



BOARD OF ADJUSTMENT MEETING NOTICE:

May 25, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **June 9, 2021 at 6:00 P.M.**

In the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: PLN-BOA-21050004
OWNER: BEVERLY HEIGHTS TH, LLC
AGENT: BEVERLY HEIGHTS TH, LLC- JEFFREY SPEAR
ADDRESS: 5-11 SE 11 AVENUE; 10-14 SE 10 AVENUE; 17-19 SE 11 AVENUE; 13-15 SE 11 AVENUE, FORT LAUDERDALE, FL., 33301
LEGAL DESCRIPTION: BEVERLY HEIGHTS 1-30 B LOT 3 BLK 17; RESUB E1/2 BLK 16 & W1/2 BLK 17 HEIGHTS 3-36 B LOT 17 N1/2, 18 BLK 17; BEVERLY HEIGHTS 1-30 B LOT 5 BLK 17; BEVERLY HEIGHTS 1-30 B LOT 4 BLK 17
ZONING: RC-15
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-19.5. - Fences, walls, and hedges.**

Requesting a variance from the 6'-6" Dimensional Requirements for Height MAX. Measured from Grade According to Section 47-2.2.G for Fence/Wall in Residential Zoning Districts as provided in Table 1 of Section 47-19.5 – Fences, walls and hedges to allow an eight (8) foot privacy fence, a total deviation in height of one foot six inches (1' 6").

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

**MOHAMMED MALIK
ZONING ADMINISTRATOR**

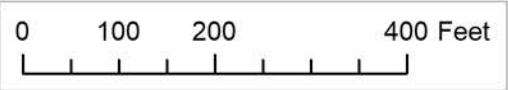
Florida Statutes, Sec. 286.0105

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-21050004



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: JUNE 9, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21050004

Requesting: Sec. 47-19.5. - Fences, walls and hedges.

Requesting a variance from the 6'-6" Dimensional Requirements for Height MAX. Measured from Grade According to Section 47-2.2.G for Fence/Wall in Residential Zoning Districts as provided in Table 1 of Section 47-19.5 – Fences, walls and hedges to allow an eight (8) foot privacy fence, a total deviation in height of one foot six inches (1' 6").

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

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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: 06/09/2021

AGENDA ITEM: 4

CASE:

PLN-BOA-21050004



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	Beverly Heights TH, LLC.
Property Owner's Signature	If a signed agreement is provided, no signature is required on the application by the owner.
Address, City, State, Zip	3921 SW 47th Avenue, Suite 1013, Ft. Lauderdale, Florida 33314
E-mail Address	Jeff@thespeargroup.com
Phone Number	954.581.9000
Proof of Ownership	<input type="checkbox"/> Warranty Deed <u>or</u> <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Beverly Heights TH, LLC.
Applicant / Agent's Signature	<i>John M. McGr...</i>
Address, City, State, Zip	same as above
E-mail Address	Jeff@thespeargroup.com
Phone Number	954-581-9000
Letter of Consent Submitted	

Development / Project Name	The Beverly Las Olas		
Existing / New	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>	X
Project Address	Address: 12 SE 10th Avenue Ft. Lauderdale, FL 33301		
Legal Description			
Tax ID Folio Numbers (For all parcels in development)	504211070580, 504211080140, 504211070600, 504211070590		
Request / Description of Project	New Townhome Construction - Development - Fence Height		
Applicable ULDR Sections	REFERENCE SEC. 47-19.5.B TABLE 1.d. FENCE/WALL		

Current Land Use Designation	Low Medium Residential
Current Zoning Designation	RC-15
Current Use of Property	11 Townhouses
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [E]	15 Ft.	15 Ft.
Side [N]	10 Ft.	12' - 11"
Side [S]	10 Ft.	13" - 2"
Rear [W]	15 Ft.	15 Ft.

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

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

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

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

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

The future residents have expressed the lack of privacy with such a short fence. It will also affect the abutting neighbor's privacy. The property is classified as being in a flood zone, the unit's finish floor elevations had to be raised 2.5 to 3 feet above the existing average grades. The units contain their small outdoor living spaces adjacent to the neighbors yards, and the outdoor decks and pools are raised accordingly.

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:

The property is a redevelopment site. The existing adjacent properties exist with their finish floor elevations and grades much lower since they were developed prior the flood zone being changed.

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

The request will allow the residents to enjoy their privacy similar to what is now the norm in the area. This project would be the exception having very low fencing.

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


The hardship is not self-imposed, instead it is as a result of recent FEMA flood criteria.

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 requested variance will be the minimum required to provide the residents and neighbors the privacy that all desire. It will be in the best interest of the Beverly Heights homeowners and adjacent neighbors.

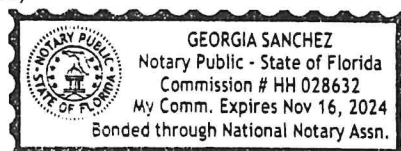
AFFIDAVIT: I, Jeffrey Spear the Owner/Agent of said property ATTEST that I am aware of the following:

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


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6TH day of MAY, 2021

(SEAL)




NOTARY PUBLIC
MY COMMISSION EXPIRES:

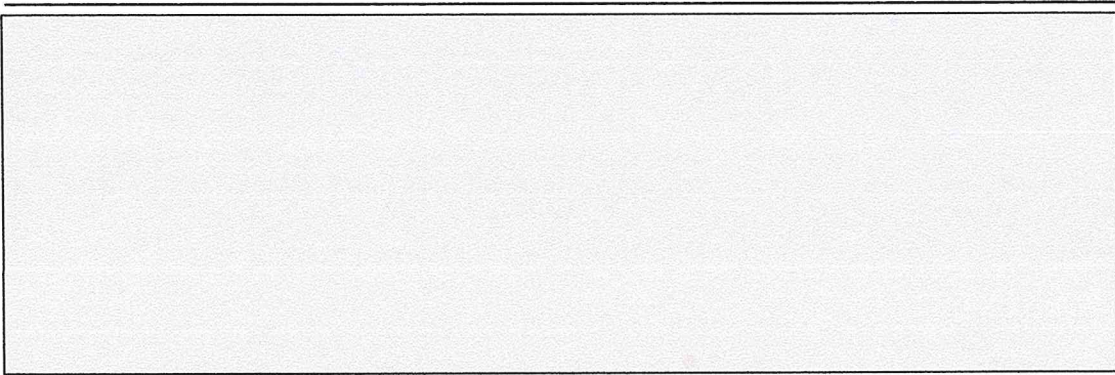
Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

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

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 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 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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.
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.
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

BEVERLY HEIGHTS TH, LLC.

May 7, 2021

City of Ft. Lauderdale

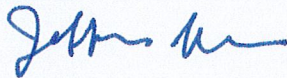
Re: Reference – Sec 47-19.5.B.Table 1.d.Fence/Wall

To whom it may concern:

This request is for a fence height variance. We were approved for a 6' rear property line fence. The adjacent yard grades are 2.5-3 feet lower than our proposed finish property line grade. In order to give the buyers of these townhouses some privacy in their rear yards, we need to build the fences 6 feet high from our finish grade. This is the result of the higher elevations to the finish floors required by FEMA.

Regards,

BEVERLY HEIGHTS TH, LLC.



Jeffrey Spear
Manager

3921 SW 47th Avenue, Suite 1013, Ft. Lauderdale, FL 33314
Tel: (954) 581-9000

	A	B	C	D	E	F	G	H
1	FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
✓2	504202070010	MOFFATT,TIMOTHY JBROWN,KEVIN J	707 NE 26 AVE	FORT LAUDERDALE	FL	33304		WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 1 N 39.3,2 N 39.3 BLK B
✓3	504202070011	MORAITIS,STUART G	1101 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2011	WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 1 S 96.7,2 S 96.7 BLK B
✓4	504202070020	BROWARD LOFTS LLC	4850 NE 10 AVE	OAKLAND PARK	FL	33334		WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 3,4 BLK B
✓5	504202070030	JAY MARK 500 SE 6TH ST LLCSCHERER REALTY LLLP	PO BOX 1182	FORT LAUDERDALE	FL	33302		WORKS RESUB BLK B STRANAHANS SUB2-63 D 2-50-42LOT 5 LESS N 46,LOT 6 LESS N 46BLK B LESS POR DESC AS:BEG SECOR LOT 6,W ALG S/L LOT 6,NE31.06,S ALG E/L LOT 6 22.00 TOPOB AS DESC IN OR 43453/1581FOR COR R/W
✓6	504202390010	SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	3125	SCHOOL SITE 3321 152-27 BPARCEL A TOG WITH PARCEL B ANDPARCEL CAKA: VIRGINIA SHUMAN YOUNG ELEM.
7	504211070450	JHONAU, BHUCHAYE	915 SE 2 ST	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 11,12 E 20 BLK 16
8	504211070470	FERTIG,DALECOX,BRANDON	1009 SE 2 ST	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 14 BLK 16
✓9	504211070480	FERTIG,DALE M & COX,BRANDON	1009 SE 2 ST	FORT LAUDERDALE	FL	33301	3611	BEVERLY HEIGHTS 1-30 BLOT 15 BLK 16
✓10	504211070490	SCAVONE,PIETRO & WALTRAUDSCAVONE,PIERRE	1658 JACKSON ST	HOLLYWOOD	FL	33020		BEVERLY HEIGHTS 1-30 BLOT 16 BLK 16
✓11	504211070500	COLEE COURT INC	17396 BOCA CLUB BLVD APT 101	BOCA RATON	FL	33487		BEVERLY HEIGHTS 1-30 BLOT 17,18 BLK 16
✓12	504211070510	MEKOR CHAYIM INC	900 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2067	BEVERLY HEIGHTS 1-30 BLOT 19 E 50,20 E 50 BLK 16
13	504211070520	MEKOR CHAYIM INC	900 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 19 W 100 BLK 16
14	504211070530	MEKOR CHAYIM INC	900 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 20 W 100 BLK 16
✓15	504211070540	DOR LEDOR INC	1012 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 1 W 100,LOT 2 W 100 BLK 17
✓16	504211070550	COX,BRANDON	1020 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2069	BEVERLY HEIGHTS 1-30 BLOT 1 E 50,2 E 50 BLK 17
17	504211070580	BEVERLY HEIGHTS TH LLC	2098 NW 30 RD	BOCA RATON	FL	33431		BEVERLY HEIGHTS 1-30 BLOT 3 BLK 17
18	504211070590	BEVERLY HEIGHTS TH LLC	2098 NW 30 RD	BOCA RATON	FL	33431		BEVERLY HEIGHTS 1-30 BLOT 4 BLK 17
19	504211070600	BEVERLY HEIGHTS TH LLC	2098 NW 30 RD	BOCA RATON	FL	33431		BEVERLY HEIGHTS 1-30 BLOT 5 BLK 17
20	504211070610	JAF1 LLC	215 SE 12 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 6 BLK 17
✓21	504211070611	COX,BRANDON	1009 SE 2 ST	FORT LAUDERDALE	FL	33301	3611	BEVERLY HEIGHTS 1-30 BLOT 7 BLK 17
✓22	504211070620	WEBER,GERALD & LUCY HODGES	10062 SE OSPREY POINTE DR	HOBE SOUND	FL	33455	3018	BEVERLY HEIGHTS 1-30 BLOT 8 LESS RD AS IN OR 6829/153BLK 17
✓23	504211070630	DILLON,LINDA F	125 SE 16 AVE	FORT LAUDERDALE	FL	33301	3982	BEVERLY HEIGHTS 1-30 BLOT 9,10 E1/2 BLK 17
✓24	504211070661	BZ HOLDINGS LLC	412 NE 12 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 1 & 2 BLK 18
✓25	504211070670	11 SOUTHEAST 12TH AVE LLCLAND TR	11 SE 12 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 3,4 BLK 18
✓26	504211070680	EDELMAN PROPERTIES LLC	1850 S OCEAN DR #3904	HALLANDALE BEACH	FL	33309		BEVERLY HEIGHTS 1-30 BLOT 5 BLK 18
✓27	504211070690	23 SE 12TH AVENUE LLC	1642 SE 7 ST	DEERFIELD BEACH	FL	33441		BEVERLY HEIGHTS 1-30 BLOT 6 BLK 18
✓28	504211070700	ZEILMANN,KONRAD S & GRACE V	103 SE 12 AVE	FORT LAUDERDALE	FL	33301	2007	BEVERLY HEIGHTS 1-30 BLOT 7 BLK 18
✓29	504211070710	GRACE V ZEILMANN FAM REV TRZEILMANN,GRACE V TRSTEE	103 SE 12 AVE	FORT LAUDERDALE	FL	33301	2007	BEVERLY HEIGHTS 1-30 BLOT 8 BLK 18
✓30	504211070720	SOLOMON,BARRY & ASHLEY	109 SE 12 AVE	FORT LAUDERDALE	FL	33301	2007	BEVERLY HEIGHTS 1-30 BLOT 9 BLK 18
✓31	504211070730	CONAWAY,JILLENA	111 SE 12 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 10 BLK 18

