



BOARD OF ADJUSTMENT MEETING NOTICE:

April 28, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **May 12, 2021 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.

CASE: PLN-BOA-21040001
OWNER: VICTORIA PARK 813 LLC
AGENT: CRUSH LAW, P.A.- JASON S. CRUSH
ADDRESS: 815 NE 17 AVE

LEGAL DESCRIPTION: PROGRESSO 2-18 D LOT 5 S 40,6,7,8 BLK 240, LESS UNITS 1 THRU 10, AKA: COMMON AREAZUNA TOWNHOMES
ZONING: RMM-25
COMMISSION DISTRICT: 2
REQUESTING: Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii -Roof mounted structures

Requesting a variance to allow the existing parapet screening which is +/- 14 inches, to serve as adequate mechanical equipment screening in lieu of the requirements of sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six(6) inches higher above the top most surface of the roof mounted structure, for a total variance of a maximum of three (3) feet four (4) inches – and to provide full height required screening for the four (4) corner units from view from grade where no parapets exist.

To Attend In-Person:

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

To Attend Virtually:

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

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

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

**MOHAMMED MALIK
ZONING ADMINISTRATOR**

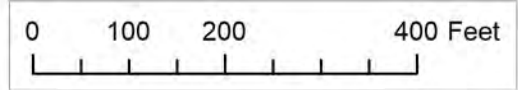
Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.





PLN-BOA-21040001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: MAY 12, 2021

TIME: 6:30 P.M.

CASE: PLN-BOA-21040001

SECTION: SEC. 47-19.2.Z.1./47-25.3.A.3.b.iii ROOF MOUNTED STRUCTURES

REQUEST: Requesting a variance to allow the existing parapet screening which is +/- 14 inches, to serve as adequate mechanical equipment screening in lieu of the requirements of sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment screening be at least six(6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of three (3) feet four (4) inches – and to provide full height required screening for the four (4) corner units from view from grade where no parapets exist.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N. ANDREWS

CONTACT: 954-828-6506

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

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.



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



BOA

DATE: 05/12/2021

AGENDA ITEM:

CASE:

PLN-BOA-21040001



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

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

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

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

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

- 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.

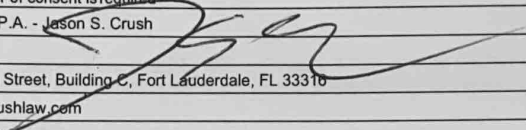
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Victoria Park 813 LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1083 Waterside Circle, Weston, FL 33327
E-mail Address	JCrush@CrushLaw.com
Phone Number	9545222010
Proof of Ownership	<input type="checkbox"/> Warranty Deed_or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Crush Law, P.A. - Jason S. Crush
Applicant / Agent's Signature	
Address, City, State, Zip	400 SE 12th Street, Building C, Fort Lauderdale, FL 33310
E-mail Address	JCrush@Crushlaw.com
Phone Number	9545222010
Letter of Consent Submitted	YES

Development / Project Name	Zuna Townhomes
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 815 NE 17th Avenue, Fort Lauderdale, FL 33304
Legal Description	PROGRESSO 2-18 D LOT 5 S 40,6,7,8 BLK 240,LESS UNITS 1 THRU 10,AKA:COMMON AREA ZUNA TOWNHOMES
Tax ID Folio Numbers (For all parcels in development)	5042 02 60 0110
Request / Description of Project	Variance request for relief from ULDR Section 47-19.2.Z.1
Applicable ULDR Sections	Section 47-19.2.Z.1

Current Land Use Designation	Medium-High Residential
Current Zoning Designation	RMM-25
Current Use of Property	Completed Townhomes
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/>	N/A Existing	N/A Existing
Side <input type="checkbox"/>	N/A Existing	N/A Existing
Side <input type="checkbox"/>	N/A Existing	N/A Existing
Rear <input type="checkbox"/>	N/A Existing	N/A Existing

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.

See attached 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 attached 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 attached 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 attached 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 attached 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 attached narrative.

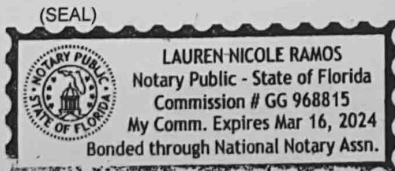
AFFIDAVIT: I, Jason S. Crush the Owner/Agent of said property ATTEST that I am aware of the following:

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.

(Handwritten Signature)

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of April, 2021



NOTARY PUBLIC
MY COMMISSION EXPIRES: March 16, 2024

Victoria Park 813, LLC

April 6, 2021


Jeff Modarelli
City Clerk
100 N. Andrews Avenue
City of Fort Lauderdale, FL 33301

**RE: Property Located at Folio Number: 504202600110, Fort Lauderdale, Florida
(the "Property")**

Dear Mr. Modarelli,

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent Victoria Park 813, LLC, for the purpose of processing a Variance request related to mechanical screening of equipment on the Property in the City of Fort Lauderdale.

Sincerely,

By: 
Name: Ana Carducci Sanchez
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 7th day of April 2021, by Ana Carducci Sanchez,
who is:

Personally known to me _____
OR Produced Identification
Type of Identification Produced Florida Driver License



Notary Public, State of Florida

Carlos Rodriguez
Notary Public
State of Florida
My Commission Expires 01/28/2024
Commission No. GG 951900

Carlos Rodriguez
Print, type or stamp name of notary

My Commission Expires:



**NARRATIVE
Variance Request
815 NE 17th Avenue
Fort Lauderdale, FL**

Background:

Zuna Townhomes is a fully constructed ten-unit townhome community located at 815 NE 17th Avenue (“the Property”). Victoria Park 813, LLC (“the Property Owner”) respectfully requests a variance to Section 47-19.2.Z.1 of the ULDR to allow the constructed and City of Fort Lauderdale (“City”) approved rooftop mechanical equipment to remain screened only as may be visible from grade-level views.

Zuna Townhomes is comprised of two, five-unit buildings with parapets around the perimeter of the building’s roof. While parapets were designed on the perimeter of the roof there are four points on the roof where the parapets were lowered during design. Because the parapets are lowered on those four points of the roof the approved mechanical equipment can be seen at certain vantage points from grade-level views. Thus, the Property Owner respectfully requests the ability to leave the lowered parapets and mechanical equipment in place and proposes to appropriately screen the four vantage points along the rooftop so the mechanical equipment will not be visible from grade-level views.

Code Provision:

Specifically, Section 47-19.2.Z.1 provides:

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

Specific Request: The purpose of Sections 47-19.2.Z.1 in the ULDR is to mitigate the visibility of rooftop mechanical equipment. Here, the Property Owner is requesting the ability to let the approved mechanical equipment remain and proposes appropriate screening of the equipment so it will not be visible from grade-level – specifically to provide ACM / ACP panels at the NW; SW; NE; and SE corners of the project to screen the four pieces of equipment from pedestrian view – as depicted on Sheet P-8 of the attached plans.

