



BOARD OF ADJUSTMENT MEETING NOTICE: BOARD OF ADJUSTMENT

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](http://www.fortlauderdale.gov/government/BOA).

**CASE:** PLN-BOA-20090002  
**OWNER:** BETHELL, LYDIA I  
**AGENT:** N/A  
**ADDRESS:** 240 SW 29 AVE, FORT LAUDERDALE, FL., 33312  
**LEGAL DESCRIPTION:** MIDLAND 1ST ADD 40-13 B LOT 8 BLK 2  
**ZONING:** RS-8  
**COMMISSION DISTRICT:** 3  
**REQUESTING:** **Sec. 47-5.31. – Table of dimensional requirements for the RS-8 district. (Note A).**

Requesting a variance to enclose an existing carport with an existing setback of 24.15 feet front yard setback whereas the code requires a minimum of 25 feet front yard setback, a total variance request of 0.85 feet.

**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](http://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.

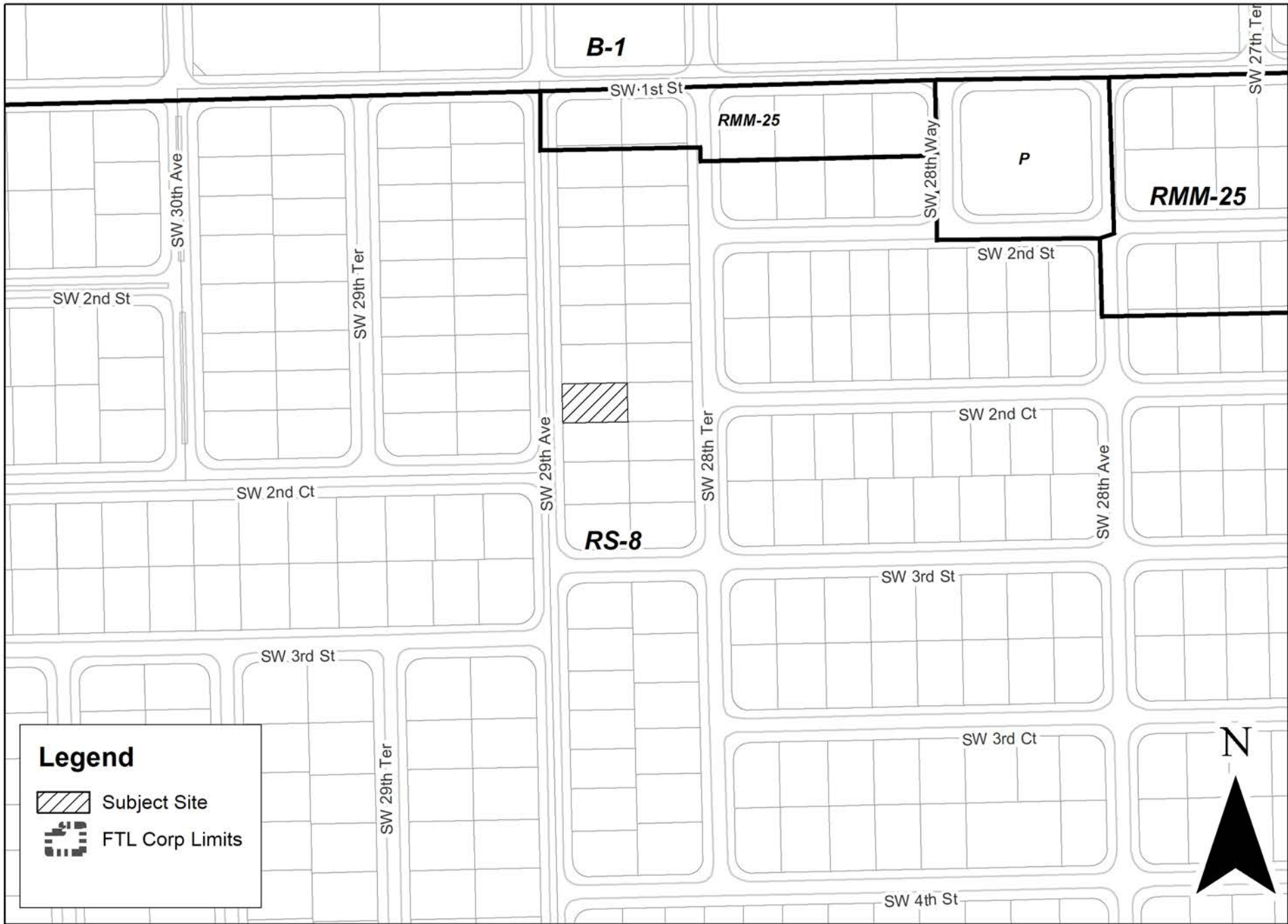
If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK  
ZONING ADMINISTRATOR**

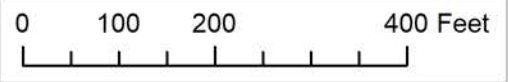
Florida Statutes, Sec. 286.0105

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-20090002



Graphic Scale

- 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-20090002

APPLICANT: Lydia Bethell

PROPERTY: 240 SW 29 Ave, Ft Laud. FL 33312

PUBLIC HEARING DATE: November 19, 2020

BEFORE ME, the undersigned authority, personally appeared Lydia Bethell, 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. LB (initial here)

Lydia Bethell  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4 day of November, 2020



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/1/2023





# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

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## 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.

**MEETINGS:** 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 (perspace)	\$ 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 is application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<b>Case Number</b>	PLN BOA 20090002
<b>Date of complete submittal</b>	9/4/2020

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

<b>Property Owner's Name</b>	Lydia Bethell
<b>Property Owner's Signature</b>	<i>[Signature]</i> <small>If a notarized letter is provided, no signature is required on the application by the owner.</small>
<b>Address: City, State, Zip</b>	240 SW 29 Ave, Ft Lauderdale, FL 33312
<b>E-mail Address</b>	thiarhema@yahoo.com
<b>Phone Number</b>	954-793-7470
<b>Proof of Ownership</b>	<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

<b>Applicant / Agent's Name</b>	Lydia Bethell
<b>Applicant / Agent's Signature</b>	<i>[Signature]</i>
<b>Address: City, State, Zip</b>	240 SW 29 Ave, Ft Lauderdale, FL 33312
<b>E-mail Address</b>	missmilly0205@gmail.com
<b>Phone Number</b>	954-328-7742
<b>Letter of Consent Submitted</b>	

<b>Development / Project Name</b>	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 240 SW 29 Ave, Ft Lauderdale, FL 33312
<b>Legal Description</b>	Midland 1st ADD 40-13 B Lot 8 BLK 2
<b>Tax ID Folio Numbers</b> (For all parcels in development)	5042 08 13 02 10
<b>Request / Description of Project</b>	Setback front of house, facing West
<b>Applicable ULDR Sections</b>	47-5-31

<b>Current Land Use Designation</b>	
<b>Current Zoning Designation</b>	RS 8
<b>Current Use of Property</b>	Residential
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N,S,E,W)	Required	Proposed
Front <input checked="" type="checkbox"/> W	25ft	.85 (less than aft)
Side <input type="checkbox"/>		
Side <input type="checkbox"/>		
Rear <input type="checkbox"/>		

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.

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

see narrative

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

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

see 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

**WITNESSED:** I, Lydia Bethell the Owner/Agent of said property ATTEST that I am aware of the following:

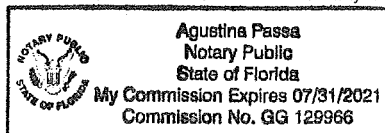
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may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

*Lydia Bethell*

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 02 day of September, 2020

(SEAL)



NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/31/2021

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 19<sup>th</sup> 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.

