



BOARD OF ADJUSTMENT VIRTUAL MEETING NOTICE: BOARD OF ADJUSTMENT

August 28, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, September 9, 2020 at 6:30 P.M.

This meeting will be held virtually, 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-20030001
OWNER: BEAUCHAMP, RICHARD A &; BEAUCHAMP, VICTORIA R
AGENT: RICHARD BEAUCHAMP
ADDRESS: 1152 N. RIO VISTA BLVD., FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION: RIO VISTA C J HECTORS RESUB 1-24 B LOT 16 BLK 4
ZONING: RS-8
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-5.31 Table of dimensional requirements for the RS-8 district.**

Requesting a variance from the 5 feet minimum side yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow an existing permitted covered screened porch into air-conditioned living space to remain at a side yard setback from 4.4 feet to 4.7 feet as per plans, a total maximum variance request of 0.60 feet.

The virtual meeting will be accessible through the City's local government access channel FLTV at: www.fortlauderdale.gov/FLTV.

Should you desire to speak on this item, please fill out the speaker form available at this link on the City's website: www.fortlauderdale.gov/government/BOA.

You may also email comments to: Chakila Crawford-Williams regarding Case: **PLN-BOA- 20030001**
Send email to: chcrawfordl@fortlauderdale.gov.

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-20030001

1152

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: SEPTEMBER 9, 2020 TIME: 4:30 PM CASE: PLN.BOA.2000001

REQUESTING: TEL. 47-8.31. Table of dimensional requirements for the R3-B district.

Reversing a variance from the 8-foot minimum side yard requirement of Section 47-8.31, Table of Dimensional Requirements to allow an existing driveway, concrete sidewalk, porch, etc. to be demolished. From variance to removal of 8-foot side yard setback from 4.4 feet to 4.7 feet on one corner, a total maximum variance request of 0.40 feet.

FOR MORE INFORMATION VISIT: www.fortlauderdale.gov/boaj

VIRTUAL MEETING INSTRUCTIONS

Meeting will be held via Zoom. Meeting ID: 919 812 2000. Meeting Link: <https://zoom.us/j/9198122000>

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. 20030001

APPLICANT: Richard A. and Victoria R. Beauchamp

PROPERTY: 1152 N. Rio Vista Blvd.

PUBLIC HEARING DATE: September 9, 2020

BEFORE ME, the undersigned authority, personally appeared Richard A. Beauchamp Victoria R. Beauchamp upon being duly sworn and cautioned, under oath deposes and says:

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

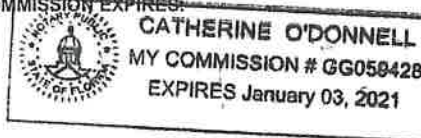
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. RAB/VRS (initial here)

Richard A. Beauchamp
Affiant Victoria R. Beauchamp

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25th day of August, 2020

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:



Page 1: BOA - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Richard A. and Victoria R. Beauchamp
Property Owner's Signature	<i>Richard A. Beauchamp</i> <i>Victoria R. Beauchamp</i>
Address, City, State, Zip	1152 N. Rio Vista Boulevard Fort Lauderdale, FL 33301
E-mail Address	Richard Beauchamp [rbeauchamp@panzamaurer.com]
Phone Number	954-629-7633
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Richard Beauchamp
Applicant / Agent's Signature	
Address, City, State, Zip	1152 N. Rio Vista Boulevard
E-mail Address	Richard Beauchamp [rbeauchamp@panzamaurer.com]
Phone Number	954-629-7633
Letter of Consent Submitted	

Development / Project Name	Beauchamp Residence
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1152 N. Rio Vista Boulevard
Legal Description	Rio Vista CJ Hectors Resub Plat Book1 Page 24B Lost 16 Block 4
Tax ID Folio Numbers (For all parcels in development)	504211000050310
Request / Description of Project	To continue a 4.4 foot to 4.7 foot setback where 5 feet is required, while converting a screened porch into a Florida Room.
Applicable ULDR Sections	47-5.31

Current Land Use Designation	Low-Medium
Current Zoning Designation	RS-8
Current Use of Property	Single Family Residence
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/>	25% Width = 19.5'	24.3
Side <input type="checkbox"/>	5	4.4 to 4.7
Side <input type="checkbox"/>		
Rear <input type="checkbox"/>	15	42.3

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

- 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

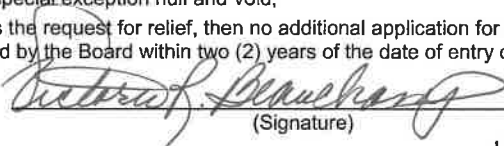
- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more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

- 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

- 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.

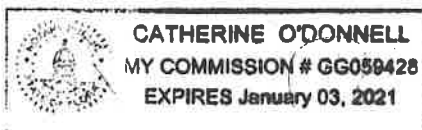
AFFIDAVIT: I, Victoria R. Beauchamp the Owner/Agent of said property ATTEST that I am aware of the following:

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


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11th day of March, 2020

(SEAL)




NOTARY PUBLIC
MY COMMISSION EXPIRES:



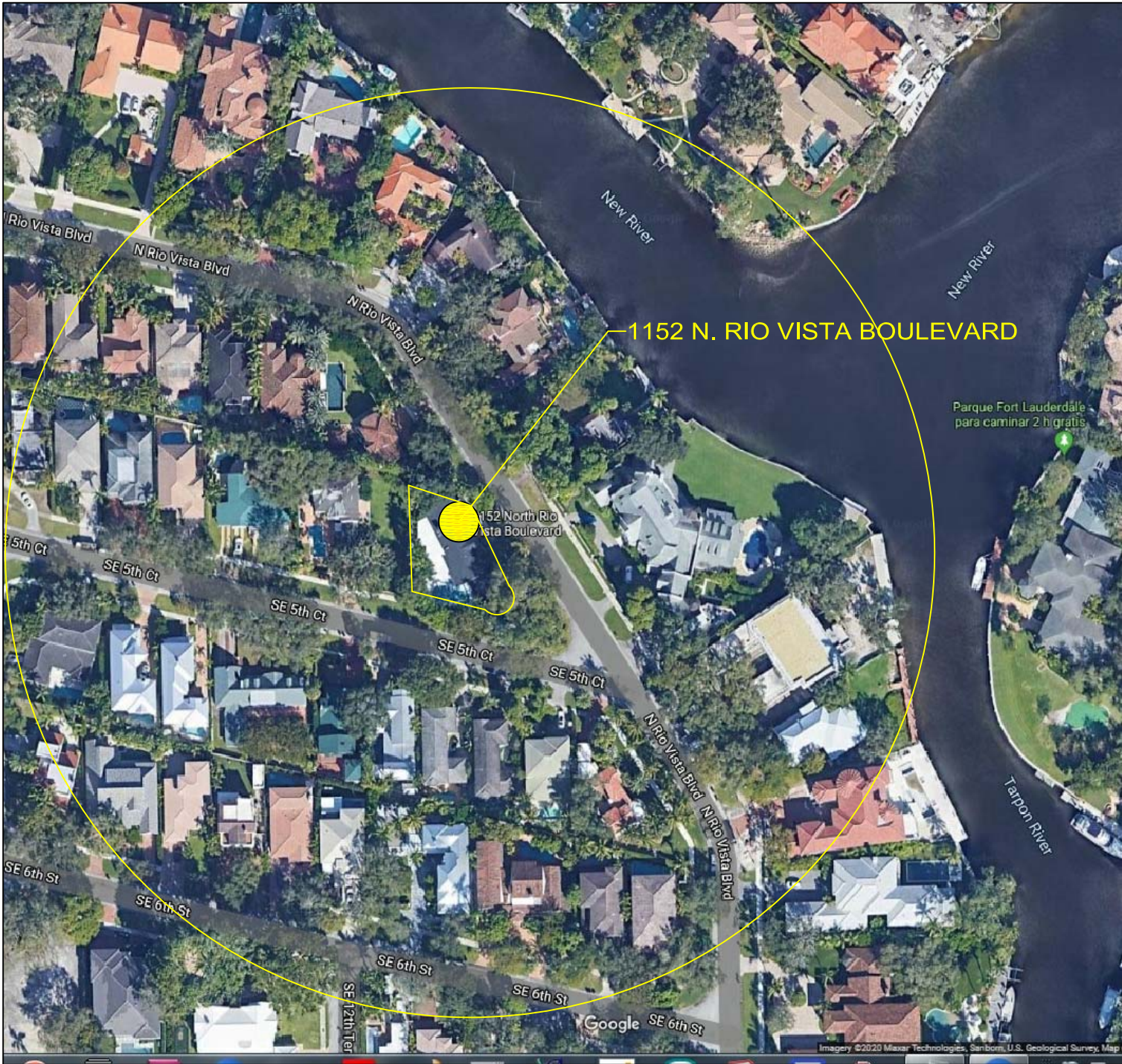
150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

