



BOARD OF ADJUSTMENT MEETING NOTICE

Date: September 27th, 2024

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, October 8th, 2024 at 6:00 pm.**

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-24080007
OWNER:	MURPHY, BRIAN P; SEYMOUR, TAMARA A
AGENT:	COLBY, TYLER
ADDRESS:	415 NORTH EAST 16 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	ALL OF LOTS 6 AND 7, LESS AND EXCEPTING THEREFROM THE NORTH 62 ½ FEET THEREOF, IN BLOCK, OF " LAS OLAS PARK", ACCORDING TO THE PLAT CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-19.2. S. - Mechanical and plumbing equipment.</u>

Requesting a variance from the minimum 25-foot front yard setback to be reduced to 17 feet to install a generator, a total reduction of 8 feet.

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-24080007

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet

PLN-BOA- 24080007

Sec. 47-19.2. S. - Mechanical and plumbing equipment.

Mechanical and plumbing equipment. Mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.

Record

Men [Re ne earch](#) [New](#) [GI](#) [Reports](#) [Help](#) My Filtr s --S l ct-- [Modul](#) [Planning](#)

Showing 1-4 of 4

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Sheet #	Dir	Sheet Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24080007		Murphy	Z- Board of Adjustm nt (BOA)	0		415	NE	16	AVE		Open
<input type="checkbox"/>	ELE-GEN-24060148	Install 1-26 KW Generator, pre-cast slab, 200 Amp...	Generator Permit	Electrical Permit	0		415	NE	16	AVE		Awaiting C
<input type="checkbox"/>	PLB-GEN-24060142	NG lines & hook-up to standby Generator	Plumbing Gas Permit	Plumbing Permit	0		415	NE	16	AVE		Awaiting C
<input type="checkbox"/>	BLD-GEN-24050397	Change of use from Two Family to Duplex	415 NE 16 AVE - Change of Use... e	Structural Permit	511		415	NE	16	AVE		Awaiting C

Page 1 of 1 < >



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: October 8th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080007

Sec. 47-19.2. S. - Mechanical and plumbing equipment.

- Requesting a variance from the minimum 25-foot front yard setback to be reduced to 17 feet to install a generator, a total reduction of 8 feet.

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

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



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-24080007

APPLICANT: Brian Murphy & Tamara Seymour; Agent Tyler Colby

PROPERTY: 415 SE 16 Ave

PUBLIC HEARING DATE: 11/13/24

BEFORE ME, the undersigned authority, personally appeared Brian Murphy, 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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. B.M. (Initial here)

Affiant Brian Murphy

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of October, 2024



Heidi Dacunha
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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:

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- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
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- 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.
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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-2408007

APPLICANT Tyler Colby (Brian & Tamara Symour)

PROPERTY 415 NE 116 AVE, FT. LAUD, FL 33301

PUBLIC HEARING DATE 11/13/24

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

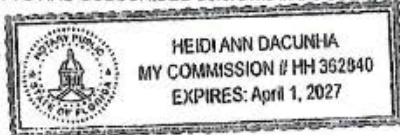
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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
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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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. P (initial here)

Affiant Tamara Symour

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of October, 2024

(SEAL)



Heidi Dacunha
NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: November 13, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080007

Sec. 47-19.2, S. - Mechanical and plumbing equipment.

- Requesting a variance from the minimum 25-foot front yard setback to be reduced to 17 feet to install a generator, a total reduction of 8 feet.

ADDRESSING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
212 N.W. 11th AVENUE, SUITE 100
FORT LAUDERDALE, FL 33301
CITY/STATE: 954-239-1300



FOR MORE INFORMATION, VISIT THE CITY OF FORT LAUDERDALE WEBSITE AT WWW.FORTLAUDERDALEFL.GOV
OR CONTACT THE CITY CLERK AT CLERK@FORTLAUDERDALEFL.GOV
OR CALL THE CITY CLERK AT 954-239-1300

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BOARD OF ADJUSTMENT MEETING
DATE: November 13, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-24080007

Sec. 47-19.2.5 - Mechanical and plumbing equipment.

- Requesting a variance from the minimum 25-foot front yard setback to be reduced to 17 feet to install a generator, a total reduction of 8 feet.

