



BOARD OF ADJUSTMENT MEETING NOTICE: BOARD OF ADJUSTMENT

November 28, 2020

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

This meeting will be held in-person and virtually, 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-20110003  
**OWNER:** RUACH INC  
**AGENT:** CRUSH LAW, JASON S. CRUSH  
**ADDRESS:** 3558 N OCEAN BLVD, FORT LAUDERDALE, FL 33308  
**LEGAL DESCRIPTION:** GALT OCEAN MILE-RESUB LOTS 3 TO 12 BLK 8 & BLK 16 38-18 B LOT 9 BLK 16  
**ZONING:** CB  
**COMMISSION DISTRICT:** 1  
**REQUESTING:** **Sec. 47-5.27(a) - Distances of establishments from church or school.**

Requesting a special exception to allow the scale of alcohol from Chabad and school, from the following:

- The Pita Xpress Restaurant is located approximately 71 feet from one of the Chabad Lubavitch Of Greater Fort Lauderdale's properties; A total variance request of 429 +/- feet.
- The restaurant is 136 feet from another of the Chabad's properties; A total variance request of 364 feet.
- The restaurant is also 243 feet from the Shalom Pre-school operated by Chabad; A total variance request of 257 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**

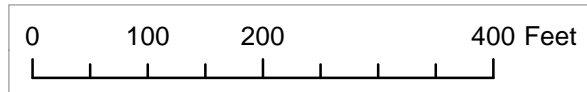
Florida Statutes, Sec. 286.0105

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-20110003



Graphic Scale



CITY OF FORT LAUDERDALE  
PUBLIC NOTICE

# BOARD OF ADJUSTMENTS MEETING

DATE: DECEMBER 9, 2020

TIME: 6:30 PM

CASE: PLN-BOA-20110001

Requesting: Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A).

1. Requesting a variance to enclose an existing carport with a front yard setback of 24.86 whereas the code requires a minimum of 25.0 feet front yard setback, a total variance request of 0.14 feet.
2. Requesting a variance to enclose an existing carport with a side yard setback of 3.0 feet whereas the code requires a minimum of 5.0 feet side yard setback, a total variance request of 2.0 feet.

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](http://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





# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020  
I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) Application

<b>Cover:</b>	Deadline, Notes, and Fees
<b>Page 1:</b>	Applicant Information Sheet
<b>Page 2:</b>	Variance Request Criteria
<b>Page 3:</b>	Required Documentation & Mail Notice Requirements
<b>Page 4:</b>	Sign Notice Requirements & Affidavit
<b>Page 5:</b>	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.

- Variance/Special Exception/Interpretation: Before \$2,200
- Variance/Special Exception/Interpretation: After \$2800
- Parking Variance (per space) \$2600
- Variance/Special Exception/Interpretation Before- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$650
- Variance/Special Exception/Interpretation After- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$850
- Request for Continuance \$900
- Rehearing before the Board \$1150
- Request for Rehearing \$300

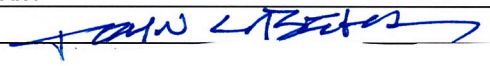
# Page 1: BOA - Applicant Information Sheet

**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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	John and Nicole Beach
<b>Property Owner's Signature</b>	 11/06/2020
<b>Address, City, State, Zip</b>	1140 NE 16th Terrace, Fort Lauderdale, FL. 33304
<b>E-mail Address</b>	johnsbeach@gmail.com
<b>Phone Number</b>	954.260.2905
<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>	
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	
<b>E-mail Address</b>	
<b>Phone Number</b>	
<b>Letter of Consent Submitted</b>	

<b>Development / Project Name</b>	John and Nicole Beach Residence		
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/>	xxx	New: <input type="checkbox"/>
<b>Project Address</b>	Address: 1140 NE 16th Terrace, Fort Lauderdale, FL. 33304		
<b>Legal Description</b>	<b>PROGRESSO 2-18 D LOT 23 BLK 158</b>		
<b>Tax ID Folio Numbers</b> (For all parcels in development)	<b>4942-34-04-3940</b>		
<b>Request / Description of Project</b>	Convert existing carport to storage with garage door and a laundry room.		
<b>Applicable ULDR Sections</b>	Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.		

<b>Current Land Use Designation</b>	Residential Single Family and Cluster/Medium Density
<b>Current Zoning Designation</b>	RC-15
<b>Current Use of Property</b>	Residential Single Family Home
<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 type="checkbox"/> west	25 feet	24.85 feet
Side <input type="checkbox"/> north	5 feet	3.0 feet
Side <input type="checkbox"/> south	5 feet	7.42 feet
Rear <input type="checkbox"/> east	15 feet	61.38 feet

## 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.

Requesting a variance from the 5 feet minimum side yard requirement of Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts to allow enclosure of an existing nonconforming carport with an existing side yard of 3.0 feet.

Requesting a variance from the 25 feet minimum front yard requirement of Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts to allow enclosure of an existing nonconforming carport with an existing front yard of 24.86 feet

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

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

The existing home was built in 1950 and was constructed 2' north of its intended location. Due to this error I do not currently meet the side yard requirement, which prevents me the ability to enclose my carport to create storage and a utility room.

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:

This home was inadvertently constructed in the wrong location on the site and we purchased this non-conformance unknowingly when we purchased the home.

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

This home still provides over 10 feet of total sideyard, however it is distributed incorrectly. Therefore we argue that we meet the intent of the code which is to have (2) 5 foot side yards as originally permitted. Therefore we assert that the non-conforming condition would be allowed without this error, and is a condition enjoyed by others in the district whose home is not misplaced on the parcel.

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

To the best of my knowledge this hardship was unintentionally created during the original construction of the home in 1950. As stated above the home still maintains 10 feet of total sideyard, the distribution of the 10 feet unfortunately is not even on each side.

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.

The home has been located where it site for its entire existence, we simply seek permission to install a garage door on the existing carport opening front, and a masonry wall w/ window on the north side. This will not detract from the character of the home or in anyway be detrimental to the neighborhood.

**AFFIDAVIT:** I, JOHN BEACH 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.

JOHN BEACH  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6th day of November, 2020

(SEAL)

Carla J. Vick  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



CARLA J. VICK  
Commission # GG 255357  
Expires November 9, 2022  
Bonded Thru Budget Notary Services

## Page 3: Required Documentation & Mail Notice Requirements

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

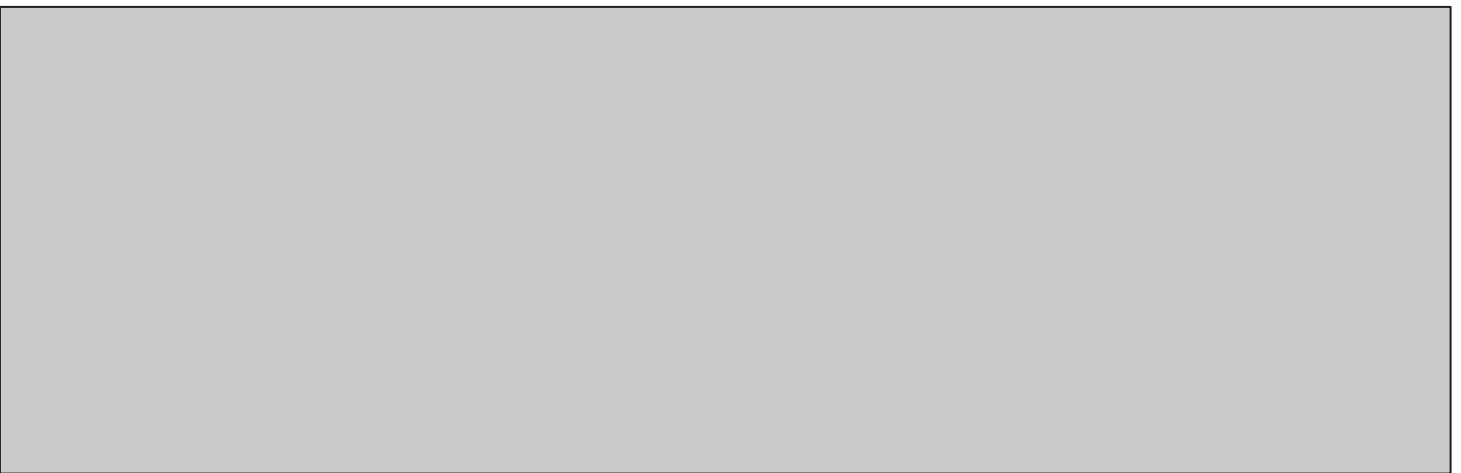
**One (1) electronic version (CD or USB) of complete application and plans in PDF format**

**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 ½" x 11". All non-plan documents should be 8 ½" x 11".



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

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property 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 -BOA  
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.

