



BOARD OF ADJUSTMENT MEETING NOTICE: BOARD OF ADJUSTMENT

November 6, 2020

A Public Hearing will be held before the Board of Adjustment on Thursday, November 19, 2020 at 6:30 P.M.

This meeting will be held *in-person* and *virtual*, 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-20100001
OWNER: RRPIV WF FTL LLLP
AGENT: ANDREW J. SCHEIN, ESQ. / ROBERT B. LOCHRIE III, ESQ./ LOCHRIE & CHAKAS, P.A.
ADDRESS: 410 SE 16 COURT, FORT LAUDERDALE, FL., 33316
LEGAL DESCRIPTION: CROISSANT PARK EAST AVENUE SEC 7-57 B ALL BLOCK 64-L, LESS PART DESC AS AS PARCEL 102 PER OF CA 90-29125,FJ 19112/170 & TOGETHER WITH 15' VAC'D ALLEY LYING IN BLK 64-L,BOUNDED ON NORTH BY S R/W/L OF SE 16TH CT,ON THE SOUTH BY N R/W/L OF SE 17 ST,ON EAST BY W/L OF LOTS 22 TO 31 OF SAID BLK & ON THE WEST BY 15' W & PARALLEL OF W/L OF SAID LOTS LESS POR OF LOTS 13 & 14 OF SAID BLK 64-L FOR RD
ZONING: B-1
COMMISSION DISTRICT: 4
REQUESTING: Sec. 47-19.2.Z.1- Roof mounted structures and Sec. 47-25.3.A.3.b.iii.- Screening of rooftop mechanical equipment.

Requesting a variance to allow the existing permitted parapet, which ranges in height from +/- 36 inches to +/- 72 inches, to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of 4 feet 10 inches.

To Attend In-Person:

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:

Visit: www.fortlauderdale.gov/FLTV to watch and listen to the meeting

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

If you have any questions, please feel free to contact me directly at 954-828-6342.



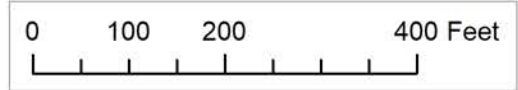
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-20100001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: NOVEMBER 19, 2020

TIME: 6:30 PM

CASE: PLN-BOA-20100001

Requesting: Sec. 47-19.2.Z.1 - Roof mounted structures and Sec. 47-25.3.A.3.b.iii.-Screening of rooftop mechanical equipment

Requesting a variance to allow the existing permitted parapet, which ranges in height from +/- 36 inches to +/- 72 inches, to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of 4 feet 10 inches.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:
Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.
Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.



*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.
In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a*



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-20100001

APPLICANT: Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.

PROPERTY: 501 SE 17th Street/410 SE 16th Court

PUBLIC HEARING DATE: November 19, 2020

BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, Esq., who upon being duly sworn and cautioned, under oath deposes and says:

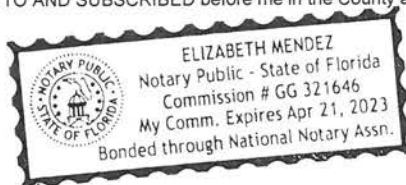
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of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

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

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of Nov., 2020

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: NOVEMBER 11, 2020
TIME: 4:30 PM
CASE: P19-020-010001
Requesting: Sec. 47-19.2.1 - Roof mounting structures and Sec. 47-25.3.3 to be screening of rooftop mechanical equipment
Requesting a variance to allow the existing permitted parapet, which ranges in height from 2'-36 inches to 2'-72 inches, to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.1 and 47-25.3.3 of the Code, which requires that the rooftop mechanical equipment screening be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of 2 feet 10 inches.





PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: December 15, 2023
TIME: 7:00 PM
LOCATION: Board of Adjustment Meeting Room, 10000 SW 15th St, Miami, FL 33185
AGENDA: 1. Public Hearing on the Application for a Special Use Permit for the proposed development of a multi-family residential building at 10000 SW 15th St, Miami, FL 33185. The applicant is [Name]. The proposed development is a multi-family residential building with a total of [Number] units. The proposed development is located on a parcel of land zoned [Zone]. The proposed development is in compliance with the [Code]. The proposed development is in compliance with the [Code]. The proposed development is in compliance with the [Code].



PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: 04/12/21 TIME: 6:00 PM

LOCATION: 1111 S. W. 11th St., Ft. Lauderdale, FL 33304

AGENDA: 1. Approval of the minutes of the meeting held on 04/05/21. 2. Approval of the minutes of the meeting held on 04/05/21. 3. Approval of the minutes of the meeting held on 04/05/21.

Notwithstanding to anyone to allow the existing permitted person who desires a height sign to be erected to 20 feet in height, to serve as adequate replacement equipment, pursuant to the requirements of Section 4-10.2.1, and 4-10.2.2.3 of the Code, which requires that the existing mechanical equipment be at least six (6) inches high above the top most surface of the proposed structure, to a height variance of a maximum of 4 feet.