	A	B	C	D	E	F	G	H
✓	504211070831	SHULMAN,STEPHEN & KIM ANN	116 SE 11 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BN 40 OF LOT 19 & S 30 OF LOT 20BLK 18,LESS S1/2 THEREOFAKA: N 5 OF LOT 19 AND S 30 OFLOT 20 BLK 18
✓	504211070840	THAQI,FLORIN & PAULA M	110 SE 11 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 21,20 N 20 BLK 18
✓	504211070850	PIKUTA,MARIA H/EBIALY,A & PIKUTA,T & PIKUTA,J	104 SE 11 AVE	FORT LAUDERDALE	FL	33301	2001	BEVERLY HEIGHTS 1-30 BLOT 22 BLK 18
✓	504211070860	POWELL,ALAN LEE	100 SE 11 AVE	FORT LAUDERDALE	FL	33301	2062	BEVERLY HEIGHTS 1-30 BLOT 23 BLK 18
✓	504211070870	VAUGHN,REGIS	103 SE 12 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 24 BLK 18
✓	504211070880	THACKREY,DEREK B & GISELLE E	22 SE 11 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 25 BLK 18 S1/2
✓	504211070881	HOYOS,SERGIOROBERT HOYOS,MADELINE	20 SE 11 AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BLOT 25 BLK 18 N1/2
✓	504211070890	RIDGE HOUSES LLC	PO BOX 21830	FORT LAUDERDALE	FL	33335	1830	BEVERLY HEIGHTS 1-30 BPOR LOT 26 BLK 18 DESC AS BEG ATSW COR OF LOT 26,N 37.07, E65.17,S 36.96,W 65.17 TO POB
40	504211070891	RIDGE HOUSES LLC	PO BOX 21830	FORT LAUDERDALE	FL	33335	1830	BEVERLY HEIGHTS 1-30 BPOR LOT 26 BLK 18 DESC AS COMMSW COR LOT 26, N 37.07 TO POB,CONT N 12.93, E 125, S 50, W59.83, N 36.96, W 65.17 TO POB
✓	504211070900	HOLY CROSS HOSPITAL INCATT:LEGAL AFFAIRS	4725 N FEDERAL HWY	FORT LAUDERDALE	FL	33308	4668	BEVERLY HEIGHTS 1-30 BLOT 27 BLK 18
✓	504211070910	HOLY CROSS HOSPITAL INCATT:LEGAL AFFAIRS	4725 N FEDERAL HWY	FORT LAUDERDALE	FL	33308	4668	BEVERLY HEIGHTS 1-30 BLOT 28 BLK 18
✓	504211070920	HOLY CROSS HOSPITAL INCATT:LEGAL AFFAIRS	4725 N FEDERAL HWY	FORT LAUDERDALE	FL	33308	4668	BEVERLY HEIGHTS 1-30 BLOT 29,30 BLK 18
✓	504211070981	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		BEVERLY HEIGHTS 1-30 BPOR OF R/W DEDICATED PER SAIDPLAT
✓	504211080010	MEKOR CHAYIM INC	900 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2030	RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 1 E 100,2 E 100 BLK 16
✓	504211080011	MEKOR CHAYIM INC	900 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2030	RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 1 LESS E 100,2 LESS E 100BLK 16
✓	504211080020	MEKOR CHAYIM INC	900 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2030	RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 3 BLK 16
✓	504211080030	KACIUBAN,STACEY L	15 SE 10 AVE	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BLOT 4 BLK 16
✓	504211080041	JONES,LESLEY MITCHELLLESLEY MITCHELL JONES REV TR	17 SE 10 AVE	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:BEG NE COR OF LOT 5,W54.90 ALG N/L,S 75.00,E 51.98,N 75.06 TO POBAKA:UNIT 17HIMMARSHEE HAMMOCKS
✓	504211080042	SHOREIBAH,AHMEDASUNCION,ANNA MARIA	19 SE 10 AVE	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:COMM AT NE COR OF LOT 5W 54.90 ALG N/L TO POB,CONT W27.45,S 75,E 27.45,N 75 TO POBAKA:UNIT 19HIMMARSHEE HAMMOCKS
✓	504211080043	LEVIN,CYNTHIA B &LEVIN,RICHARD W	21 SE 10 AVE	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16DESC AS:COMM AT NE COR OF LOT 5W 82.35 ALG N/L TO POB,CONT W27.48,S 75,E 27.48,N 75 TO POBAKA:UNIT 21HIMMARSHEE HAMMOCKS

	A	B	C	D	E	F	G	H
✓	52	504211080044	LARA,PATRICIA	23 SE 10 AVE	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 5 & 6 BLK 16 DESC AS: COMM AT NE COR OF LOT 5W 109.83 ALG N/L TO POB, CONT W 47.26, S 75, E 47.39, N 75 TO POBAKA: UNIT 23 HIMMARSHEE HAMMOCKS
✓	53	504211080045	RAMMRATH, HERBERT G & PAMELA C	25 SE 10 AVE	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16 DESC AS: COMM NE COR LOT 5, SW ALGE/L FOR 75.06, W 107.99 TO POB, CONT W 46.30, S 75, E 46.43, N 75 TO POBAKA: UNIT 25 HIMMARSHEE HAMMOCKS
✓	54	504211080046	MARCUS, IRAMARCUS, JANET A	27 SE 10 AVE	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16 DESC AS: COMM NE COR LOT 5, SW ALGE/L FOR 75.06, W 80.44 TO POB, CONT W 27.55, S 75, E 27.55, N 75 TO POBAKA: UNIT 27 HIMMARSHEE HAMMOCKS
✓	55	504211080047	CABOT, RICHARD & MYERS, FRANK	58 DAVID WHITES LN UNIT C2	SOUTHAMPTON	NY	11968	3520 RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16 DESC AS: COMM NE COR LOT 5, SW ALGE/L FOR 75.06, W 52.92 TO POB, CONT W 27.52, S 75, E 27.52, N 75 TO POBAKA: UNIT 29 HIMMARSHEE HAMMOCKS
✓	56	504211080048	MAZZA, TRAVIS MMAIUOLO, STEFANO	31 SE 10 AVE	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BPORTION OF LOTS 6 & 7 BLK 16 DESC AS: COMM NE COR LOT 5, SW ALGE/L FOR 75.06 TO POB, W 52.92, S 75, E 50, NE 75.06 TO POBAKA: UNIT 31 HIMMARSHEE HAMMOCKS
✓	57	504211080070	TUCKER, RAY	921 SE 2 ST	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 8, 9 BLK 16
✓	58	504211080080	JHONAU, BHUCHAYE	915 SE 2 ST	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 10 BLK 16
✓	59	504211080090	COX, BRANDON	1009 SE 2 ST	FORT LAUDERDALE	FL	33301	3611 RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 11 & E1/2 OF 12 TOG WITH BEVERLY HEIGHTS 1-30 B LOT 10 W1/2 BLK 17
✓	60	504211080100	LAFLEUR, ROBERT A & KRISTIN A	110 SE 10 AVE	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BA POR OF W1/2 OF LOT 12 & A POR OF LOT 13 DESC AS COMM SW COR LOT 13 N 60.02 TO POB CONT N 51.03, E 73.13 TO PT ON E LINE OF W1/2 LOT 12, S 51.10, W 75.05 TO POBAKA: IMOT 110
✓	61	504211080101	TETREAU, STEWART	120 SE 10 AVE	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BA POR OF W1/2 OF LOT 12 & A POR OF LOT 13 DESC AS COMM SW COR LOT 13, N 60.02, E 75.05 TO PT ONE LINE OF W1/2 OF LOT 12, S 59.93 W 77.30 TO POBAKA: UNIT 120 MANGROVE PLACE
✓	62	504211080110	PETRO, JEFFREY W	2617 ALAMANDA CT	FORT LAUDERDALE	FL	33301	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 14 S1/2 BLK 17

	A	B	C	D	E	F	G	H
✓ 63	504211080111	MLAL INVESTMENTS LLC	720 NE 112 ST	BISCAYNE PARK	FL	33161		RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 14 N1/2 BLK 17
✓ 64	504211080120	SHARPE, WILLIAM M & SUZANNE K	22 SE 10 AVE	FORT LAUDERDALE	FL	33301	2054	RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 15 BLK 17
✓ 65	504211080130	JACKINTELLE, JACK R	20 SE 10 AVE	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 16 & S1/2 OF LOT 17 BLK 17 LESS DESC AS: BEG AT NW COR S1/2 OF LOT 17, E 81.65, S 61.95, W 84.08 TO W/L LOT 16, N 62 ALG W/LOF LOTS 16 & 17 TO POB
✓ 66	504211080131	UNDERWOOD, TREVOR GEORGE	18 SE 10 AVE	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BPOR OF LOT 16 & S1/2 OF LOT 17, BLK 17 DESC AS: BEG AT NW COR S1/2 OF LOT 17, E 81.65, S 61.95, W 84.08 TO W/L LOT 16, N 62 ALG W/L OF LOTS 16 & 17 TO POB
✓ 67	504211080140	BEVERLY HEIGHTS TH LLC	2098 NW 30 RD	BOCA RATON	FL	33431		RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 17 N1/2, 18 BLK 17
✓ 68	504211080160	1000 EAST BROWARD LLC	1000 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		RESUB E1/2 BLK 16 & W1/2 BLK 17 BEVERLY HEIGHTS 3-36 BLOT 19, 20 BLK 17

Sec. 47-19.5. - Fences, walls and hedges.