FOR MORE INFORMATION, CONTACT THE CITY ENGINEER AT (954) 346-1234 OR VISIT THE CITY WEBSITE AT WWW.FORTLAUDERDALEFL.GOV. THE BOARD OF ADJUSTMENT MEETING IS OPEN TO THE PUBLIC AND WILL BE HELD AT THE CITY COMMISSIONERS' CHAMBER, 200 N. GULF BLVD., FORT LAUDERDALE, FL 33301. THE MEETING WILL BE HELD ON NOVEMBER 13, 2024 AT 6:00 P.M. THE MEETING WILL BE OPEN TO THE PUBLIC AND WILL BE HELD AT THE CITY COMMISSIONERS' CHAMBER, 200 N. GULF BLVD., FORT LAUDERDALE, FL 33301. THE MEETING WILL BE OPEN TO THE PUBLIC AND WILL BE HELD AT THE CITY COMMISSIONERS' CHAMBER, 200 N. GULF BLVD., FORT LAUDERDALE, FL 33301.

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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24080007

APPLICANT: Tyler Colby (Brian & Tamara Seymour)

PROPERTY: 415 NE 16 AVE, FT. LAUD, FL 33301

PUBLIC HEARING DATE: 10/8/24

BEFORE ME, the undersigned authority, personally appeared Tamara Seymour, 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.
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Affiant Tamara Seymour

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of September 2024

(SEAL)



Heidi Dacunha
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24080007

APPLICANT: Brian Murphy & Tamara Seymour

PROPERTY: 415 SE 16 Ave

PUBLIC HEARING DATE: 10/8/24

BEFORE ME, the undersigned authority, personally appeared Brian Murphy, 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.
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Brian Murphy
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of September, 2024



Heidi Dacunha
NOTARY PUBLIC
MY COMMISSION EXPIRES:





NE 4 CT
NE 16 AV

PUBLIC NOTICE
NOTICE OF COMMENCEMENT WORKING
FOR THE PROJECT: [Illegible]
[Illegible]
[Illegible]

GENERAC
HOME STANDBY
GENERATORS
SALES • SERVICE
INSTALLATION



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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. To request a meeting with staff, [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 [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

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. [BOA Flow Chart](#).

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, special advertising, re-advertising and any other costs associated with the application submittal 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. All 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.

EXAMPLE VARIANCE SUBMITTAL
Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input checked="" type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

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	8/9/24

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

Property Owner's Name	Brian Murphy & Tamara Seymour
Property Owner's Signature	<small>If a signed report letter is provided, the signature is required on the application by the owner.</small>
Address, City, State, Zip	415 NE 16th Avenue, Ft. Laud., FL 33301
E-mail Address	Permits@assurancepower.com
Phone Number	561-692-9866
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent PROPERTY OWNER, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	Tyler Colby
Applicant / Agent's Signature	Tyler Colby
Address, City, State, Zip	1595 W 4th Ave, Delray Beach, FL 33444
E-mail Address	Permits@assurancepower.com
Phone Number	561-692-9866
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	ELE-GEN-24060148 / PLB-GEN-24060142
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 415 NE 16 Avenue, Ft. Laud. FL 33301
Legal Description	See Survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504202110592
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Request for variance to allow generator to be place on front corner yard of home. There is no other possible location for equipment to be placed. Requesting a variance from the minimum 25 feet front yard setback to be reduce to 17 feet to install a generator a total reduction of 8 feet.
Applicable ULDR Sections <small>(Include all code sections)</small>	ULDR Sec 47-19.2.S

Current Land Use Designation	01-04 Townhome
Current Zoning Designation	RC-15 - RESIDENTIAL SINGLE FAMILY
Current Use of Property	Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25' E	18' E
Side	25' S	25' S
Side	N/A	N/A
Rear	N/A	N/A

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

This property is limited to a front & 1 side yard only. There is already a pool and mechanical equipment (pool Pump) located in front & side yard.

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:

Other properties in this district have front, 2 sides & rear yard to use as placement of equipment.

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

We are requesting the placement of generator in the front yard with min setback of 17'

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

The equipment will be placed & screened from view by landscaping at the height of Generator at installation.

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.

Requesting a variance from the minimum 25 feet front yard setback to be reduce to 17 feet to install a generator a total reduction of 8 feet.

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

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

Brian Murphy
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of August, 2024

(SEAL)



Heidi Dacunha
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

This property is limited to a front & 1 side yard only. There is already a pool and mechanical equipment located in front & side yard.

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:

Other properties in this district have front, 2 sides & rear yard to use as placement for equipment.

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

request the placement of equipment in front yard with a setback of 17'

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

the proposed equipment will be placed and screened from view by landscaping planted at the height of the generator at installation.

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.

17'

The variance we are requesting is a set back of ~~18'~~ from front property line.

Requesting a variance from the minimum 25 feet front yard setback to be reduce to 17 feet to install a generator a total reduction of 8 feet.

AFFIDAVIT: I, Tamara Seymour 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.