# 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



<b>Site Address</b>	1140 NE 16 TERRACE, FORT LAUDERDALE FL 33304	<b>ID #</b>	4942 34 04 3940
<b>Property Owner</b>	BEACH, JOHN & NICOLE	<b>Millage</b>	0312
<b>Mailing Address</b>	1140 NE 16 TER FORT LAUDERDALE FL 33304	<b>Use</b>	01
<b>Abbr Legal Description</b>	PROGRESSO 2-18 D LOT 23 BLK 158		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2021 values are considered "working values" and are subject to change.

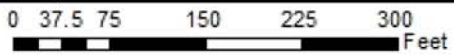
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$37,140	\$254,560	\$291,700	\$248,380	
2020	\$37,140	\$254,560	\$291,700	\$248,380	\$4,391.99
2019	\$37,140	\$243,550	\$280,690	\$242,800	\$4,062.61

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$291,700	\$291,700	\$291,700	\$291,700
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 17</b>	\$248,380	\$248,380	\$248,380	\$248,380
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$198,380	\$223,380	\$198,380	\$198,380

Sales History			
Date	Type	Price	Book/Page or CIN
12/19/2016	WD-Q	\$273,000	114124183
7/28/2015	WD-Q	\$230,000	113145748
1/15/2013	SWD-Q-DS	\$132,000	111309391
1/18/2013	ACT-T		111268869
11/7/2012	CET-D	\$155,300	49337 / 561

Land Calculations		
Price	Factor	Type
\$5.50	6,752	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1079
<b>Units</b>		1
<b>Eff./Act. Year Built: 1952/1950</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



1140 NE 16 TERR  
DATE OF PRINT: 11/05/2020

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS__1	
494234028750	GAIA MAIA LLC		3333 NE 38 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308
494234028850	MRG REALTY LLC		1207 MIDDLE RIVER DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234029000	WANDZILAK,MARGARET R		1217 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494235220090	VELEZ,OSCAR DE JESUS	LOPEZ DE VELEZ,OLGA I ETAL	1212 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028770	KIM,JOUNG SUP & HYO KYUNG		1213 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028840	ELKINS,MICHAEL L		1212 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234029010	DEL ALAMO,ANA SOFIA		1215 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234029020	BENNETT,JILLIAN S & RONALD D		1025 NE 18 AVE UNIT 102	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028680	FUSCA,FELICE		1208 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028780	JORDAN,CHRISTOPHER SHANE	ROMAN,SANDRA	1209 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028830	KULBABA,PAUL JOHN	PIEPER,ROBERT JONES JR	1208 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234029130	SOUSA,SUZANNE	RADWAN,LISA M	1209 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234029120	ALVAREZ,CLAUDIA	FULFORD,TROY	1208 NE 16 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028790	BELLAVANCE,DENIS	CONWAY,EUGENE JR	1205 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028820	CRANN,DANIEL		1204 NE 16 TERRACE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234028670	YANCEY,JOHN ROBERT	SOTILLO,EDWIN GUSTAVO	2000 ISLAND BLVD # 2203	AVENTURA	FL 33160	AVENTURA	FL33160
494234029110	BERNARD,PIERRE & NADINE		1201 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234029100	LODGING IN FLORIDA LLC		9595 COLLINS AVE #1101	SURFSIDE	FL 33154	SURFSIDE	FL33154
494234028800	CRUZ,EVELYN		8901 239 ST	BELLEROSE	NY 11426	BELLEROSE	NY11426
494234028810	UWANAWICH,GEORGE		347 N NEW RIVER DR E #1407	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
494234044191	HOOD,ROBIN BURKE		1702 NE 12 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043760	FRANKY,LIGIA A		1143 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043950	NEW MONTERO HOMES	SOLUTIONS LLC	1144 NE 16 TER APT 1	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043550	VICA PROPERTIES I LLC		2000 S DIXIE HWY SUITE 207	MIAMI	FL 33131	MIAMI	FL33131
494234043750	MEREDITH,WILLIAM J JR		1535 W SUNRISE BLVD	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE	FL33311
494234044190	BERNINGER,RYAN BRANDON H/E	HAMLIN,CATHERINE ELAINE ETAL	1140 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043770	MIRANDA,PAULO M		3033 NE 15 TER	OAKLAND PARK	FL 33334	OAKLAND PARK	FL33334
494234043940	BEACH,JOHN & NICOLE		1140 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043740	BARRON,ROSALIA	BATTAGLIA,CATHERINE T	1140 NE 16 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234044170	ANGELOVSKI,IILJA	STANKOVSKA,DANIELA	550 BAYSHORE DR # 310	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043780	LR NE 17TH AVE LLC		2858 N UNIVERSITY DR	CORAL SPRINGS	FL 33065	CORAL SPRINGS	FL33065
494234043930	MACGROTTY,HARRY E		1136 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043560	BIXLER,DAVID R		1137 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043730	LYNCH,JAMES M TRSTEE		PO BOX 39554	FORT LAUDERDALE	FL 33339	FORT LAUDERDALE	FL33339
494234044160	WALTER & E P WOJTCZAK REV LIV TR	WOJTCZAK,WALTER W & EMMA TRSTEE	282 CAPRI AVE	LAUDERDALE BY THE SEA	FL 33308	LAUDERDALE BY THE SEA	FL33308
494234043920	HIEBERT,EVA		1820 SW 14 AVE	FORT LAUDERDALE	FL 33315	FORT LAUDERDALE	FL33315
494234043570	POSEY,NATHAN D		1133 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043720	HAINSLEY FLORIDA LLC		2374 WILTON DR	WILTON MANORS	FL 33305	WILTON MANORS	FL33305
494234044150	PIERCE,JAMES		1128 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043790	SM HANDCRAFT DESIGN COMPANY		11893 SW 7 ST	PEMBROKE PINES	FL 33025	PEMBROKE PINES	FL33025
494234043910	SERRA,ROBERT F & JOCELYN J		1128 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043580	POLLIO,ROBERT MICHAEL		1131 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043710	1132 LLC		2330 LAKEVIEW DR	SEBRING	FL 33870	SEBRING	FL33870
494234044140	KELLY,FRANCISCO		1124 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043800	HAMED,ALA AL	OBIDINA,IRYNA	1121 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043900	MOORE,MICHAEL D		1124 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043590	SCHROEDER,BRIAN J		1125 NE 16 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043700	METZGER,CAMERON FRANK LESLIE		1132 NE 16 AVE #E	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234044130	HESS,THOMAS I		1120 NE 17 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043890	1122 NE 16 LLC		300 E 56 ST #18D	NEW YORK	NY 10022	NEW YORK	NY10022
494234043600	BRACKER,WILLIAM JR	HYMAN,PAUL L	PO BOX 4722	FORT LAUDERDALE	FL 33338	FORT LAUDERDALE	FL33338
494234043690	FARINACCI,SUSAN B		1120 NE 16 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
494234043810	FRICKER,KEITH &	FRICKER,CAROLINE	2756 NE 14 AVE	OAKLAND PARK	FL 33334	OAKLAND PARK	FL33334
494234043880	MORENO,ANDRES		11893 SW 7 ST	PEMBROKE PINES	FL 33025	PEMBROKE PINES	FL33025
494234043610	ZHU,YUN		372 5 AVE APT 5G	NEW YORK	NY 10018	NEW YORK	NY10018
494234043871	VARELA,GAID CAROLINA		2250 NW 114 AVE	MIAMI	FL 33192	MIAMI	FL33192
494235220650	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301

## Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

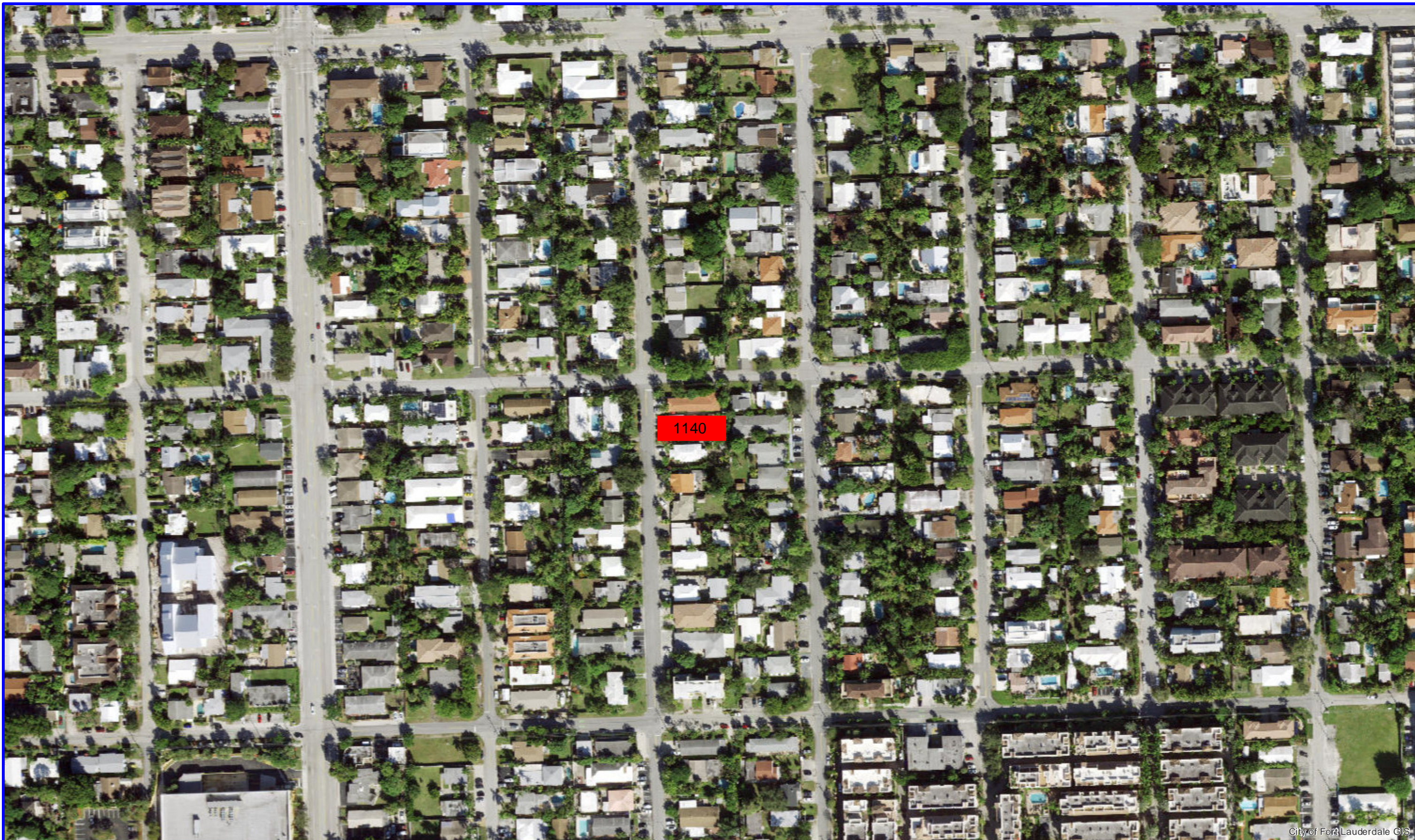
Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling Attached: Townhouses
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200
Minimum lot width (ft.)	50	50	40	See <u>Section 47-18.9</u>	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front yard (ft.)	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	See <u>Section 47-18.38</u>  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway

Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height  20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See <u>Section 47-18.38</u>  20 ft. when abutting a waterway	See <u>Section 47-18.9</u>  20 ft. when abutting a waterway	See <u>Section 47-18.33</u>  20 ft. when abutting a waterway
Minimum rear yard (ft.)	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	See <u>Section 47-18.9</u>  20 ft. when abutting a waterway	20
Minimum distance between buildings (ft.)	None	None	None	None	None

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. C-17-47, § 15, 1-3-18)

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Nan Type	Opened Date	Status
PLN-BOA-20110001		Carport Enclosure	Z- Board of Adjustment (BOA)	0		1140	NE	16 TER	11/6/2020	Open
BT-SLP-REN-20074988		State Licensed Professional Renewal	Professional Business Tax Renewal (State,County,Federal,Registered, etc.)	0		1140	NE	16 TER	7/1/2020	Renewal Fee Paid
BL-1802814		BEACH,JOHN	Professional Business Tax Receipt (State,County,Federal,Registered, etc.)	0		1140	NE	16 TER	8/12/2019	Delinquent
PM-19051114	NEW PATIO PERGOLA 18X18	NEW PATIO PERGOLA 18X18	Accessory Structure Permit	0		1140	NE	16 TER	5/10/2019	Complete
	NEW METAL ROOF BP 19051114									
	~									
	~EPERM VOID REQUEST ROUTED TO CODE - 9/17/19									
PM-19051158	~B86 VOID MTL RFG	NEW METAL ROOF BP 19051114	Re-Roof Permit	0		1140	NE	16 TER	5/10/2019	Void
PM-18020390	WOOD FENCE 129 LF X 4-6FT HIGH, 2 GATES	WOOD FENCE 129 LF X 4-6FT HIGH, 2 GATES	Fence Permit	0		1140	NE	16 TER	2/6/2018	Complete
	ON SITE PAVERS AND PATIO									
PM-17061325	~NOC	ON SITE PAVERS AND PATIO	Residential Paving Permit	0		1140	NE	16 TER	6/14/2017	Complete
PM-17032025	REPLACE SEWER LINE	REPLACE SEWER LINE	Plumbing Residential Permit	0		1140	NE	16 TER	3/21/2017	Complete
PM-17012418	REMOVE AND REPLACE ENTRY DOOR	REMOVE AND REPLACE ENTRY DOOR	Window and Door Permit	0		1140	NE	16 TER	1/31/2017	Complete
CE16120307	LS PROPERTY DEBT 0 OPEN CASES FOUND	LEE,ALBERT LEE,JODI	Code Case	0		1140	NE	16 TER	12/5/2016	Closed
VIO-CE16120307_1		LEE,ALBERT LEE,JODI	Violation-CODE Hearing	0		1140	NE	16 TER	12/5/2016	Closed
CE15071086	L/S ONESTEP 0-OPEN CASES FOUND	LEE,ALBERT LEE,JODI	Code Case	0		1140	NE	16 TER	7/15/2015	Closed
VIO-CE15071086_1		LEE,ALBERT LEE,JODI	Violation-CODE Hearing	0		1140	NE	16 TER	7/15/2015	Closed
PM-13021786	SERVICE CHANGE	SERVICE CHANGE	Electrical Services Permit	0		1140	NE	16 TER	2/27/2013	Complete
	REPLACE 3DOORS 13 WINDOWS INSTALL HURRICANE PANELS									
PM-04042474	~REVISE TO DIFFERENT SHUTTERS	REPLACE 3DOORS 13 WINDOWS INSTALL HURR	Window and Door Permit	0		1140	NE	16 TER	4/28/2004	Complete



City of Fort Lauderdale GIS



CITY OF FORT LAUDERDALE

Map Created by Property Reporter GIS

## Property Reporter Map



0 90 180  
Feet

**GIS**  
Fort Lauderdale

Printed on: 11/5/2020

John Beach Architect LLC  
1140 NE 16 Terrace, Fort Lauderdale FL 33304  
954.260.2905 AA26003833  
johnsbeach@gmail.com

November 6, 2020

Application:

PLN-BOA-20110001

Owner and Address:

John and Nicole Beach Residence  
1140 NE 16th Terrace  
Fort Lauderdale FL 33304

**BOA Variance Application Narrative**

- Requesting a variance from the 5 feet minimum side yard requirement of Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts to allow enclosure of an existing nonconforming carport with an existing side yard of 3.0 feet.
- Requesting a variance from the 25 feet minimum front yard requirement of Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts to allow enclosure of an existing nonconforming carport with an existing front yard of 24.86 feet

By:

John Beach

November 6, 2020



2020.11.05



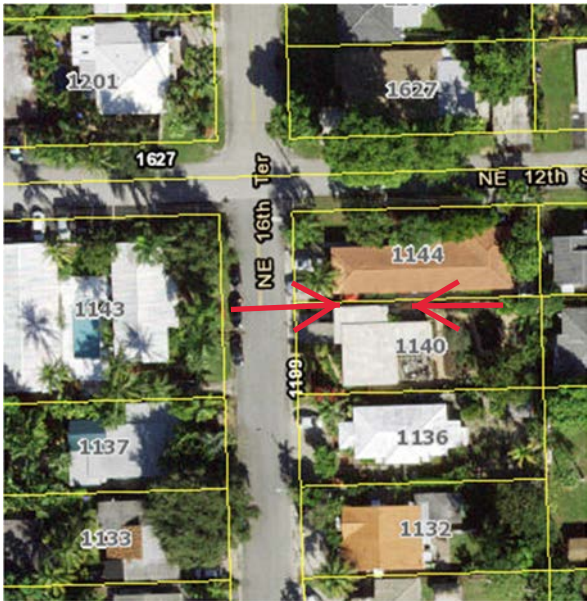
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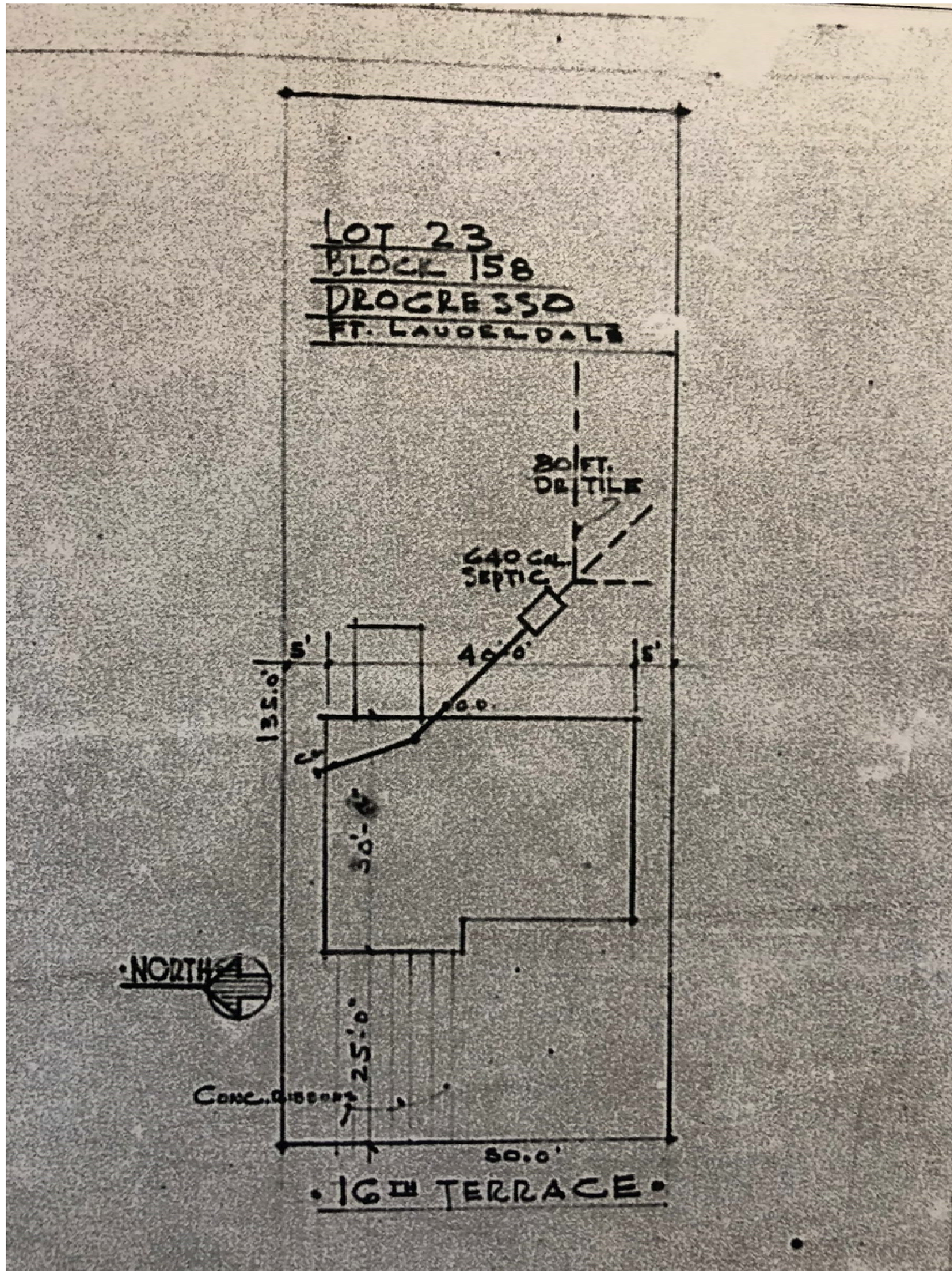


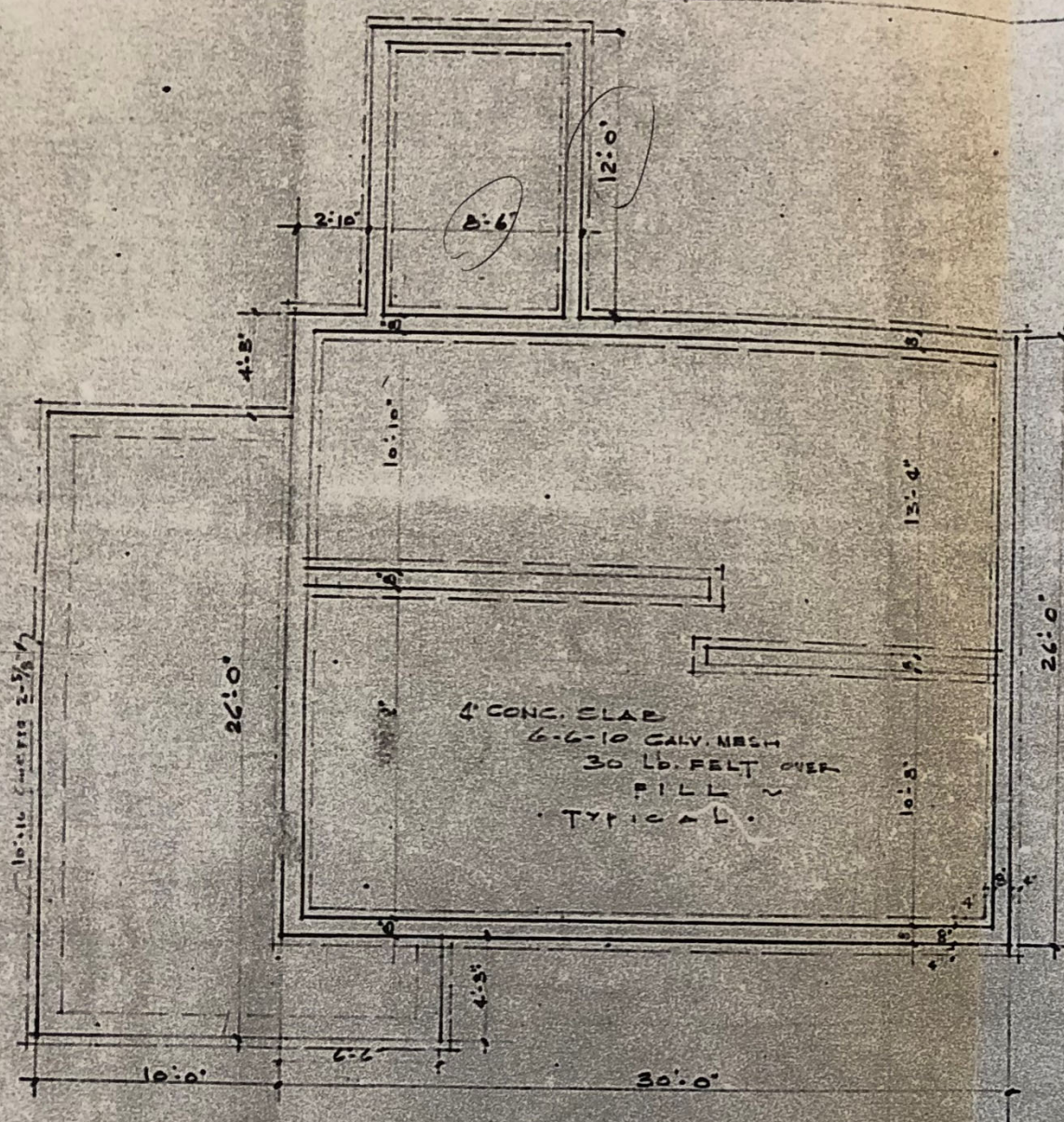
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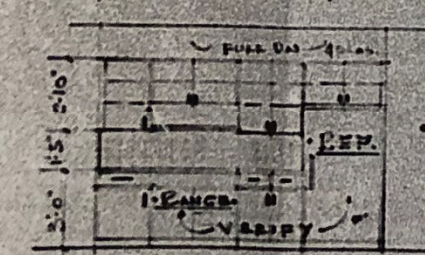
2020.11.05

Original site plan from City Records Department –the intent was to provide 5 foot sideyard on each side.