Requesting a variance from the 6'-6" Dimensional Requirements for Height MAX. Measured from Grade According to Section 47-2.2.G for Fence/Wall in Residential Zoning Districts as provided in Table 1 of Section 47-19.5 – Fences, walls and hedges to allow an eight (8) foot privacy fence, a total deviation in height of one foot six inches (1' 6").029

E BROWARD BLVD

1020

1012

1000

SITE

18 20

21

SE 11TH AVE

SE 10TH AVE

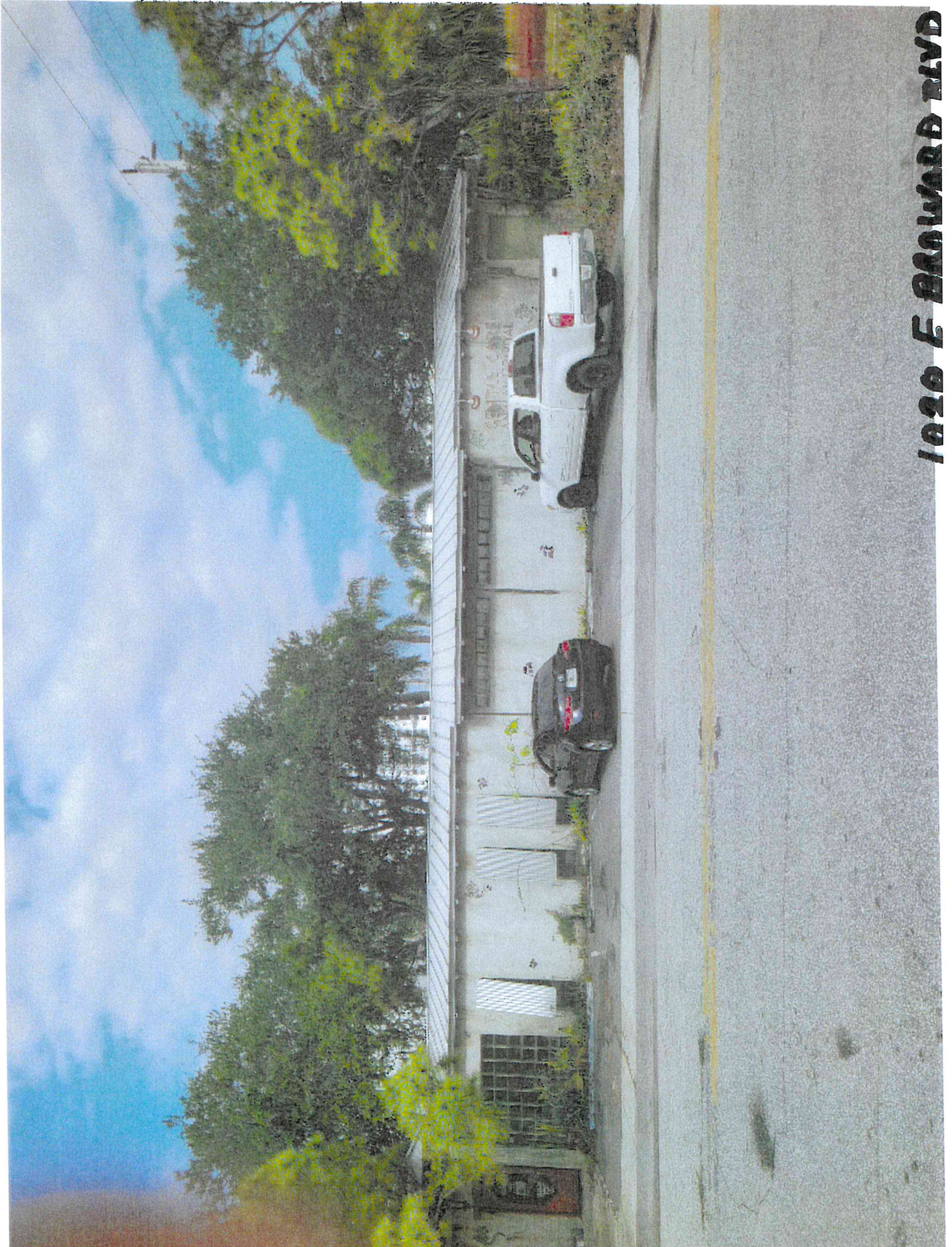




1000 E BROWARD BLVD



1019 E BROWARD BLVD



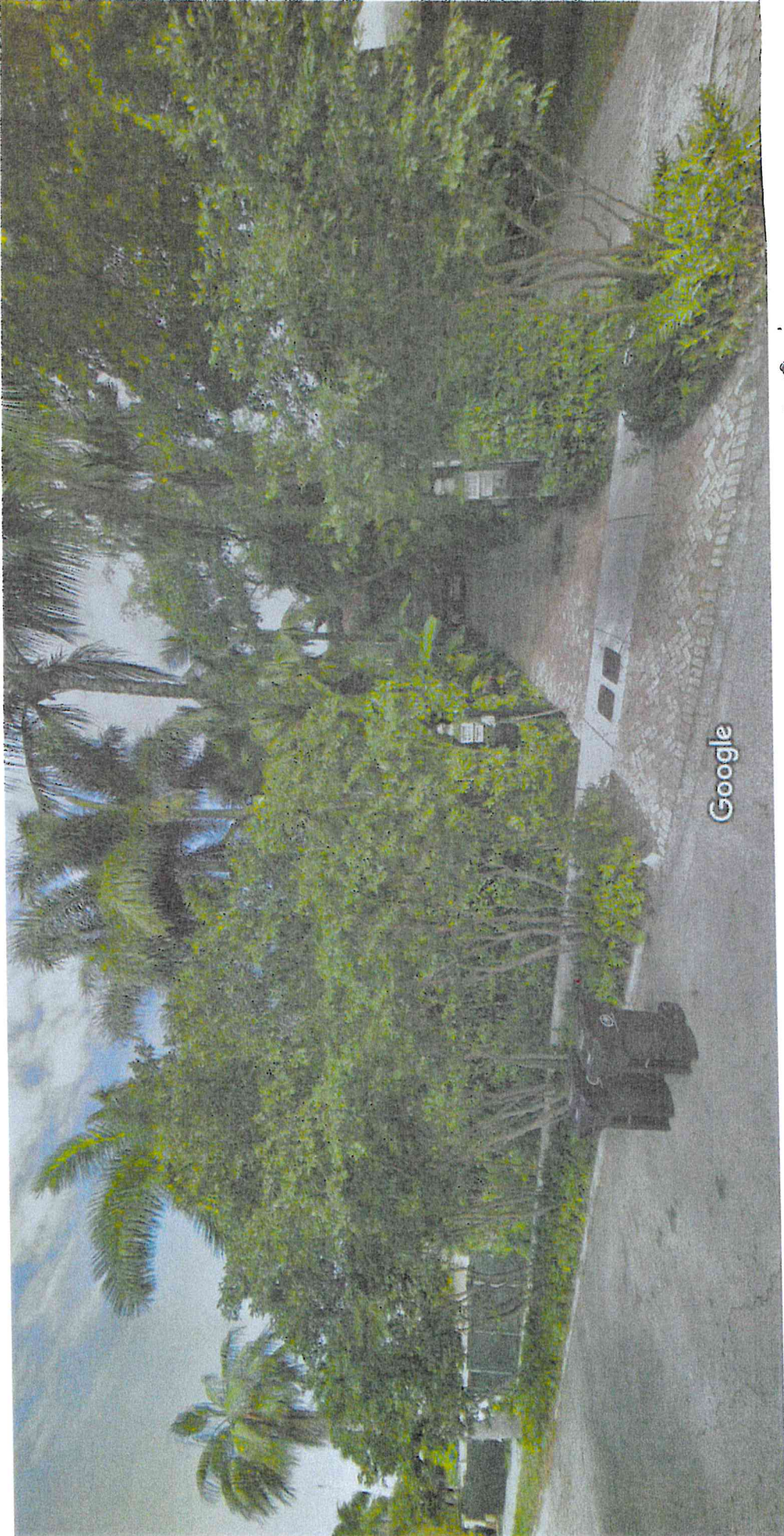
1020 E BROWARD BLVD



21 SE 11 AVE

374 01 SE 02
20 SE 10 AVE





18 SE 10 AVE

Google



Site Address	13-15 SE 11 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 11 07 0590
Property Owner	BEVERLY HEIGHTS TH LLC	Millage	0312
Mailing Address	2098 NW 30 RD BOCA RATON FL 33431	Use	00
Abbr Legal Description	BEVERLY HEIGHTS 1-30 B LOT 4 BLK 17		

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*	\$337,500		\$337,500	\$337,500	
2020	\$337,500		\$337,500	\$337,500	\$6,324.48
2019	\$300,000	\$323,010	\$623,010	\$623,010	\$12,200.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
6/21/2017	WD-Q	\$705,000	114475307
1/3/2011	SWD-Q-DS	\$292,000	48027 / 1440
9/1/2009	CET-T	\$100	46527 / 931
11/19/1998	WD	\$232,000	29093 / 88
9/1/1991	WD	\$104,600	18792 / 954

Land Calculations		
Price	Factor	Type
\$45.00	7,500	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						7500		



Site Address	17-19 SE 11 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 11 07 0600
Property Owner	BEVERLY HEIGHTS TH LLC	Millage	0312
Mailing Address	2098 NW 30 RD BOCA RATON FL 33431	Use	00
Abbr Legal Description	BEVERLY HEIGHTS 1-30 B LOT 5 BLK 17		

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*	\$337,500		\$337,500	\$337,500	
2020	\$337,500		\$337,500	\$337,500	\$6,324.48
2019	\$300,000	\$322,720	\$622,720	\$622,720	\$11,884.06

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/21/2017	WD-Q	\$705,000	114475306	\$45.00	7,500	SF
9/12/2015	QCD-T	\$100	113250190			
4/11/2008	SWD-O	\$295,000	45301 / 938			
9/25/2007	CET-T	\$100	44681 / 1257			
5/13/2004	WD	\$492,000	37507 / 1489			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						7500		



Site Address	5-11 SE 11 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 11 07 0580
Property Owner	BEVERLY HEIGHTS TH LLC	Millage	0312
Mailing Address	2098 NW 30 RD BOCA RATON FL 33431	Use	00
Abbr Legal Description	BEVERLY HEIGHTS 1-30 B LOT 3 BLK 17		

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.