Variance Criteria:

4. *Criteria—Variance. A variance from the terms of the ULDR shall be granted only upon demonstrating a unique hardship attributable to the land by proving by a preponderance of the evidence all of the following criteria:*



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

Response: As previously stated, the purpose of Sections 47-19.2.Z.1 in the ULDR is to mitigate the visibility of rooftop mechanical equipment. Here, the Property is within a small subset of properties subject to the provision of citywide screening in a multifamily zoning district. Further, the Property Owner was not made aware that the approved configuration of the mechanical equipment and lower parapets was not compliant until final zoning inspections were needed for Certificate of Occupancy. The Property is just one of the surrounding properties that have rooftop mounted mechanical equipment, in some cases partially screened, as the Property Owner is requesting here.

- b. *That the 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*

Response: The circumstances in which Zuna Townhomes is in is peculiar because the rooftop mechanical equipment and parapets were deemed as approved until final zoning inspections were needed for Certificate of Occupancy. After the project was substantially completed, the Property Owner was informed of the need to either remove the approved mechanical equipment or raise the approved parapets in the four areas to cover the equipment. The Property Owner is in a unique position because the Property is within a small subset of properties subject to the provision of citywide screening in a multifamily zoning district. Further, the Property Owner requests the ability to appropriately screen the approved and existing mechanical equipment without having to move or remove the equipment from the rooftop.

- c. *That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district.*

Response: In this instance, literal application of the ULDR provision would increase the mass of the townhomes. Surrounding property owners have rooftop mounted equipment in some cases partially screened and the Property Owner in this case is not able to enjoy the same screening application.

- d. *That 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*

Response: This unique hardship is not self-created by the applicant, nor is it the result of mere disregard for the ULDR. Rather, it was not until the Property Owner submitted for a Certificate of Occupancy on the substantially constructed project that they were informed of the issue with the placement of the mechanical equipment. Further, this is not the case where a building permit was issued accidentally, rather, this Project was approved as compliant prior to construction.

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

Response: The variance is the minimum variance that will make possible a reasonable use of the Property. The variance will be in harmony with the general purpose and intent of the ULDR, as the purpose of the code section 47-19.2.Z.1, is to shield mechanical equipment from pedestrian view. As proposed the screening of the four points on the roof will obscure the mechanical equipment from pedestrian or grade-level views.

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-21040001		Zuna Townhomes	Z- Board of Adjustment (BOA) Resident/Business Alarm Registration	2250		815 NE		17 AVE		4/9/2021	Awaiting Client Reply
ALM-REG-21020059			Property Record	0		815 NE		17 AVE		2/26/2021	Auto Created
BLD-PR-20060020	Copies UNCOVERED PILE OF SOIL, CONSTRUCTION DEBRIS, AND TRASH, AS WELL AS AN UNCOVERED PIT, IN THIS PROPERTY'S FRONT YARD	815 NE 17 Ave		0		815 NE		17 AVE		6/10/2020	Complete
CE20050082			Code Case	0	Paulette DelGrosso	815 NE		17 AVE		5/5/2020	Closed
PM-19072703	# 5 30 DAY TEMP POWER BP 16051132	# 5 30 DAY TEMP POWER BP 16051132	Electrical 30 Day Temp For Test	0		815 NE		17 AVE		7/29/2019	Complete
PM-19072702	# 4 30 DAY TEMP POWER BP 16051127	# 4 30 DAY TEMP POWER BP 16051127	Electrical 30 Day Temp For Test	0		815 NE		17 AVE		7/29/2019	Complete
PM-19072701	# 3 30 DAY TEMP POWER BP 16051122	# 3 30 DAY TEMP POWER BP 16051122	Electrical 30 Day Temp For Test	0		815 NE		17 AVE		7/29/2019	Complete
PM-19072700	# 2 30 DAY TEMP POWER BP 19072700	# 2 30 DAY TEMP POWER BP 19072700	Electrical 30 Day Temp For Test	0		815 NE		17 AVE		7/29/2019	Complete
PM-19072697	# 1 30 DAY TEMP POWER BP 16051112	# 1 30 DAY TEMP POWER BP 16051112	Electrical 30 Day Temp For Test	0		815 NE		17 AVE		7/29/2019	Complete
PM-18121155	#815 1-5 & #821 6-7 IRRIGATION METER FOR BP ~16051065	#815 1-5 & #821 6-7 IRRIGATION METER FOR BP	Plumbing Meter Install Permit	0		815 NE		17 AVE		12/14/2018	Complete
PM-18121149	#5 1 INCH METER FOR BP 16051069	#5 1 INCH METER FOR BP 16051069	Plumbing Meter Install Permit	0		815 NE		17 AVE		12/14/2018	Complete
PM-18121148	#4 1 INCH METER FOR BP 16051068	#4 1 INCH METER FOR BP 16051068	Plumbing Meter Install Permit	0		815 NE		17 AVE		12/14/2018	Complete
PM-18121147	#3 1 INCH METER FOR BP 16051067	#3 1 INCH METER FOR BP 16051067	Plumbing Meter Install Permit	0		815 NE		17 AVE		12/14/2018	Complete
PM-18121146	#2 1 INCH METER FOR BP 16051066	#2 1 INCH METER FOR BP 16051066	Plumbing Meter Install Permit	0		815 NE		17 AVE		12/14/2018	Complete
PM-18121145	#1 1 INCH METER FOR BP 16051065	#1 1 INCH METER FOR BP 16051065	Plumbing Meter Install Permit	0		815 NE		17 AVE		12/14/2018	Complete
PM-18120720	#5 CONSTRUCTION WOOD FENCE BP #16051069	#5 CONSTRUCTION WOOD FENCE BP #16051069	Fence Permit	0		815 NE		17 AVE		12/10/2018	Complete
PM-18120719	#4 CONSTRUCTION WOOD FENCE BP #16051068	#4 CONSTRUCTION WOOD FENCE BP #16051068	Fence Permit	0		815 NE		17 AVE		12/10/2018	Complete
PM-18120718	#3 CONSTRUCTION WOOD FENCE BP #16051067	#3 CONSTRUCTION WOOD FENCE BP #16051067	Fence Permit	0		815 NE		17 AVE		12/10/2018	Complete
PM-18120717	#2 CONSTRUCTION WOOD FENCE BP #16051066	#2 CONSTRUCTION WOOD FENCE BP #16051066	Fence Permit	0		815 NE		17 AVE		12/10/2018	Complete
PM-18120715	#1 CONSTRUCTION WOOD FENCE BP #16051065	#1 CONSTRUCTION WOOD FENCE BP #16051065	Fence Permit	0		815 NE		17 AVE		12/10/2018	Complete
PM-18062728	# 2: INSTALL 1 IMPACT WINDOWS AND 2 IMPACT DOORS ~FOR BP 16051066 ~ ~7/12/18 RECHECK B	# 2: INSTALL 1 IMPACT WINDOWS AND 2 IMPACT DOORS	Window and Door Permit	0		815 NE		17 AVE		6/28/2018	Complete
PM-18062727	# 3: INSTALL 1 IMPACT WINDOW AND 2 DOORS FOR BP ~16051067 ~ ~7/12/18 RECHECK B	# 3: INSTALL 1 IMPACT WINDOW AND 2 DOORS FOR BP	Window and Door Permit	0		815 NE		17 AVE		6/28/2018	Complete

