



BOARD OF ADJUSTMENT MEETING NOTICE

September 27, 2021

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, October 13, 2021 at 6:00 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-21080006
OWNER:	TWIN ANGELS PROPERTIES, LLC
AGENT:	BRADLEY A. PISTONIK
ADDRESS:	500 FLAMINGO DRIVE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	THE NORTH ½ OF LOT 31 AND ALL OF LOT 32 IN BLOCK 5, RIVERIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY
ZONING DISTRICT:	RS-8- RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY DISTRICT
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-19.1.H- General Requirements</u> Requesting a variance to install a generator at a corneryard setback of 7.32 feet whereas the code requires a minimum setback of 15 feet, a total reduction of 7.68 feet.

To Attend In-Person:

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

To Attend Virtually:

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

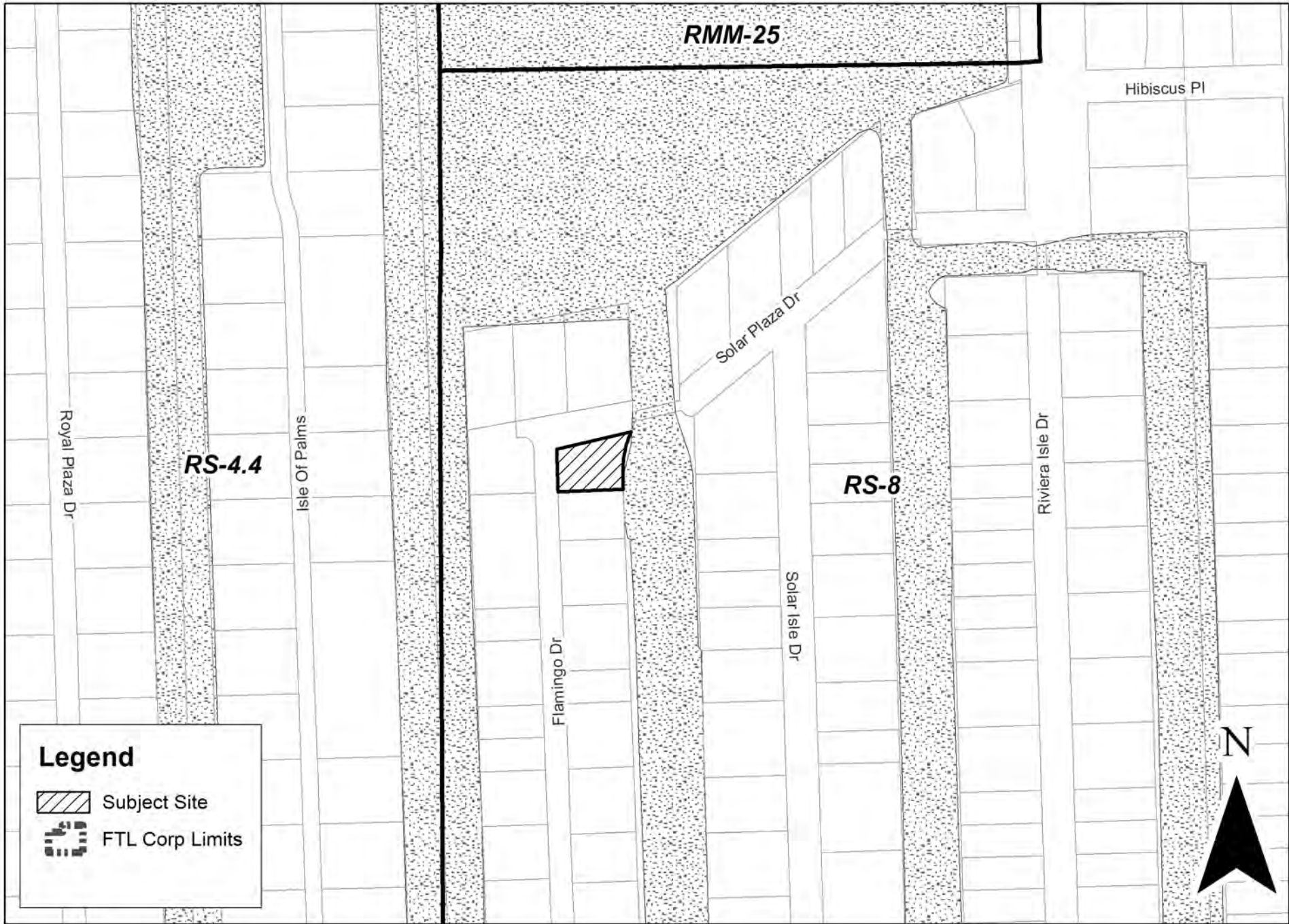
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