Tamara Seymour
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of August, 2024

(SEAL)



Heidi Dacunha
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/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE. The applicant will need to meet with staff PRIOR to submitting the BOA application submittal via Lauderbuild.**

*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

Preliminary BOA Meeting - The applicant and/or agent met with staff on the following date: 8/14/24

Board of Adjustment Application Form- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.

Proof of Ownership- Warranty deed or tax record including corporation documents and Sunbiz verification name.

Agent Authorization Form- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.

Narrative- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).

Color Photographs- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.

Survey- The survey of the property must be digitally 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 land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.

Site Plan- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.

Elevations- If applicable (Elevations may be required by staff upon application submittal).

Landscape Plans- If applicable (Landscape Plans may be required by staff upon application submittal).

Additional Plans- If applicable (Additional Plans may be required by staff upon application submittal).

Mail Notification Documents- 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. Please submit the following:

- **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 Division (BOA, 700 N.W. 19th Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **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.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".



AGENT AUTHORIZATION FORM

I, Brian Murphy (“Owner”) as the current title owner of the real property located at 415 NE 16 Ave, Ft. Laud, FL 33301 (“Property”), do hereby authorize

Tyler Colby (“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: 01/30/2024 | 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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.**

WITNESS:

David J Schoedl
Witness Signature
DAVID J. Schoedl
Print Name
9-30-24
Date

Brian Murphy
Signature - Owner/Authorized Individual
Brian Murphy
Print Name - Owner/ Authorized Individual
owner
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of September 24 by Brian Murphy, an individual who is personally known to me or has produced DL as identification

[NOTARY SEAL]



Heidi DaCunha
(Signature of Notary Public- State of Florida)
4/1/27
My Commission Expires:
Heidi DaCunha
Print, Type, or Stamp Commissioned Name of Notary Public)



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

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Tamara Seymour ("Owner") as the current title owner of the real property located at 415 NE 16 Ave, Ft. Laud, FL 33301, do hereby authorize

Tyler Colby ("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.

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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: 01/30/2024 | Print Date: 0/00/0000
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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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.**

WITNESS:

David J Schoell
Witness Signature
DAVID SCHOELL
Print Name
9/30/24
Date

Tamara Seymour
Signature - Owner/Authorized Individual
Tamara Seymour
Print Name - Owner/ Authorized Individual
owner
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of September, 2024, by Tamara Seymour, an individual who is personally known to me or has produced DL as identification

[NOTARY SEAL]



Heidi DaCunha
(Signature of Notary Public- State of Florida)
April 1, 2027
My Commission Expires:
Heidi DaCunha
Print, Type, or Stamp Commissioned Name of Notary Public)



PROPERTY SUMMARY

Tax Year: 2023	Property Use: 01 - Single family	Deputy Appraiser: Residential Department
Property ID: 504202110592	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): MURPHY, BRIAN P SEYMOUR, TAMARA A	Adj. Bldg. S.F.: 0	Email: realprop@bcpa.net
Mailing Address: 415 NE 16 AVE FORT LAUDERDALE, FL 33301	Bldg Under Air S.F.:	Zoning : null
Physical Address: 415 NE 16 AVENUE FORT LAUDERDALE, 33301	Effective Year: 0	Abbr. Legal Des.: LAS OLAS PARK CORR PLAT 6- 12 B LOTS 6 & 7, LESS N 62 1/2 FT & LESS W 43.49 THEREOF BLK 7
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$374,500	0	0	\$374,500	\$374,500	
2022	0	0	0	0	0	
2021	0	0	0	0	0	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$374,500	\$374,500	\$374,500	\$374,500
Portability	0	0	0	0
Assessed / SOH	\$374,500	\$374,500	\$374,500	\$374,500
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$374,500	\$374,500	\$374,500	\$374,500

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
08/14/2023	Warranty Deed Qualified New Construction	\$1,620,000	119047243	\$125.00	2,996 SqFt	Square Foot

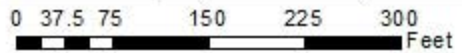
RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504202110592	08/14/2023	Warranty Deed	Qualified New Construction	\$1,620,000	119047243	415 NE 16 AVE FORT LAUDERDALE, FL 33301
504202110160	06/28/2023	Warranty Deed	Qualified Sale	\$1,908,200	118954407	1516 NE 6 ST FORT LAUDERDALE, FL 33301
504202110590	06/13/2023	Warranty Deed	Qualified New Construction	\$1,600,000	119048853	1507 NE 4 CT FORT LAUDERDALE, FL 33301
504202110371	05/16/2023	Warranty Deed	Qualified Sale	\$2,600,000	118870418	500 NE 14 AVE FORT LAUDERDALE, FL 33301
504202110061	03/15/2023	Warranty Deed	Qualified Sale	\$800,000	118744361	561 NE 15 AVE FORT LAUDERDALE, FL 33301