	# 5: INSTALL 7 IMPACT WINDOWS AND 3 IMPACT DOORS ~FOR BP 16051069 ~	# 5: INSTALL 7 IMPACT WINDOWS AND 3 IMPACT DOORS	Window and Door Permit	0	815 NE	17 AVE	6/28/2018 Complete
PM-18062726	~7/12/18 RECHECK B	#1 IMPACT WINDOWS 7 AND DOORS 3 BP16051065	Window and Door Permit	0	815 NE	17 AVE	6/28/2018 Complete
PM-18062720	#1 IMPACT WINDOWS 7 AND DOORS 3 BP16051065	#4 IMPACT WINDOWS 1 AND DOORS 4 BP 16051068	Window and Door Permit	0	815 NE	17 AVE	6/28/2018 Complete
PM-18062719	#4 IMPACT WINDOWS 1 AND DOORS 4 BP 16051068	#1 DOMESTIC WATER METER 1.5 INCH BP 16051065	Plumbing Meter Install Permit	0	815 NE	17 AVE	9/1/2017 Complete
PM-17090031	#1 DOMESTIC WATER METER 1.5 INCH BP 16051065	OVERGROWTH OF WEEDS ON THIS CONSTRUCTION SITE.	Violation-CODE Hearing	0	815 NE	17 AVE	7/27/2017 Closed
VIO-CE17072018_1	CABINET ON WHEELS, PALM FRONDS AND METAL ITEMS	VICTORIA PARK 813 LLC	Violation-CODE Hearing	0	815 NE	17 AVE	7/27/2017 Closed
VIO-CE17072017_1	CABINET ON WHEELS, PALM FRONDS AND METAL ITEMS, WERE LEFT ON SWALE. CALLED THE REALTOR POSTED, ONSITE AND EMAILED HIM TO HAVE THE OWNER REMOVE, WITHIN 48 HOURS.	VICTORIA PARK 813 LLC	Code Case	0	815 NE	17 AVE	7/27/2017 Closed
CE17072017	OVERGROWTH OF WEEDS ON THIS CONSTRUCTION SITE., CALLED REALTOR AND SPOKE WITH HIM. POSTED NUISANCE, NOTICE WITH 10 DAYS TO CURE. PREPARED PRINT FORM, FOR LOT LETTER.	VICTORIA PARK 813 LLC	Code Case	0	815 NE	17 AVE	7/27/2017 Closed
CE17072018	VICTORIA PARK - BULK TRASH PILE WAS FOUND ON THE	VICTORIA PARK 813 LLC	Bulk Trash Case	0	815 NE	17 AVE	7/6/2017 Closed
VIO-CE17070346_1	VICTORIA PARK - BULK TRASH PILE WAS FOUND ON THE, SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, COMPLIANCE. -WQJ-	VICTORIA PARK 813 LLC	Bulk Trash Case	0	815 NE	17 AVE	7/6/2017 Closed
CE17070346	VICTORIA PARK - BULK TRASH PILE WAS FOUND ON THE	VICTORIA PARK 813 LLC	Bulk Trash Case	0	815 NE	17 AVE	5/4/2017 Closed
VIO-CE17050385_1	VICTORIA PARK - BULK TRASH PILE WAS FOUND ON THE, SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, COMPLIANCE. -WQJ-	VICTORIA PARK 813 LLC	Bulk Trash Case	0	815 NE	17 AVE	5/4/2017 Closed
CE17050385	COMPLIANCE. -WQJ-	VICTORIA PARK 813 LLC	Bulk Trash Case	0	815 NE	17 AVE	5/4/2017 Closed
PM-17041857	STORMWATER DISPOSAL WELL FOR BP # 16051065	STORMWATER DISPOSAL WELL FOR BP # 16051065	Plumbing Commercial Permit	0	815 NE	17 AVE	4/20/2017 Complete

	REMOVES TREES BP16051065 ~ ~REMOVE TREES 1 THRU 14 16 THRU 32 AND 35 ~NOTE TREES 4 (DEAD) AND 25(INVASIVE) NO PERMIT ~REQUIRED ~RELOCATE TREES 15 AND 34 ~PROTECT TREE 33 ~ ~REPLACE WITH 28 CALIPER INCHES ~1 OAK 6 PIGEON PLUMS 3 BRIDELVEIL & 1 VERAWOOD ~OR EQUIVALENT ~ ~7 PALMS MIN 8 FT CLEAR TRUNK ~FOR 8 ROYAL PALMS REMOVED \$ 6,780 TO BE DEPOSITED ~INTO ~TREE CANOPY TRUST FUND	REMOVES TREES BP16051065	Landscape Tree Removal- Relocation Permit	0	815 NE	17 AVE	4/11/2017 Complete
PM-17040848	SITE SEWER BP16051065 ~		ROW Sewer Permit	0	815 NE	17 AVE	1/14/2017 Void
PM-17010957	~5/3/2018 RECHECK G	SITE SEWER BP16051065	ROW Water Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010958	SITE WATER BP16051065 STORM WATER DRAINAGE IN R.O.W. BP16051065 ~ ~5/3/2018 RECHECK G ~6/6/18 RECHECK G ~6/22/18SUBS PSTORM 17010964 AND GSTORM 17010959 ~SHARING PLANS - OUT FOR CORRECTION 2APPS SHARING ~2 SETS OF PLANS NO ENVELOPE ~	SITE WATER BP16051065	ROW Stormwater Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010959	~6/27/18 RECHECK G	STORM WATER DRAINAGE IN R.O.W. BP16051065	ROW Sidewalk and Curb Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010960	SIDEWALK BP16051065	SIDEWALK BP16051065	ROW Paving Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010961	PAVING FOR OFFSITE PAVING IN R.O.W BP16051065	PAVING FOR OFFSITE PAVING IN R.O.W BP16051065	Temporary Traffic Control (Maintenance of Traffic) ROW Landscaping Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010962	MOT BP16051065	MOT BP16051065	ROW Landscaping Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010963	LANDSCAPE IN SWALE BP16051065 ON SITE DRAINAGE BP16051065 ~ ~5/3/18 RECHECK G ~6/6/18 RECHECK G ~6/22/18 SUBS PSTORM 17010964 AND GSTORM 17010959 ~SHARING PLANS - OUT FOR CORRECTION 2APPS SHARING ~2 SETS OF PLANS NO ENVELOPE	LANDSCAPE IN SWALE BP16051065	Plumbing Commercial Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010964		ON SITE DRAINAGE BP16051065		0	815 NE	17 AVE	1/14/2017 Complete

