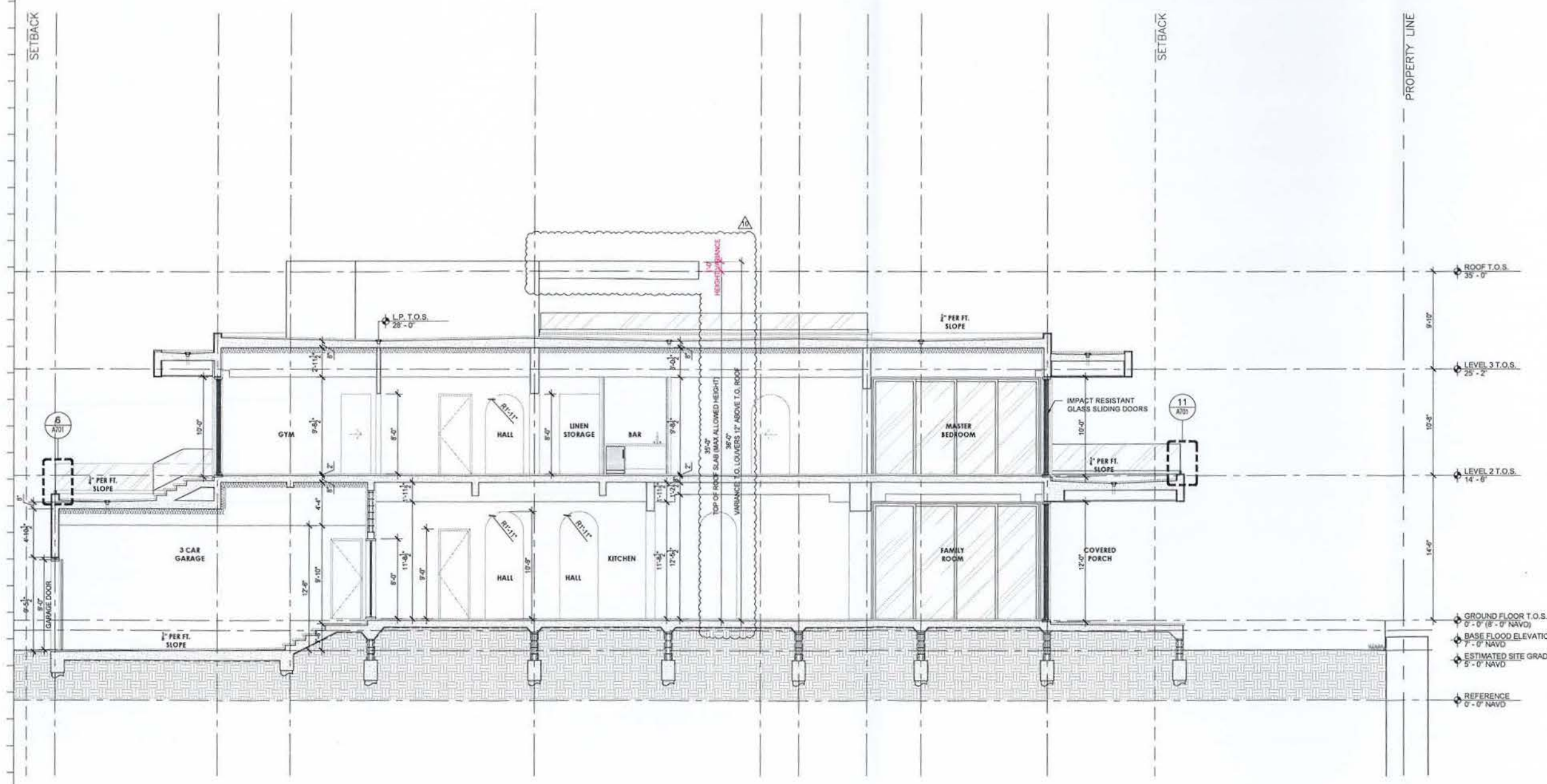
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 29th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3796