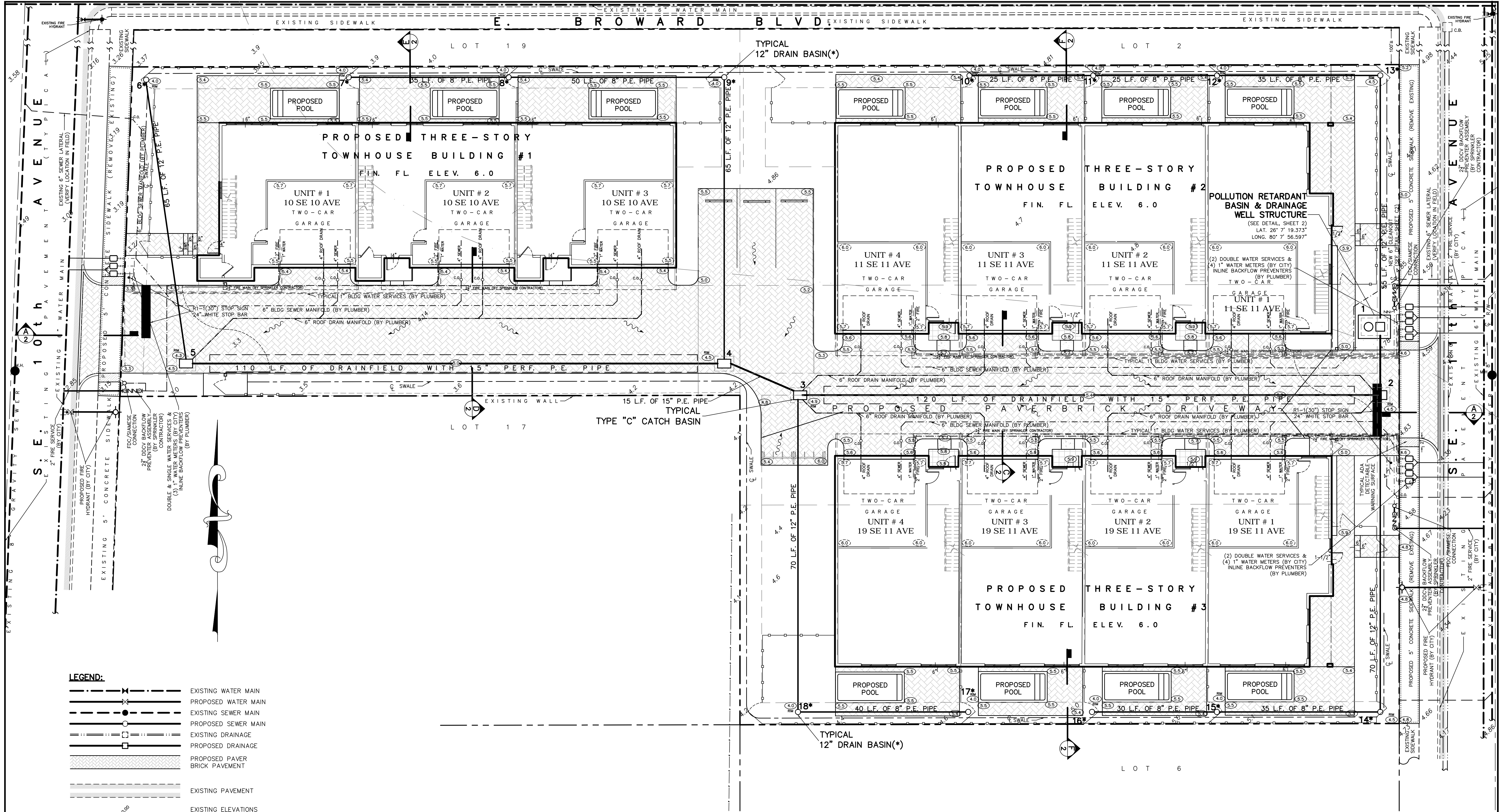
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$337,500		\$337,500	\$337,500	
2020	\$337,500		\$337,500	\$337,500	\$6,324.48
2019	\$300,000	\$165,340	\$465,340	\$465,340	\$9,270.20

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$337,500	\$337,500	\$337,500	\$337,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/16/2017	WD-T	\$100	114213169	\$45.00	7,500	SF
1/26/2017	WD-Q	\$605,400	114209327			
6/11/2012	QCD-D	\$150,000	48836 / 164			
3/29/2012	QC*-T	\$100	48641 / 1457			
12/31/2001	WD*	\$400,000	32808 / 1890			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						7500		



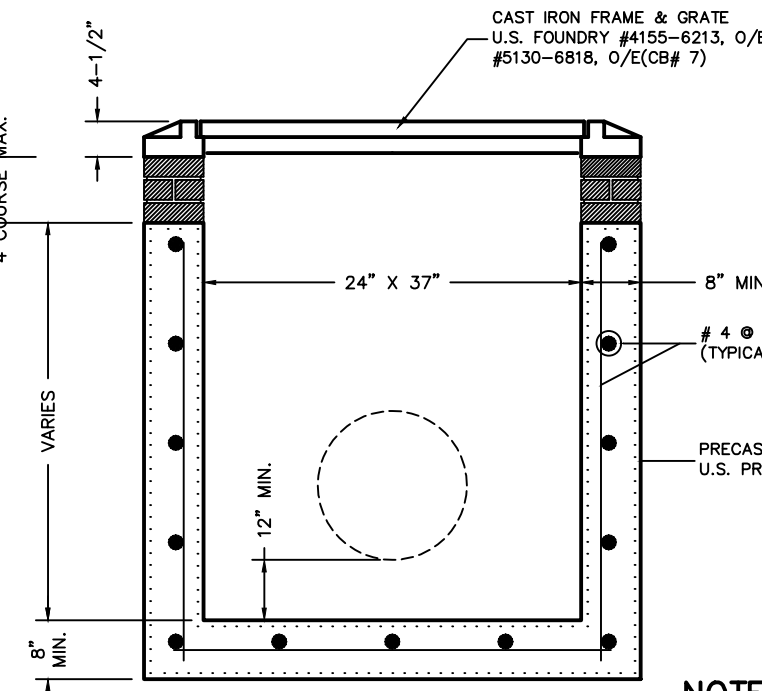
LEGEND:

	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING DRAINAGE
	PROPOSED DRAINAGE
	PROPOSED PAVER BRICK PAVEMENT
	EXISTING PAVEMENT
	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	DIRECTION OF RUN-OFF
	EXISTING TEE
	PROPOSED TEE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	DENOTES BACTERIOLOGICAL SAMPLING POINTS

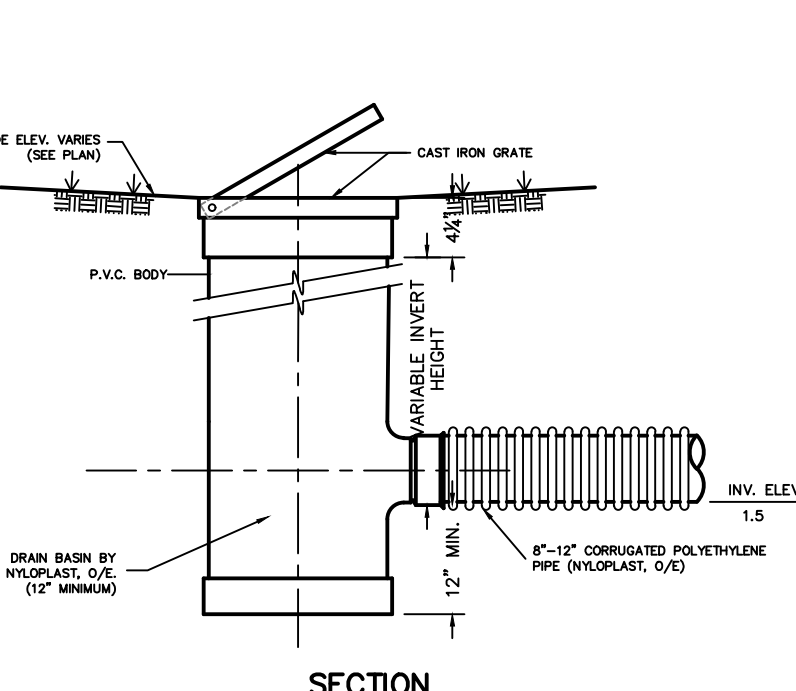
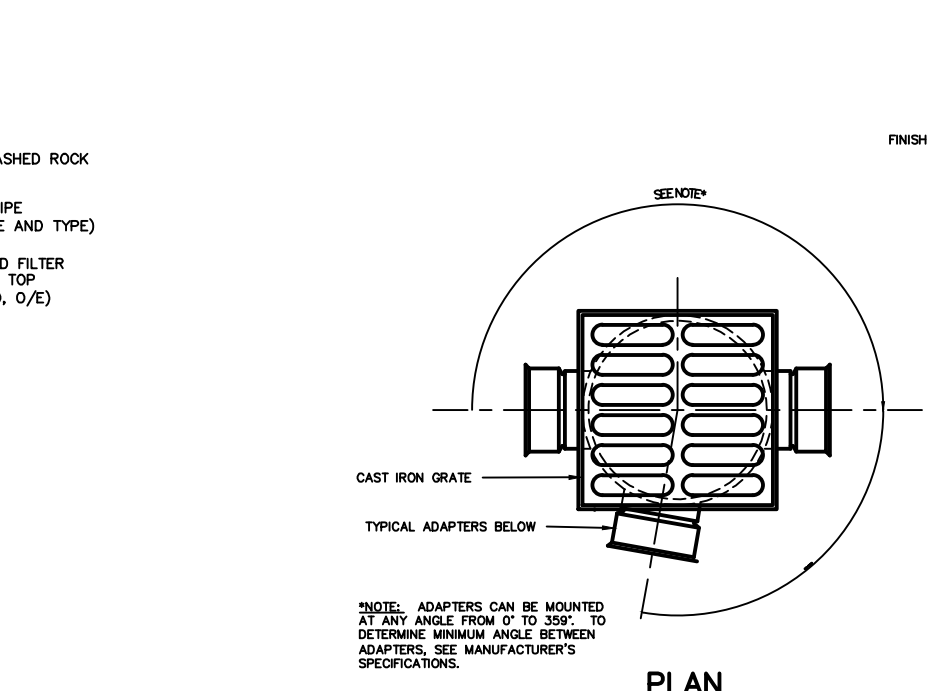
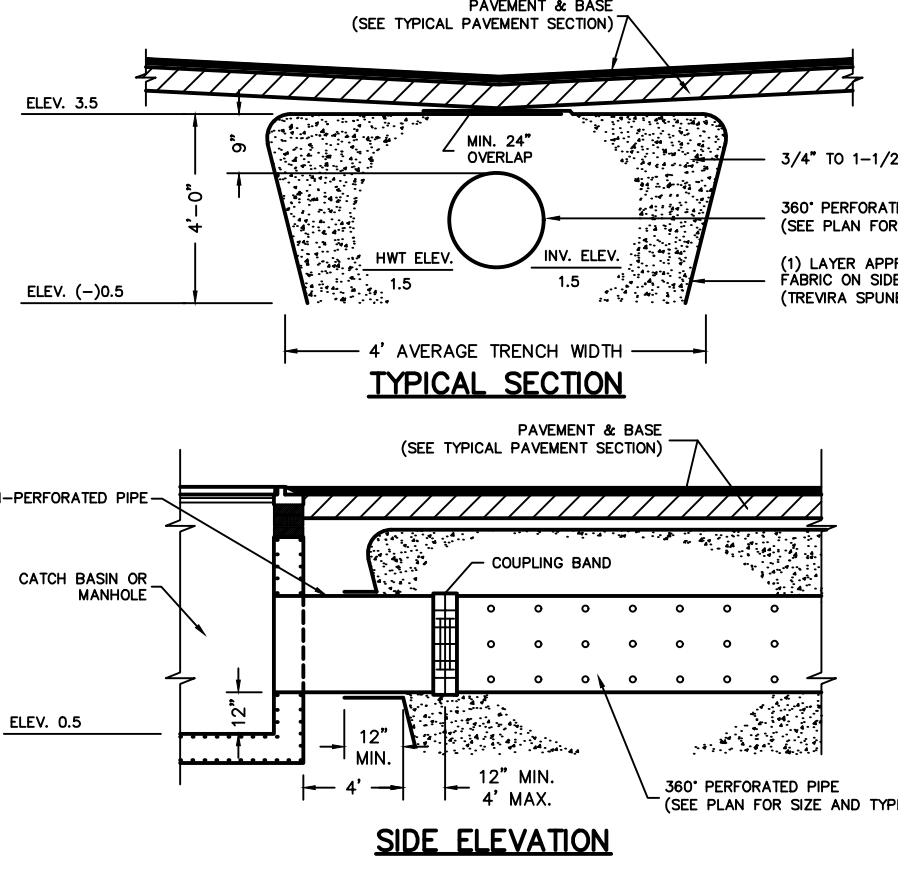
P L A N SCALE: 1"=10'