PM-17010965	SITE SEWER BP16051065	SITE SEWER BP16051065	Plumbing Commercial Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010966	UNITS 1-10 - LAWN IRRIGATION BP16051065	UNITS 1-10 - LAWN IRRIGATION BP16051065	Plumbing Irrigation Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010967	ON AND OFF SITE PAVERS BP16051065	ON AND OFF SITE PAVERS BP16051065	Residential Paving Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010968	# 2 PAVER DRIVEWAY AND WALKWAYS BP16051066	# 2 PAVER DRIVEWAY AND WALKWAYS BP16051066	Residential Paving Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010969	# 3 PAVER DRIVEWAY AND WALKWAYS BP16051067	# 3 PAVER DRIVEWAY AND WALKWAYS BP16051067	Residential Paving Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010970	PAVER DRIVEWAY AND WALKWAYS BP16051068	PAVER DRIVEWAY AND WALKWAYS BP16051068	Residential Paving Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010971	PAVER DRIVEWAY AND WALKWAYS BP16051069 # 1 CONCRETE SITE WALL 100 LF BP16051065 ~ ~10/08/218 UPDATED TBD TO CGC008194 ~	PAVER DRIVEWAY AND WALKWAYS BP16051069 # 1 CONCRETE SITE WALL 100 LF BP16051065	Residential Paving Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010972	~10/22/18 RECHECK Z	# 1 CONCRETE SITE WALL 100 LF BP16051065	Fence Permit Site Prep and Erosion Control	0	815 NE	17 AVE	1/14/2017 Complete
PM-17010956	MITIGATION BP16051065	MITIGATION BP16051065	Permit	0	815 NE	17 AVE	1/14/2017 Complete
PM-16051110	#1 MECH FOR NEW SFR 16051065	#1 MECH FOR NEW SFR 16051065	Mechanical HVAC New Install Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051111	#1 PLMB FOR NEW SFR 16051065	#1 PLMB FOR NEW SFR 16051065	Plumbing Residential Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051112	#1 ELEC FOR NEW SFR 16051065 #1 FLAT ROOF FOR NEW SFR 16051065 ~ ~5/10/18-RECHECK-B ~4/23/18 APP AND PLANS	#1 ELEC FOR NEW SFR 16051065 #1 FLAT ROOF FOR NEW SFR 16051065	Electrical Residential Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051113	~5/10/18-RECHECK-B ~4/23/18 APP AND PLANS	#1 FLAT ROOF FOR NEW SFR 16051065	Re-Roof Permit Landscape	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051114	#1 LANDSCAPING FOR NEW SFR 16051065	#1 LANDSCAPING FOR NEW SFR 16051065	Installation Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051115	#2 MECH FOR NEW SFR 16051066	#2 MECH FOR NEW SFR 16051066	Mechanical HVAC New Install Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051116	#2 PLMB FOR NEW SFR 16051066	#2 PLMB FOR NEW SFR 16051066	Plumbing Commercial Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051117	#2 ELEC FOR NEW SFR 16051066 #2 FLAT ROOF FOR NEW SFR 16051066 ~ ~5/10/18-RECHECK-B	#2 ELEC FOR NEW SFR 16051066 #2 FLAT ROOF FOR NEW SFR 16051066	Electrical Commercial Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051118	~5/10/18-RECHECK-B	#2 FLAT ROOF FOR NEW SFR 16051066	Re-Roof Permit Landscape	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051119	#2 LANDSCAPING FOR NEW SFR 16051066	#2 LANDSCAPING FOR NEW SFR 16051066	Installation Permit	0	815 NE	17 AVE	5/11/2016 Complete

PM-16051120	#3 MECH FOR NEW SFR 16051067	#3 MECH FOR NEW SFR 16051067	Mechanical HVAC New Install Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051121	#3 PLMB FOR NEW SFR 16051067	#3 PLMB FOR NEW SFR 16051067	Plumbing Residential Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051122	#3 ELEC FOR NEW SFR 16051067 #3 FLAT ROOF FOR NEW SFR 16051067 ~	#3 ELEC FOR NEW SFR 16051067	Electrical Residential Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051123	~5/10/18-RECHECK-B ~4/23/18 APP AND PLANS	#3 FLAT ROOF FOR NEW SFR 16051067	Re-Roof Permit Landscape	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051124	#3 LANDSCAPING FOR NEW SFR 16051067	#3 LANDSCAPING FOR NEW SFR 16051067	Installation Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051125	#4 MECH FOR NEW SFR 16051068	#4 MECH FOR NEW SFR 16051068	Mechanical HVAC New Install Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051126	#4 PLMB FOR NEW SFR 16051068	#4 PLMB FOR NEW SFR 16051068	Plumbing Commercial Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051127	#4 ELEC FOR NEW SFR 16051068 #4 FLAT ROOF FOR NEW SFR 16051068 ~	#4 ELEC FOR NEW SFR 16051068	Electrical Commercial Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051128	~5/10/18-RECHECK-B ~4/23/18 APP AND PLANS	#4 FLAT ROOF FOR NEW SFR 16051068	Re-Roof Permit Landscape	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051129	#4 LANDSCAPING FOR NEW SFR 16051068	#4 LANDSCAPING FOR NEW SFR 16051068	Installation Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051130	#5 MECH FOR NEW SFR 16051069	#5 MECH FOR NEW SFR 16051069	Mechanical HVAC New Install Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051131	#5 PLMB FOR NEW SFR 16051069	#5 PLMB FOR NEW SFR 16051069	Plumbing Commercial Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051132	#5 ELEC FOR NEW SFR 16051069 #5 FLAT ROOF FOR NEW SFR 16051069 ~	#5 ELEC FOR NEW SFR 16051069	Electrical Commercial Permit	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051133	~5/10/2018-RECHECK-B ~4/23/18 APP AND PLANS	#5 FLAT ROOF FOR NEW SFR 16051069	Re-Roof Permit Landscape	0	815 NE	17 AVE	5/11/2016 Complete
PM-16051134	#5 LANDSCAPING FOR NEW SFR 16051069	#5 LANDSCAPING FOR NEW SFR 16051069	Installation Permit	0	815 NE	17 AVE	5/11/2016 Complete