SPECIAL ASSESSMENTS										SCHOOL		
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
Ft Lauderdale Fire-rescue (03)						(F3)				Harbordale Elementary: A		
Vacant Lots (L)										Sunrise Middle: C		
1						2,996.00				Fort Lauderdale High: A		

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



415 NE 16 AV
DATE OF PRINT: 08/14/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE
504202100580	DES JARDIN,ELIZABETH		1611 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100590	GRAVES,GREGORY CHARLES LEEBOW,MITCHELL &		200 DELANCEY ST	PHILADELPHIA	PA	19106	PHILADELPHIA PA19106	MIDDLE RIVER PARK 5-28 B
504202100600	YENISLEYDIS		436 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100610	PASQUALE,FRANK J	PASQUALE,JOHN	72 WASHINGTON AVE	CLIFFSIDE PARK	NJ	07010	CLIFFSIDE PARK NJ07010	MIDDLE RIVER PARK 5-28 B
504202100620	BACHELET,DOMINIQUE G		1600 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100630	VICTORIA GABLES LLC		PO BOX 21830	FORT LAUDERDALE	FL	33335	FORT LAUDERDALE FL33335	MIDDLE RIVER PARK 5-28 B
504202100631	VICTORIA GABLES LLC		730 NW 9 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	MIDDLE RIVER PARK 5-28 B
504202100640	VICTORIA GABLES LLC		PO BOX 21830	FORT LAUDERDALE	FL	33335	FORT LAUDERDALE FL33335	MIDDLE RIVER PARK 5-28 B
504202100750	WEBSTER,KEITH	KEITH WEBSTER REV TR	1621 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100760	GREEN,DAVID S	CHACON,FRANK M	1619 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100770	LINS,JEFFREY A		1613 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100780	LAURENT,THIERRY		1611 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100800	DELLA GUARDIA,MICHELLE T	ASHLEY,ROBERT H DASILVA	1608 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100810	BRUNO,JOSEPH A JR		1612 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100820	1616 NE 4 CT LLC		1612 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202100830	ALL ABOUT SUSSEX LLC		PO BOX 289	REHOBOTH BEACH	DE	19971	REHOBOTH BEACH DE19971	MIDDLE RIVER PARK 5-28 B
504202100900	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	MIDDLE RIVER PARK 5-28 B
504202110514	BRUNNBERG,MIKAEL		445 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110515	HONECKER,LORNA		443 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110520	MCCAFFERY,JASON		1511 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110521	FARSHINA INVESTMENTS LLC		16393 NW 11 ST	PEMBROKE PINES	FL	33028	PEMBROKE PINES FL33028	LAS OLAS PARK CORR PLAT 6-12 B
504202110530	ILAGAN,MANUEL F & MARILOU		1505 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110540	POULOS PROPERTIES REV TR	POULOS,ANDREW TRSTEE	65 SHERMAN ST	BROOKLYN	NY	11215	BROOKLYN NY11215	LAS OLAS PARK CORR PLAT 6-12 B
504202110550	RAYNER,WILBERT		1500 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110551	RAYNER,WILBERT		1500 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110560	ROTIM INVESTMENTS LLC		4131 PRESCOTT	DALLAS	TX	75219	DALLAS TX75219	LAS OLAS PARK CORR PLAT 6-12 B
504202110570	WILLIAMSON,BETH		1518-1520 NE 4 PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110580	AYALA,MILTON V LOPEZ-CEPERO,ALEXIS		108 N GORDON RD	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110590	GERARDO	FERNANDEZ,MARIA TERESA	1507 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110592	MURPHY,BRIAN P PREMIER PALM INVESTMENTS	SEYMOUR,TAMARA A	415 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110600	LLC PREMIER PALM INVESTMENTS		2453 POINCIANA DR	WESTON	FL	33327	WESTON FL33327	LAS OLAS PARK CORR PLAT 6-12 B
504202110602	LLC		2453 POINCIANA DR	WESTON	FL	33327	WESTON FL33327	LAS OLAS PARK CORR PLAT 6-12 B
504202110610	BHT INC		2655 E OAKLAND PARK BLVD #1	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAS OLAS PARK CORR PLAT 6-12 B