- NOTES:**
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM - NAVD 1988
 2. PROPERTY LIES IN FLOOD ZONE AH 5 & X - AUG., 18, 2014
 3. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.
 4. ALL CATCH BASIN INVERTS ARE ELEV. 1.5

WATER AND SEWER SERVICE CONNECTIONS PAVING AND DRAINAGE PLAN			
GUSTAVO J. CARBONNEL, ARCHITECT FORT LAUDERDALE, FLORIDA			
BEVERLY HEIGHTS			
JOHN B. SMITH ENGINEERS, INC. 250 S.W. 6th PLACE POMPANO BEACH, FLORIDA 33060 PHONE: (954) 793-4177 CERTIFICATE OF AUTHORIZATION NO. 1688			
DESIGN R.C.S.	DRAWN RCS	DATE OCT., 2017	FILE 17-158
Approved By: Robert C. Smith, P.E. Registered Engineer No. 31177			SHEET C10F 3



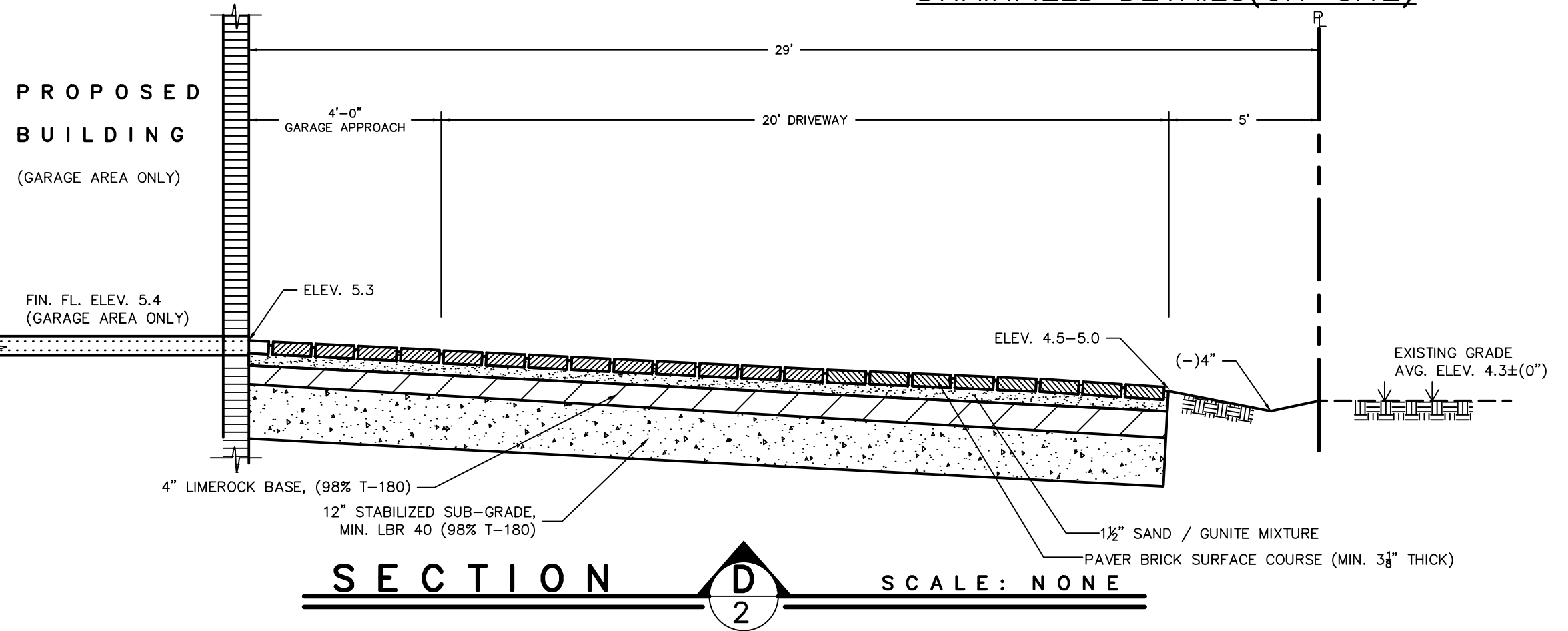
NOTE:
CONCRETE SHALL BE MIN. 4000 P.S.I. AT 28 DAYS TYPE II CEMENT



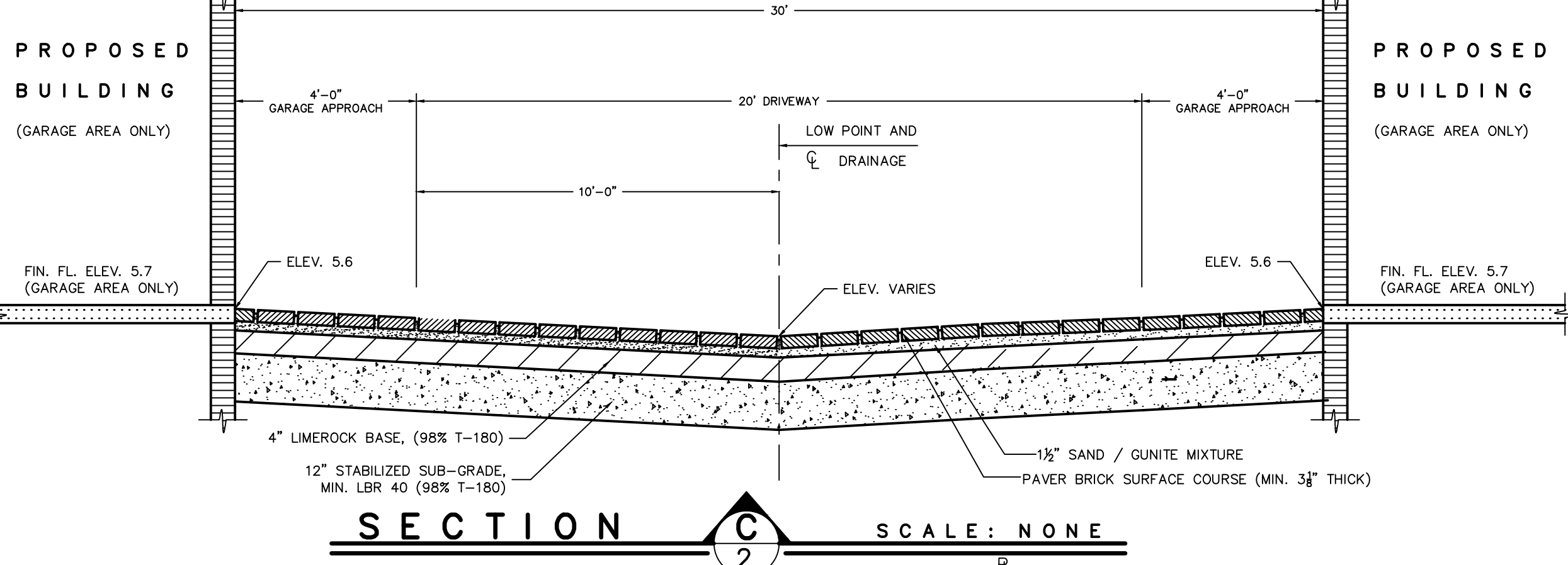
TYPICAL DRAIN BASIN DETAILS

TYPE "C" CATCH BASIN DETAIL

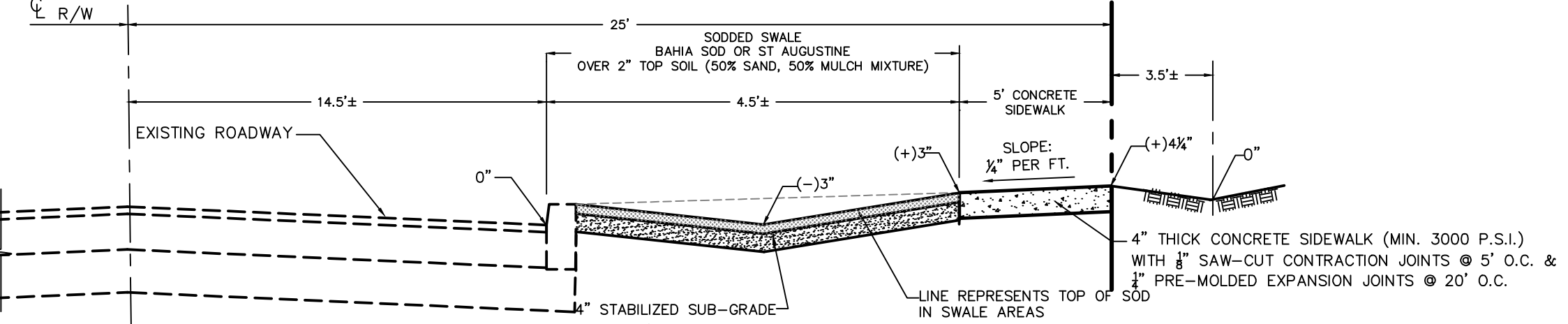
DRAINFIELD DETAILS (ON-SITE)