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

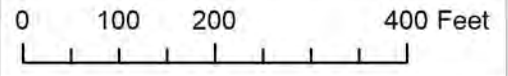
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-21080006



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: OCTOBER 13, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21080006

REQUESTING: Sec. 47-19.1.H- General Requirements.

Request: Requesting a variance to install a generator at a corneryard setback of 7.32 feet whereas the code requires a minimum setback of 15 feet, a total reduction of 7.68 feet.

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

You Can Still Attend The Meeting Virtually:
Visit www.fortlauderdale.gov/fltv 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: 10/13/2021

AGENDA ITEM: 5

CASE: 5

PLN-BOA- 21080006



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
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.

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and 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. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

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): **\$2,800**
- Parking Variance (per space): **\$2,600**
- 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**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

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	PLN-BOA-21080006
Date of complete submittal	9/1/2021

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

Property Owner's Name	TURIN ANSELMI PROPERTIES LLC
Property Owner's Signature	<i>[Signature]</i> <small>If a signature is required on the application by the owner</small>
Address, City, State, Zip	500 FLAMINGO DRIVE, PT. LAD, FL 33304
E-mail Address	brad@bulletproof.us.com
Phone Number	314-704-5011
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	500 FLAMINGO DRIVE GENERATOR PROJECT	
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 500 FLAMINGO DRIVE	
Legal Description	PT. LAD, FL 33304 RIVERA 6-17 B LOT 32 & N 1/2 OF 31 BUK 5	
Tax ID Folio Numbers (For all parcels in development)	5042 12 08 1020	
Request / Description of Project	VARIANCE REQUEST FOR generator location	
Applicable ULDR Sections	ULDR SEC 47-19.2.H	

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

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>		
Side <input checked="" type="checkbox"/> (CORNER)	15'	7'-32"
Side <input type="checkbox"/>		
Rear <input type="checkbox"/>		

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

Complete this page and an attached narrative.

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

ULDR Sec 47-19.5.H, We are installing a generator that will REQUIRE OF THE 15' CORNER LOT SETBACK. THERE IS NO OTHER LOCATION ON THIS PROPERTY THAT IS SUITABLE.

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 SETBACK FROM HOME TO PROPERTY BEING CONSIDERED IS 16.72'. THE OTHER SIDE IS 5.31'. THE ROOFTOP IS NOT AN OTCO, RATED FOR 300 LBS, GENERATOR WEIGHS 1235 LBS.

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 REQUIRED 10' FROM ANY OPENING FOR EXHAUST PURPOSES, PUTS GENERATOR IN LOCATION DEFINED.

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 SOUTH SIDE IS 5.31' NEXT TO NEIGHBOR. FROM NORTHEAST OF HOME IS 16.72' TO PROPERTY LINE. THE 15' SETBACK DOES NOT ALLOW EFFICIENT USE OF PROPERTY LAYOUT.

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

IT IS NOT SELF-CREATED. THIS IS BY FAR THE BEST CONSIDERATION BASED ON SAFETY, HEALTH AND DISTANCE FROM GENERATOR TO PUBLIC OR HOME.

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.

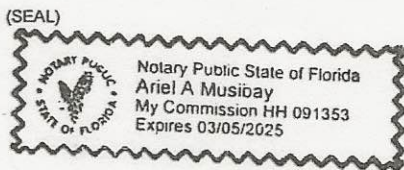
WE NEED 7.68' OF THE 15' REQUIRED TO BEST UTILIZE THE PROPERTY DESIGN AND OTHER REQUIREMENTS.

AFFIDAVIT: I, BRADLEY DISTONIK 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.