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

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.

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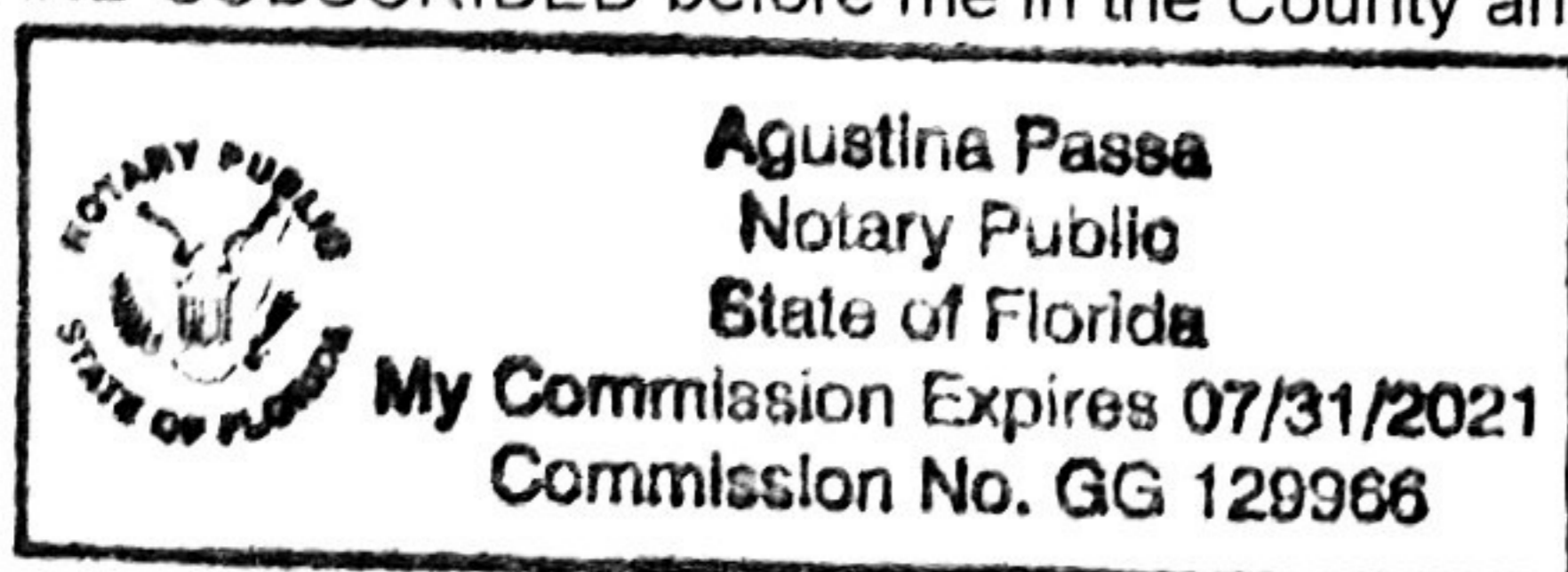
ATTEST: I, Lydia Bethell the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Lydia Bethell  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 02 day of September, 2020

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/31/2021

## 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

<p>yard</p>	<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 &amp; 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 &amp; H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L &amp; 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>
<p>Minimum rear yard</p>	<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.

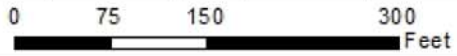
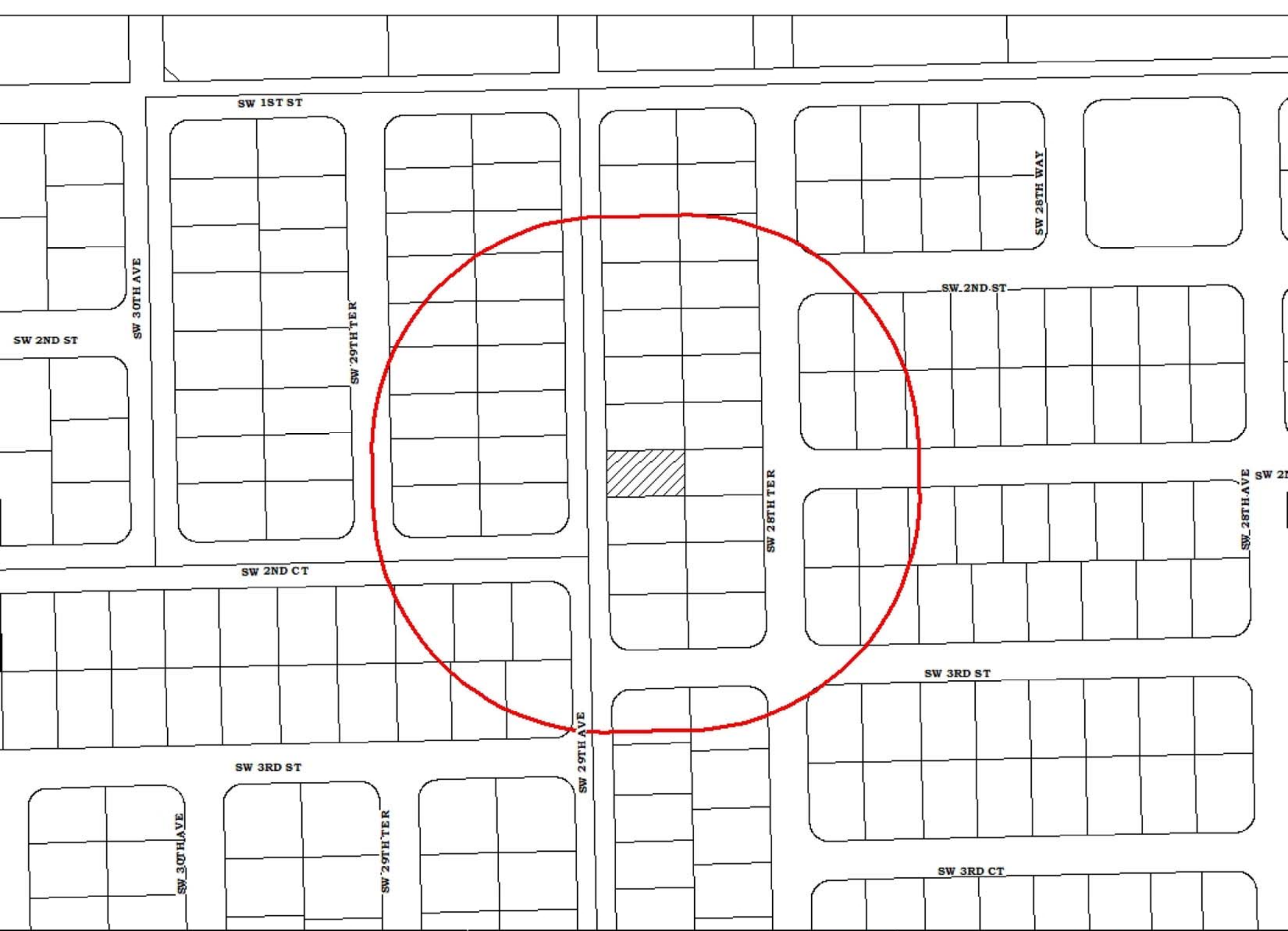
\*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