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 7/25/2019 | Print Date: 7/25/2019
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input checked="" type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (per space)	\$ 530.00
<input type="checkbox"/>	Request for Continuance	\$ 190.00
<input type="checkbox"/>	Rehearing before the Board	\$ 70.00
<input type="checkbox"/>	Request for Rehearing	\$ 240.00

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	RRPIV WF FTL LLLP
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner</small>
Address, City, State, Zip	
E-mail Address	
Phone Number	
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	Andrew J. Schein, Esq. / Robert B. Lochrie III, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	Curv/Whole Foods
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 410 SE 16th Court / 501 SE 17th Street
Legal Description	See survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504215130190
Request / Description of Project	Variance to permit constructed and approved mechanical equipment screening/parapets
Applicable ULDR Sections	ULDR Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii

Current Land Use Designation	SRAC
Current Zoning Designation	B-1
Current Use of Property	Whole Foods/Multifamily Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks <small>(indicate direction N,S,E,W)</small>	Required	Proposed
Front [E]	5'	8'
Side [N]	5'	5'
Side [S]	5'	7'
Rear [W]	5'	7'

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.

Variance to permit constructed and approved mechanical equipment screening/parapets

58 inch variance from ULDR Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii

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

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

SEE NARRATIVE

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

SEE NARRATIVE

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

SEE NARRATIVE

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

SEE NARRATIVE

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

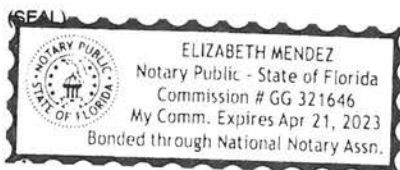
SEE NARRATIVE

AFFIDAVIT: I, Andrew Schein 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.

Andrew Schein
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of October 2020



Elizabeth Menendez
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

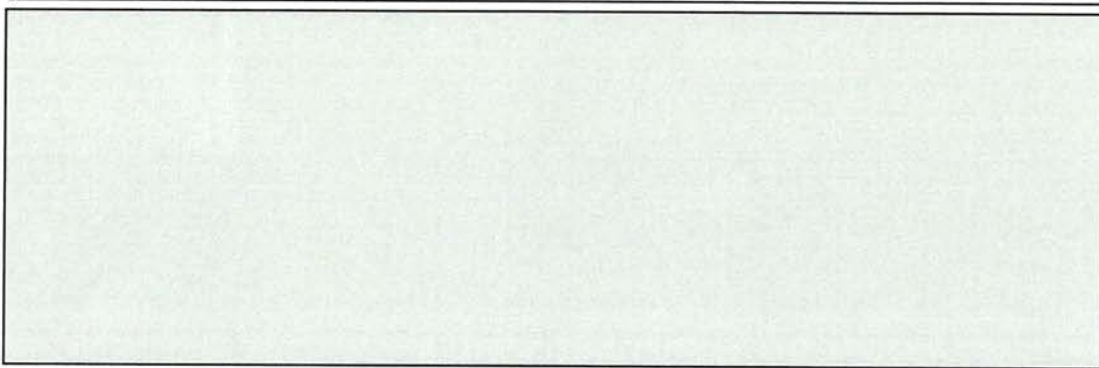
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
 - Landscape Plan (if applicable)**
 - Elevations (if applicable)**
 - Additional plan details as needed**

Note: All copy sets must be clear and legible.

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



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

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

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue, Fort Lauderdale, FL 33311.

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

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

Affiant

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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

RRPIV WF FTL LLLP
4801 PGA Blvd.
Palm Beach Gardens FL, 33418

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

RE: Permitting for property located at 410 SE 16th Court particularly identified with folio no. 504215130190 located in the City of Fort Lauderdale, FL 33316

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 410 SE 16th Court particularly identified with folio no. 504215130190 located in the City of Fort Lauderdale, FL 33316.

Sincerely,

RRPIV WF FTL LLLP

By: RRPIV 17TH STREET FTL GP LLC

By: Ram Realty Associates IC LLC, its Manager

By: 

Printed Name: Karen D. Geller & James W. Stine

Title: Vice Presidents

Date: 10/12/20

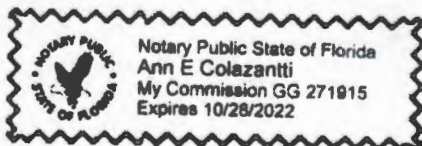
STATE OF Florida)


) ss

COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or _____ online notarization, this 12th day of October, 2020, by Karen D. Geller & James W. Stine as Vice Presidents of Ram Realty Associates IV LLC, Manager of, RRPIV 17TH STREET FTL GP LLC, General Partner, of RRPIV WF FTL LLLP who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of October, 2020.





Notary Public

Ann E. Colazanti

Typed, printed or stamped name of Notary Public

My Commission Expires: 10/28/22

Sec. 47-19.2.Z.1 - Accessory buildings, structures and equipment, general.

Roof mounted structures.

Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.

Sec. 47-25.3.A.3.b.iii.- Neighborhood compatibility requirements.

Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: RRPIV WF FTL LLLP
Address: 501 SE 17th Street (“Property”)
Request: Variance from ULDR Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii

Application for Variance

1. General Information and Request

Owner is the developer of the Curv/Whole Foods Project (f/k/a 501 Seventeen), generally located at 501 SE 17th Street in Fort Lauderdale (“Project”). The Project consists of 243 multifamily residential dwelling units and approximately 49,000 square feet of grocery store space.

Owner is requesting approval of a variance for the screening of mechanical rooftop equipment pursuant to Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii of the ULDR, which in sum state that rooftop equipment is required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Traditionally, this screening is accomplished with parapet walls.