[Handwritten Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10th day of August, 2021



[Handwritten Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:
3/5/2025

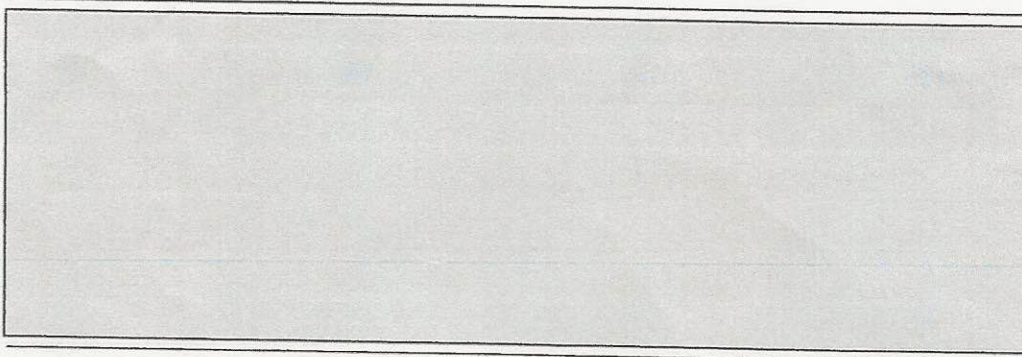
Page 3: Required Documentation & Mail Notice Requirements

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, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original 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.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)
- Elevations (if applicable)
- Additional Plan details as needed

Note: All copy sets must be clear and legible.

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



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

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner 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.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.

NARRATIVE

Variance Request Summary
Address: 500 Flamingo Drive
ULDR SEC 47-19.1.H

The requested location for the generator is shown in the formal set of plans, page E-1-Site Plan. The South side property line is 5.31' from the residence and there is a 5' setback required not allowing an acceptable generator location as per installation and building department guidelines. The generator cannot go on the roof because the generator weighs 1235 lbs and the roof is rated for 300 lbs. The other possible locations are in the rear but based on 10' rear setbacks and 15' corner setback it would be 1' from the pool, this again would not be acceptable for the building department requirements.

The recommended generator location is on the Northeast side of the residence where the distance from home to the property line is 16.72'. If we install the generator at this location it must be at least 3' from the home (NEC code requires 3' from main breaker minimum) and the exhaust must be 10' from any window or opening so therefore when we do all the calculations we are requesting a 7.68' variance of the 15' corner lot side setback.

This is definitely a hardship because Brad comes down here to address medical issues and this home is not suited for him to spend hurricane season as a Ft. Lauderdale resident, he lives in Kansas and has made plans to move permanently into this home and is looking to install backup power to sustain outages and create a healthy environment.

Thanks again for your consideration,

Ariel Musibay
ALPHAOMEGA Solutions
Electrical Contractor on this project
954-439-5857
abmusibay@bellsouth.net