\*\*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	BalarPlan	Street Dir	Stree Type	Opened Date	Status
BLD-PR-20100017	COPIED PLANS	240 SW 29 AVE	Property Record	0	240 SW	29 AVE	10/8/2020	Complete
PLN-BOA-20090002		New Family Room	Z- Board of Adjustment (BOA)	50	240 SW	29 AVE	9/4/2020	Open
ALM-REG-20080155			Resident/Business Alarm Registrati	0	240 SW	29 AVE	8/24/2020	Active
BLD-FEN-19100056	FENCE INSTALLATION ON NORTH, SOUTH SIDES OF PROPERTY	SFH NEW FENCE PERMIT	Fence Permit	0	240 SW	29 AVE	10/15/2019	Complete
PM-19070374	REPLACE FRONT DOOR	REPLACE FRONT DOOR	Window and Door Permit	0	240 SW	29 AVE	7/3/2019	Complete
	POSSIBLE CONSTRUCTION WORK WITHOUT PERMITS., WHEN CITY RECORDS WERE SEARCHED, ALL PERMITS WERE, CLOSED., PHOTOS ARE ATTACHED., ,							
	MASTER PERMIT 19012440PrintedBCHANGEUSE240 SW, 29 AVSMITH,ORTHINEL & ROWENA QENCLOSE CARPORT TO, FAMILY ROOM AND 2							
CE19042396	WINDOWS	SMITH,ORTHINEL & ROWENA Q	Code Case	0	240 SW	29 AVE	4/27/2019	Closed
VIO-CE19031921_1	MELROSE MANOR PROJECT	SMITH,ORTHINEL & ROWENA Q	Violation-CODE Hearing	0	240 SW	29 AVE	3/26/2019	Closed
VIO-CE19031921_2	MELROSE MANOR PROJECT	SMITH,ORTHINEL & ROWENA Q	Violation-CODE Hearing	0	240 SW	29 AVE	3/26/2019	Closed
VIO-CE19031921_3	MELROSE MANOR PROJECT	SMITH,ORTHINEL & ROWENA Q	Violation-CODE Hearing	0	240 SW	29 AVE	3/26/2019	Closed
CE19031921	MELROSE MANOR PROJECT	SMITH,ORTHINEL & ROWENA Q	Code Case	0	240 SW	29 AVE	3/26/2019	Closed
	ENCLOSE CARPORT TO FAMILY ROOM AND 2 WINDOWS							
	~							
	~2015 IRC PLAN REVIEW ATTACHED							
	~							
	~NOC							
	~							
PM-19012440	~5/20/2019 REV 2 RECHECK B FLOOD \$0	ENCLOSE CARPORT TO FAMILY ROOM AND 2 WINDOWS	Change of Use	0	240 SW	29 AVE	1/30/2019	Issued
PM-19012450	OUTLETS AND LIGHTS BP 19012440	OUTLETS AND LIGHTS BP 19012440	Electrical Residential Permit	0	240 SW	29 AVE	1/30/2019	Complete
	REROOF SHINGLE/FLAT 3106 SQ FT							
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	~ASBESTOS:0000037187							
	~							
PM-18091569	~NOC	REROOF SHINGLE/FLAT 3106 SQ FT	Re-Roof Permit	0	240 SW	29 AVE	9/19/2018	Complete
VIO-CE18042105_1	MELROSE MANORS - BULK TRASH PILE WAS FOUND ON THE	SMITH,ORTHINEL & ROWENA Q	Bulk Trash Case	0	240 SW	29 AVE	4/30/2018	Closed
CE18042105	MELROSE MANORS - BULK TRASH PILE WAS FOUND ON THE, SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH	SMITH,ORTHINEL & ROWENA Q	Bulk Trash Case	0	240 SW	29 AVE	4/30/2018	Closed
PM-17100061	INSTALL NATURAL GAS TANKLESS WATER HEATER	INSTALL NATURAL GAS TANKLESS WATER HEATER	Plumbing Gas Permit	0	240 SW	29 AVE	10/2/2017	Complete
PM-11030812	SEPTIC TO SEWER CONNECTION	SEPTIC TO SEWER CONNECTION	Plumbing Sewer Cap Permit	0	240 SW	29 AVE	3/11/2011	Complete
	UPGRADE ELECTRIC SERVICE: RENEWED 9/09/11							
	~							
	~							
	~							
	~RENEWED 1/6/10							
	~							
	~							
PM-09011031	~	UPGRADE ELECTRIC SERVICE: RENEWED 9/09/11	Electrical Services Permit	0	240 SW	29 AVE	1/21/2009	Complete
PM-06031273	reroof shingle 1600sf sfr	reroof shingle 1600sf sfr	Re-Roof Permit	0	240 SW	29 AVE	3/9/2006	Complete



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



504208130210  
DATE OF PRINT: 05/29/2020

FOLIO_NUMB	NAME_LINE_1	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS__1	LEGAL_LINE
504208120380	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301 MIDLAND 38-25 B
504208130340	MARION,KIMBERLY RENAE H/E	GAINS,PATRICIA A	111 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130150	MORGAN,MAVIS H/E	CUFFY,JOYCE & WILLIAM,L ETAL	110 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130430	PEART,NIGEL		2881 SW 2 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208120310	DESIR,WILLY		121 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208130330	THORPE,CHARLINE		121 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130160	CARTER,MAGGIE		120 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208120320	BACHAN,BHAGWANTIA GOSINE		131 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208120250	LYNCH,BENNIE		130 SW 29 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208130320	MUNOZ,JULIO M		201 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130170	DALLEY,WINSTON ROY & PATRICIA E		200 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130450	RIGGINS,JOE L & ELDORIA		2870 SW 2 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130440	CURTIS,HENRY & MARY		2880 SW 2 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208120330	BARRETT,CLIVE & VERONA		40180 HORSESHOE RD	PUNTA GORDA	FL 33982	PUNTA GORDA	FL33982 MIDLAND 38-25 B
504208120240	JEAN-GILLES,MARIE T H/E	JEAN-GILLES,STENIO	200 SW 29 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208130310	CURRY,DALLAS L		211 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130180	FRANCOIS,FRISNET H/E	MERLIEN,ROSE	210 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208120340	TEJSINGH,DRUPATTIE		211 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208120230	BUCK,DERRIS & DAPHNEY		210 SW 29 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208130300	COPPESS,MARION JR		221 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130190	CIVI INTERNATIONAL GROUP INC		6556 BLOSSOM TRAIL DR	*OTTAWA ON	CA K4P 1	*OTTAWA ON	CAK4P 1 MIDLAND 1ST ADD 40-13 B
504208130590	ROWE,AINSWORTH		2837 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130600	CLAIR,LOVELL		2841 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130610	MOORE,RICKY		210 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208120350	GEORGES,SIMON H/E	GEORGES,MARIE THERESE PIERRE	221 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208120220	L & B JANITORIAL SERVICES INC		4176 DERBY DR	DAVIE	FL 33330	DAVIE	FL33330 MIDLAND 38-25 B
504208130290	GORE,STELLA M EQLE	GORE,WILLIAM EST	231 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130200	FYR SFR BORROWER LLC	%HAVENBROOK HOMES	3505 KOGER BLVD #400	DULUTH	GA 30096	DULUTH	GA30096 MIDLAND 1ST ADD 40-13 B
504208120360	MARCELLE,LARRY W		1327 NW 87 TER	POMPANO BEACH	FL 33071	POMPANO BEACH	FL33071 MIDLAND 38-25 B
504208120210	LEE,LARRY		230 SW 29 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208130280	KINGS,MICHELE		241 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130210	SMITH,ORTHINEL & ROWENA Q		240 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208120370	UNGER,ROSS		241 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208120200	GERMAN,LESFORD		240 SW 29 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 38-25 B
504208130640	CAMERON,DAVID L &	CAMERON,RUTHA M	2836 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130630	CERBERUS SFR HOLDINGS II LP		1850 PARKWAY PL SUITE 900	MARIETTA	GA 30067	MARIETTA	GA30067 MIDLAND 1ST ADD 40-13 B
504208130620	MARIA,ANTONIO J		250 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130270	CHATEAUBRIAND,ARIEL		251 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130220	GREENE,JANICE		6083 UNGERER ST	JUPITER	FL 33458	JUPITER	FL33458 MIDLAND 1ST ADD 40-13 B
504208130260	MENDOZA,MILTON & VILMA	RIVERA,OSCAR	261 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130230	JACKSON,MALICIA E		260 SW 29 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130780	BIMINI FRED HOLDINGS COMPANY		757 SE 17 ST #178	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE	FL33316 MIDLAND 1ST ADD 40-13 B
504208130790	GOMEZ,CAROLINA		272 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208170140	CARTER,GWENDOLYN I		2900 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208170130	BEAUFORT,ROSE MAE H/E	BEAUFORT,ROSE MARIE	2920 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208170120	TUCKER,CHRISTOPHER MORGAN		2940 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208170110	SMITH,JOHNNY L	SMITH,LEA ANTHONY ETAL	2960 SW 2 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208130250	SRP SUB LLC		8665 E HARTFORD DR	SCOTTSDALE	AZ 85255	SCOTTSDALE	AZ85255 MIDLAND 1ST ADD 40-13 B
504208130240	CERBERUS SFR HOLDINGS II LP		1850 PARKWAY PLACE SUITE 900	MARIETTA	GA 30067	MARIETTA	GA30067 MIDLAND 1ST ADD 40-13 B
504208170150	BRYAN,HAZEL E H/E	BRYAN,NOEL H/E ETAL	2901 SW 3 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208170160	DARLING-RAWLS,CLEOPATHRO		2921 SW 3 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208170170	TAYLOR,STEPHANIE		2941 SW 3 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MELROSE MANOR 40-32 B
504208130800	COACHMAN,MOLLIE SHERROD		2844 SW 3 ST	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130130	ROLAND,ISIAH & THOMASCENNA		301 SW 28 TER	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312 MIDLAND 1ST ADD 40-13 B
504208130010	LRE4 LLC	SAMMY KEINAN REI LLC ETAL	10097 CLEARY BLVD #308	PLANTATION	FL 33324	PLANTATION	FL33324 MIDLAND 1ST ADD 40-13 B
504208173120	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301 MELROSE MANOR 40-32 B
504208132520	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301 MIDLAND 1ST ADD 40-13 B