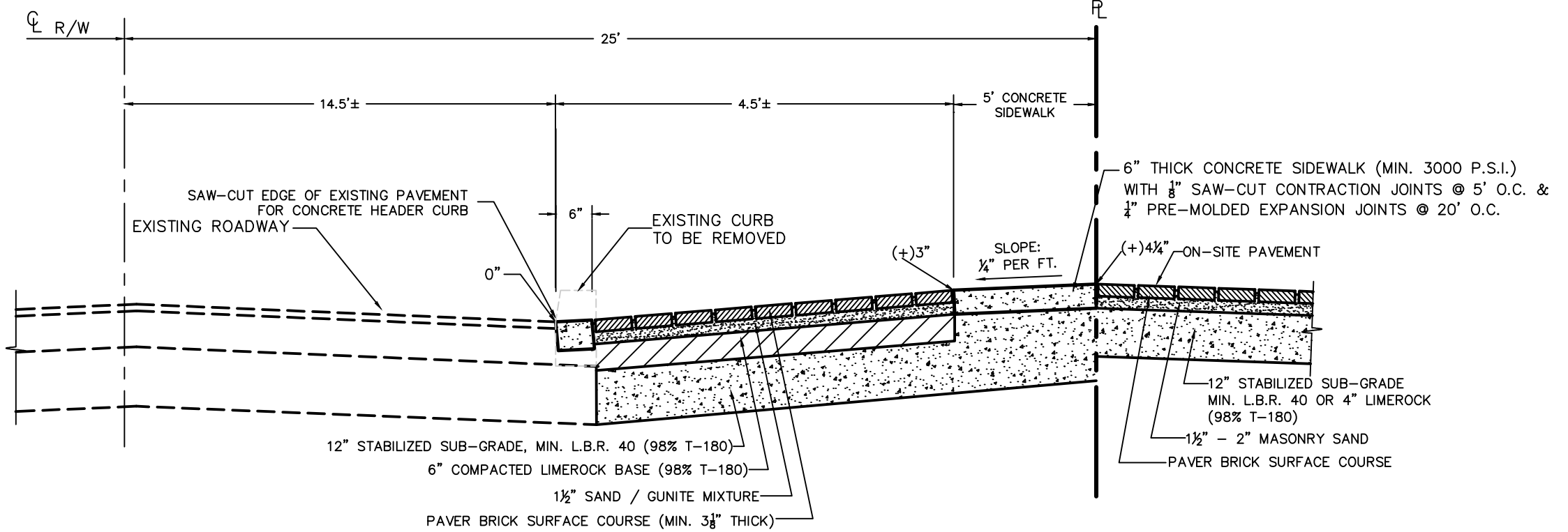
SECTION D SCALE: NONE



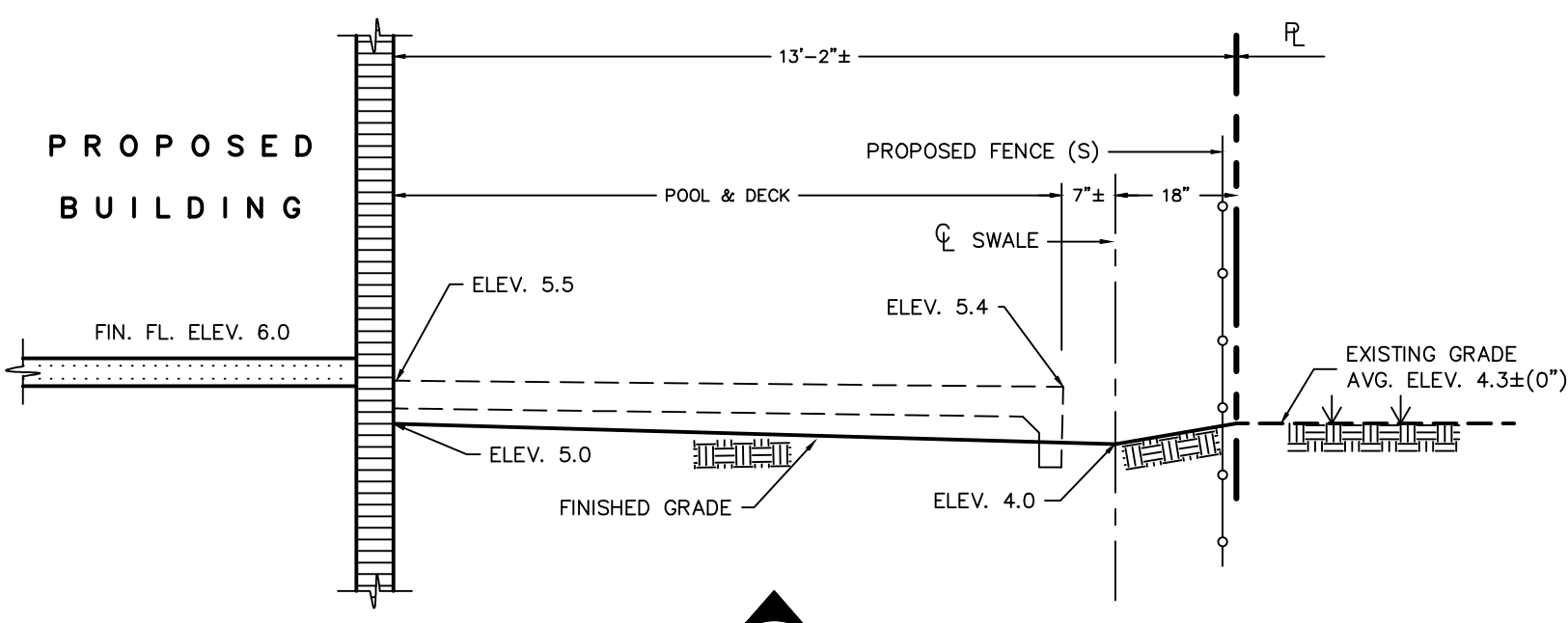
SECTION C SCALE: NONE



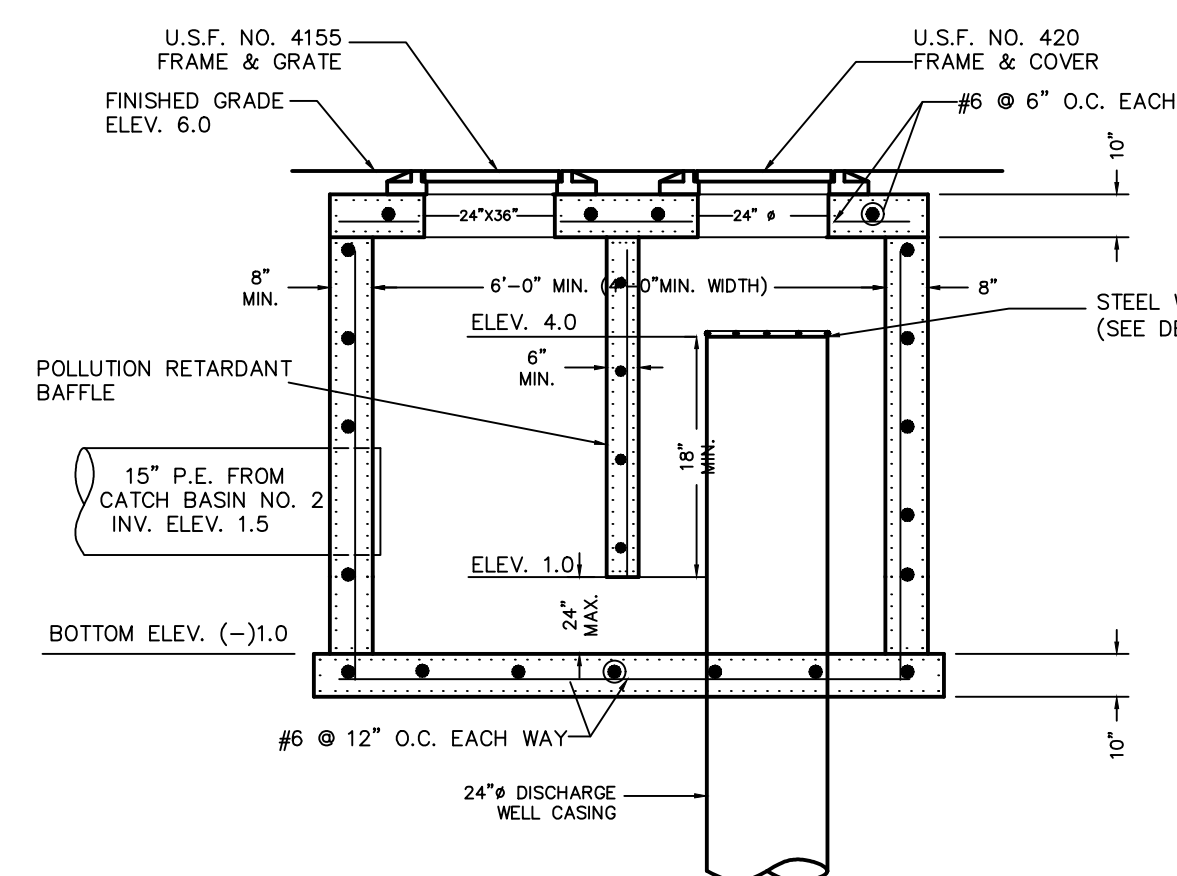
SECTION B SCALE: NONE



SECTION A SCALE: NONE



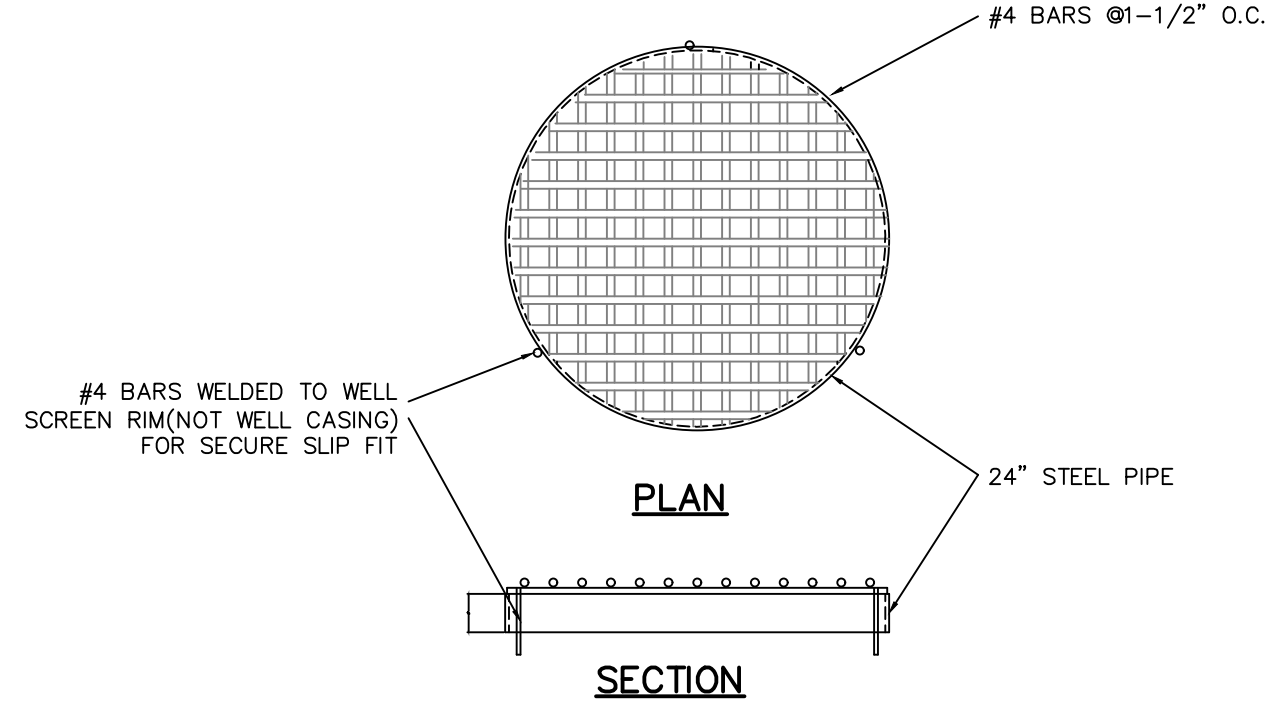
SECTION F SCALE: NONE



DRAINAGE DISCHARGE WELL

- DEPTH OF WELL SHALL BE DETERMINED BY WATER QUALITY AT THE DISCHARGE LEVEL. WATER QUALITY SHALL BE MIN. OF 3,000 P.P.M. CHLORIDE AND 10,000 P.P.M. TDS. APPROX. DEPTH 80-100 FEET. WELL CONTRACTOR SHALL SUBMIT WATER QUALITY ANALYSIS CERTIFYING THAT MINIMUM WATER QUALITY PARAMETERS ARE MET.
- LENGTH OF UNCASED PORTION OF WELL SHALL BE SUFFICIENT TO ALLOW FOR A DISCHARGE FLOW OF A MINIMUM OF 200 G.P.M./FT-HEAD BASED ON A STARTING ELEVATION OF 3.5. WELL CONTRACTOR TO SUPPLY TESTING AND CERTIFICATION AS TO WELL'S CAPACITY.
- WELL CASING SHALL BE STANDARD WEIGHT BLACK STEEL (ASTM) A53/A53M-99B, A 135-01, A252-98, A569-96 THICKNESS TO BE AS NOTED ON PLANS.
- WELL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS IN THE CONSTRUCTION OF THE CLASS V WELL.
- DRAINAGE WELL CAPACITY TEST SHALL BE WITNESSED BY THE CITY AND THE ENGINEER AND A CERTIFIED COPY SHALL BE SUPPLIED TO THE ENGINEER OF RECORD.

DRAINAGE WELL DETAILS

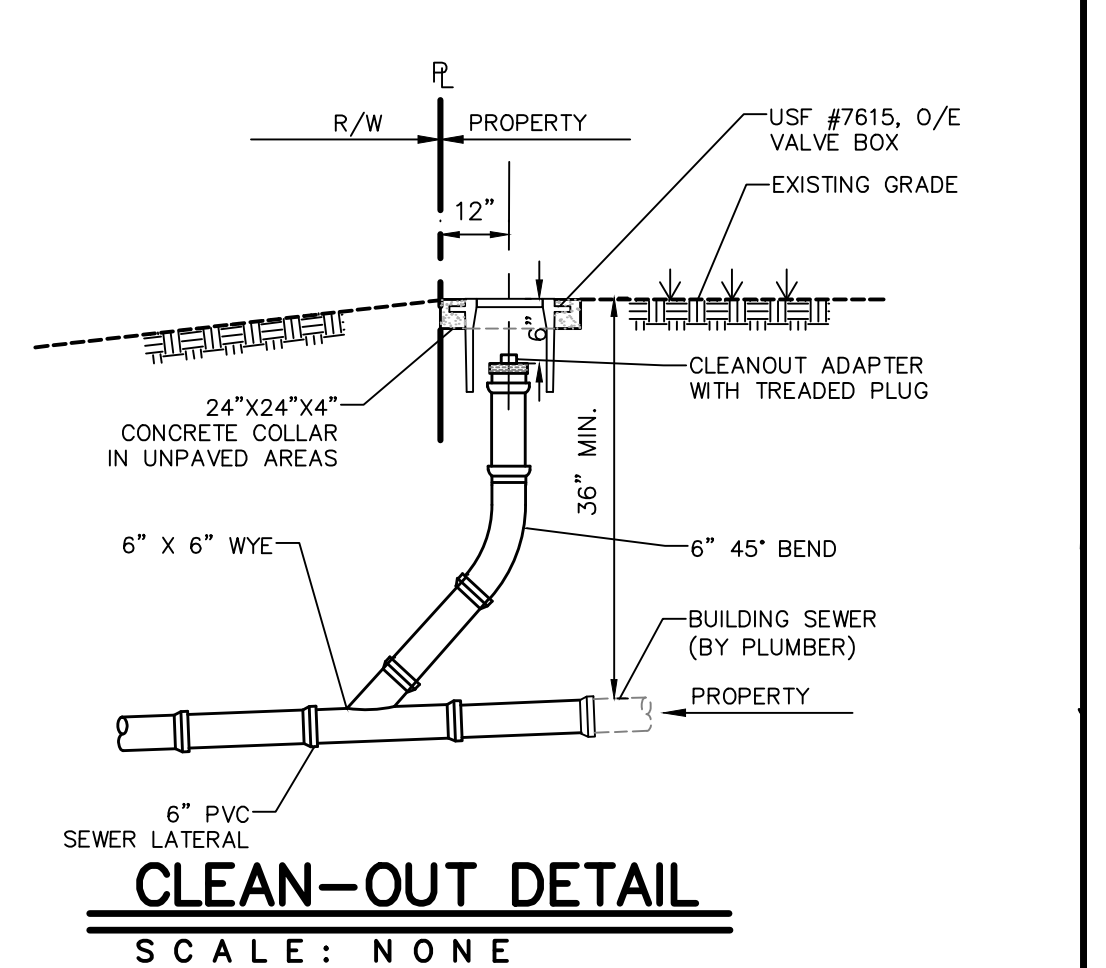


STEEL WELL GRATE DETAIL

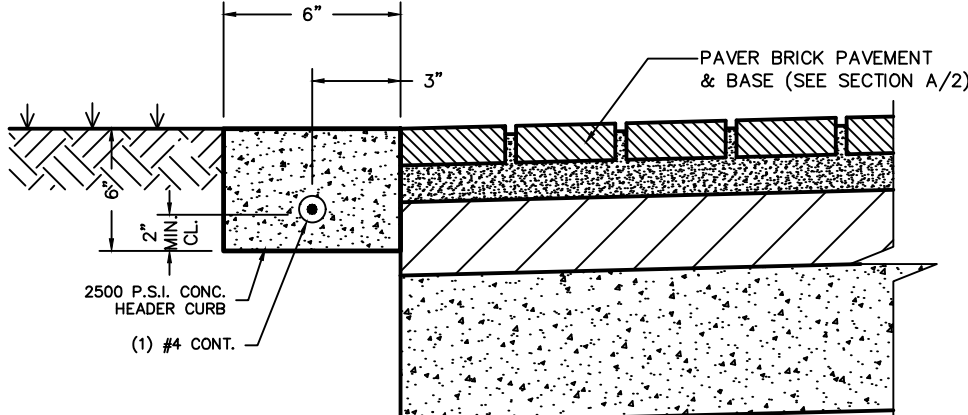
- NOTES:**
- GENERAL**
- ALL CONSTRUCTION, MATERIALS AND INSPECTIONS SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WILTON MANOR, BROWARD COUNTY ENGINEERING DIVISION'S "MINIMUM STANDARDS", AND FLORIDA DEPARTMENT OF TRANSPORTATION, WHERE APPLICABLE.
 - LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE PRIOR TO CONSTRUCTION ALL EXISTING UTILITIES TO BE CONNECTED TO AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION MEETING TO INCLUDE THE ENGINEER OF RECORD, CITY, AND ANY OTHER UTILITIES AND/OR AGENCIES INVOLVED.
 - ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 - ALL UTILITIES AND DRAINAGE INSTALLATIONS UNDER PROPOSED PAVEMENT SHALL BE COMPLETED PRIOR TO COMMENCING PAVEMENT SUB-GRADE CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO HAVE INSPECTIONS MADE ON EACH OF THE FOLLOWING ITEMS BY THE ENGINEER AND CITY:
 - UTILITIES AND DRAINAGE