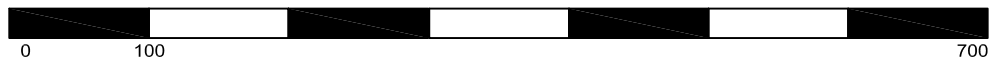


1152 N Rio Vista Blvd





AERIAL PHOTO




HANZEN ASSOCIATES
 ARCHITECTURE AND DESIGN
 520 SOUTH EAST 8TH STREET
 FORT LAUDERDALE, FLORIDA
 T 954-462-8925

ALTERATION TO AN EXISTING SCREEN PORCH FOR:
 RICHARD A. & VICTORIA R.
BEAUCHAMP
 1152 N. Rio Vista Boulevard
 Fort Lauderdale, FL

SHEET
BOA-2

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side	5 ft. - up to 22 ft. in height	For a building with a height no

yard	<p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>greater than 12 ft.- 5 ft.</p> <p>For a building with a height greater than 12 ft. - 7.5 ft.</p> <p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as</p>

	Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1			provided in RS-8	
Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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.

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-20030001	Relief from 47-5.31 of Side Setback where code states 5' reduced to 4.7	Beauchamp Residence	Z- Board of Adjustment (BOA)	0		1152	N	RIO VISTA BLVD		3/5/2020	Open
BLD-PR-20020106	COPIES FOR 1152 N RIO VISTA BLVD RE ROOF SHINGLE AND FLAT	COPIES FOR 1152 N RIO VISTA BLVD	Property Record	0		1152	N	RIO VISTA BLVD		2/27/2020	Complete
PM-16052068	~WALK THRU	RE ROOF SHINGLE AND FLAT	Re-Roof Permit	0		1152	N	RIO VISTA BLVD		5/20/2016	Complete
PM-15081573	A/C CHANGE OUT	A/C CHANGE OUT	Mechanical HVAC Changeout Permit	0		1152	N	RIO VISTA BLVD		8/20/2015	Complete
PM-06070819	REPLACE 31 WINDOWS & 1 DOOR IMPACT	REPLACE 31 WINDOWS & 1 DOOR IMPACT	Window and Door Permit	0		1152	N	RIO VISTA BLVD		7/12/2006	Complete
PM-04110400	INST FIRE PLACE	INST FIRE PLACE	Mechanical Residential Permit	0		1152	N	RIO VISTA BLVD		11/4/2004	Complete
PM-04100559	CHANGEOUT STON AC SYSTEM ADD 14 DUCT OPENINGS	CHANGEOUT STON AC SYSTEM ADD 14 DUCT OPENINGS	Mechanical HVAC Changeout Permit	0		1152	N	RIO VISTA BLVD		10/7/2004	Void
PM-01040047	REPLACE CONC DRIVE W/PAVERS 989SF ADD (2) COACH LIGHTS ON GARAGE & ADD (2) FAN	REPLACE CONC DRIVE W/PAVERS 989SF	Residential Paving Permit	0		1152	N	RIO VISTA BLVD		4/2/2001	Complete
PM-01031549	~OUTLETS ON PATIO	ADD (2) COACH LIGHTS ON GARAGE & ADD (2) FAN	Electrical Residential Permit	0		1152	N	RIO VISTA BLVD		3/21/2001	Complete
PM-01020187	6' X 290' PRES SHADOWBOX FENCE W/ 2-42" WALK GATES	6' X 290' PRES SHADOWBOX FENCE W/ 2-42" WALK GATES	Fence Permit	0		1152	N	RIO VISTA BLVD		2/2/2001	Complete
PM-01011658	REROOF TILE & FLAT 4556 SQ FT	REROOF TILE & FLAT 4556 SQ FT	Re-Roof Permit	0		1152	N	RIO VISTA BLVD		1/23/2001	Complete
PM-00111669	STRUCTURAL WORK PRIOR TO REROOF (GABLE ROOF)	STRUCTURAL WORK PRIOR TO REROOF (GABLE ROOF)	Residential Alteration Permit	0		1152	N	RIO VISTA BLVD		11/21/2000	Complete

Richard A. Beauchamp
Victoria R. Beauchamp
1152 N. Rio Vista Boulevard
Fort Lauderdale, FL 33301

March 6, 2020

City of Fort Lauderdale
Board of Adjustment
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

Re: 1152 North Rio Vista Boulevard
Beauchamp Residence

NARRATIVE FOR BOARD OF ADJUSTMENT APPLICATION

Petition: To continue to provide a 4.4 foot to 4.7 foot setback where 5 feet is required, while converting a screened porch into a Florida Room.

Code Section: *47-5.31 Table of Dimensional Requirements for the RS-8 District Minimum Side Yard*

We are hereby submitting a request for a zoning variance, for the single-family residence located at the address above. We would like to convert an existing covered screened in porch into air-conditioned living space. The screen porch was added to the residence by a previous owner in 1985, and was permitted. Copies of the plans are on file in the city microfilm department.