N.O.C. SGJ 5/7/19

NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS DISPLAYED & APPROVED PLANS ARE READILY AVAILABLE

# INSPECTION RECORD

#	BUILDING	Inspect.	Date	#	ZONING	Inspect.	Date	#	PLUMBING	Inspect.	Date
101	Grade Beam			901	Sub Grade			710	Rough		
103	Foundation			902	Rock			740	Hanger		
104	Slab	SGJ	5/28/19	599	Landscape			710	2nd Rough		
110	Column 1/2	/	/	999	Zoning Final			711	Top Out		
111	Tiebeam 1/2	/	/	<b>SEPARATE PERMITS REQUIRED**</b>					Storm Drains		
143	Roof Sheath.			199	Fence Final			780	Main Drain		
114	Floor Sheath.			199	Sign Final			781	Perimeter Pipe		
141	Truss			199	Driveway F.			710	Gas Rough		
140	Bar Joist			199	Wall Final			799	Gas Final		
126	Wall Sheath.	DKK	5-25-19						Water Ser.		
133	Window Buck	.		#	<b>FIRE PREVENT.</b>				Sewer R/F	/	/
130	Door Buck			310	Sprink. Rough				Grease Traps		
134	Window	SGJ	6/26/19		Sprink. Final				Septic Conn.		
132	Storefront				Fire Suppress						
131	Door	SGJ	6/11/19		Fire Alarm			799	Final		
123	Wire Lath	SGJ	6/7/19	399	Final			#	<b>MECHANICAL</b>		
120	Framing*	SGJ	6/7/19	#	<b>ELECTRIC</b>			610	Duct/piperough		
121	Insulation	SGJ	6/11/19	260	Temp Pole				Duct/pipefinal		
122	Dry Wall	SGJ	7/8/19	203	Service Bond				Piping Press.		
135	Garage Door			202	Slab				Hood R/F	/	/
136	Ceiling Grid			210	Rough	BG	6/5/19		Fireplace R/F	/	/
199	Building Final	MAN	10/24/19	210	Rough			602	Underground	/	/
	<b>SEPARATE PERMITS REQUIRED**</b>			212	Wall Rough				Vac Sys R/F	/	/
150	Tin Cap			212	Wall Rough				Exhaust		
152	Flat I.P.			213	Ceiling Rough			622	Walk-in Cool.		
151	Moapon Sloped			213	Ceiling Rough			620	Duct Det. Test		
154	Tile I.P.			288	Pool Bond			699	Final		
153	Shingle I.P.			282	Pool Niche B.			<b>NOTES:</b>			
199	Roof Final				Pool Deck B.						
120	Shutter Fast.										
199	Shutter Panels			299	Final	And	7/15/19				
180	Pool Steel			#	<b>ENGINEERING</b>						
102	Patio Steel			410	Rough						
199	Pool Final			499	Final						

+ ATTACH HERE ↓

+ ATTACH HERE ↓

<b>BUILDING NOTES</b>	<b>PLUMBING NOTES</b>
** Inspections must be called in under the correct permit #	
All inspection reports must remain with the permit card until the inspection is approved.	
Prior to calling in final inspection all required inspection as well as final Electrical, Mechanical, Plumbing, Zoning and Engineering must be signed off.	<b>ELECTRIC NOTES</b>

\* Requires approval of all prior inspections including Electric, Plumbing, Mechanical before Framing.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE

September 1, 2020

**Re: BOA application for variance**

**Owner: Lydia Bethell**

**Address: 240 SW 29<sup>th</sup> Avenue, Ft. Lauderdale, FL 33312**

Narrative:

- a. This application is to request a variance for the 25' front setback, required by Section 47-5.31 Table of dimensional requirements for the RS-8 district.
- b. The existing enclosed room, formerly a carport, encroaches into the 25-foot setback by .85' (less than one foot) on to my personal driveway.
- c. This structure in question was previously a carport, that is now enclosed. I completed a before and after survey, the final survey was completed in December 2019. I have also attached a copy of my permits that were submitted while I was completing this project. Both surveys are attached and my Inspection Record.
- d. My structure is completed and financially I will not be able to redo the construction. As an Owner builder my goal was not to build or enclose a structure that encroaches on the setback or breaks any laws governing my property, I followed all permitting procedures as well as they were explained to me. There were existing decorative columns at each end of the former carport (NE and SE corners) When the decorative columns were knocked down, they revealed 2 steel posts. We (the builder and I) believed the steel posts to be a structural and or load bearing and original to the house, so we did not knock down the steel post (photo attached) but included them in the design, which now causes our new room to be encroaching on our driveway setback. Attached
- e. We kindly ask that a variance be provided for the less than one foot (.85) incursion onto the front setback, facing West for residential use of the home.

Sincerely,

Lydia Bethell



Decorative  
columns  
knocked  
down

Memo

Related

Edit

Share

Delete







**SCOPE OF WORK**

1. DEMOLITION OF EXISTING ONE STORY RESIDENCE
2. DEMOLITION OF EXISTING BRICK DRIVEWAY
3. DEMOLITION OF EXISTING ASPHALT DRIVEWAY
4. DEMOLITION OF EXISTING CONC. PATIO
5. DEMOLITION OF EXISTING CONC. STOOPTOP
6. DEMOLITION OF EXISTING CONC. FOUNDATION
7. DEMOLITION OF EXISTING CONC. FOUNDATION
8. DEMOLITION OF EXISTING CONC. FOUNDATION
9. DEMOLITION OF EXISTING CONC. FOUNDATION
10. DEMOLITION OF EXISTING CONC. FOUNDATION

**DESIGN CRITERIA**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC/IEC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC/IMEC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL FIRE AND CODE BOOK (IFCB).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SWEET'S CATALOG.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SPECIFICATIONS FOR STRUCTURAL STEEL (AISC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SPECIFICATIONS FOR STRUCTURAL ALUMINUM (AA).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SPECIFICATIONS FOR STRUCTURAL WOOD (AWC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI).