PM-16051065	<p>#1 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE ~2012 IRC REVIEW RECORD ATTACHED ~ER 000397966/DR 0044480 ~ ~ ~11/22/2017-CHANGE OF CONTRACTOR ~ ~ ~R-RECHECK 1/12/17 B,G,G,L,M,P,Z ~R-RECHECK 4/11/17 M,P,L ~ ~12/5/17 B100 ~09/28/2018 REV4 M +\$3000 ~ ~11/15/2018 RECHECK REV-2..B..FIRE... ~12/04/2018 REV5 M #2 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE ~ ~2012 IRC REVIEW RECORD ATTACHED ~ ~ER 000397968 ~DR 0044481 ~R-RECHECK 1/12/17 B,G,G,L,M,P,Z ~R-RECHECK 4/11/17 M,P,L ~ ~11/22/2017-CHANGE OF CONTRACTOR ~12/5/17 B100 ~09/28/2018 REV4 M CONFIGURATION REV. ~11/15/2018 RECHECK REV-2..B..FIRE... ~12/04/2018 REV5 M #3 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE ~ ~2012 IRC REVIEW RECORD ATTACHED ~ ~ER 000397969 ~DR 0044482 ~R-RECHECK 1/12/17 B,G,G,L,M,P,Z ~R-RECHECK 4/11/17 M,P,L ~ ~11/22/2017-COC ~ ~11/15/2018 RECHECK REV-2..B..FIRE... ~ ~12/5/17 B100 ~12/04/2018 REV5 M</p>	<p>#1 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE</p> <p>#2 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE</p> <p>#3 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE</p>	<p>Residential New Construction Permit</p> <p>Residential New Construction Permit</p> <p>Residential New Construction Permit</p>	<p>0</p> <p>0</p> <p>0</p>	<p>815 NE</p> <p>815 NE</p> <p>815 NE</p>	<p>17 AVE</p> <p>17 AVE</p> <p>17 AVE</p>	<p>5/11/2016 About to Expire</p> <p>5/11/2016 About to Expire</p> <p>5/11/2016 About to Expire</p>
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		#4 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE						
		~						
		~2012 IRC REVIEW RECORD ATTACHED						
		~						
		~ER 000397970						
		~DR 0044483						
		~R-RECHECK 1/12/17 B,G,G,L,M,P,Z						
		~R-RECHECK 4/11/17 M,P,L						
		~						
		~11/22/2017-COC						
		~						
		~11/15/2018 RECHECK REV-2..B..FIRE...						
		~						
		~12/5/17 B100						
		~09/28/2018 REV4 CONFIG. REV.	#4 NEW 2 STORY 3 BED 2.5	Residential New				
PM-16051068		~12/04/2018 REV5 M	BATH 2 CAR GARAGE	Construction	0	815 NE	17 AVE	5/11/2016 About to Expire
		#5 NEW 2 STORY 3 BED 2.5 BATH 2 CAR GARAGE		Permit				
		~						
		~2012 IRC REVIEW RECORD ATTACHED						
		~						
		~ER 000397971						
		~DR 0044484						
		~R-RECHECK 1/12/17 B,G,G,L,M,P,Z						
		~R-RECHECK 4/11/17 M,P,L						
		~						
		~11/22/2017-COC						
		~12/5/17 B100						
		~						
		~11/15/2018 RECHECK REV-2..B..FIRE...						
		~09/28/2018 REV4 CONFIG REV	#5 NEW 2 STORY 3 BED 2.5	Residential New				
PM-16051069		~12/04/2018 REV5 M	BATH 2 CAR GARAGE	Construction	0	815 NE	17 AVE	5/11/2016 Issued
				Permit				
				DRC- Site Plan				
				(Level II, III,				
				IV)/Planned				
				Development				
				District				
PL-R15050	R1	- REPLACES R14030	ZUNA 10 TOWNHOUSES		0	815 NE	17 AVE	9/11/2015 Closed



DIVISION of
CORPORATIONS
an official State of Florida website

Zuna Townhomes
815 NE 17th Avenue
Fort Lauderdale, FL
Variance Request
Board of Adjustment