 - SUB-GRADE
 - ROCK BASE
 - PRIME COAT
 - ASPHALT
 - FINAL
 - CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO REQUESTED INSPECTIONS.
 - SHOP DRAWINGS OF ALL MATERIALS TO BE USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. APPROVAL FROM ALL APPROPRIATE AGENCIES SHALL BE OBTAINED PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

- PAVING**
- REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB-GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
 - STABILIZED SUB-GRADE (MINIMUM L.B.R. 40) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
 - LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III CONFORMING TO SECTION 311, FLORIDA D.O.T. STANDARD SPECIFICATIONS. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
 - FINISHED ROOK "AS-BUILT" GRADES BY A REGISTERED SURVEYOR SHALL BE SUBMITTED TO THE ENGINEER AND CITY FOR APPROVAL PRIOR TO PLACING ASPHALT.
 - PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T.P.) IN ACCORDANCE WITH FLORIDA D.O.T. SPECIFICATION SECTION 711. REFLECTIVE PAVEMENT MARKER (R.P.M.) SHALL BE IN ACCORDANCE WITH SECTION 706. BOTH PAVEMENT MARKINGS AND R.P.M. SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS. ALL TRAFFIC SIGNS SHALL BE HIGH INTENSITY REFLECTIVE MATERIAL.

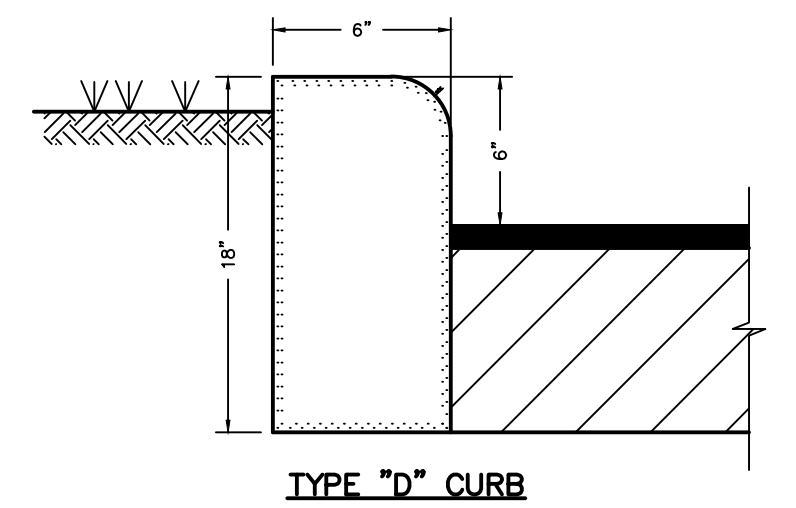
- DRAINAGE**
- DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
 - CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO-M294. PIPE SHALL BE ADS N-12, OR APPROVED EQUAL.
 - HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO-196. PIPE SHALL HAVE 2-2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
 - 24" AND SMALLER - 16 GAUGE
 - OVER 24" - 14 GAUGE
 - PIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
 - REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE CLASS III AND MEET THE REQUIREMENTS OF ASTM C-76. THE PIPE JOINT SHALL BE OF THE BELL-AND-SPIGOT TYPE.
 - PRECAST DRAINAGE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF ASTM C-478 WITH A CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE.
 - ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
 - CONTRACTOR SHALL PROVIDE THE ENGINEER "AS-BUILTS" OF THE PROJECT GIVING ALL HORIZONTAL DIMENSIONS AND VERTICAL INFORMATION BY A REGISTERED