**CODE COMPLIANCE**

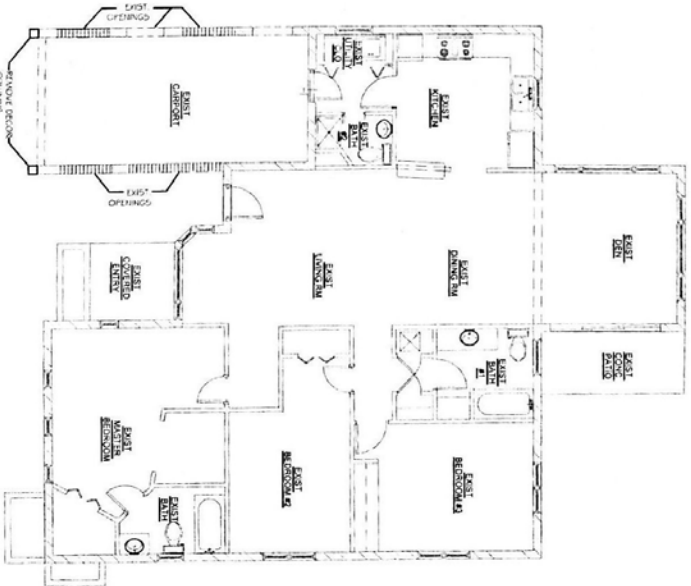
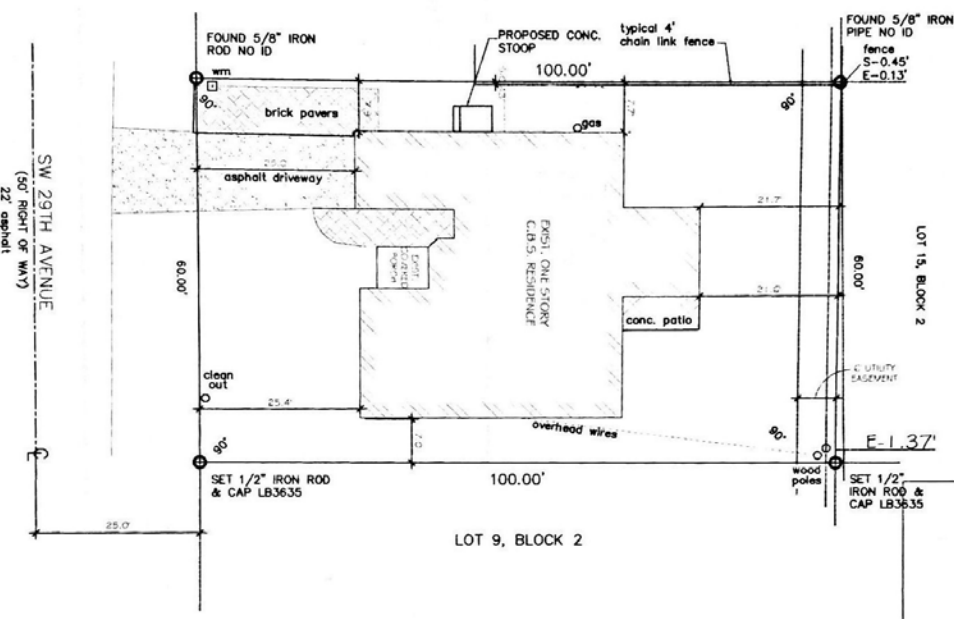
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI).

**DEMOLITION NOTES**

1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL DEMOLITION CODE BOOK (IDCB).
2. DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL DEMOLITION CODE BOOK (IDCB).
3. DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL DEMOLITION CODE BOOK (IDCB).
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10. DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL DEMOLITION CODE BOOK (IDCB).

**SITE DATA**

TOTAL AREA	6,000.00	SQ. FT.
EXIST. AREA	1,500.00	SQ. FT.
NEW AREA	4,500.00	SQ. FT.
EXIST. PERIMETER	200.00	FEET
NEW PERIMETER	200.00	FEET
EXIST. VOLUME	1,500.00	CU. YD.
NEW VOLUME	4,500.00	CU. YD.
TOTAL VOLUME	6,000.00	CU. YD.



**SITE PLAN 1**  
SCALE: 1/8" = 1'-0"  
AE-1.0

**EXISTING/DEMOLITION FLOOR PLAN 2**  
SCALE: 3/8" = 1'-0"  
AE-1.0

PROPOSED RESIDENCE RENOVATION FOR:  
**MS. LYDIA SMITH-BETHELL**  
240 S.W. 29th AVE  
FORT LAUDERDALE, FL  
BROWARD COUNTY, FLORIDA



REVISIONS

NO.	DATE	DESCRIPTION

**Pyramid Pds**  
ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

PROJECT NO.: 030118  
SHEET: AE-1.0

**GENERAL NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH F.B.C. 2017 6TH EDITION
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND DISCREPANCIES IF ANY, REPORTED TO THE ARCHITECT
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION; THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE FULLY OPERATIVE SYSTEMS IN A FIRST CLASS WORKMANSHIP MANNER. BE SURE TO CONTACT WITH CONCRETE MASONRY OR STEEL TO BE IN LUMBER
4. ALL TRADES TO COORDINATE THEIR WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION
5. ALL FIXTURES, FINISHES AND HARDWARE SELECTION TO BE COORDINATED WITH THE OWNER CONTRACTOR TO COORDINATE WITH OWNERS AND CABINET MANAGER TO VERIFY DIMENSIONS AND LOCATION OF SUPPORTS
6. STRUCTURAL LUMBER TO BE SOUTHERN PINE #2
7. ENTRY DOOR & BEAMS - REINFORCING STEEL BARS IN DOGS & BARS TO BE EXTENDED TO ENTRY DOGS & BARS W/OUT WORK MATERIAL
8. ALL BATHROOM FLOORS SHALL BE OF NON-SLIP, IMPERVIOUS MATERIAL
9. CONTRACTOR TO PROVIDE APPROVED HURRICANE SHUTTERS

**NEW WINDOW SCHEDULE**

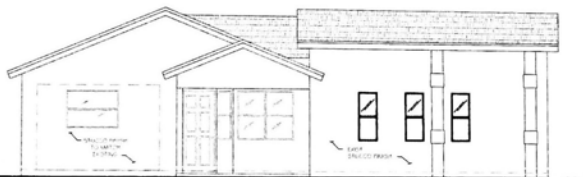
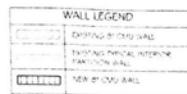
MARK	CODE/DESCRIPTION	SIZE	SIZE OPENING	MATERIAL
1	#33 - 5/8 GLASS	53 1/8" X 37 5/8"	50" X 36"	ALUMINUM/GLASS IMPACT
2	#23 - 5/8 GLASS	37" X 38 5/8"	74" X 38"	ALUMINUM/GLASS IMPACT

**DOOR & WINDOW NOTES:**  
 ALL EXTERIOR DOORS & WINDOWS TO HAVE DADE COUNTY PRODUCT APPROVAL NUMBERS.  
 ALL EXTERIOR GLASS TO BE IMPACT RESISTANT GLAZING WITH DADE COUNTY PRODUCT APPROVAL NUMBERS.  
 THIS EXCEEDS REG. FOR CAT II SAFETY GLAZING FOR TUB/SHOWER WINDOWS