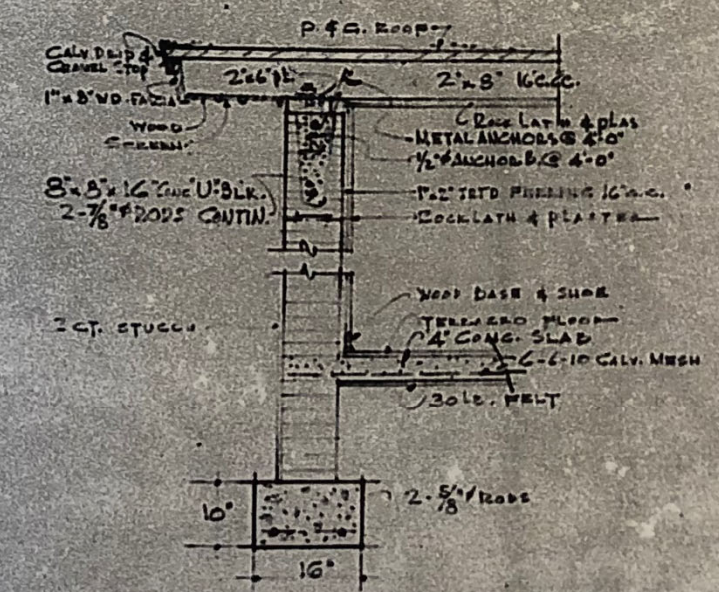
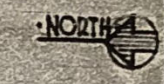
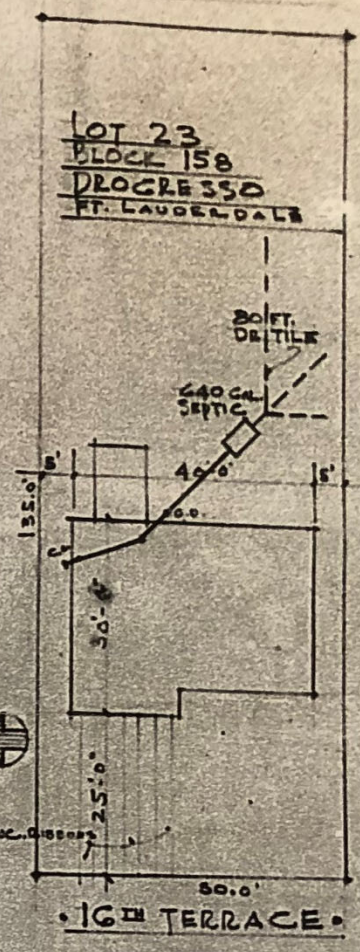


• FOUNDATION PLAN •  
SCALE: 1/4" = 1'-0"



• KITCHEN CABINET DETAILS •  
SCALE: 1/4" = 1'-0"

ALSO SEE PLAN FOR 1-7'-0" BASE CAB. UNIT & 1-30" 24" HANGING UNIT.



• WALL SECTION





# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**

1140 N.E. 16TH TERRACE  
FORT LAUDERDALE, FLORIDA 33304

**CERTIFY TO:**

1. JOHN AND NICOLE BEACH

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: X(0.2%)  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NO.: 125105-0369-H  
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK: CITY OF FORT  
LAUDERDALE B.M.: N.E. 281  
ELEVATION= 7.423' (NGVD 1929)  
ELEVATION= 5.853' (NAVD 1988)

**POTENTIAL ENCROACHMENTS:**

1. 6 FOOT WOOD FENCE CROSSES OVER NORTHERLY PROPERTY LINE.
2. 6 FOOT WOOD FENCE CROSSES OVER SOUTHERLY PROPERTY LINE.

**LEGAL DESCRIPTION:**

LOT 23, BLOCK 158, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA..

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**LEGEND & ABBREVIATIONS:**

A = ARC  
A/C = AIR CONDITIONER  
A.E. = ANCHOR EASEMENT  
B.M. = BENCHMARK  
B.C.R. = BROWARD COUNTY RECORDS  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CHATT. = CHATTAHOOCHEE  
C.O. = CLEANOUT  
CONC. = CONCRETE  
C.L.F. = CHAIN LINK FENCE  
C.L.P. = CONCRETE LIGHT POLE  
(C) = CALCULATED  
C.B. = CHORD BEARING  
C.R. = CABLE RISER  
(D) = DEED  
D.B. = DEED BOOK  
M-D.C.R.= MIAMI-DADE COUNTY RECORDS P.B. = PLAT BOOK

D.E. = DRAINAGE EASEMENT  
ELEV. = ELEVATION  
E.S. = ELECTRIC SERVICE  
F.P. & L. = FLORIDA POWER & LIGHT  
L.B. = LICENSED BUSINESS  
L.P. = LIGHT POLE  
M.H. = MANHOLE  
(M) = MEASURED  
NAVD = NORTH AMERICAN VERTICAL DATUM  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
NO. = NUMBER  
O.H. = OVERHANG  
O.R.B. = OFFICIAL RECORDS BOOK  
O/S = OFFSET  
(P) = PLAT  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
P.B. = PLAT BOOK

P.C. = POINT OF CURVATURE  
P.E. = POOL EQUIPMENT  
P.I. = POINT OF INTERSECTION  
P.R.C. = POINT OF REVERSE CURVE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.P. = POWER POLE  
R = RADIUS  
R/W = RIGHT-OF-WAY  
T = TANGENT  
(TYP.) = TYPICAL  
U.E. = UTILITY EASEMENT  
W.F. = WOOD FENCE  
W.M. = WATER METER  
Δ = DELTA OR CENTRAL ANGLE  
℄ = CENTERLINE  
3/4" = ELEVATION

**GENERAL NOTES:**

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSON 6.0.1.

**CERTIFICATION:**

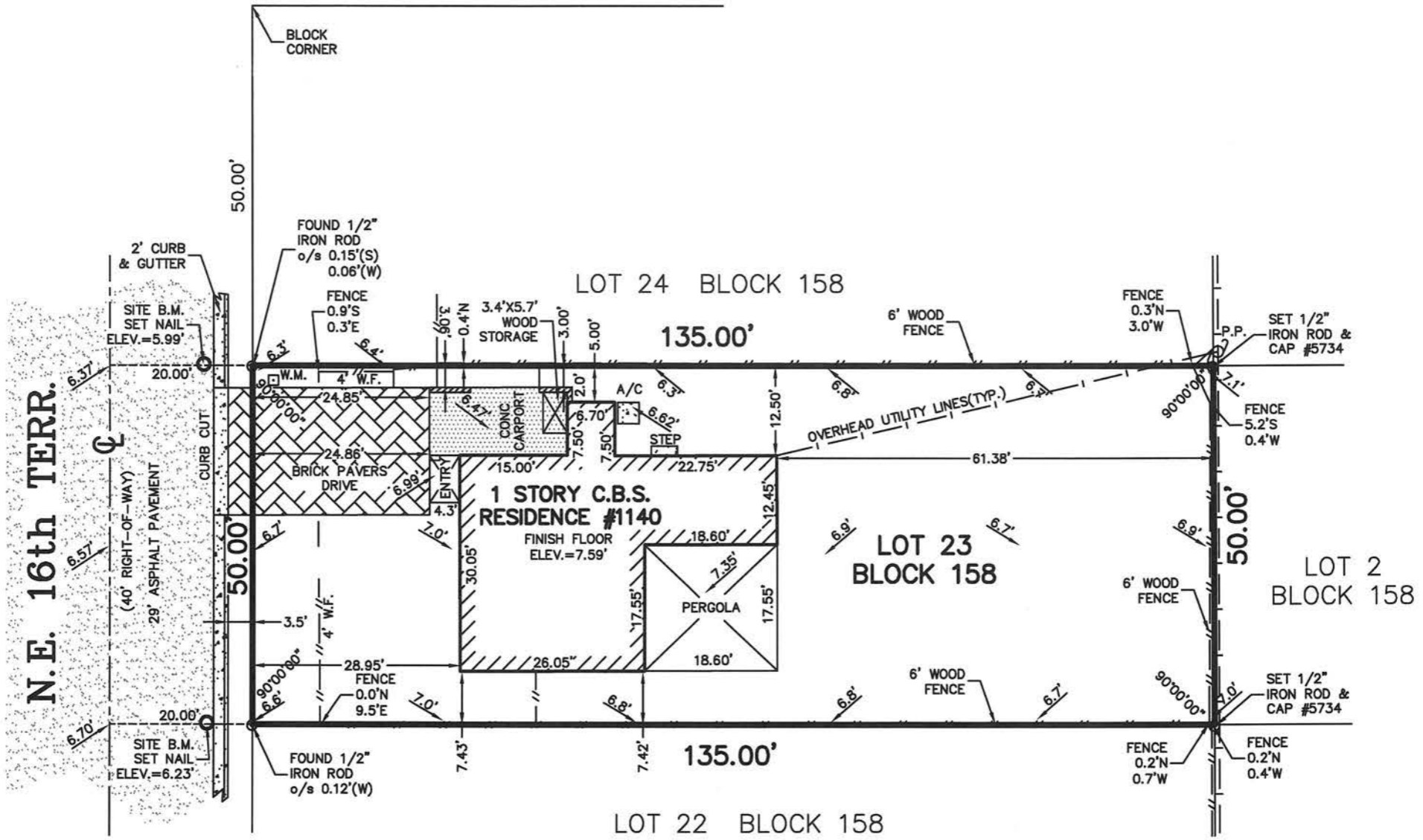
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 20-1977
DATE OF SURVEY: 10/12/20
CHECKED BY: J.P.
FIELD BOOK/PAGE: 621/07
SIDE 1 OF 2