The Project was explicitly designed and constructed with the parapet screening lower than the mechanical equipment, as approved by the Development Review Committee (“DRC”), Planning and Zoning Board and City Building Department. During the DRC process, there were numerous discussions between staff and the architect regarding creating parapet dimensions that are uniform in height with the banding around the building. This design was purposeful and created consistency in the architectural character of the building. At all times throughout these discussions, the plans explicitly showed the parapets at a lower elevation than the mechanical equipment, with the mechanical equipment purposefully pushed away from the edge of the building to mitigate visibility of the equipment from grade.

The design of the Project as constructed, including the location of the mechanical equipment and height of the parapets, is in conformance with every approval issued by the City over the past ~3 years. As shown in the pictures submitted with this application, visibility of the mechanical equipment is mitigated from grade level.

The Project was approved with varying parapet and mechanical equipment heights as shown on the plans submitted with this variance request. Most of the rooftop equipment is between 57 inches and 58 inches in height, surrounded by parapets that are between 44 inches and 80 inches in height. In most instances, the parapet heights are +/- 9 inches to +/- 21 inches lower than the rooftop equipment. In one instance, the parapet height is +/- 52 inches lower than a single Rooftop Unit (RTU), which is 88 inches in height. Although this single instance is an outlier and

does not reflect the general design of the rooftop, the Owner is requesting a maximum variance of 58 inches from the screening requirements of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii of the ULDR.¹

2. Code Provisions

ULDR Section 47-19.2.Z.1: “Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.”

ULDR Section 47-25.3.A.3.b.ii: “All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.”

3. Variance Criteria

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

RESPONSE: The purpose of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii of the ULDR is to mitigate the visibility of rooftop mechanical equipment. If rooftop mechanical equipment is close to the edge of the building and isn't screened with material 6 inches above the highest point of the equipment, the mechanical equipment would be visible from the street. Providing screening 6 inches above the mechanical equipment for the Project has little to no effect on the visibility of the equipment from adjacent properties if the adjacent buildings are higher than the Project (e.g. if the mechanical equipment is at 85' in height and the adjacent building is 150' in height, the mechanical equipment would clearly be visible from the upper floors of the adjacent building regardless of the additional 6" screening).

The Project is approximately 81' in height and is surrounded by properties zoned RO and CF. The maximum height in the RO zoning district is 55'. The maximum height in the CF zoning district is 60', unless waivers for height are granted by the Planning and Zoning Board. Given the Project's height of 81', the Project will be the tallest project in the surrounding area for the foreseeable future. This is a unique circumstance compared to other properties in the City, where rooftop mechanical equipment may be visible from surrounding projects that are taller.

¹ The reason that this variance request is for 58 inches from the screening requirement is to account for the 6-inch screening difference, i.e. the single 88-inch RTU would require screening up to 94 inches, and that single location's screening is at 36 inches. $94 - 36 = 58$.

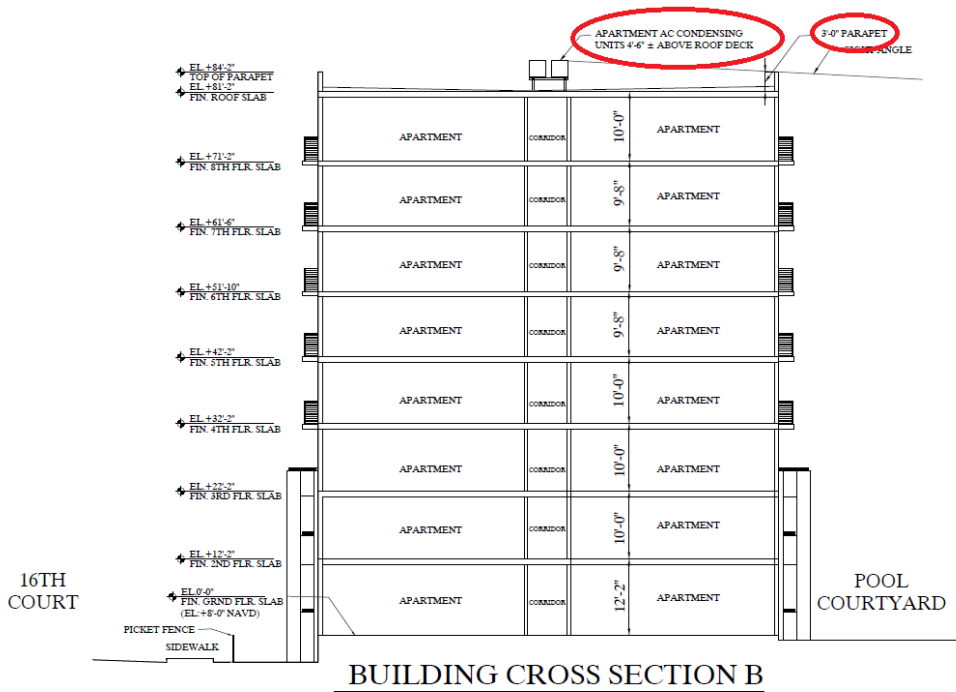
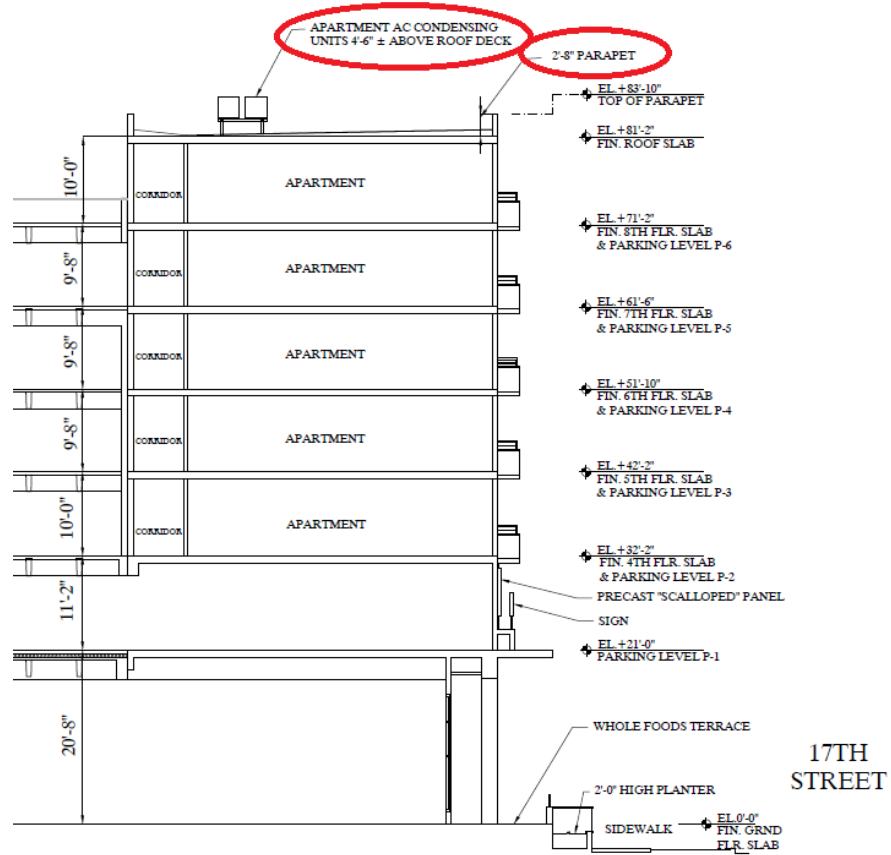
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district;