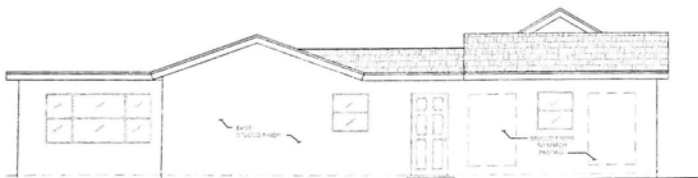
**NEW DOOR SCHEDULE**

MARK	SIZE	SIZE OPENING	DESCRIPTION	JAMB	REMARKS
1	3'-0" X 6'-8"	3'-4" X 6'-10"	INSULATED METAL DOOR	NO	KEYED LOCKSET
2	2'-8" X 6'-8"	---	SOLID CORE W.D.	NO	EXISTING
3	3'-0" X 6'-8"	---	INSUL. METAL	NO	EXISTING
4	8'-0" X 6'-8"	---	SLIDING GLASS DR.	NO	EXISTING

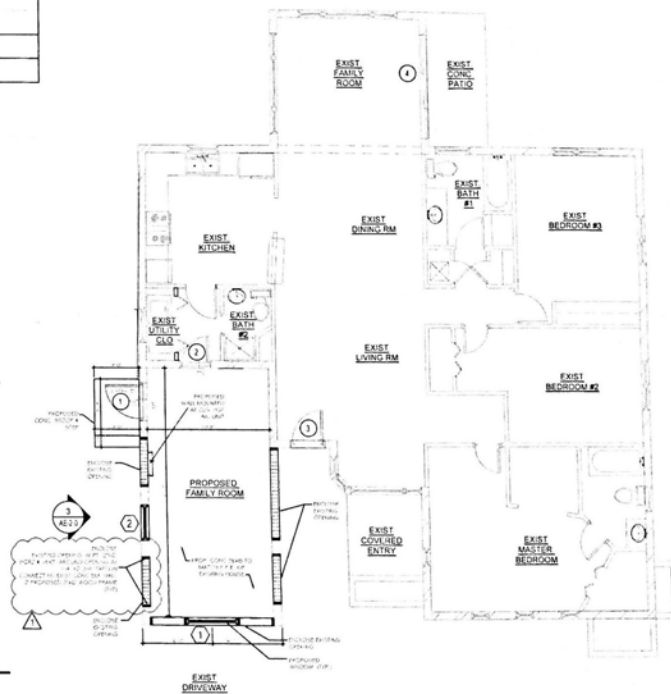
**WALL LEGEND**



**PROPOSED FRONT ELEVATION**  
 SCALE 3/8" = 1'-0"  
 AE-20



**PROPOSED LEFT ELEVATION**  
 SCALE 3/8" = 1'-0"  
 AE-20



**PROPOSED FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 AE-20

**AREA CALCULATION**

BUILDING AREA CALCULATION:	
EXISTING LIVING	1,822 S.F.
PROJ. ENCLOSED AREA	288 S.F.
<b>TOTAL LIVING AREA</b>	<b>1,888 S.F.</b>

**Pyramid**  
 PYRAMID  
 PDS DESIGN SERVICES, INC.  
 1000 S.W. 10TH AVENUE  
 FORT LAUDERDALE, FL 33304  
 TEL: (954) 966-1700

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DESIGNED BY:  
 SBWR  
 ORIGINAL ISSUE DATE:

REVISIONS:

NO.	DESCRIPTION	DATE

STATE OF FLORIDA  
 REGISTERED PROFESSIONAL ARCHITECT  
 S. B. W. R.

PROPOSED RESIDENCE RENOVATION FOR:  
**MS. LYDIA SMITH-BETHELL**  
 2840 S.W. 32ND AVENUE  
 FORT LAUDERDALE, FL

PROJECT NO:  
**030118**

SHEET:  
**AE-20**





044810A

### ELECTRICAL NOTES

1. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL PLANS & ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFIRM WITH OWNERS REPRESENTATIVE.
2. MINIMUM WIRE SIZE TO BE #14 A.W.G., EXCLUDING CONTROL WIRING
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM ALLOWING EQUIPMENT/FIXTURES TO BE PLACED IN PROPER WORKING ORDER.
4. ALL MATERIAL SHALL BE NEW AND SHALL BEAR U.L. LABELS WHERE APPLICABLE
5. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION
7. ELECTRICAL PANEL TO BE LABELED TO INDICATE CIRCUIT NUMBER AND ITEM BEING SERVED. ARCHITECT TO BE INFORMED OF CHANGES OR DISCREPANCIES, IF ANY.
8. SELECTION OF FIXTURES TO BE COORDINATED WITH OWNER
9. SMOKE DETECTORS TO BE HARDWIRED AND INTER. CONNECTED AND ON ARC- FAULT BREAKER, SMOKE DETECTORS INSIDE AND OUTSIDE ALL SLEEPING AREAS PER FBC 907 210-12B.
10. ALL BEDROOM CIRCUITS TO BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTORS NEC 11.1
11. ALL RECEPTACLE OUTLETS TO BE TAMPER RESISTANT PER NEC 406.11
12. 75% OF LAMPS MUST BE HIGH EFFICIENCY LIGHTING PER FBC E 404

### ELECTRICAL LIGHTING LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
⊕	CEILING MOUNTED FIXTURE	\$	LIGHT SWITCH
⊕	WALL MOUNTED FIXTURE	\$3	3-WAY SWITCH
○	RECESSED HI-HATS FIXTURE	⊠	EXHAUST FAN
⊠	2' X 4' FLUORESCENT FIXTURE	⊠⊠	EXHAUST FAN & LIGHT COMBO
⊙	HANGING LITE FIXTURE	Ⓢ	THERMOSTAT
⊗	CEILING FAN	Ⓜ	ELECTRICAL PANEL (RECESSED)
⊗	CEILING FAN W/LIGHT	Ⓝ	JUNCTION BOX
⊗	FLOOD LIGHTS - EXTERIOR	⊠	SMOKE DETECTOR
⊠	LIGHT BAR/STYLE B4-LITE/B6-LITE	Ⓢ	BELL
Ⓜ	CARBON MONOXIDE ALARM	W.P.	WATER PROOF
P	PROPOSED	V.P.	VAPOR PROOF