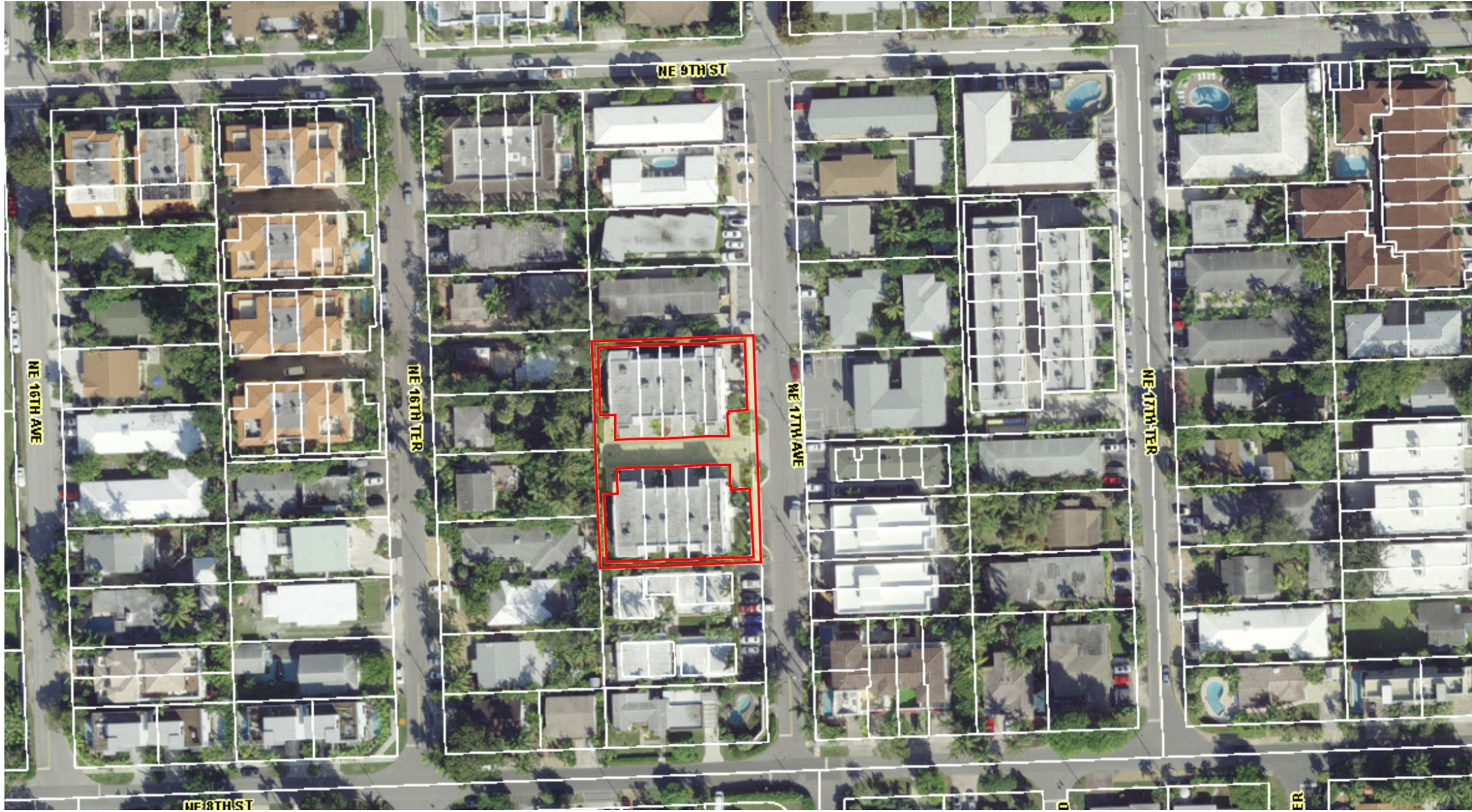


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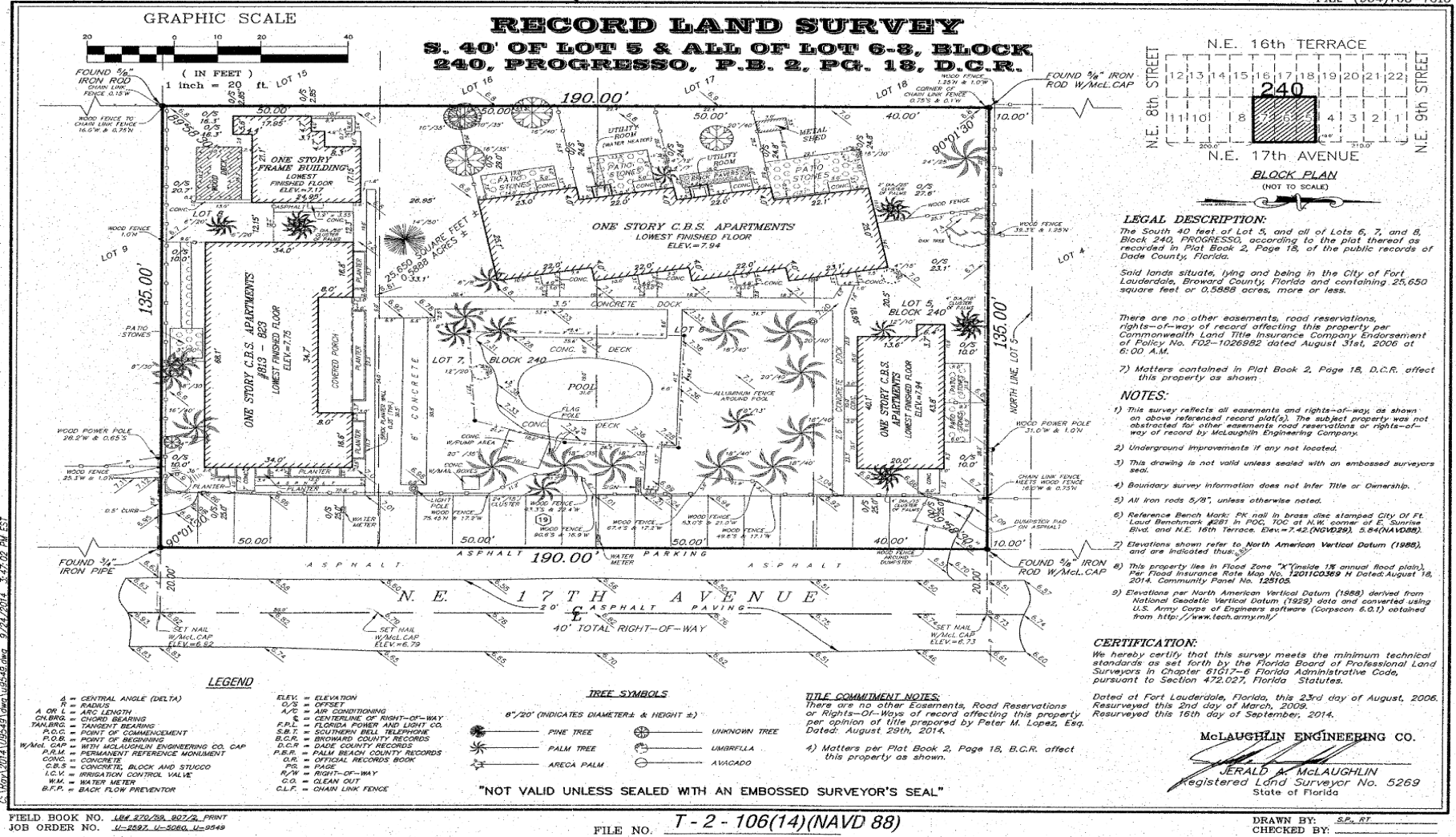
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Page 2	Survey
Page 3	DRC Approved Elevations
Page 4	DRC Approved Elevations
Page 5	DRC Approved Elevations
Page 6	DRC Approved Elevations
Page 7	Existing Property Photos

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Building C
Fort Lauderdale, FL 33316
954.522.2010
jcrush@crushlaw.com

CRUSH LAW PA.



P-1



Survey


P-2

CRUSH LAW PA.



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Member American Institute of Architects



10 PROP. 2-STORY TOWNHOUSES FOR:
"ZUNDA"
813 N.E. 17TH AVENUE
FT. LAUDERDALE, FLORIDA

SEAL: AR NO. 0007957
APR 6 2016
A42609731



DRAWN	R.E.T
CHECKED	G.J.C.
DATE	01/14/16
SCALE	AS NOTED
JOB NO.	14-008
SHEET	A-3
OF	SHEETS

DRC Approved Elevations

P-3





REVISION	BY

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Member American Institute of Architects

10 PROP. 2-STORY TOWNHOUSES FOR "ZUVA"
813 N.E. 17TH AVENUE
FT. LAUDERDALE, FLORIDA

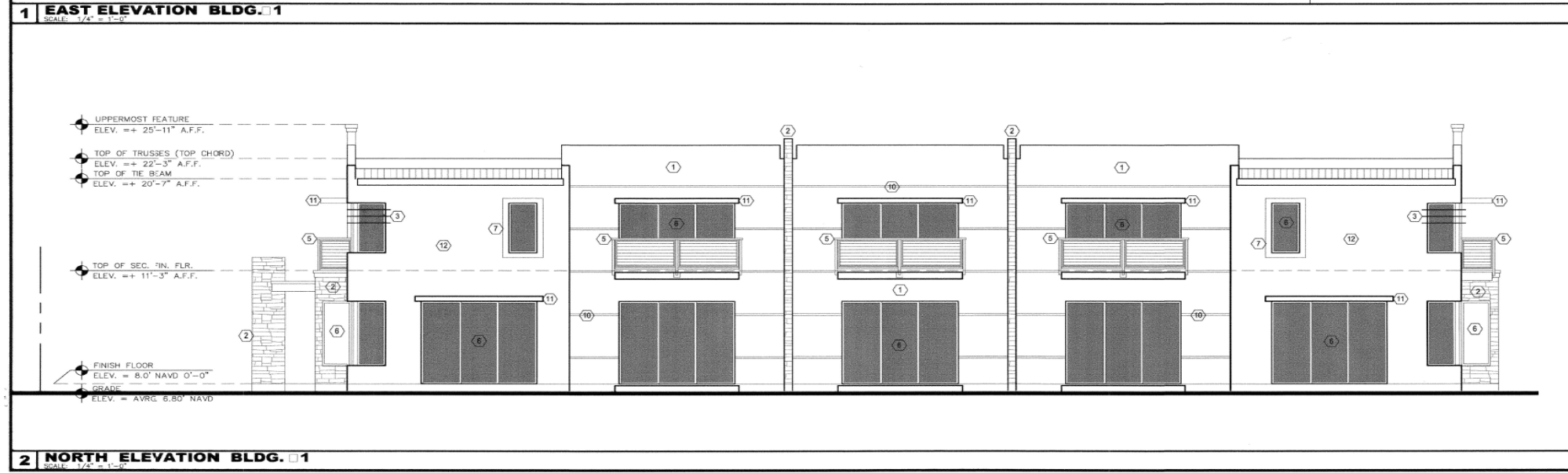
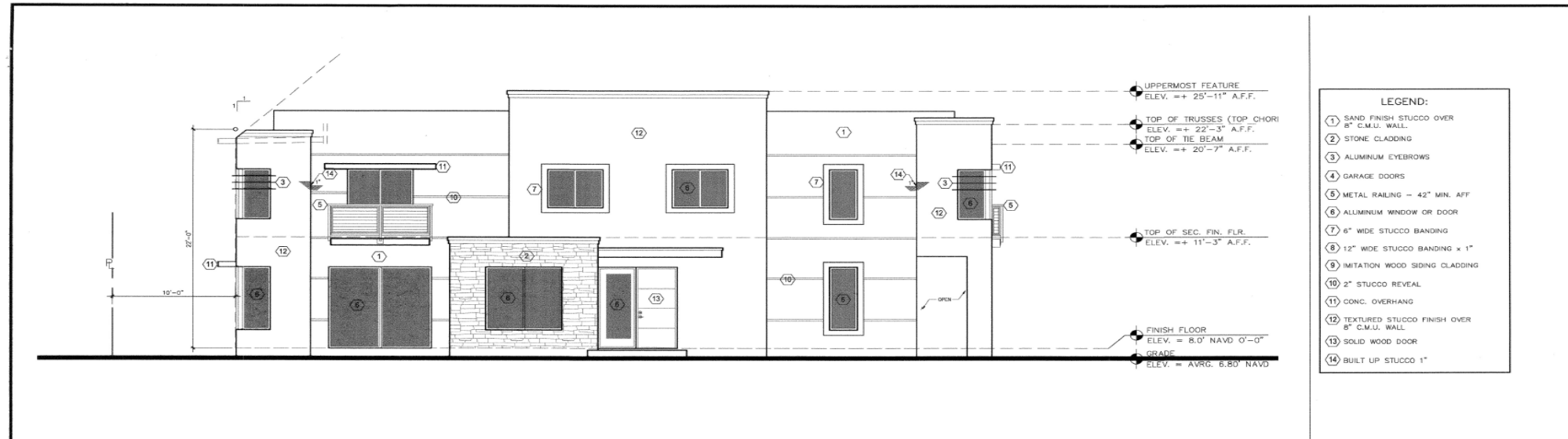
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CHECKED: G.J.C.
DATE: 01/14/16
SCALE: AS NOTED
SHEET: 14-008
A-3.1