An existing portion of the screened porch (21.4 feet long) was intended, according to the drawings, to be built 5 feet from the west property line. The actual dimension of the setback varies from 4.4 to 4.7 feet. We would then replace screens and screen doors with impact resistant doors and windows. In building this alteration:

- The appearance of the house would remain similar to the existing, with the exception that glass would replace screen
- There will be no alteration to the structure, or roof, roof height
- The impact windows will be a significant improvement as to noise and privacy versus a screen enclosure.
- This variance request applies only to a 21.4 foot section of the porch; the rest of the porch is greater than 5 feet, with a maximum of 8.9 feet, which will remain the same.

We thank you for your consideration of this request.



Richard A. Beauchamp



Victoria R. Beauchamp

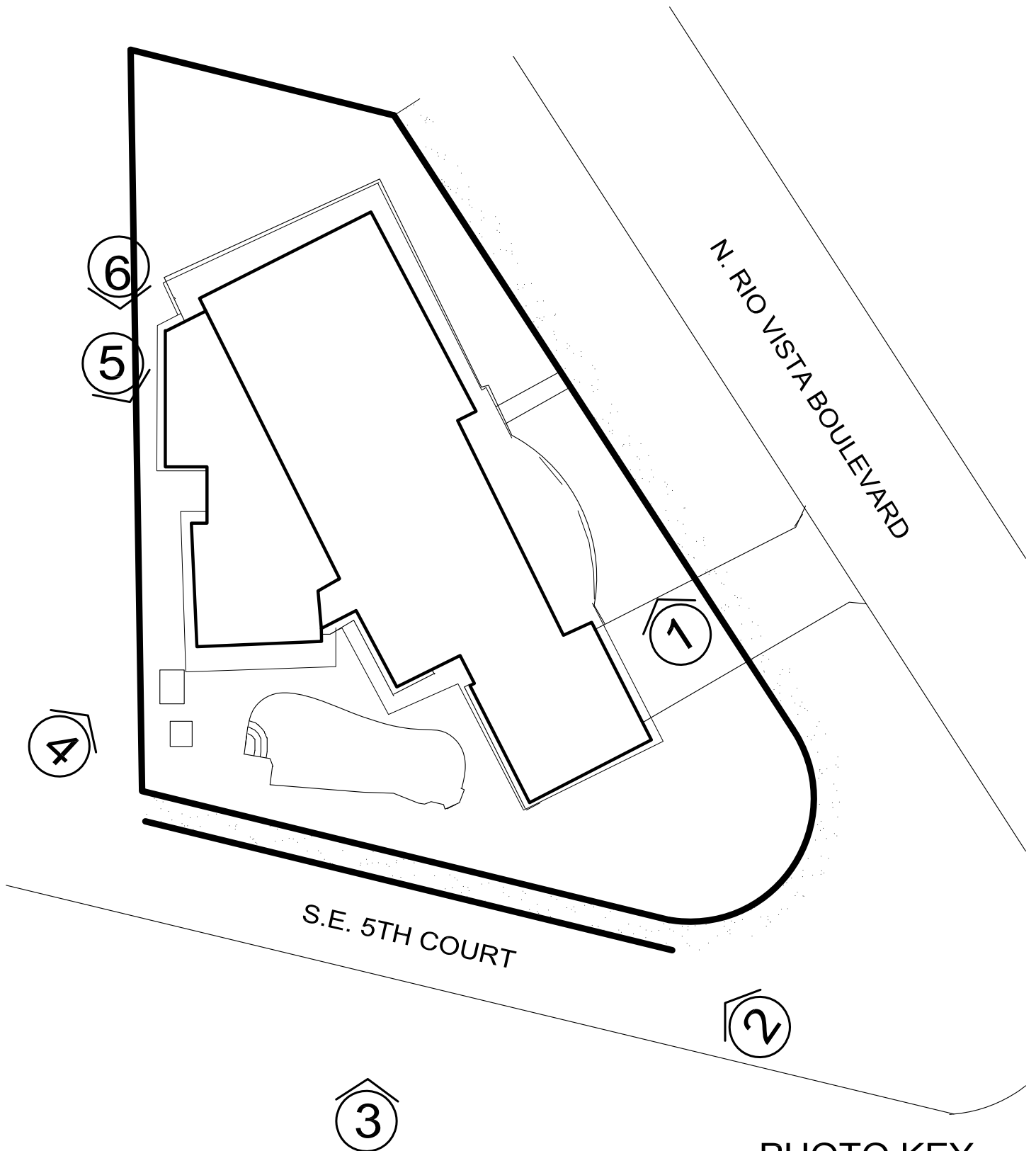


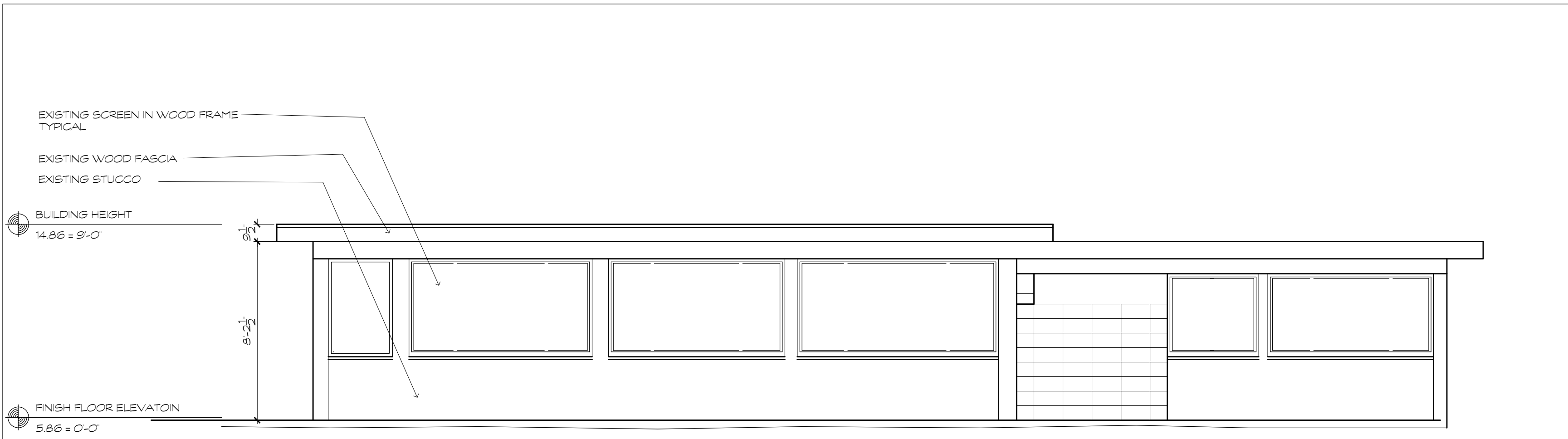
PHOTO KEY



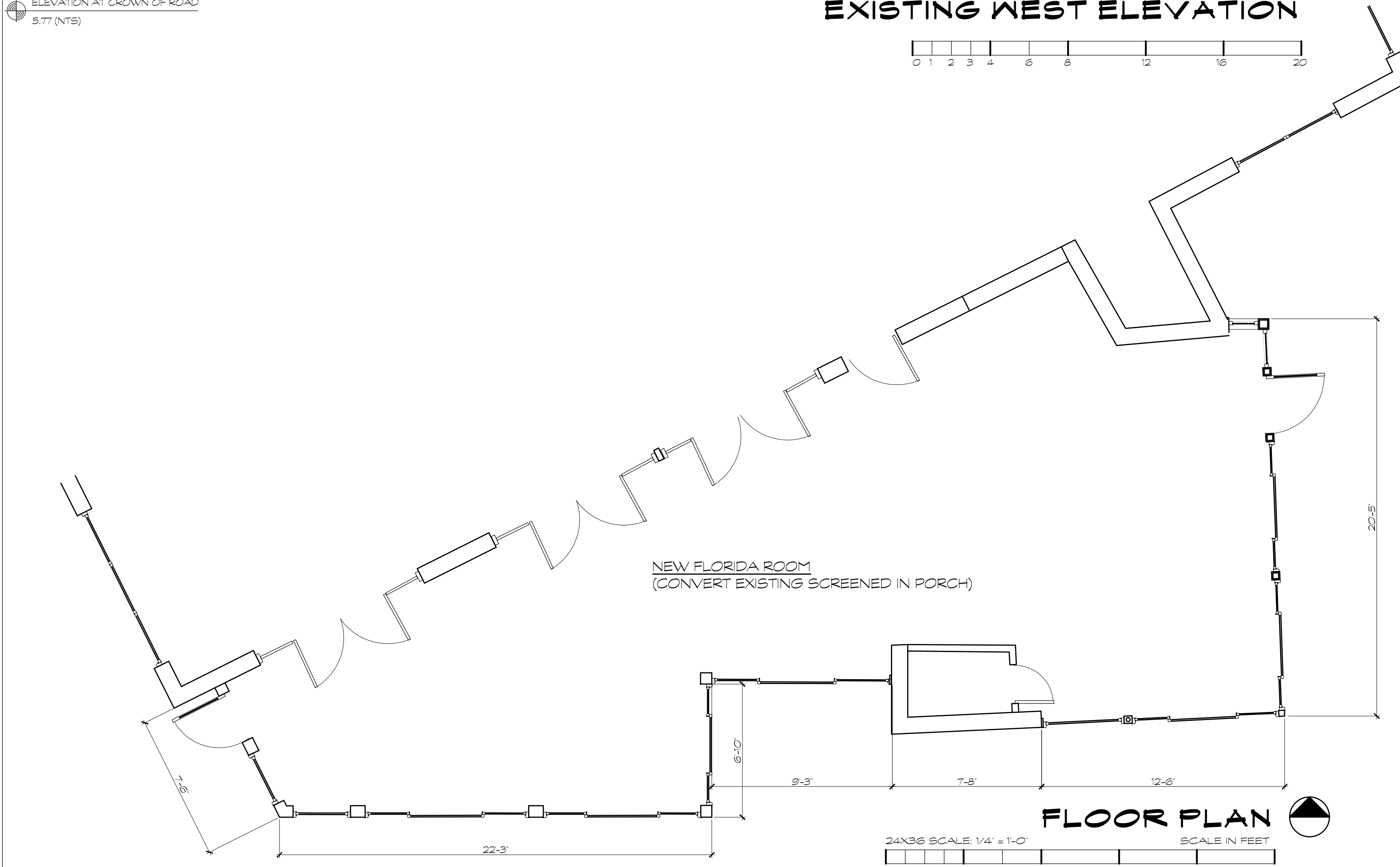
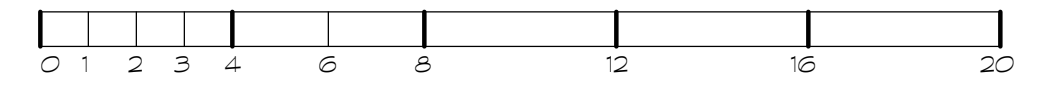
HANZEN ASSOCIATES
ARCHITECTURE AND DESIGN
520 SOUTHEAST 8TH STREET
FORT LAUDERDALE, FLORIDA
T 954-462-8925

ALTERATION TO AN EXISTING SCREEN PORCH FOR:
RICHARD A. & VICTORIA R.
BEAUCHAMP
1152 N. Rio Vista Boulevard
Fort Lauderdale, FL

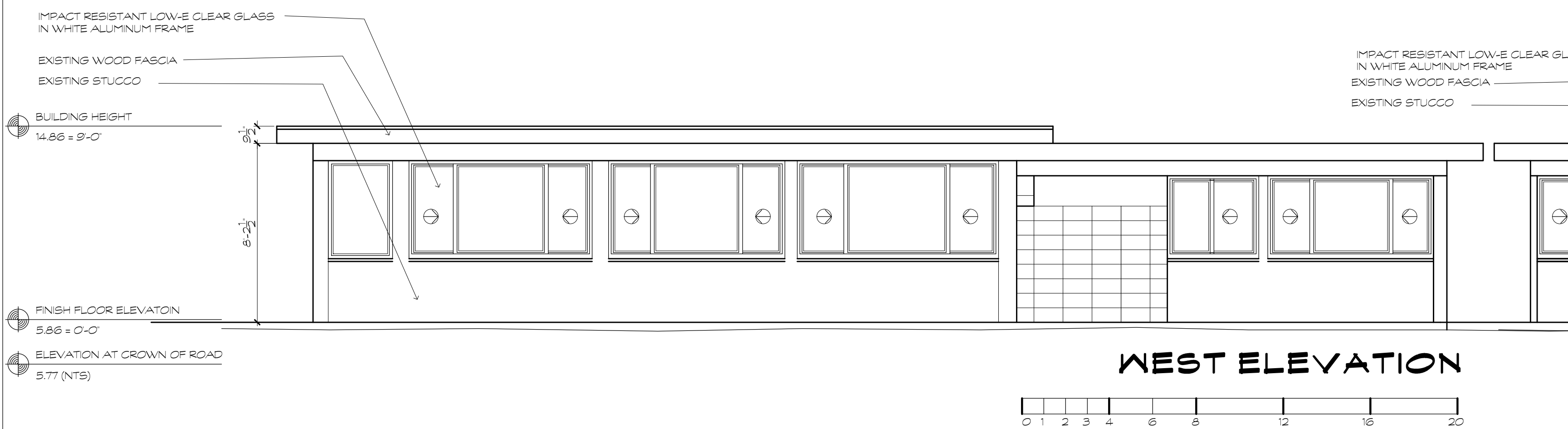
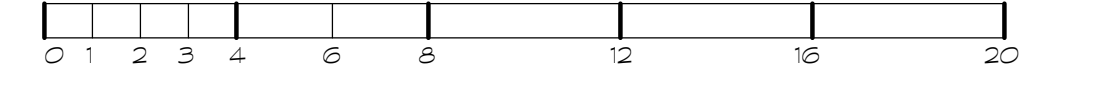
SHEET
BOA-3