### ELECTRICAL POWER LEGEND

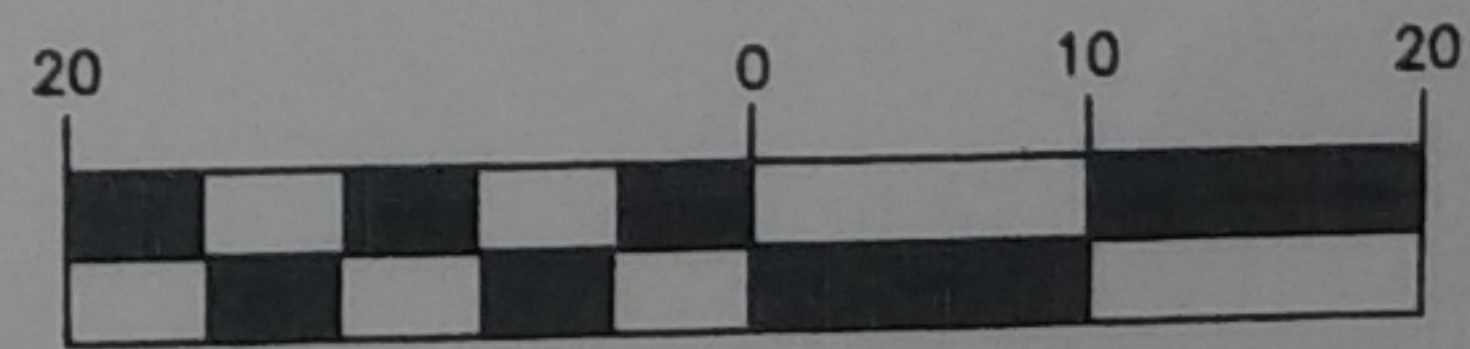
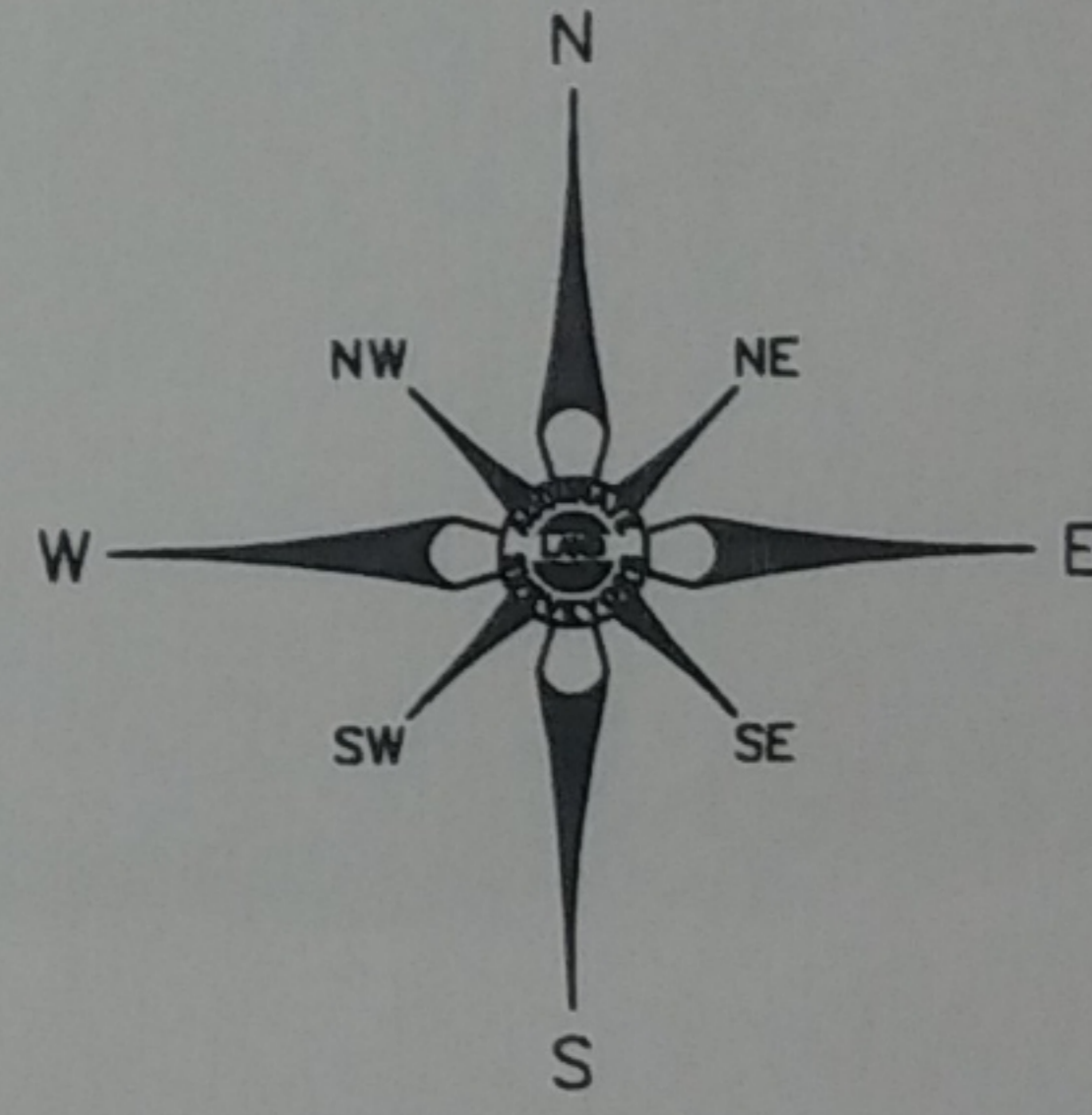
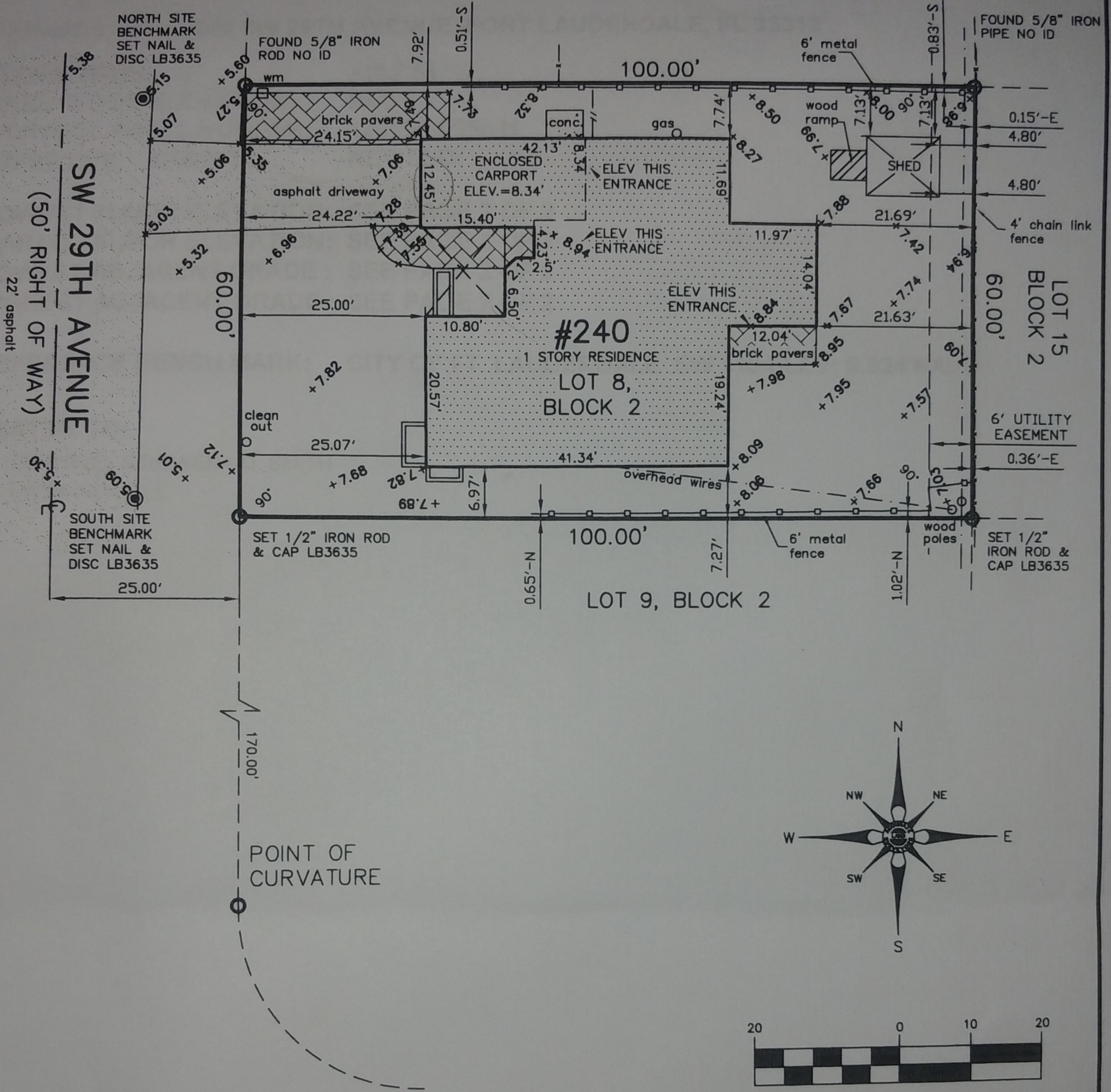
SYM.	DESCRIPTION	SYM.	DESCRIPTION
⊖	RECEPTACLE	W.P.	WATER PROOF
⊖	SWITCHED RECEPTACLE	G.F.I.	GROUND FAULT INTERRUPTER
⊖	RECEPTACLE G.F.I.	Ⓢ	BELL
Ⓜ	220 V RECEPT.	Ⓜ	ELECTRIC METER
Ⓜ	TELEPHONE OUTLET	Ⓜ	ELECTRICAL PANEL (RECESSED)
Ⓜ	TELEVISION OUTLET	Ⓝ	JUNCTION BOX
Ⓜ	DISCONNECT SWITCH	Ⓜ	HOSE BIBB
Ⓜ	GARAGE DOOR OPENER SWITCH	P	PROPOSED