504202110611	BHT INC DANIEL & VERONICA BRUCE LIV	BRUCE,VERONICA & DANIEL	2655 E OAKLAND PARK BLVD #1	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAS OLAS PARK CORR PLAT 6-12 B
504202110660	TR	TRSTEE	215 W WALNUT AVE	EL SEGUNDO	CA	90245	EL SEGUNDO	CA90245	LAS OLAS PARK CORR PLAT 6-12 B
504202110670	ADVANI,RESHMA		417 NE 15 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110680	BRYANT,COLMAN T H/E	BUTOW,TAMMY BRYANT	115 MOTT AVE	SANTA CRUZ	CA	95062	SANTA CRUZ	CA95062	LAS OLAS PARK CORR PLAT 6-12 B
504202110750	MORRIS,SCOTT R		4600 SW 34 DR	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	LAS OLAS PARK CORR PLAT 6-12 B
504202110770	DEWET,PIETER	ANTHONEY-DEWET,SUSAN	1604 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110780	ZINO,ANN & DOMINICK		1600 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202110790	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	LAS OLAS PARK CORR PLAT 6-12 B
504202150070	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORRECTED AMENDE
504202150230	MCLAREN,WILLIAM M JR		321 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150231	CARRERAS PROPERTIES LLC BARNES,SEBASTIAN	MCFIG LLC & LAZAROUS PROP LLC	10062 MONTE VISTA AVE	MONTCLAIR	CA	91763	MONTCLAIR	CA91763	VICTORIA PARK CORR AMEN PLAT
504202150242	ALEXANDER &	VEGA,SANDRA MARIA	316 NE 15 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150400	BERNHARD,LINDA		317 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150410	RODRIGUEZ,DAGOBERTO SAWYER,THOMAS R II &	NORRIS,BRANDON	324 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150411	KIMBERLY L		320 NE 16 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150420	KAGEMAN,STEFAN &	SKINNER,SHARON	1605 NE 3 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150430	SCHWARTZ,STEWART R		1611 NE 3 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150440	1615 NE 3RD CT LLC		804 SE 6 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202150450	GALARZA,LIZ S	LOPEZ,AZAEAL	1617 NE 3 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	VICTORIA PARK CORR AMEN PLAT
504202630010	BATUHAN,CONNIE & JEFF	JEFF BATUHAN LIV TR, ET AL	1605 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	MIDDLE RIVER PARK 5-28 B
504202630020	SINGLETON,DENIS	VIOLO,MARIA	1601 NE 4 CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	MIDDLE RIVER PARK 5-28 B
504202BE0010	EASTLAND TR	LAM,MAN KWAN TRSTEE ETAL RICE,PATRICIA K & RICE,STEVEN	RIVA 1 YING HO RD #11B BLK7 ENNA	*YUEN LONG NT	HK		*YUEN LONG NT	HK	THE VICTORIAN CONDO
504202BE0020	RICE,FRANK R	P	401 NE 16 AVE # 2	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	THE VICTORIAN CONDO
504202BE0030	CUNNINGHAM,LILLIAN H/E	CUNNINGHAM,ROSS	401 NE 16 AVE #3	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	THE VICTORIAN CONDO
504202BE0040	AGUIAR,RACHEL		401 NE 16 AVE #4	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	THE VICTORIAN CONDO
504202BE0050	LAJEUNESSE,PIERRE		PO BOX 4389 STN PRINCIPALE	QC	CA	J8E 1	*MONT-TREMBLANT QC	CAJ8E 1	THE VICTORIAN CONDO
504202BE0060	SANDERS,JACKLENE		403 NE 16 AVE 6	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	THE VICTORIAN CONDO
504202BE0070	MATTHEWMAN,CRISTINA		403 NE 16 AVE #7	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	THE VICTORIAN CONDO
504202BE0080	MASS,MANUEL A		2852 S EDGEHILL LN	HOLLYWOOD	FL	33021	HOLLYWOOD	FL33021	THE VICTORIAN CONDO