K O B I
K A R P

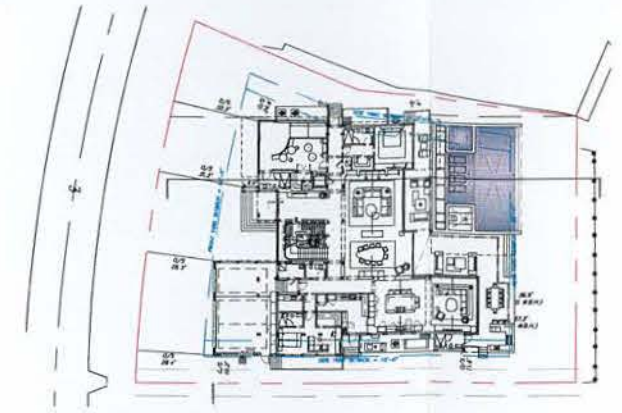
KOBI KARP
 Lic. # AR0012578

SECTION 04

Date	December 04, 2020	Sheet No.	A504
Scale	AS INDICATED		
Project	2012		



SECTION 04
 SCALE: 3/16" = 1'-0"



Rev.	Date	Rev.	Date
Permit Submittal	12-04-2020	CA Revision	01-04-2021
City Coms / Owner Rev	02-12-2021	CA Revision & Variance	06-21-2022
City Coms / Owner Rev	04-02-2021		
City Coms	05-17-2021		
Owner Rev	07-09-2021		
CA Revision	09-25-2021		
City Coms	10-09-2021		
ID Revision	02-25-2022		
CA/D Revision	06-15-2022		
CA/D Revision	08-23-2022		
CA/D Revision	09-15-2022		
CA/D Revision	10-27-2022		
CA Revision	12-21-2022		

Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270-4522
 Email: lnivadeo@aol.com

Structure:
 Name: Trio Design Consultants
 Address: 17100 Collins Ave, Suite 220
 Address: Sunny Isles Beach, FL 33190
 Tel: (305) 940-0555
 Email: david@trioarchitects.com

Landscaper:
 Name: Architectural Alliance
 Address: 612 SW 42nd Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764-8858 ext. 25
 Email: beuel@archall.net

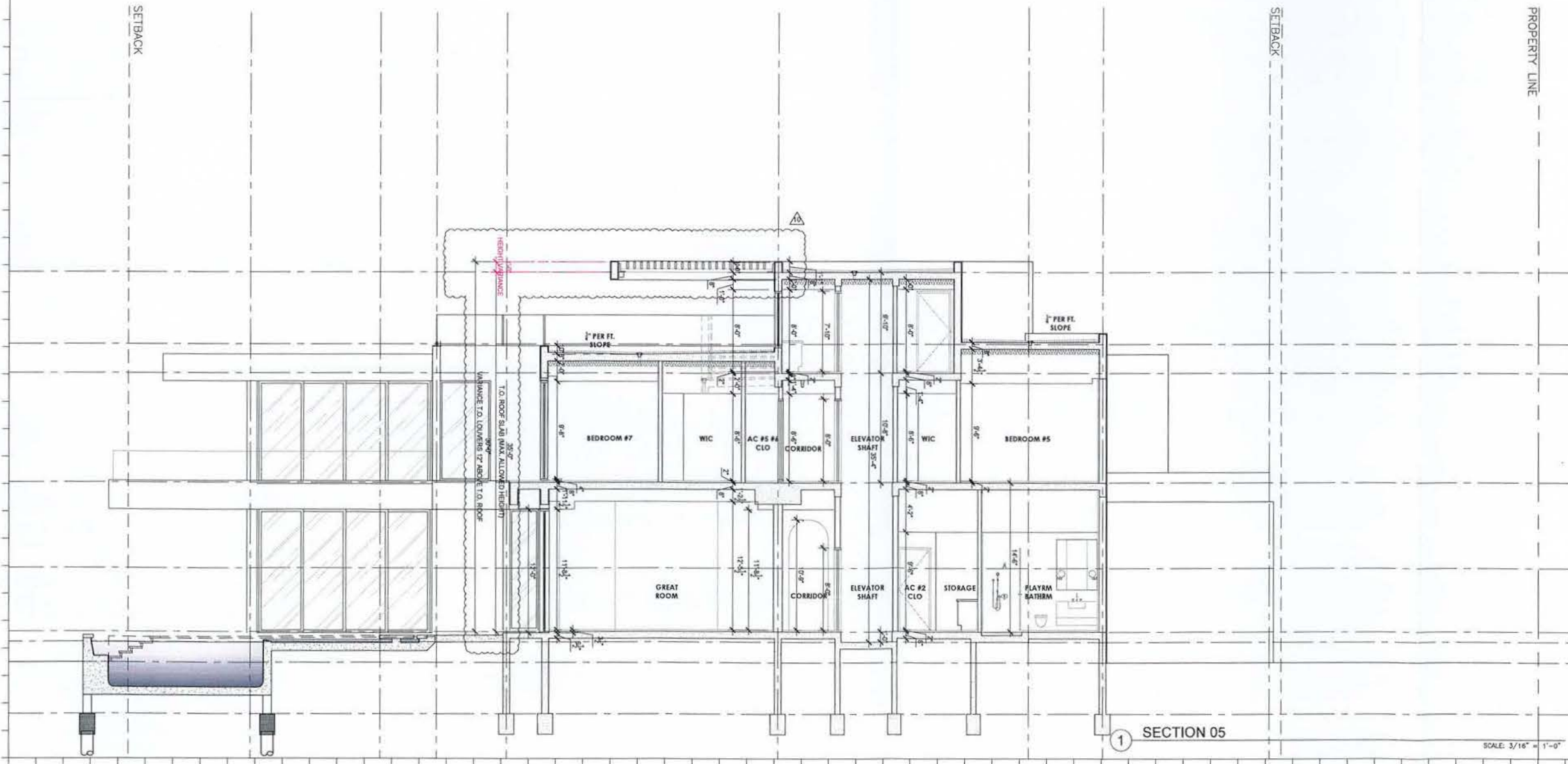
Civil:
 Name: The Ernest-Jones Group, Inc
 Address: 2100 South Ocean Drive, Unit 8G
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790-8634
 Email: alex@thernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3786