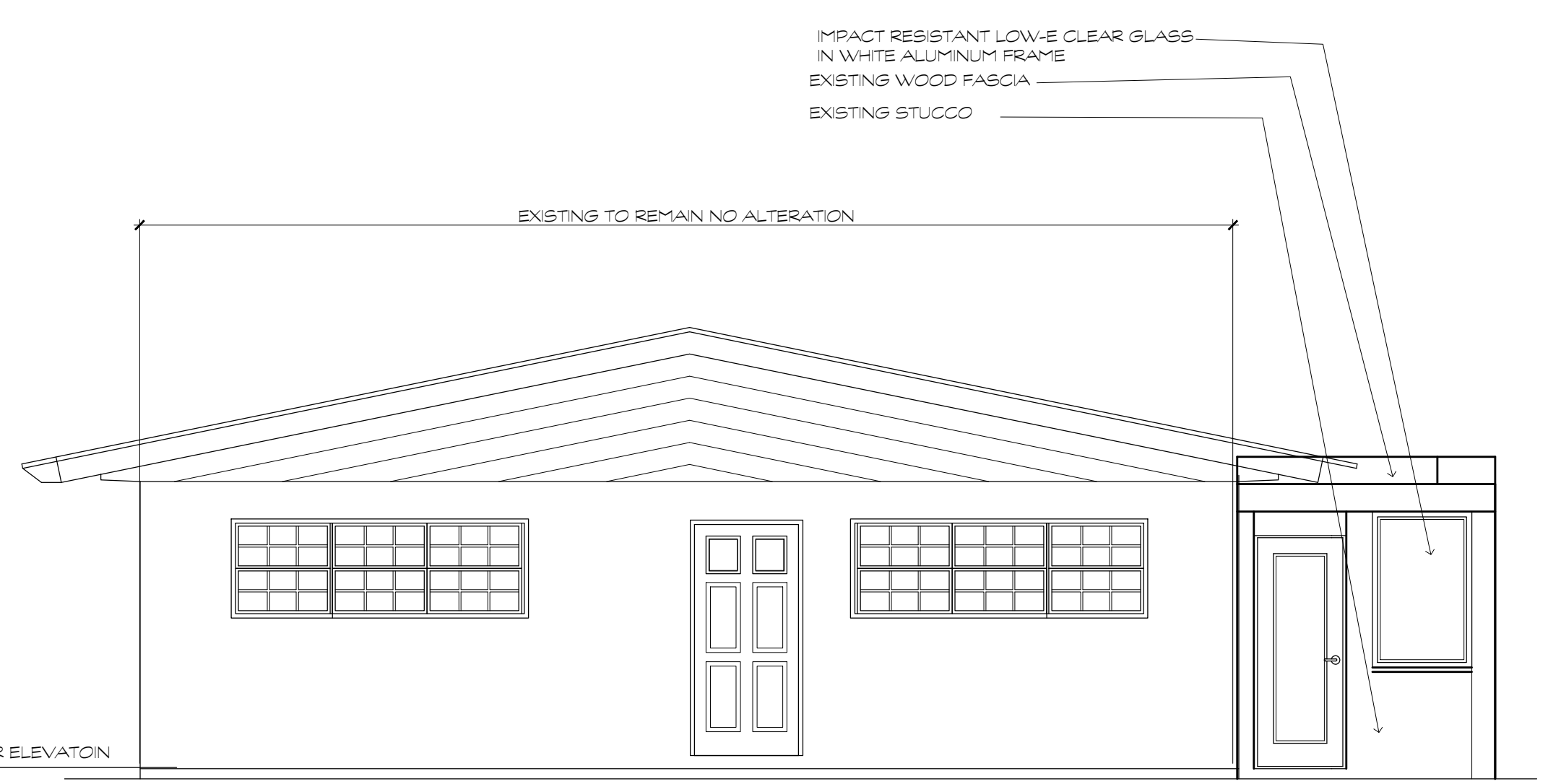
EXISTING WEST ELEVATION



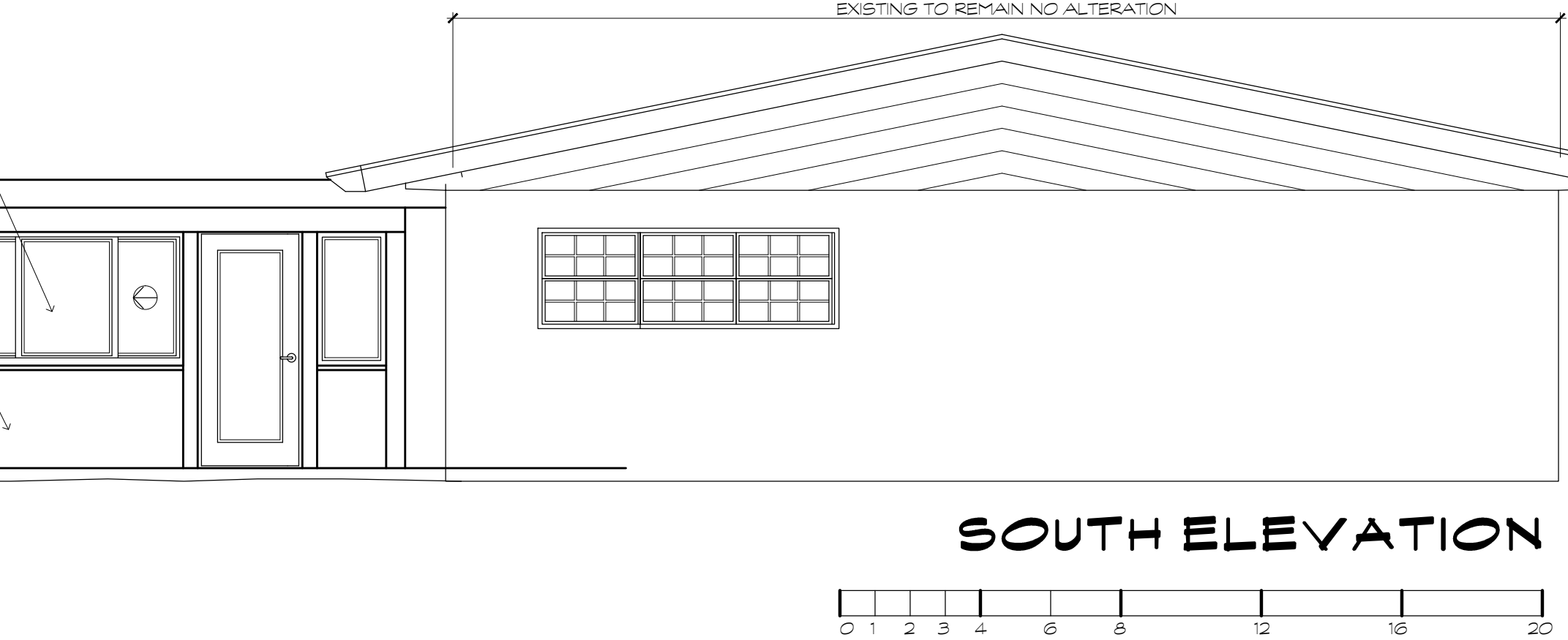
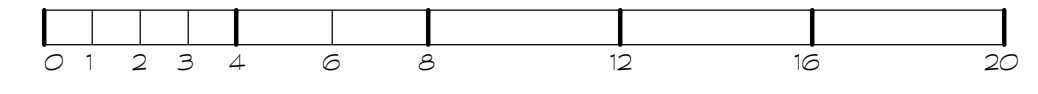
FLOOR PLAN



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



/EAL

DATE

LEO CRAMER HAN/EN
REGISTERED ARCHITECT
STATE OF FLORIDA #9093

PRINT OR PDF FILE DATE

PRINTED FOR	DATE
<input checked="" type="checkbox"/> SITE PLAN REVIEW	03-06-20
<input type="checkbox"/> PERMIT	
<input type="checkbox"/> PERMIT REVISION	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> REVISION	

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING CODE

Comply with the requirements, standards, and specifications of the 2017 EDITION of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

FOLIO NO.