RESPONSE: The parapet heights and screening of the mechanical equipment were explicitly discussed during the approval process for the Project. In the DRC comments, the planner assigned to the Project requested that the rooftop equipment be centralized on the rooftop and asked the architect for the Project to dimension the parapet heights. In response to the comment, the equipment was added to the roof plan and shown centralized on the roof top. In addition, two building sections were added to the drawings. On both sections, the equipment was shown centralized and the parapet heights and equipment heights were shown. In both conditions the parapets were shown lower than the equipment. A line of sight drawing was also added to one of the sections to clarify the design intent to show that the equipment would not be visible from the streets below. The solution was explicitly reviewed and approved by the DRC. At no time was any reference made to alter the building design to require parapets above the equipment or to show any additional screening. The project design team relied on this explicit approval to complete the design of the building and prepare the construction drawings. All of the proportional relationships between the heights of the masonry balcony rails, the horizontal banding, and the sill heights at the windows are based on the DRC approval of the parapet heights. An excerpt from the DRC comments and comment responses is shown below:

- h. Confirm roof plan shows location of all mechanical equipment and includes spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view and/or incorporate these elements onto a seamless design treatment solution. Equipment should be centralized to the extent possible so it's not visible. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

RESPONSE: Roof plan has been revised to show all roof top equipment (See Sheet A-1.8). All AC equipment is shown as close to center of roof as possible. Two building cross sections have been added (one at 3'-0" parapet and one at 5'-0" parapet) showing relationship of equipment with surroundings. In addition, back flow preventors and transformers have been shown on Sheet A-1.1.

Excerpts from the cross sections mentioned above, included on Sheet A-1.8 of the approved plans, are shown on the following page. These excerpts show the parapet height at a lower elevation than the mechanical equipment:



The Project, with the parapets shown lower than the mechanical equipment, was approved by DRC and the Planning and Zoning Board.

The fact that the Project was approved by both the DRC and Planning and Zoning Board, with the parapets lower than the mechanical equipment, and the fact that the screening of the rooftop equipment was explicitly discussed with City staff and City staff agreed to the placement of the equipment in relation to the parapets is peculiar to this Property. The Project was approved with the mechanical equipment centralized on the roof and the parapet heights lower than the equipment – it was not until zoning inspections for the issuance of a Certificate of Occupancy that the City said the rooftop equipment needs additional screening. By this time, the Project was already substantially completed and the parapets could not be raised higher without ruining the architectural integrity and character of the building. To add additional screening at this point, beyond what was already approved and constructed, parts of the roof membrane would need to be removed. This could significantly affect the waterproofing of the building, potentially leading to leaks and affecting the health of the current residents of the Project.

- 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;

RESPONSE: Property owners in all zoning districts generally have a right to construct their developments as approved by the City. This is not an instance where the City accidentally issued a building permit that didn't meet the City's rules and regulations – this Project was approved as a Site Plan Level III and received preliminary approval by the DRC, approval by the Planning and Zoning Board, and again received final approval by the DRC.

The Site Plan Level III process requires the DRC to consider if an application meets the standards and requirements of the ULDR and Site Plan Level III criteria and requires the DRC to forward its recommendations to the Planning and Zoning Board.² In their staff report to the Planning and Zoning Board, City staff explicitly stated that “the application meets the requirements of [ULDR Section 47-25.3]”, which includes the mechanical equipment screening provision and mirrors the provision in Section 47-19.2.Z.1 (see excerpt from staff report on the following page):

² Fort Lauderdale ULDR Section 47-24.2.A.3.c

STAFF FINDINGS:

Staff recommends the Board approve this request with conditions as stated further below, and consistent with:

ULDR Section 47-18.21 Mixed Use Development
ULDR Section 47-25.2, Adequacy Requirements
ULDR Section 47-25.3, Neighborhood Compatibility Requirements
ULDR Section 47-24.3.E, Conditional Use Criteria

The applicant has provided narrative responses to the criteria, attached as Exhibit 1. Staff concurs with applicant's assessment and finds that the application meets the requirements.