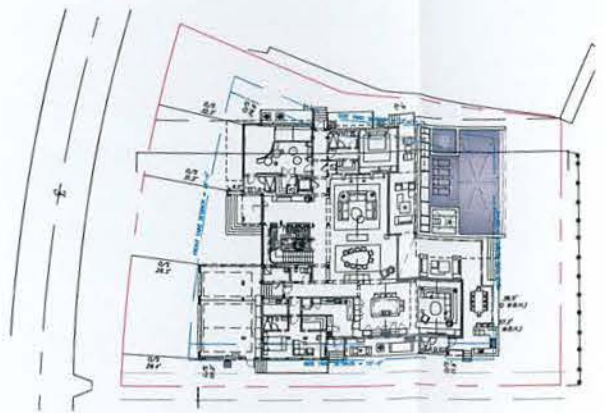
SECTION 05

Date	December 04, 2020	Sheet No.	A506
Scale	AS INDICATED		
Project	2012		



SECTION 05

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



Rev.	Date	Rev.	Date
Permit Submittal	12-04-2020	CA Revision	01-04-2021
City Comm/Owner Rev	02-12-2021	CA Revision & Variance	08-21-2021
City Comm/Owner Rev	04-02-2021		
City Comm	05-17-2021		
Owner Rev	07-09-2021		
CA Revision	09-05-2021		
City Comm	12-09-2021		
ID Revision	02-02-2022		
CAID Revision	08-12-2022		
CAID Revision	08-25-2022		
CAID Revision	09-15-2022		
CAID Revision	10-07-2022		
CA Revision	12-01-2022		

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Variance Submittal Package

Private Residence
 640 Intracoastal Drive
 Fort Lauderdale, Florida 33304

Owner:
 Name: PRIVATE
 Address:
 Address:
 Tel:
 Email:

MEP:
 Name: Leonardo Naveiras, Inc. (LNI)
 Address: 1918 Harrison Street #207
 Address: Hollywood, FL 33020
 Tel: (954) 270 4822
 Email: hvacleo@aol.com

Structure:
 Name: Tno Design Consultants
 Address: 17100 Collins Ave, Suite 220
 Address: Sunny Isles Beach, FL 33160
 Tel: (305) 940 0555
 Email: david@tnoarchitects.com

Landscape:
 Name: Architectural Alliance
 Address: 612 SW 4th Avenue
 Address: Fort Lauderdale, FL 33315
 Tel: (954) 764 8808 ext. 25
 Email: beuel@archall.net