### A/C WINDOW UNIT SPEC.

LGLW1216R  
 12,000 BTUH  
 COOLING AREA 550 SQ. FT.  
 115V  
 REMOTE CONTROLLED  
 R-410 REFRIGERANT



LOT 7, BLOCK 2



GRAPHIC SCALE  
1"=20'

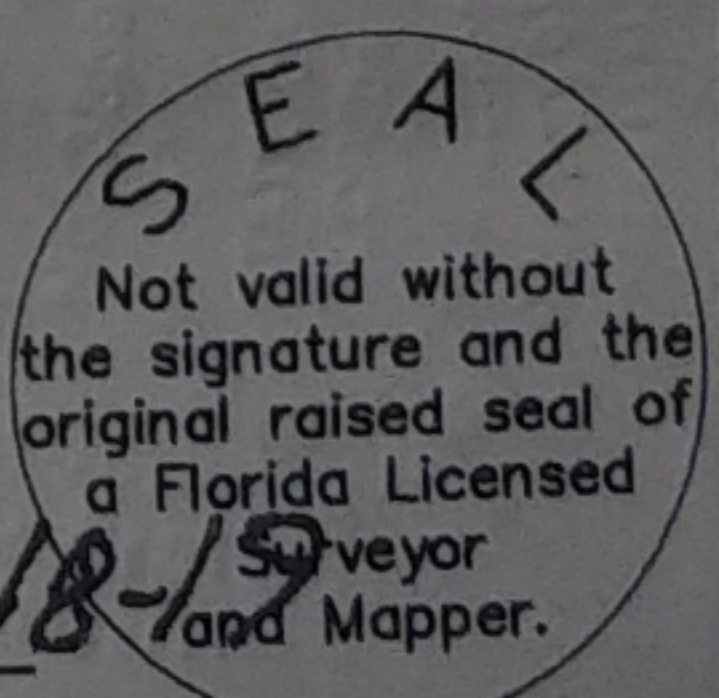
ELEVATIONS SHOWN THUS + 5.00 REFER TO NAVD

NOTES:

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
- OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION
- THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
- THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE AND QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

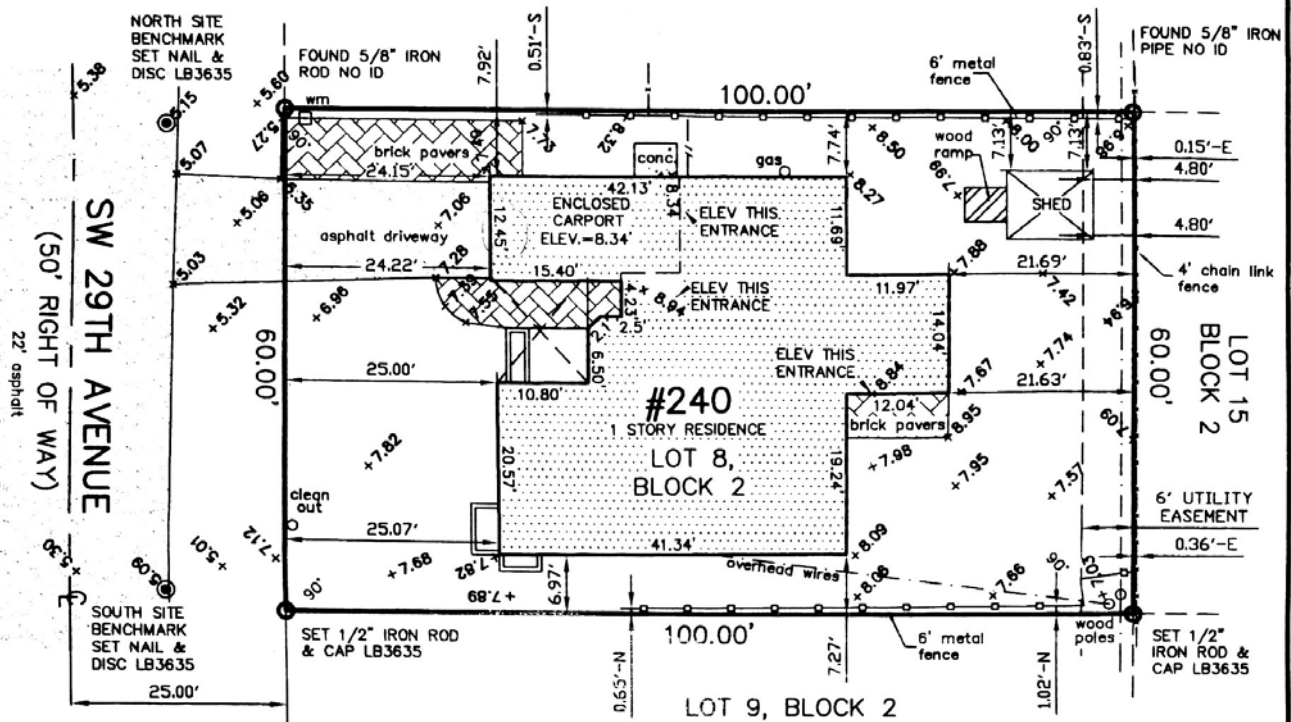


*Robert L. Thompson* 12-18-19  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE SURVEY SU-19-2814	12-04-19	AL/RLT
DATE OF SURVEY	CHECKED BY	FIELD BOOK
12-16-2018	RLT	18-0406

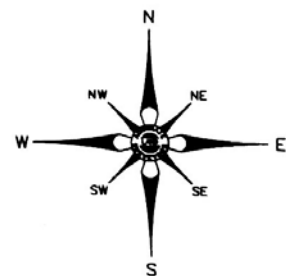
SCALE 1"= 20' SKETCH NUMBER SU-18-0406

LOT 7, BLOCK 2



SW 29TH AVENUE  
(50' RIGHT OF WAY)  
22' asphalt

POINT OF CURVATURE



GRAPHIC SCALE  
1"=20'

ELEVATIONS SHOWN THUS + 5.00 REFER TO NAVD

NOTES:

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REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
UPDATE SURVEY SU-19-2814		12-04-19	AL/RLT
DATE OF SURVEY 02-16-2018	DRAWN BY ER	CHECKED BY RLT	FIELD BOOK 18-0406

SCALE 1" = 20' SKETCH NUMBER SU-18-0406