Therefore, this is an instance where (1) DRC made a preliminary determination that the Project met the requirements of the ULDR, then (2) the Planning and Zoning Board determined that the Project met the requirements of the ULDR, then (3) the DRC made a final determination that the Project met the requirements of the ULDR, then (4) City staff approved the permit plans that reflected the approvals by the DRC and Planning and Zoning Board, both of which agreed that the Project meets the requirements of the ULDR.

Other property owners in all zoning districts are generally able to rely on the multiple approvals by various City entities and Boards, especially when those various entities and boards explicitly state that the application meets the requirements of the City's code. However, the Owner is not able to enjoy that same property right in this case.

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

RESPONSE: The Owner went through the proper procedures to receive site plan approval, which took approximately six (6) months from the date of submission. The Owner complied with every request made by the DRC regarding changes to the plans. The Owner then complied with every request and condition made by the Planning and Zoning Board. At the end of construction, nearly 3 years after explicitly stating the Project met the requirements of the ULDR, the City came back and said that the Project does not meet the requirements of the ULDR. In order to satisfy the City, the Owner would need to significantly alter the architectural character of the Project in a way that would ruin the architectural integrity of the building.

The Owner has suffered a hardship by relying on the numerous approvals and approval safeguards issued by the City, only for the City to rescind their previous determinations once construction was completed. This hardship was not created by the applicant and is not a mere disregard for the ULDR.

- 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.

RESPONSE: The Owner understands that the intent of the mechanical equipment screening provisions of the ULDR is to shield mechanical equipment from public view. When the City asked for the mechanical equipment to be centralized on the roof, the Owner understood the purpose and intent behind this request and complied with the City's request. As the Project sits constructed today, the parapets mitigate the visibility of the mechanical equipment from the street. The only instance where the rooftop equipment would be clearly visible is from either a level or higher vantage point than the rooftop of the Project, in which case the 6-inch screening would have little to no effect on the visibility of the equipment (e.g. if the mechanical equipment is 83' above grade and you are situated 83' above grade, you will be able to see the equipment. If 6 inches of screening is provided above the mechanical equipment, you will be able to see the equipment if you are 83.5' above grade – providing the additional screening in this case accomplishes nothing but will have a significant negative impact on the overall aesthetic of the building).

The Owner is merely asking for the Project to be constructed as approved by the City, with the parapets shown lower than the mechanical equipment and the mechanical equipment centralized on the roof to prevent visibility of the equipment from the street. This is the minimum variance necessary to make reasonable use of the Project as constructed, and is in harmony with the general purpose of these screening provisions. The variance will not be incompatible with adjoining properties or the surrounding neighborhood and will not be detrimental to public welfare.



WHOLE FOODS MARKET

MARATHON

Shop

ReddyIce

MARATHON 2.199

SOUTH AIA

FREE LUNCHES
OCT 28
NOV 1



CURV

WHOLE FOODS MARKET

SUNTRUST

SE 16 St

SHOP LIKE AN SOB.

NORTH TO CONVENT CENTER
SOUTH TO 595

7 STREET
SIGNAL

7 STREET
SIGNAL

CURV

WHOLE FOOD

FORT LAUDERDALE
INTERNATIONAL
BOAT SHOW
OCT 28
THROUGH
NOV 1

DUNKIN'
DONUTS
COFFEE & MO

EYE CARE & EYEWE

T-Mobile

H&R BLOC

Hair Cuttery

COOL NAI

Isabella's
PIZZA & PAS

little-bowwo

Select Physical Therapy

HONG KONG MAS

SMOKE SHOP TATTOO

ALBERTOS
CLOCK & WATCH REPAIR

H&R BLOCK

SMOKE SHOPS

DUNKIN'



CURV

WHOLE FOODS MARKET

North
CONVENTION CTR
PLAZA
South South TO TO
595



ONE WAY

WELCOME TO
BUNGE WINGS
HOME OF THE
WHOPPER

BURGER
KING



CHILL LIKE AN SOB.
MAYBE TO GO
BROUWER

SHIMANO **LMR TACKLE**
Custom Rods & Tackle

1801

US 1

2nd ST

BURGER KING

WHOPPER



CURV







Tommy's
BURGERS
AND SANDWICHES

ONE WAY







DUNKIN' DONUTS
COFFEE & MORE

EYE CARE & EYEWEAR
T-Mobile

H&R BLOCK
Hair Cuttery

COOL NAILS

Isabella's
PIZZA & PASTA

little bowwow

HONG KONG MASSAGE
SMOKE SHOP TATTOO PIERCING

AMERICA RUNS ON **DUNKIN'**
WE ARE **OPEN**

FORT LAUDERDALE
VISTA PLAZA

ALBERT'S
H&R BLOCK
DUNKIN' DONUTS
SMOKE SHOPS
EYE CARE & WEAR
Hair Cuttery



SUNTRUST

SE 16 St

North
South

SUNTRUST



FLAME GRILLING
SINCE 1954

Drive Thru
Open 24
Hours







TOW-AWAY
24 HRS ZONE
UNAUTHORIZED VEHICLES OR
PERSONS WILL BE TOWED AWAY
AT OWNER'S RISK & EXPENSE
ALL VEHICLES TRUCKS & EQUIPMENT
TO BE REMOVED BY 11:00 AM
OR 4:00 PM DEPENDING ON
DAY & TIME