# N.E. 12th STREET



SCALE: 1" = 20'	SKETCH NO.: 20-1977
DRAWN BY: Q.D.I.	SIDE 2 OF 2

**PROJECT INFO**

**PROJECT ADDRESS:**  
1140 NE 16TH TERRACE  
FORT LAUDERDALE FL 33304

**OWNER:**  
JOHN & NICOLE BEACH  
954.260.2905  
JOHNSBEACH@GMAIL.COM

**LEGAL DESCRIPTION:**  
LOT 23, BLOCK 158, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFO:**  
THIS HOUSE IS ENTIRELY LOCATED IN FLOOD ZONE 'X'

**EXISTING DESCRIPTION AND SQUARE FOOTAGE:**  
2 BEDROOM 1 BATHROOM SFR  
1,008 S.F. CONDITIONED  
47 S.F. ENCLOSED UNCONDITIONED  
192 S.F. CARPORT  
1,247 S.F. TOTAL UNDER ROOF

**PROPOSED RENOVATED DESCRIPTION AND SQUARE FOOTAGE:**  
3 BEDROOM 2 BATHROOM SFR  
1,121 S.F. CONDITIONED  
126 S.F. GARAGE STORAGE AND SHOP AREA  
1,247 S.F. TOTAL UNDER ROOF

**AREA OF WORK**  
240 SQUARE FEET

**FBC EXISTING BUILDING ALTERATION LEVEL:**  
ALTERATION LEVEL 2

- SCOPE OF WORK:**
1. INSTALL GARAGE DOOR ON EXISTING CARPORT FRONT, WEST.
  2. CMU INFILL W/ WINDOW ON EXISTING CARPORT SIDE, NORTH.
  3. SELECTIVE DEMOLITION.
  4. RECONFIGURATION OF INTERIOR LAYOUT.
  5. RENOVATION OF RECONFIGURED SPACES.
  6. MECHANICAL AND ELECTRICAL MODIFICATIONS AS REQUIRED FOR NEW LAYOUT.

**TYPE OF CONSTRUCTION**  
V-B

**CODES OF REFERENCE**  
FLORIDA BUILDING CODE/BUILDING 6TH EDITION (2017)  
FLORIDA BUILDING CODE/EXISTING BUILDING 6TH EDITION (2017)  
FLORIDA BUILDING CODE/RESIDENTIAL 6TH EDITION (2017)  
NFPA 101 LIFE SAFETY CODE 2015 EDITION  
FLORIDA FIRE PREVENTION CODE 6TH EDITION (2018)

**SITE PLAN DATA**

**CURRENT USE**  
SINGLE FAMILY RESIDENCE

**PROPOSED USE**  
SINGLE FAMILY RESIDENCE

**LAND USE DESIGNATION**  
RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY

**ZONING DISTRICT**  
RC-15

**SITE AREA**  
6,750 SQUARE FEET  
0.155 ACRE

**SETBACK TABLE**

YARD	REQUIRED	PROVIDED
FRONT	25 FEET	24.86 FEET
REAR	15 FEET	61.38 FEET
NORTH SIDE	5 FEET	3.0 FEET
SOUTH SIDE	5 FEET	7.42 FEET