Generator

415



NE 4th

NE 16th AV

STOP

ALL WAY

415

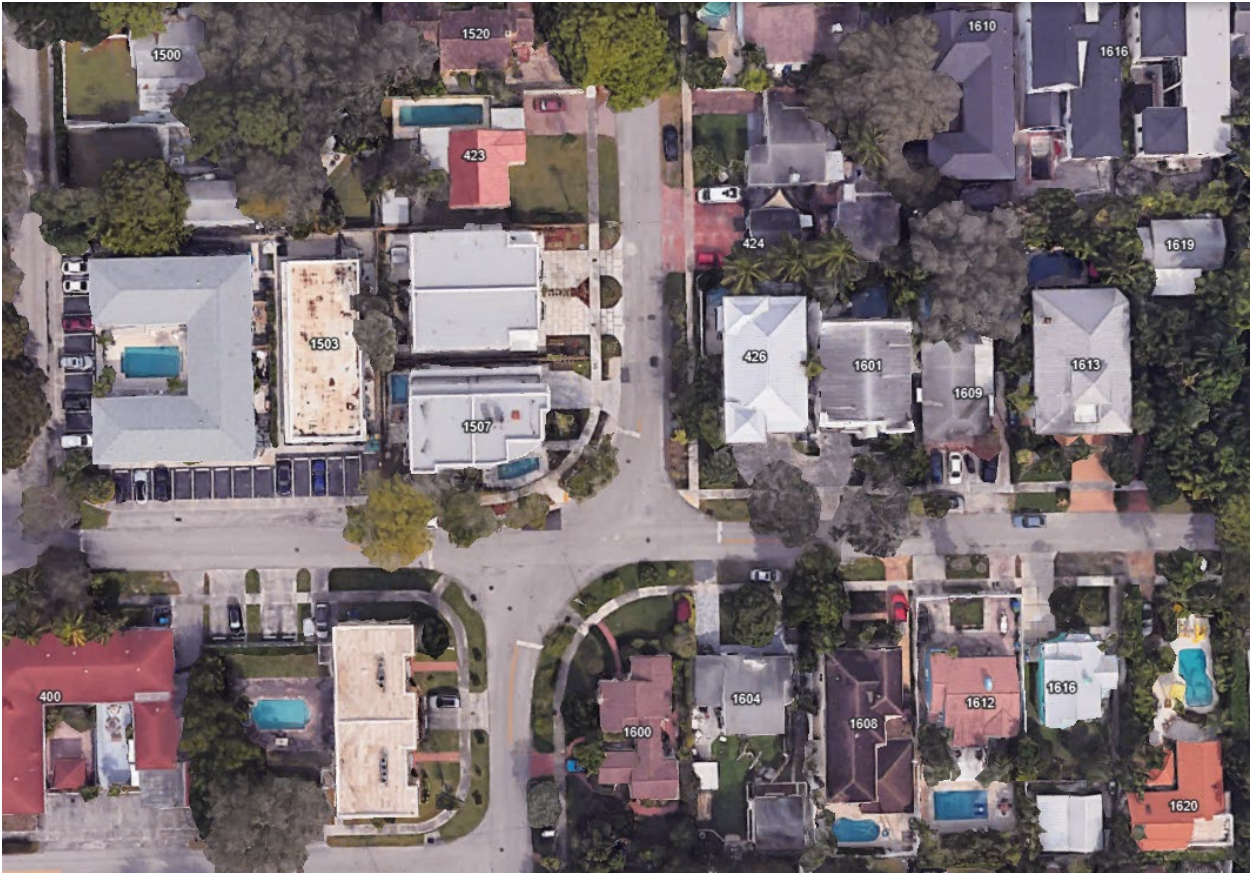


415

415











City of Ft. Lauderdale
Building, Planning & Zoning Division

NARRATIVE LETTER

Brian Murphy & Tamara Seymour
415 NE 16 Ave
Fort Lauderdale, FL 33301

08/09/2024

RE: PLN-BOA-24080007

We are requesting a variance for property located at 415 NE 16th Ave. We applied for permit and received the following comments under **ELE-GEN-24060148**
Comments Created by: David Dunshee on 6/20/2024, 12:07:43 PM

The generator cannot be located within the 25' front yard or 15' corner yard. **ULDR Sec 47-19.2.S** Mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front or corner yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line. provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.

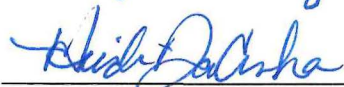
Requesting a variance for generator placement from the minimum 25 feet front yard setback to be reduce to 17 feet to install a generator a total reduction of 8 feet.



Tyler Colby
Authorized Agent

State of Florida
County of Palm Beach

Sworn to or affirmed and subscribed before me this 13 day of August, 2024,
by Tyler Colby In Physical Presence & personally know to me.