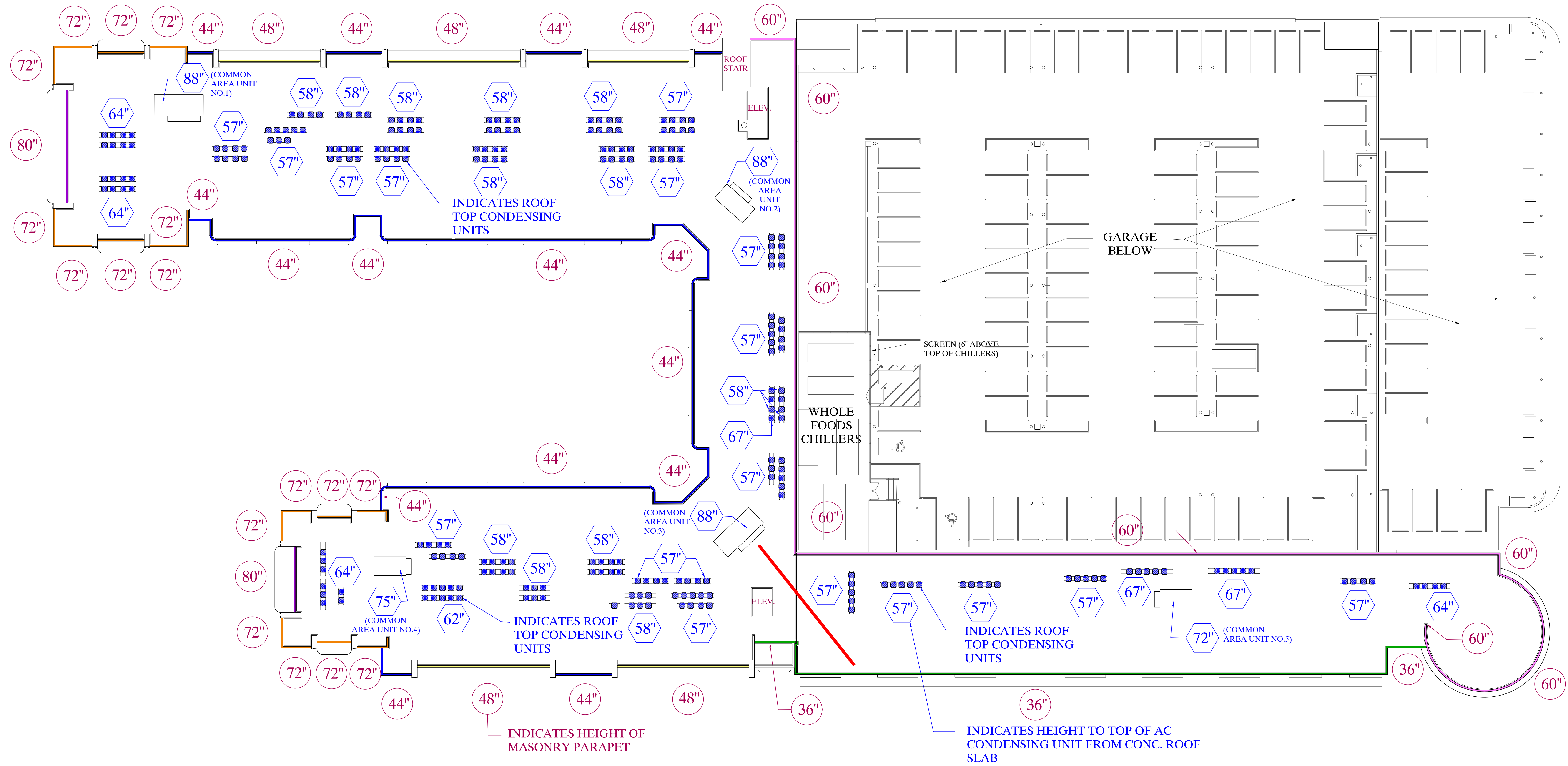
WELCOME TO



HOME OF THE
WHOPPER



PARAPET HEIGHTS			
GREEN		3'-0"	(36")
BLUE		3'-8"	(44")
YELLOW		4'-0"	(48")
PINK		5'-0"	(60")
ORANGE		6'-0"	(72")
PURPLE		6'-8"	(80")