DRC Approved Elevations

P-4





REVISION	BY

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Member American Institute of Architects

10 PROP. 2-STORY TOWNHOUSES FOR:
"ZUKA"
813 N.E. 17TH AVENUE
FT. LAUDERDALE, FLORIDA

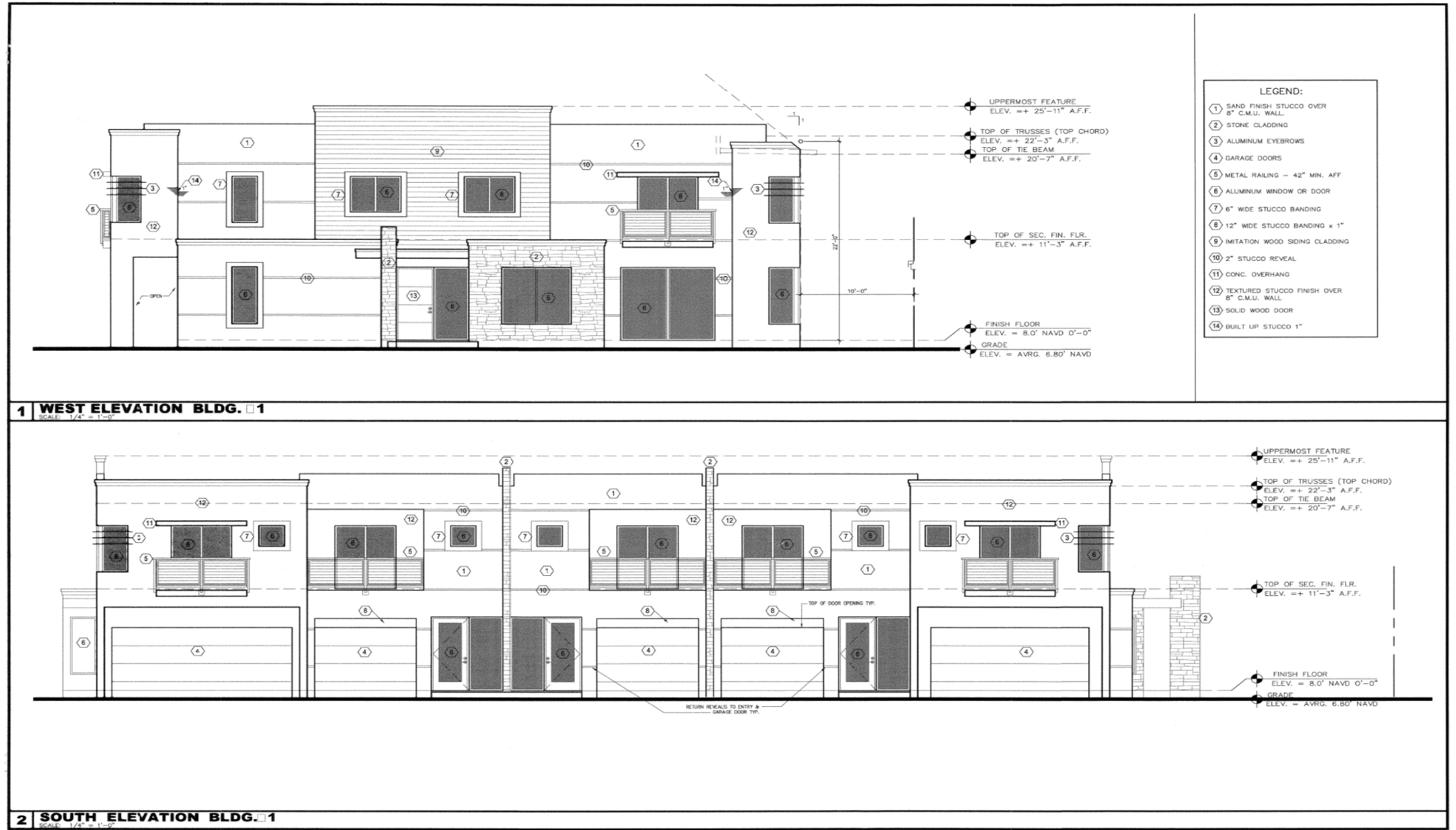
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CHECKED	G.J.C.
DATE	01/14/16
SCALE	AS NOTED
JOB NO.	14-008
SHEET	A-4