(Signature of Notary)



Boundary Survey

Scale 1"= 20'

Property Address:

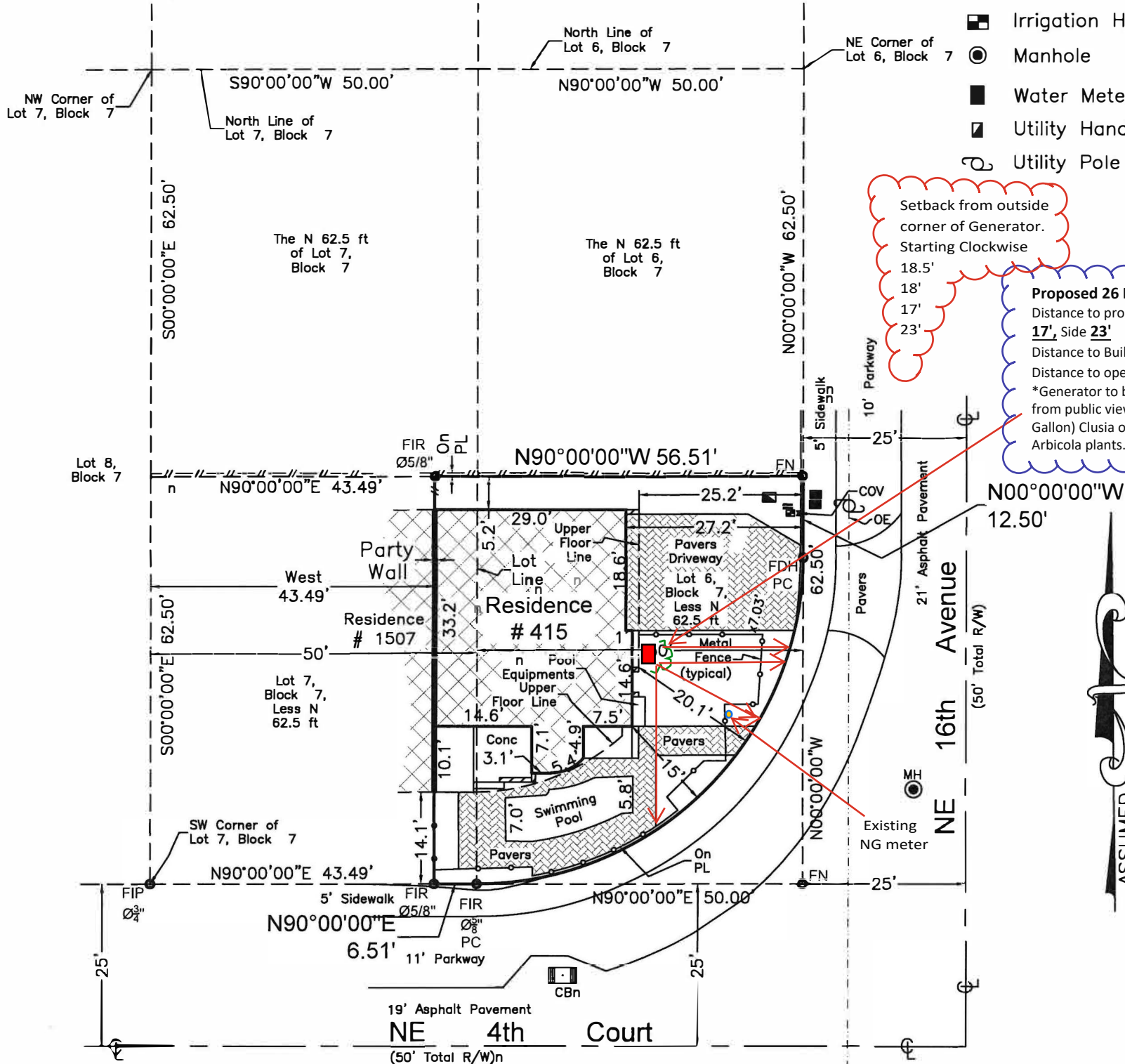
415 NE 16th Avenue, Fort Lauderdale, Florida 33301

Legal Description:

All of Lots 6 and 7, less and excepting therefrom the North 62 1/2 feet thereof, in Block 7, of "LAS OLAS PARK", according to the Plat thereof recorded in Plat Book 6, Page 3 and according to the corrected Plat thereof recorded in Plat Book 6, Page 12, of the Public Records of Broward County, Florida, LESS the west 43.49 feet thereof. Containing 2,995 square feet

Legend:

- Back Flow Preventern
- ▢ Catch Basin
- ⊗ Clean Out Valve (COV)
- Irrigation Handhole
- Manhole
- Water Meter
- ▣ Utility Hand Hole
- ⊕ Utility Pole



Setback from outside corner of Generator. Starting Clockwise
18.5'
18'
17'
23'

Proposed 26 KW Generator
Distance to property line Front **17'**, Side **23'**
Distance to Building **1.5'**
Distance to openings **10' min**
*Generator to be screened from public view, by 3-5 (5 Gallon) Clusia or Green Arbutica plants.