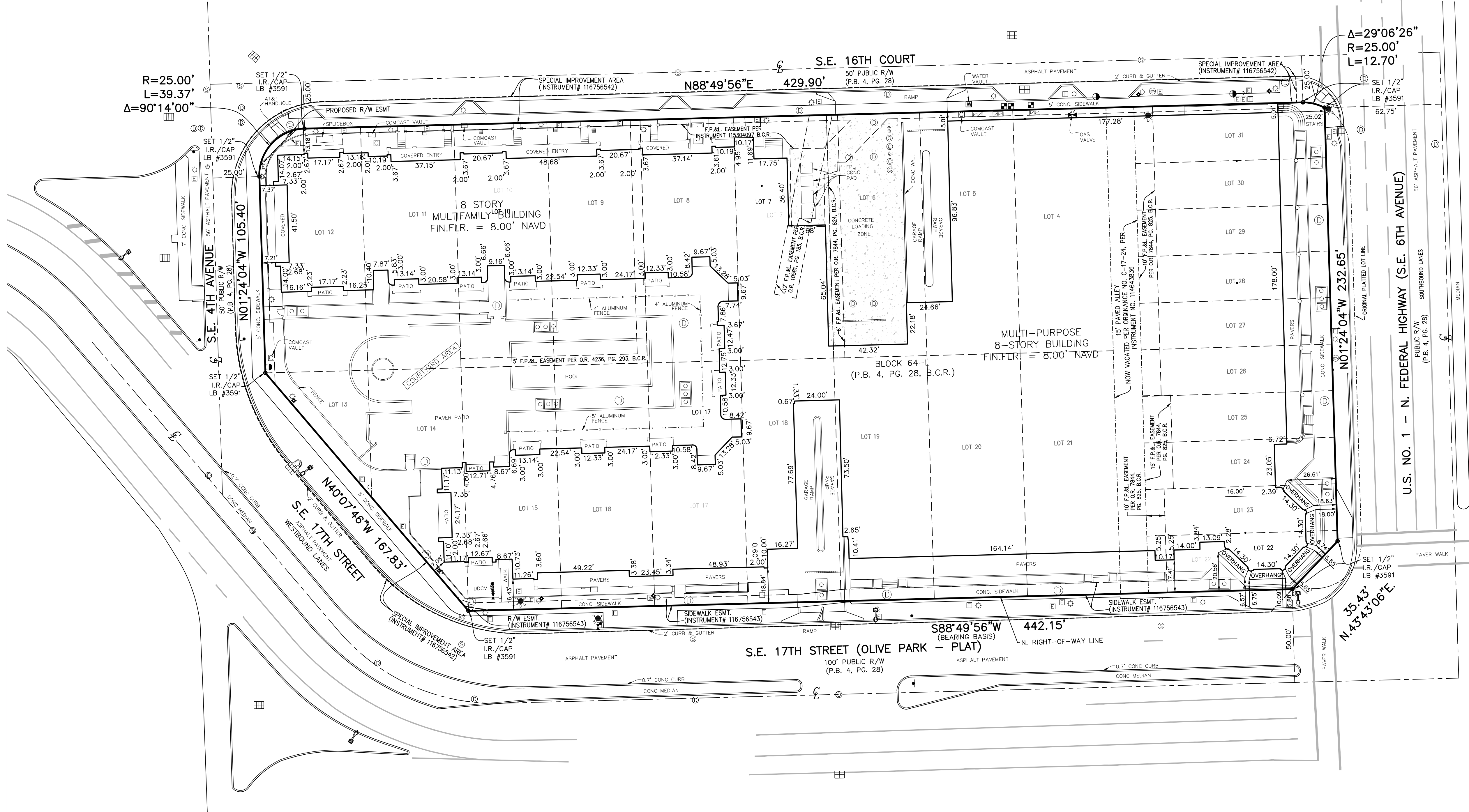


ROOF PLAN SHOWING LOCATION & HEIGHT OF AC EQUIPMENT & HEIGHT OF PARAPET WALLS

SCALE: 1"=16'-0"

LEGEND

- A/C - AIR CONDITIONER
- ARC - ARC LENGTH
- ALUM. - ALUMINUM
- B.E. - BUFFER EASEMENT
- C.O. - CLEANOUT
- CLF - CHAIN LINK FENCE
- CONC. - CONCRETE
- COV. COVERED
- D.E. - DRAINAGE EASEMENT
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- EQUIP. - EQUIPMENT
- ESMT. - EASEMENT
- EXIST. - EXISTING
- F.P.L. - FLORIDA POWER & LIGHT
- FIN. - FINISHED
- FLR. - FLOOR
- FOUN. - FOUND
- I.R./CAP - IRON ROD & CAP
- INV. - INVERT
- IRR. - IRRIGATION
- L.A.E. - LIMITED ACCESS EASEMENT
- O/S - BUILDING OFFSET
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORD
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C.S. - PAGE(S)
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PROP. - PROPOSED
- R. - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC. - SECTION
- Δ - DELTA (CENTRAL ANGLE)
- SQ. FT. - SQUARE FEET
- TWP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- W.M. - WATER METER
- W.E. - WATER EASEMENT
- S.E. - SANITARY EASEMENT
- ☉ - LIGHT POLE
- ☼ - FIRE HYDRANT
- ☒ - CATCH BASIN
- ☒ - WATER VALVE
- ☒ - SET 5/8" I.R./CAP LB #3591
- ☒ - SANITARY MANHOLE
- ☒ - DRAINAGE MANHOLE
- ☒ - WOOD POWER POLE (UNLESS NOTED)
- ☒ - CENTER LINE
- ☒ - EXISTING ELEVATION
- ☒ - TRAFFIC SIGN
- ☒ - ANCHOR
- ☒ - WATER METER
- ☒ - RPZ
- ☒ - GROUND LIGHT
- ☒ - ELECTRIC HAND HOLE
- ☒ - IRRIGATION CONTROL VALVE



DESCRIPTION

PARCEL 1:
 LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, AND 21, BLOCK 64-L, CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THAT PORTION OF SAID LOTS 13 AND 14 LYING SOUTH OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SE 17TH STREET, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

PARCEL 2:
 LOTS 16 AND 17, BLOCK 64-L, CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
 LOT 15, BLOCK 64-L, CROISSANT PARK, ACCORDING TO THE PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