CLEAN-OUT DETAIL SCALE: NONE



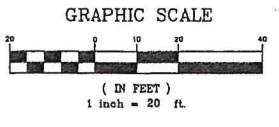
CONCRETE HEADER CURB



TYPE "D" CURB

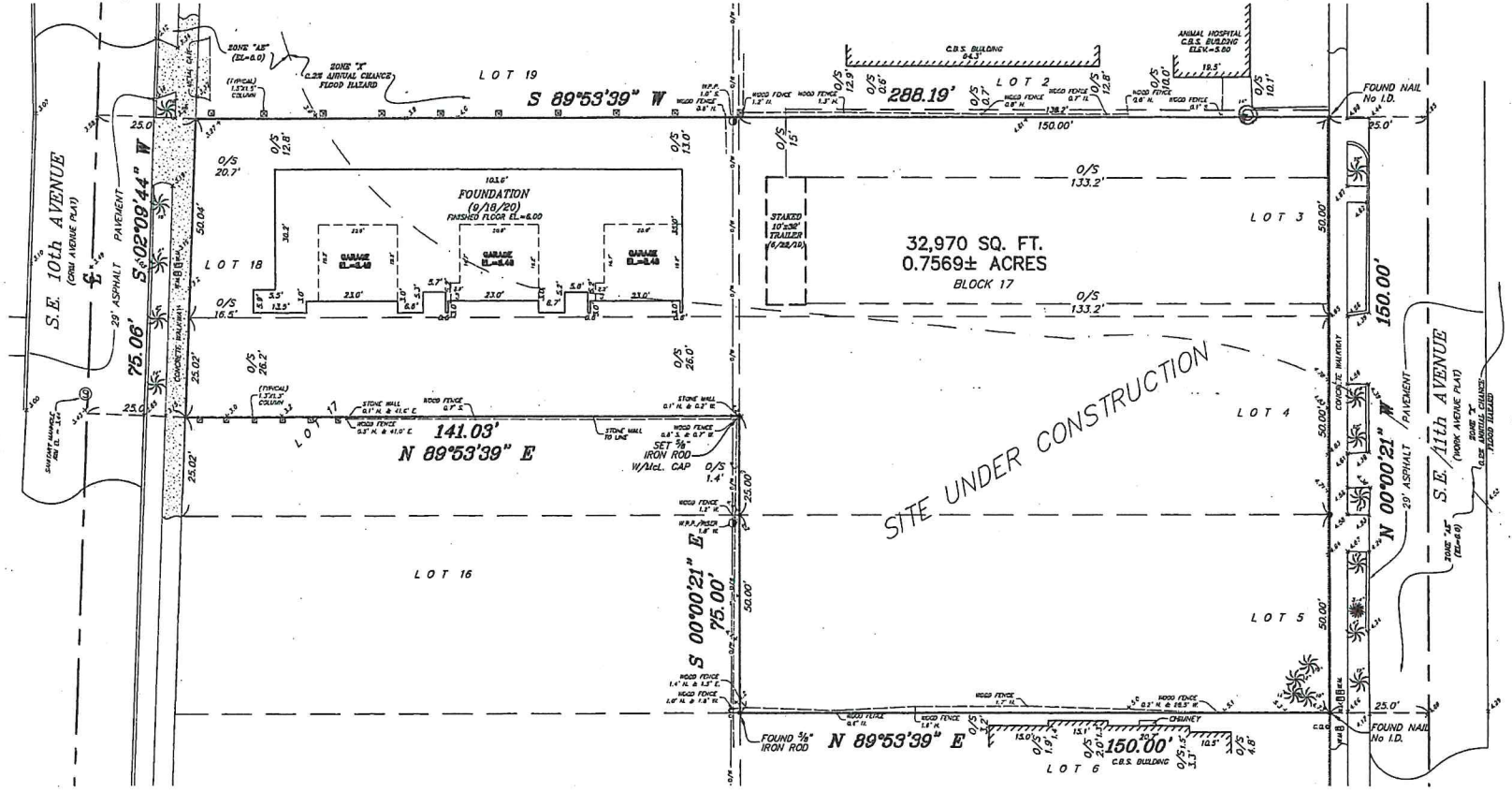
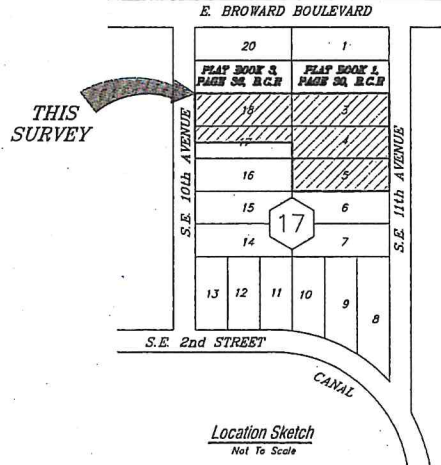
PAVING AND DRAINAGE DETAILS			
GUSTAVO J. CARBONNEL, ARCHITECT FORT LAUDERDALE, FLORIDA			
BEVERLY HEIGHTS			
JOHN B. SMITH ENGINEERS, INC.			
250 S.W. 6th PLACE POMPANO BEACH, FLORIDA 33060 PHONE: (954) 783-4177 CERTIFICATE OF AUTHORIZATION NO. 1688			
DESIGN R.C.S.	DRAWN RCS	DATE OCT., 2017	FILE 17-158
Approved By: Robert C. Smith, P.E. Registered Engineer No. 31177			SHEET C20F 3

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615



CONSTRUCTION ASBUILT SURVEY

LOTS 3, 4 & 5, BLOCK 17, BEVERLY HEIGHTS, PLAT BOOK 1, PAGE. 30, B.C.R. NORTH 1/2 LOT 17 & ALL OF LOT 18, A RESUBDIVISION OF THE EAST 1/2, BLOCK 16 & 17 BLOCK 17, BEVERLY HEIGHTS PLAT BOOK 3, PAGE. 36, B.C.R.



- TREE SYMBOLS**
- INDICATES DIAMETER ± (D.B.H.)
 - OAK TREE
 - PALM TREE
 - PALM CLUSTER
 - GUMBO LIMBO
 - MANGO
 - UNKNOWN TREE

- NOTES:**
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground improvements if any not located.
 - 3) This drawing is not valid unless sealed with an authorized surveyors seal.
 - 4) Boundary survey information does not infer Title or Ownership.
 - 5) All iron rods 5/8", unless otherwise noted.
 - 6) Reference Bench Mark: City of Fort Lauderdale Benchmark # NE 98. Elevation = 3.616 (NAVD83).
 - 7) Elevations shown refer to North American Vertical Datum (1988) and are indicated thus: \pm , Elev. = 3.43
 - 8) This property lies in Flood Zones "AH", Elev=5.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0357 H, Dated: August 18, 2014, Community Panel No. 123102.
 - 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
 - 10) Bearings shown hereon refer to record plat (3/36) and assume the East Right-of-way line of S.E. 10th Avenue as South 02°03'44" West.
 - 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 5.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. OR EL. = ELEVATION
A OR L = RADIUS	O/S = OFFSET
CH.BRG = ARC BEARING	A/C = AIR CONDITIONING
CH = CHORD	CL = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG = TANGENT BEARING	F.P.L. = FLORENCE POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/AC. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	M.D.C.R. = MIAMI DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE INSTRUMENT	P.B.C. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	G.R.B. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE BLOCK AND STUCCO	P.B. = PLAT BOOK
I.C.V. = IRRIGATION CONTROL VALVE	P.C. = POINT OF CURVE
DIA. = DIAMETER	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.O. = CLEAN OUT
W.V. = WATER VALVE	M.H. = MAN HOLE
W.S.L.P. = WOOD STREET LIGHT POLE	CL.F. = CHAIN LINK FENCE
W.P.P. = WOOD POWER POLE	C.L.P. = CONCRETE LIGHT POLE
B.F.P. = BACK FLOW PREVENTOR	W.F. = NET FACE OF BULKHEAD
ELEC. = ELECTRIC	O/W = OVERHEAD UTILITY LINES
SV = SCHED. VALVE	W/W.C. = WITH WITNESS CAP
FE. = FEET	NO. = NUMBER
L.B.S. = LICENSE BUSINESS	INV. = INVERT
F.H. = FIRE HYDRANT	MEAS. = MEASURE
D.B.H. = DIAMETER AT BREAST HEIGHT	MISS. = MISCELLANEOUS
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)	P.C.D. = POLLUTION CONTROL DEVICE
	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)

Legal Description
 Lots 3, 4 and 5, Block 17 BEVERLY HEIGHTS, according to the Plat thereof, as recorded in Plat Book 1, Page 30 of the Public Records of Broward County, Florida, AND
 Lot 18 and the North one-half (N1/2) of Lot 17, Block 17, RESUBDIVISION of the East one-half (E1/2) of Block 16 and the West one-half (W1/2) of Block 17 in BEVERLY HEIGHTS, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of Broward County, Florida.
 Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 32,970 square feet or 0.7569± acres, more or less.

Certified To:
 Complete Closing Solutions, LLC,
 Old Republic National Title Insurance Company,
 PNN Investments, LLC.

TITLE NOTES:
 There are no other Easements, Road Reservations or Rights-of-Way of record affecting this property per Old Republic National Title Insurance Company Policy No. OFS-8452838, dated February 16, 2017 at 3:25PM, as to Lot 3; Policy No. OFS-8485524, dated April 12, 2017 at 4:59PM as to Lot 18 and N1/2 of Lot 17; Policy No. 5011412-836782 dated June 29, 2017 at 2:33PM as to Lot 4; and Policy No. 5011412-836783, dated June 29, 2017 at 2:33PM as to Lot 5.
 1) Matters per Plat Book 1, Page 30 of the Public Records of Broward County, Florida affects this property as shown (no Easements on plat).
 2) Matters per Plat Book 3, Page 36 of the Public Records of Broward County, Florida affects this property and as shown (no Easements on plat).

NOTES:
 There are no other Easements recorded in the public records regarding these properties, and no easements have been filed from the respective dates of the title policies through March 30, 2018, per letter from Enterprise Title, Inc. dated April 20, 2018.

CERTIFICATION
 We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 23rd day of January, 2017.
 Revised this 9th day of February 2018 to add and title commitment. (not resurveyed)
 Revised Title Note this 20th day of April 2018.
 Staked Trailer this 22nd day of May, 2019 (Not Resurveyed).
 Foundation located this 18th day of September, 2020.
 Revised this 30th day of September, 2020.

McLAUGHLIN ENGINEERING COMPANY
 SCOTT A. McLAUGHLIN
 Professional Surveyor & Mapper No. 5842
 State of Florida.

OFFICE NOTES
 FIELD BOOK NO. PRINT, LB# 354/33, TDS, PRINT, LB# 391/20, TDS
 JOB ORDER NO. V2055, V2984, V-4378, V-5389
 CHECKED BY: _____
 DRAWN BY: KT, RT

FILE NO: 17-3-003(20)