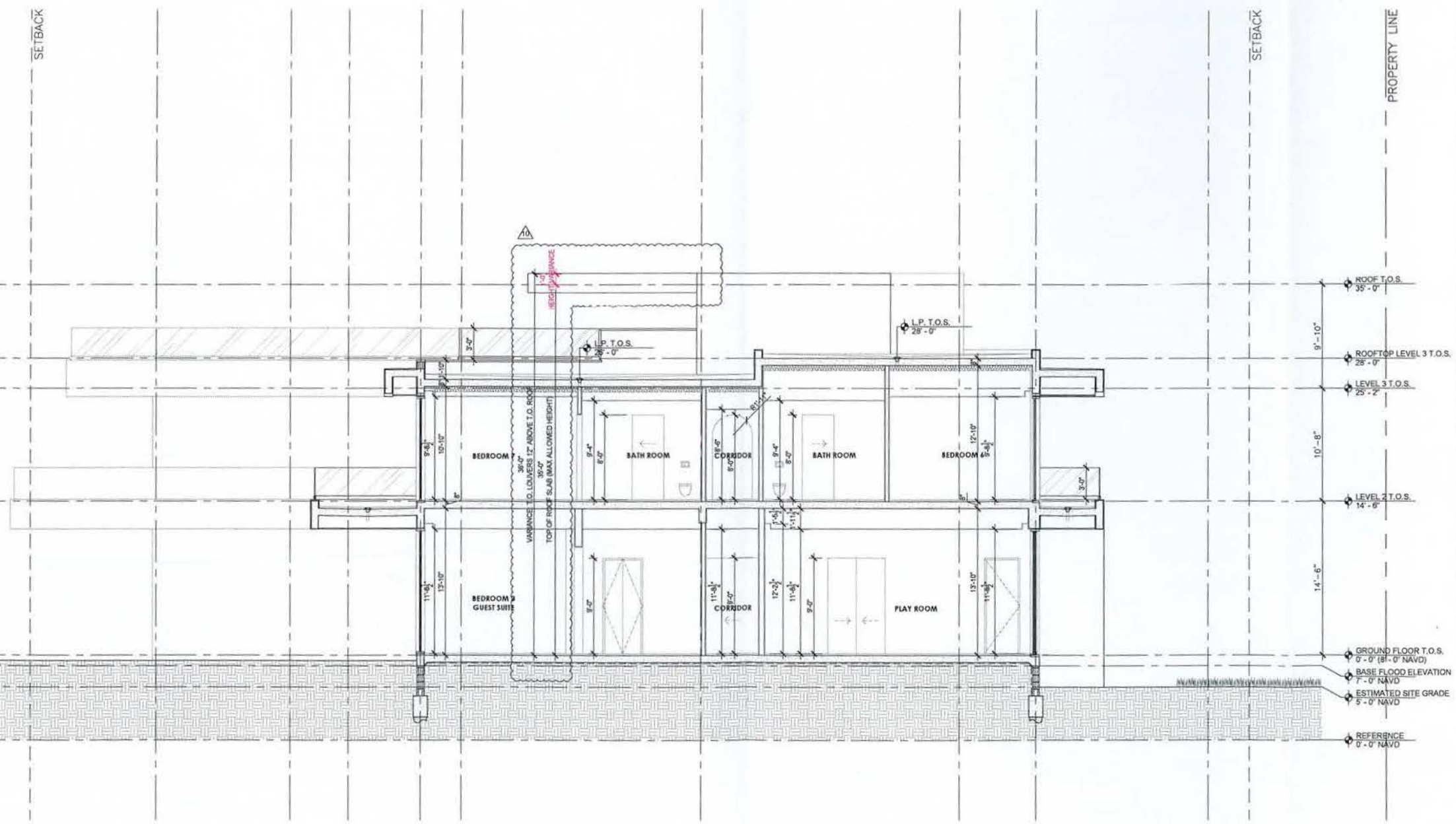
Civil:
 Name: The Ernest-Jones Group, Inc.
 Address: 2100 South Ocean Drive, Unit 80
 Address: Fort Lauderdale, FL 33316
 Tel: (954) 790 8834
 Email: alex@theernest-jonesgroup.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33137
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



SECTION 06

Date	December 04, 2020	Sheet No.	A507
Scale	AS INDICATED		
Project	2012		



SECTION 06

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