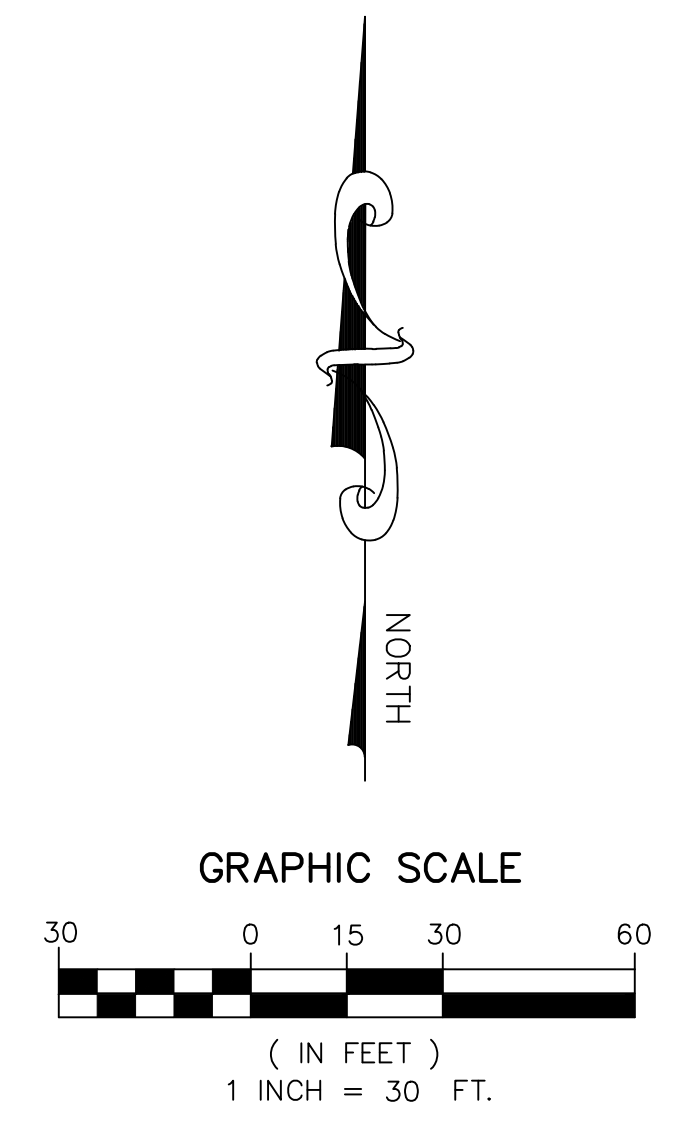
PARCEL 4:
 LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, AND 31, INCLUSIVE, BLOCK 64-L, EAST AVENUE SECTION OF CROISSANT PARK, ACCORDING TO THE PLAT BOOK 7, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PART OF LOTS 22 THRU 31, INCLUSIVE, IN BLOCK 64-L, OF EAST AVENUE SECTION OF CROISSANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE 57 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER TO THE NORTHEAST ONE-QUARTER (N.E.¼) OF SECTION 15, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (N.E.¼), NORTH 01°24'04" WEST, A DISTANCE OF 68.42 FEET; THENCE SOUTH 88°35'58" WEST, A DISTANCE OF 75.10 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 22, SOUTH 88°50'16" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 43°43'06" EAST, A DISTANCE OF 35.43 FEET; THENCE ALONG A LINE BEING 12.75 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 22 THRU 31, NORTH 01°24'04" WEST, A DISTANCE OF 232.65 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 31°43'51" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.47 FEET THROUGH A CENTRAL ANGLE OF 60°39'34" TO A POINT OF TANGENCY; THENCE ALONG THE EAST LINE OF SAID LOTS 22 THRU 31, SOUTH 01°24'04" EAST, A DISTANCE OF 210.91 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 43°43'06" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.37 FEET THROUGH A CENTRAL ANGLE OF 90°14'20" TO THE POINT OF TANGENCY AND THE POINT OF BEGINNING.

TOGETHER WITH:
 THE 15' PLATTED ALLEY NOW VACATED LYING WEST OF AND ADJACENT TO SAID LOTS 22, 23, 24, 25, 26, 28, 29, 30 AND 31.

ALL SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 142,112 SQUARE FEET OR 3.2624 ACRES, MORE OR LESS.



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF S.E. 17TH STREET, SAID LINE BEARING S88°49'56"W.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "AH" (EL. 7.0); COMMUNITY PANEL NO. 12011C 0557 H; DATE: AUGUST 18, 2014.
10. BENCHMARK ORIGIN DESCRIPTION: N.W. BOLT OF FIRE HYDRANT AT S.E. CORNER ST ANDREWS AVE. AND S.E. 18TH STREET. ELEV.=10.20 ELEVATIONS SHOWN REFER TO NAVD (1988), ELEVATION=5.51

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 9, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVD P. LINDLEY, PLS.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591

ADD. EASEMENT INSTRUMENT INFO	R/W	DATE
10/2/2020	R/W	
8/19/2020	T/W	
7/10/2020	OR	
	OR	
	DATE	

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-4452

501 SEVENTEEN BOUNDARY SURVEY

DATE	7/9/2020
DRAWN BY	TW
F.B./ P.C.	N/A
SCALE	1"=30'

JOB #	8085
SHT. NO.	1
OF 1 SHEETS	