There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey

Digitally signed by Aniano J Garcia
Date: 2024.09.06 10:30:15 -04'00'

LEGAL NOTES		Date of Field Work 07-15-2023 Updated 09-05-2024	For: Brian P. Murphy and Tamara A. Seymour
This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of records; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to North American Vertical Datum of 1988 (NAVD 88)		Aniano J. Garcia PLSM 5105	Order No 23-0164
		Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper	
LEGEND AND ABBREVIATIONS	A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NAVD 88 = North American Vertical Datum of 1988; NTS = Not To Scale; OE = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Pb = Plat Book; PC = Point of Curvature; PCC = Point Of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UT = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; -x- = Chain Link Fence; ▨ = Concrete Wall; ° = Degrees; Δ = Central Angle; ∅ = Diameter; = Existing Elevation; ' = Minutes; " = Seconds; -// = Wood Fence; Unless otherwise noted, found markers had no identification		

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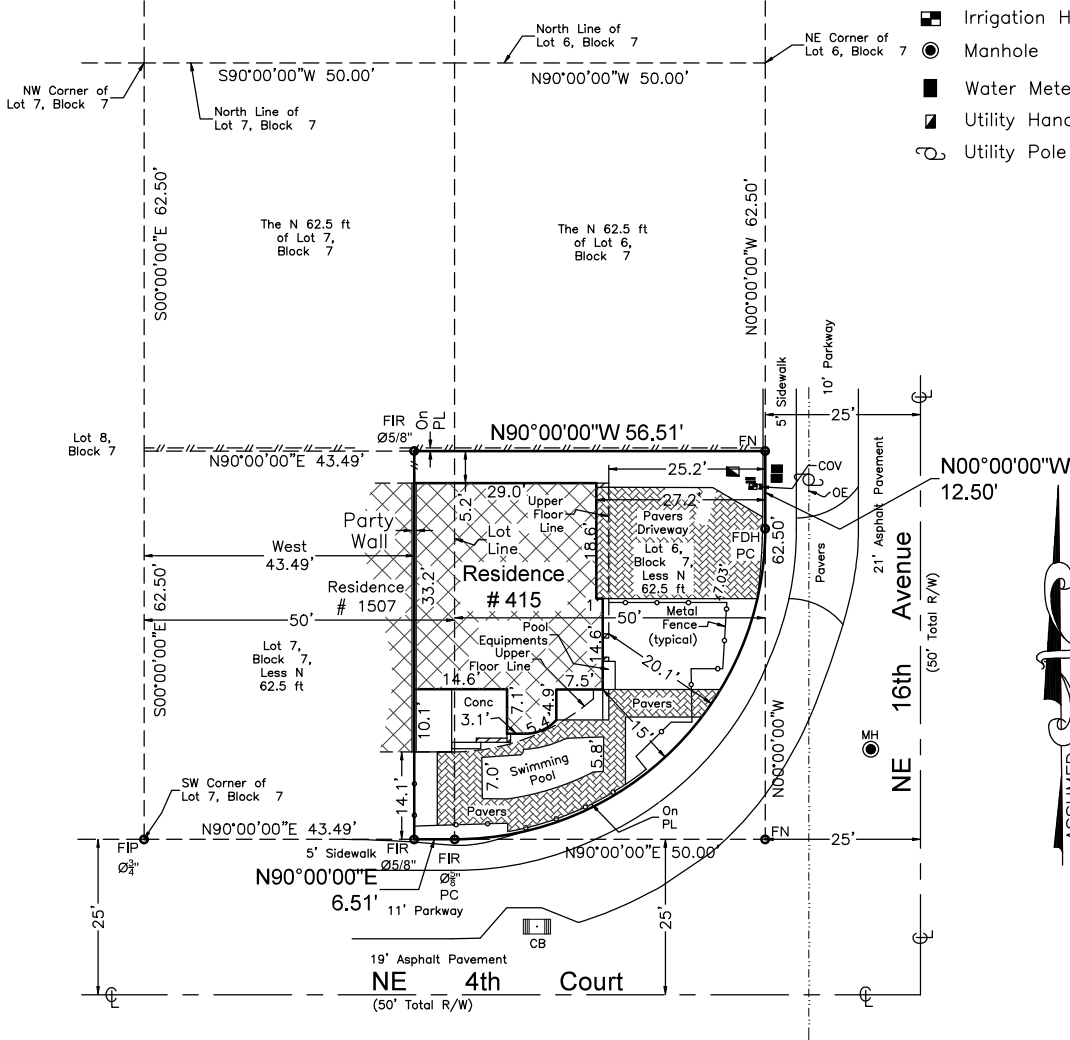
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