504211000050310

PARCEL ID

0211050310

LEGAL DESCRIPTION

RIO VISTA C J HECTORS RESUB
PLAT BOOK 1 PAGE 24 B
LOT 16 BLOCK 4

PROJECT DATA

TYPE OF CONSTRUCTION	VB
OCCUPANCY	R3
SITE AREA	9,940 SF
FLOOD ZONE	X
ZONING DESIGNATION	RS-8
LAND USE	LOW-MEDIUM
LEVEL OF ALTERATION FBC 504	LEVEL 2
EXISTING CONDITIONED FLOOR AREA	2535 SF
ALTERATION AREA	805 SF
PROPOSED TOTAL CONDITIONED AREA	3340 SF

PROJECT

ALTERATION TO EXISTING COVERED SCREENED PORCH FOR:
RICHARD A. & VICTORIA R.
BEAUCHAMP

1152 N. Rio Vista Boulevard
Fort Lauderdale, FL

HAN/EN ASSOCIATES
ARCHITECTURE AND DESIGN

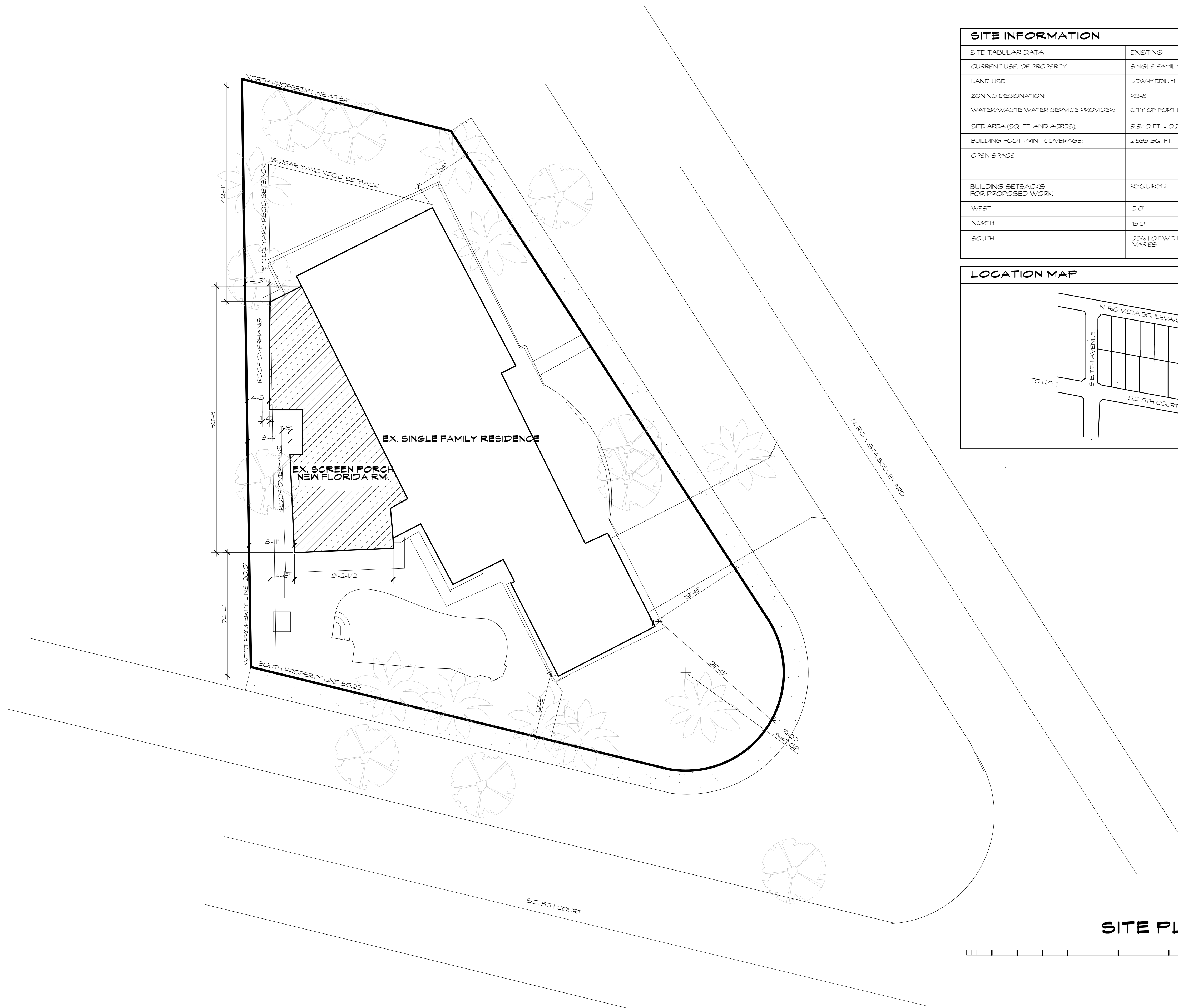
520 OVIHEAVY TRAIL / TRAIL
FORT LAUDERDALE, FLORIDA
954-462-8925

PROJECT NO.