DRC Approved Elevations

P-5





DRC Approved Elevations

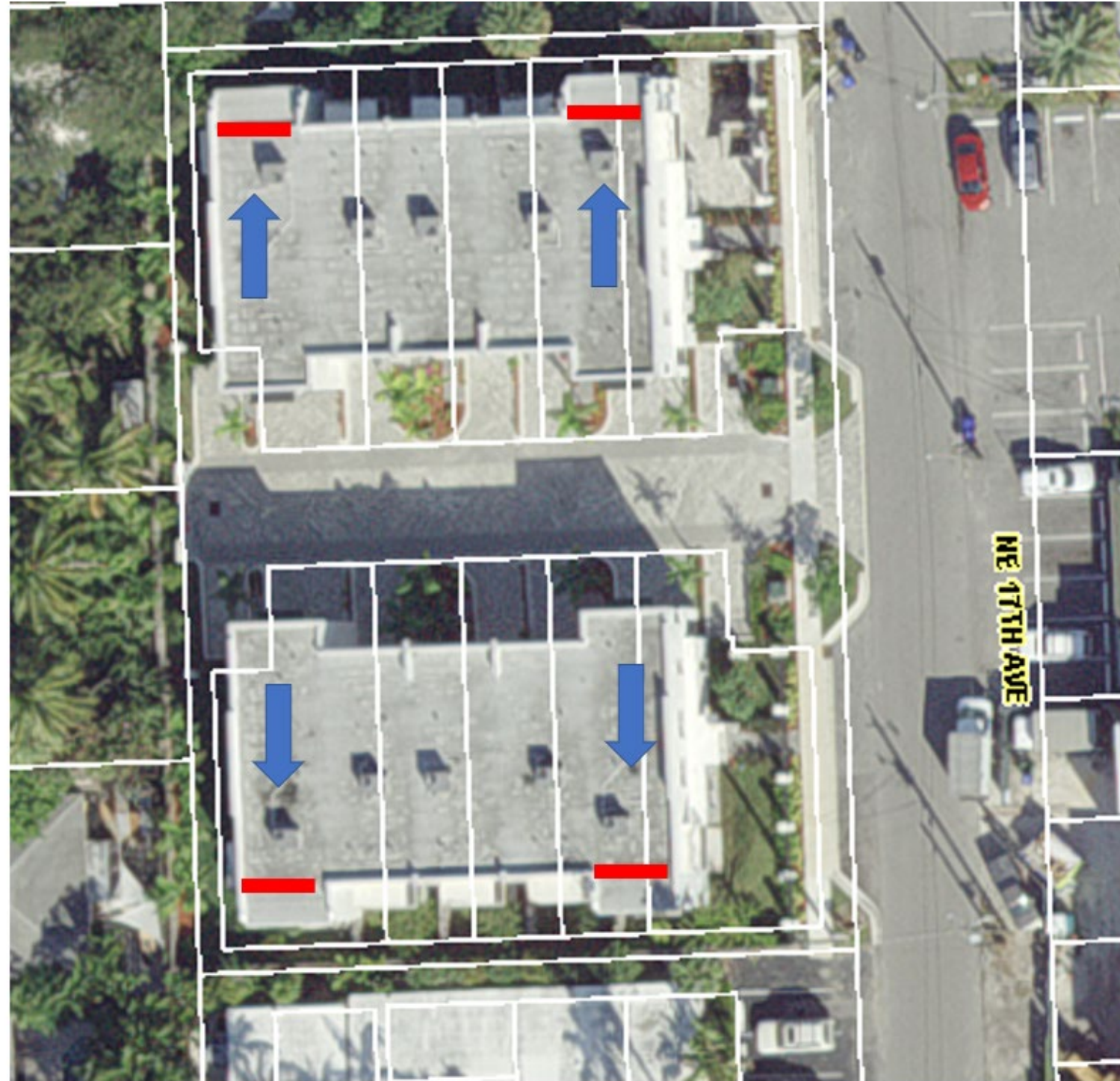
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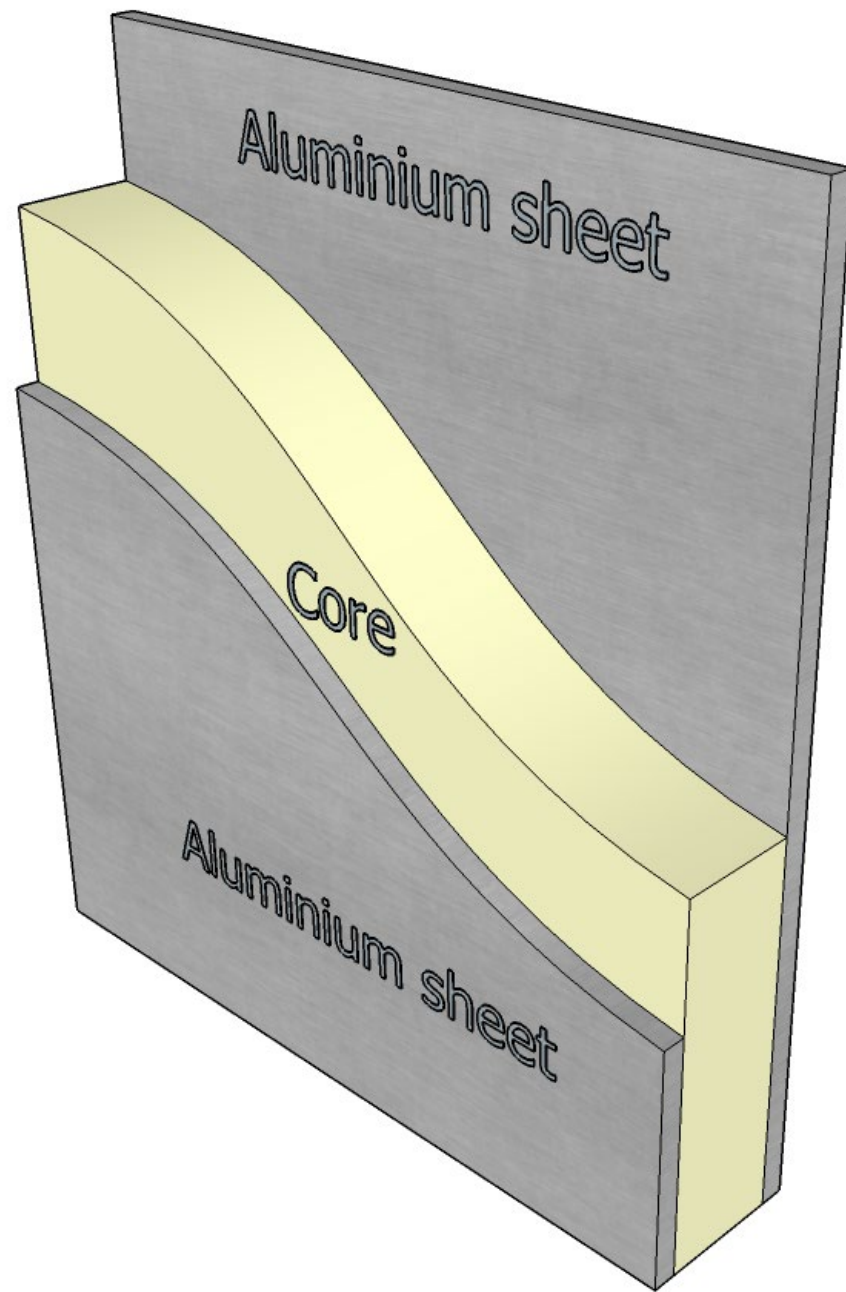


Existing Property Photos

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Proposed Points of Partial Screening



Example Proposed ACM / ACP Panels for Screening

Sec. 47-19.2.Z.1 -Roof mounted structures.

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

Sec. 47-25.3.A.3.b.iii - Screening of rooftop mechanical equipment.

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