**EXISTING OPEN SPACE**  
5,475 S.F.

**PROPOSED OPEN SPACE**  
5,475 S.F.

**AREA MAP**



**SHEET INDEX**

ARCHITECTURAL		DATE	STATUS		
A-0	COVER SHEET / SITE PLAN			06/28/2019	●
A-1	FLOOR PLANS AND ELEVATIONS				

JOHN AND NICOLE BEACH RESIDENCE  
1140 NE 16TH TERRACE  
FORT LAUDERDALE, FL. 33304

JOHN BEACH ARCHITECT LLC  
1140 NE 16TH TERRACE  
FORT LAUDERDALE, FL 33304  
954-260-2905

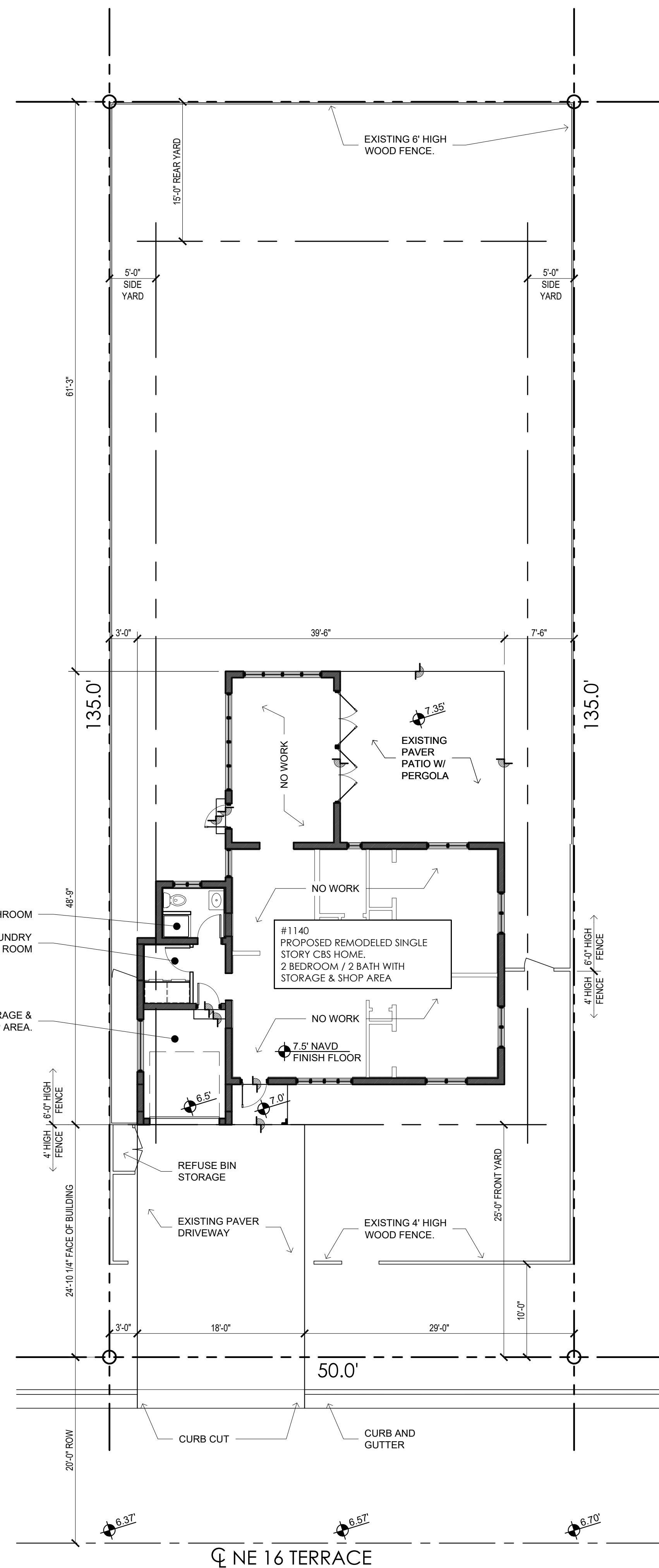
ISSUE FOR DATE  
BOA REVIEW 11/05/2020

JOHN BEACH ARCHITECT LLC  
AA26003833

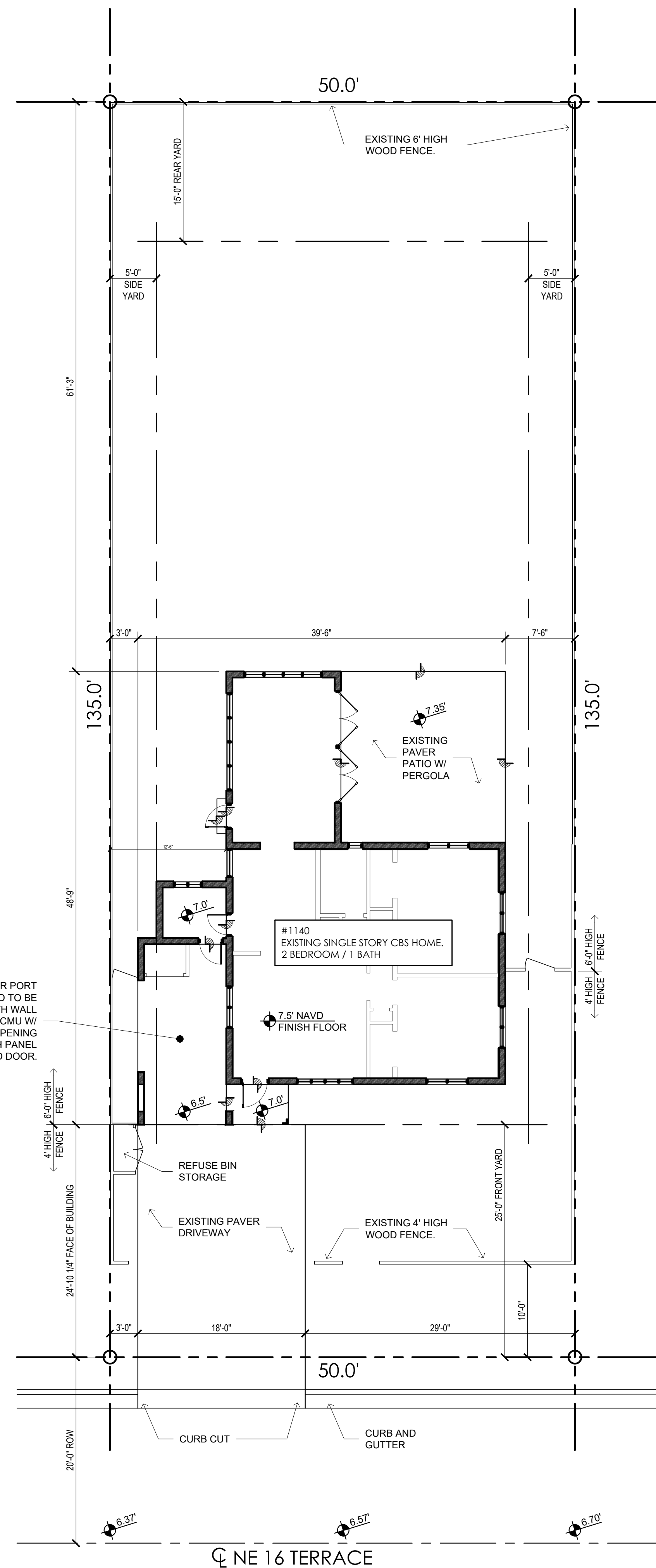
REVIEW SET  
NOT FOR  
CONSTRUCTION

SHEET:

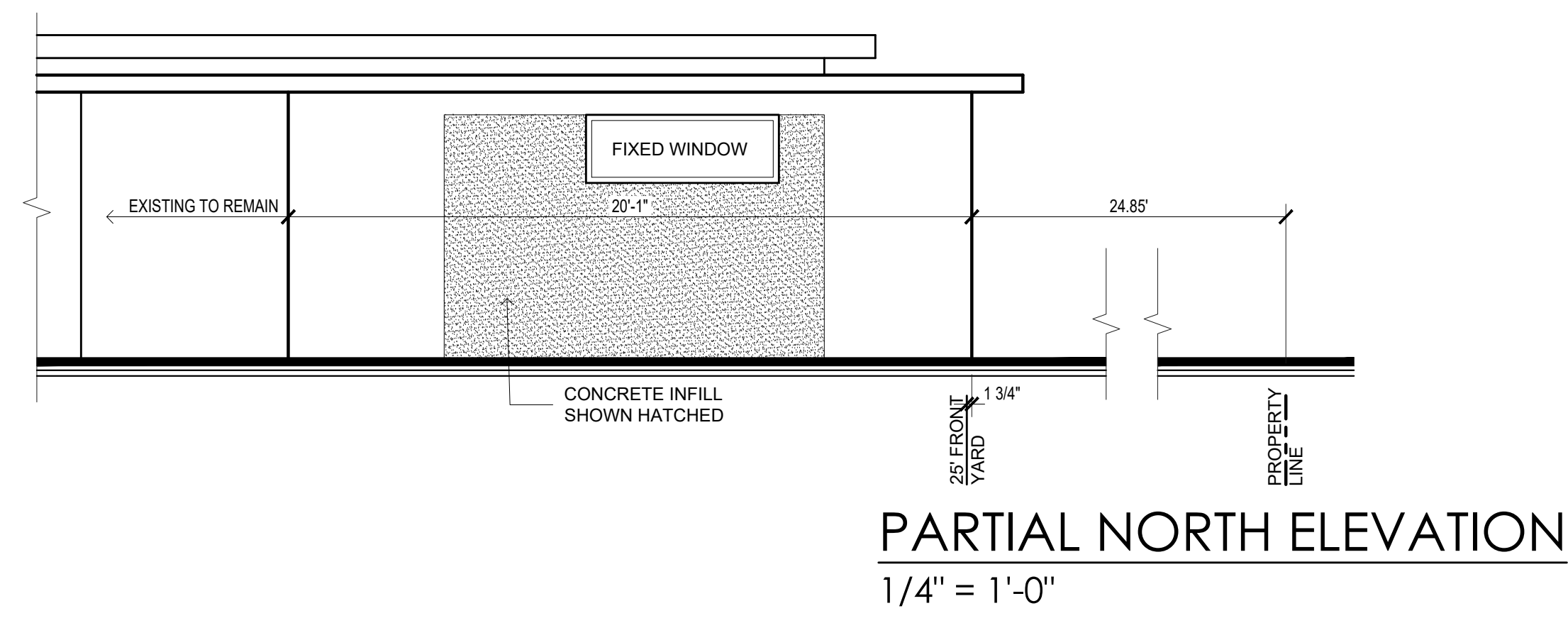
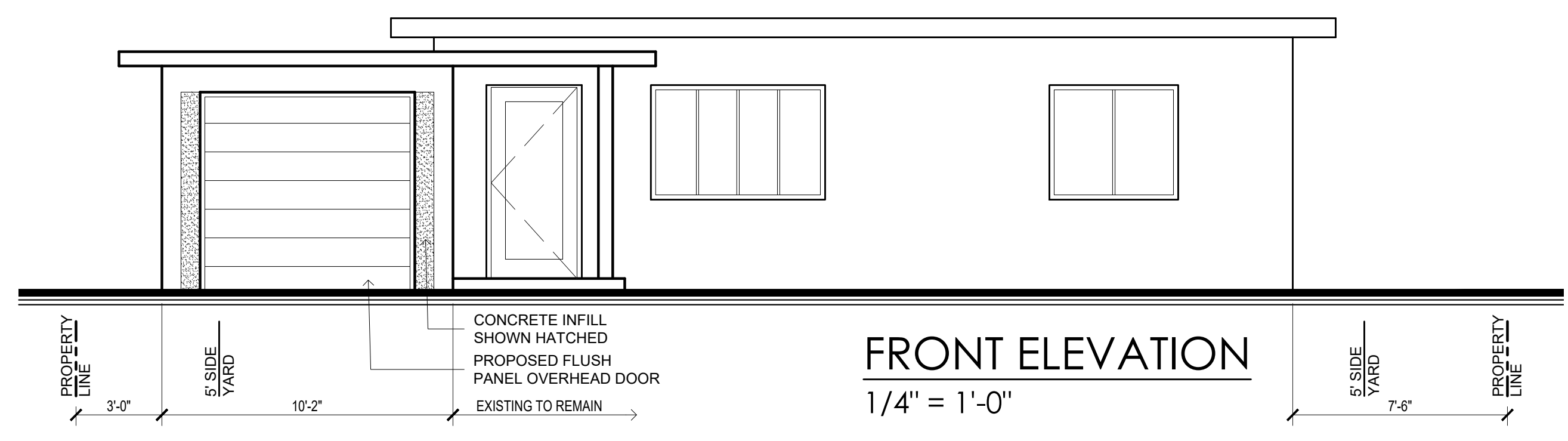
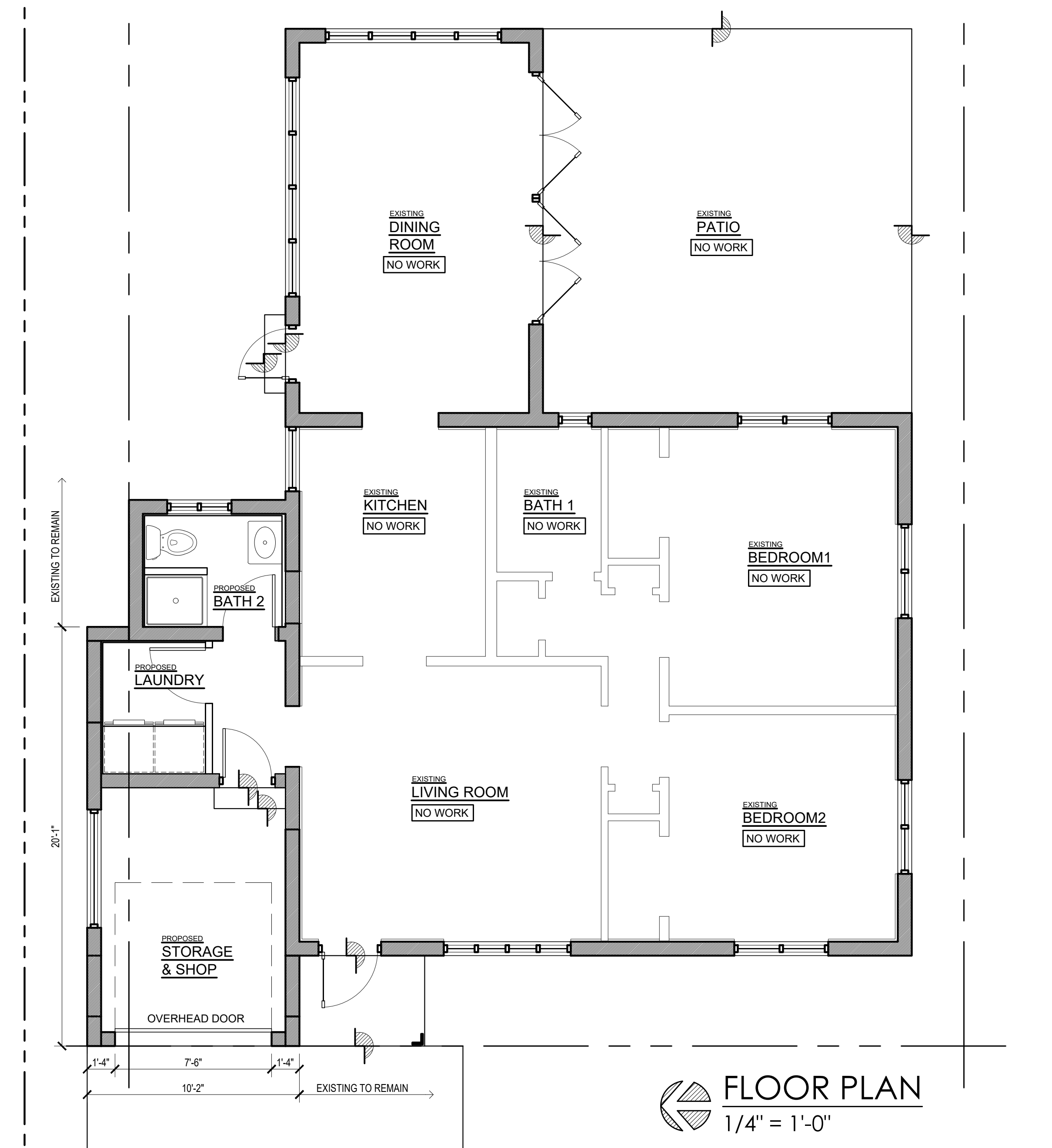
**A-0**



**2**  
SP-1  
**PROPOSED SITE PLAN**  
1/4" = 1'-0"



**1**  
A-0  
**EXISTING SITE PLAN**  
1/4" = 1'-0"



JOHN AND NICOLE BEACH RESIDENCE  
1140 NE 16TH TERRACE  
FORT LAUDERDALE, FL. 33304

JOHN BEACH ARCHITECT LLC  
1140 NE 16TH TERRACE  
FORT LAUDERDALE, FL 33304  
954-260-2905

ISSUE FOR	DATE
BOA REVIEW	11/05/2020

JOHN BEACH ARCHITECT LLC  
AA26003833

REVIEW SET  
NOT FOR  
CONSTRUCTION

SHEET:  
**A-1**

City of Fort Lauderdale  
Urban Design and Development – BOA  
700 NW 19<sup>th</sup> Ave  
Fort Lauderdale FL 33311

November 8, 2020

To Whom it May Concern,

I own and reside at 1137 NE 16 Terrace, Fort Lauderdale FL 33304. John and Nicole Beach are my neighbors. John Beach has approached me about his intention to apply for a variance to be able to enclose his existing carport.

I support John and Nicole in their effort to improve their property and I do not believe this will negatively impact my property or the aesthetic of the neighborhood.

Please feel free to contact me directly should you have any further questions.

Kindly,

A handwritten signature in blue ink, appearing to be "Dan Smith", written in a cursive style.

City of Fort Lauderdale  
Urban Design and Development – BOA  
700 NW 19<sup>th</sup> Ave  
Fort Lauderdale FL 33311

November 8, 2020

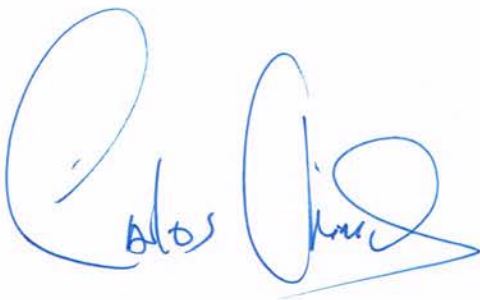
To Whom it May Concern,

I own and reside at 1144 NE 16 Terrace, Fort Lauderdale FL 33304. John and Nicole Beach are my next-door neighbors. John Beach has approached me about his intention to apply for a variance to be able to enclose his existing carport.

I support John and Nicole in their effort to improve their property and I do not believe this will negatively impact my property or the aesthetic of the neighborhood.

Please feel free to contact me directly should you have any further questions.

Kindly,



Alto

City of Fort Lauderdale  
Urban Design and Development – BOA  
700 NW 19<sup>th</sup> Ave  
Fort Lauderdale FL 33311

November 8, 2020

To Whom it May Concern,

I own and reside at *1136* NE 16 Terrace, Fort Lauderdale FL 33304. John and Nicole Beach are my next-door neighbors. John Beach has approached me about his intention to apply for a variance to be able to enclose his existing carport.

I support John and Nicole in their effort to improve their property and I do not believe this will negatively impact my property or the aesthetic of the neighborhood.

Please feel free to contact me directly should you have any further questions.

Kindly,

A handwritten signature in blue ink, appearing to read "Shane Smith", written in a cursive style.