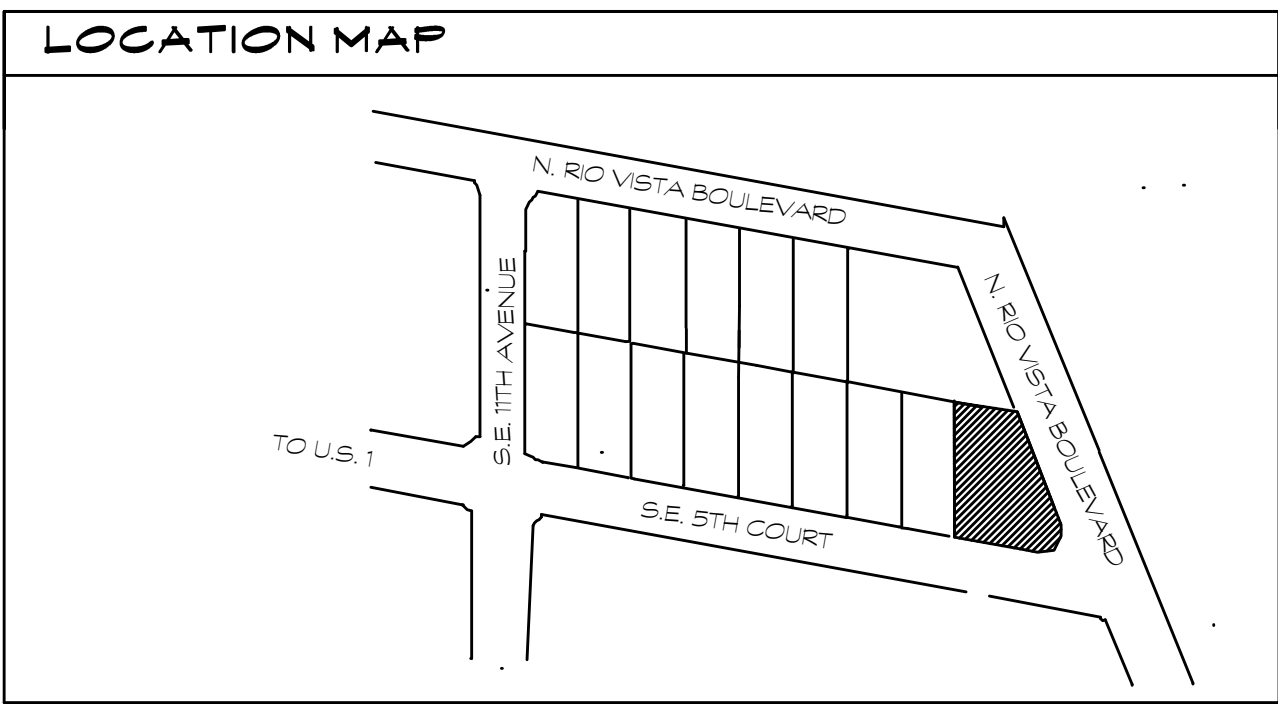
20-001

DRAWING NO.

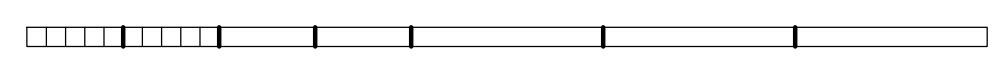
A-1



SITE INFORMATION		
SITE TABULAR DATA	EXISTING	PROPOSED
CURRENT USE OF PROPERTY	SINGLE FAMILY RESIDENCE	
LAND USE	LOW-MEDIUM	
ZONING DESIGNATION	RS-8	
WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE	
SITE AREA (SQ. FT. AND ACRES)	9,940 FT. = 0.228 ACRES	
BUILDING FOOT PRINT COVERAGE	2,535 SQ. FT.	3,340 SQ. FT.
OPEN SPACE		6,600 SQ. FT.
BUILDING SETBACKS FOR PROPOSED WORK	REQUIRED	PROPOSED
WEST	5.0'	4.4' TO 8.9'
NORTH	15.0'	42.5'
SOUTH	25% LOT WIDTH MAX 25'	24.3'



SITE PLAN



DATE
 LEO CRAMER HAN/EN
 REGISTERED ARCHITECT
 STATE OF FLORIDA #9093

PRINTED FOR		DATE
<input checked="" type="checkbox"/>	SITE PLAN REVIEW	03-06-20
<input type="checkbox"/>	PERMIT	
<input type="checkbox"/>	PERMIT REVISION	
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	REVISION	

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING CODE
 Comply with the requirements, standards, and specifications of the 2017 EDITION of the Florida Building Code, Florida Building Code Existing Buildings, Florida Building Code Plumbing, Florida Building Code Energy Conservation, Florida Building Code Mechanical, Florida Building Code Fuel Gas, Florida Building Code Test Protocol, Florida Building Code Accessibility, the National Electric Code, and the ADA (Americans with Disability Act).

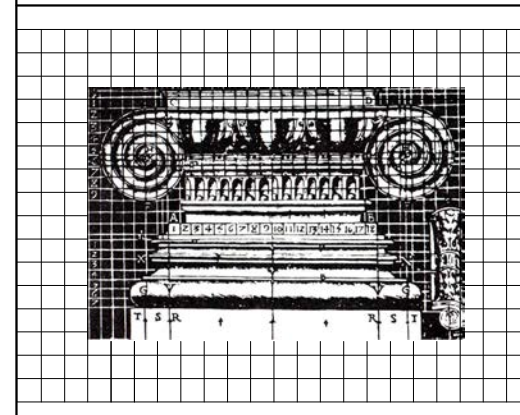
FOLIO NO.
504211000050310

PARCEL ID
0211050310

LEGAL DESCRIPTION
RIO VISTA C J HECTORS RESUB
 PLAT BOOK 1 PAGE 24 B
 LOT 16 BLOCK 4

PROJECT DATA	
TYPE OF CONSTRUCTION	VB
OCCUPANCY	R3
SITE AREA	9,940 SF
FLOOD ZONE	X
ZONING DESIGNATION	RS-8
LAND USE	LOW-MEDIUM
LEVEL OF ALTERATION FBC 504	LEVEL 2
EXISTING CONDITIONED FLOOR AREA	2535 SF
ALTERATION AREA	805 SF
PROPOSED TOTAL CONDITIONED AREA	3340 SF

PROJECT
 ALTERATION TO
 EXISTING COVERED
 SCREENED PORCH
 FOR:
 RICHARD A. &
 VICTORIA R.
BEAUCHAMP
 1152 N. Rio Vista Boulevard
 Fort Lauderdale, FL



HAN/EN ASSOCIATES
 ARCHITECTURE AND DESIGN
 520 SOUTHEAST 8TH STREET
 FORT LAUDERDALE, FLORIDA
 954-462-8925

PROJECT NO.
20-001

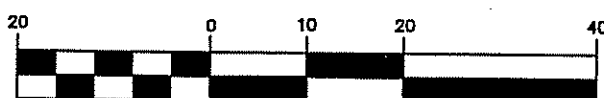
DRAWING NO.
SP-1

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



GRAPHIC SCALE



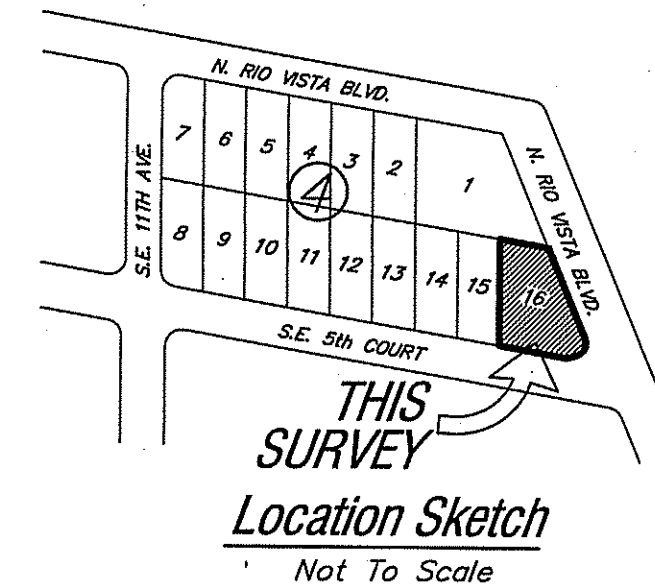
(IN FEET)
 1 inch = 20 ft.



TOPOGRAPHIC SURVEY

LOT 16, BLOCK 4

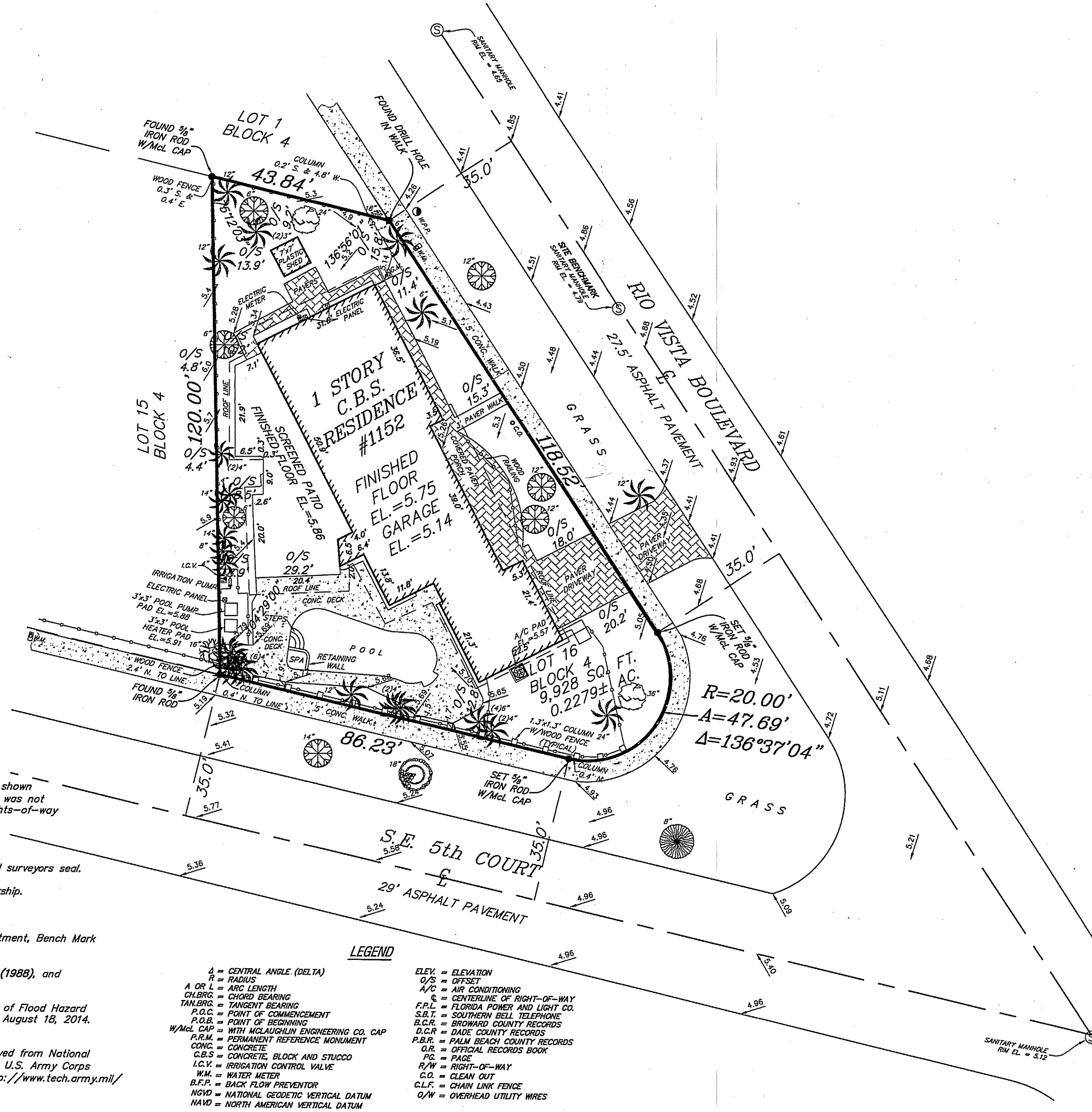
C.J. HECTOR'S RESUBDIVISION OF RIO VISTA PLAT BOOK 1, PAGE 24, B.C.R.



Legal Description

Lot 16, Block 4, C.J. HECTOR'S RESUBDIVISION OF RIO VISTA, according to the plat thereof, as recorded in Plat Book 1, Page 24, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 9,928 square feet or 0.2279 acres, more or less.



TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- BLACK OLIVE
 - GUMBO LIMBO
 - FIGUS TREE
 - OAK TREE
 - PALM TREE
 - UNKNOWN TREE
 - UMBRELLA

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: Broward County Engineering Department, Bench Mark #SE 341, Elevation= 4.36 (NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 5.11$
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.
- 9) 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/>

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- ⊙ = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- O/W = OVERHEAD UTILITY WIRES

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 17th day of February, 2020.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FIELD BOOK NO. EFB, LB# 385/46

JOB ORDER NO. V-5035

FILE NO.: 20-2-

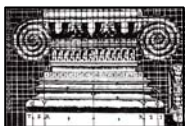
CHECKED BY: _____
 DRAWN BY: RT



1



2



HANZEN ASSOCIATES
ARCHITECTURE AND DESIGN
520 SOUTHEAST 8TH STREET
FORT LAUDERDALE, FLORIDA
T 954-462-8925

ALTERATION TO AN EXISTING SCREEN PORCH FOR:
RICHARD A. & VICTORIA R.
BEAUCHAMP
1152 N. Rio Vista Boulevard
Fort Lauderdale, FL

SHEET

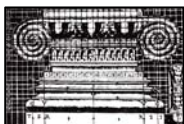
BOA-4



3



4



HANZEN ASSOCIATES
ARCHITECTURE AND DESIGN
520 SOUTHEAST 8TH STREET
FORT LAUDERDALE, FLORIDA
T 954-462-8925

ALTERATION TO AN EXISTING SCREEN PORCH FOR:
RICHARD A. & VICTORIA R.
BEAUCHAMP
1152 N. Rio Vista Boulevard
Fort Lauderdale, FL

SHEET

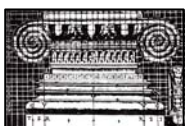
BOA-5



5



6



HANZEN ASSOCIATES
ARCHITECTURE AND DESIGN
520 SOUTHEAST 8TH STREET
FORT LAUDERDALE, FLORIDA
T 954-462-8925

ALTERATION TO AN EXISTING SCREEN PORCH FOR:
RICHARD A. & VICTORIA R.
BEAUCHAMP
1152 N. Rio Vista Boulevard
Fort Lauderdale, FL

SHEET

BOA-6