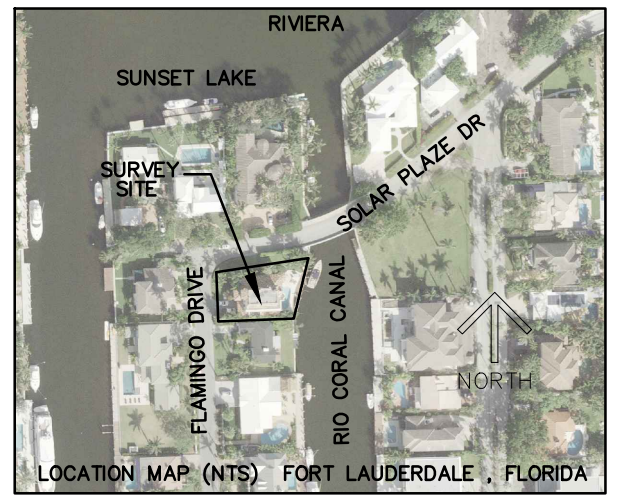
FOLIO NUMB	NAME LINE	NAME LINE1	ST AT	ADDRESS 1	CITY	ZIP	ADDRESS 1	LEGAL LINE	LEGAL LI 1	LEGAL LI 2	LEGAL LI 3	LEGAL LI 4	LEGAL LI 5	LEGAL LI 6	LEGAL LI 7	LEGAL LI 8	LEGAL LI 9				
50421208070	BARRACKROY A		FL	2335 SOLAR PLAZA DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B												
50421215080	SEGAL,DONALD		FL	440 ISLE OF PALMS DR	FORT LAUDERDALE	33300		F33301	STLWELL ISLES ISLES OF PALMS	15-34 B					LOTS 11 & 12 BLK 1						
50421208080	PLS PROPERTIES LLC		FL	434 SE 25 AVE	FT LAUDERDALE	33301		F33301	RIVERA 6-17 B						LOT 36,37 W 20 BLK 4						
50421208090	DEFUSON/D & JESSICA R		FL	500 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 37,38 BLK 3						
50421208040	PEREZ,JOSEPH H		FL	135 WESTON RD	WESTON	33332	WESTON	F33326	RIVERA 6-17 B						LOT 34,35 BLK 4						
504212150100	SOLOMON,LARRY	LARRY SOLOMON TR	FL	508 ISLE OF PALMS DR	FORT LAUDERDALE	33300		F33301	STLWELL ISLES ISLES OF PALMS	15-34 B					LOT 13 BLK 1						
50421208060	OFFUTT,ALLISON B JOHN		FL	508 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 35 N 30,36 BLK 3						
50421208090	YANNI,CHRISTINE	YANNI,CHRISTINE	WI	11 LINWOOD DRIVE	MONROE TOWNSHIP	08831	MONROE TOWNSHIP	N08831	RIVERA 6-17 B						LOT 34 N 40,35 S 30 BLK 1						
504212150110	BECKER,ROBERT B DONA		FL	516 ISLE OF PALMS DR	FORT LAUDERDALE	33300		F33301	STLWELL ISLES ISLES OF PALMS	15-34 B					LOT 14 BLK 1						
50421208020	TWIN ANGELS PROPERTIES LLC		FL	10111 E 212 ST N #204	WICHITA	67206	WICHITA	K567206	RIVERA 6-17 B						LOT 32 & N1/2 OF 31 BLK 5						
50421208080	CLEARY,TIMOTHY J	TIMOTHY J CLEARY REV TR	FL	518 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 33,34 S 10 BLK 3						
50421208080	MCCALLEY,CHRISTIAN		FL	519 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 32,33 BLK 4						
50421208050	AZZARU,MHAMMAD A		FL	508 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 30 & S1/2 OF 31 BLK 5						
50421208190	CANAVAN,ANDREA	EACOBACCI,THOMAS	FL	509 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 27,28,29 & S1/2 OF 30	BLK 6					
504212150120	GAUP,STUART D & DAWN M		FL	530 ISLE OF PALMS DR	FORT LAUDERDALE	33300		F33301	STLWELL ISLES ISLES OF PALMS	15-34 B					LOT 15 BLK 1						
50421208090	MERCURO,WILLIAM C	WILLIAM C MERCURO REV TR	FL	526 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 31 LESS 5 20,32 BLK 3						
50421208082	WILSON,GEORGE E & RENATE M		FL	555 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 31 BLK 4						
50421208100	TAYLOR,HERBERT M & RUTH D		FL	600 FLAMMING DRIVE	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 28,29 BLK 5						
50421208080	GRIFFER,MICHAEL A	MICHAEL A GRIFFER TR	FL	605 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 29 N 5 & 30 BLK 4						
50421208090	VELAR,MANUEL C & CHERYL L		FL	606 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 26,27 BLK 5						
50421208080	WALTON,GARY A		FL	603 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 28 N 20,29 S 45 BLK 4						
50421208170	HERMAN,GORDON		FL	605 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 26 BLK 6						
50421208160	FOX,THOMAS H & SARAH J	THOMAS H B SARAH J FOX REV TR	FL	611 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 24,25 BLK 6						
50421208080	RAY,ANN HARRINGTON		FL	613 SOLAR ISLE DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 27,28 S 10 BLK 4						
50421208080	RUD,ANGELA	RUD,ANGELA JOSEPH JR	FL	612 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 25 BLK 5						
50421208120	VANOFF,NICHOLAS		VA	104 VAN GOSH TER	WINCHESTER	22602	WINCHESTER	V422602	RIVERA 6-17 B						LOT 23,31 W 20 BLK 6						
50421208100	HURT,COLLEEN		FL	2127 SOLAR PLAZA DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 33,34 BLK 5						
50421208100	VANOFF,KATHERINE & NICHOLAS		FL	2305 SOLAR PLAZA DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 35 BLK 5 & LOT 33 E 30 BLK 6						
50421208120	HUBNER,MATTHEW J		FL	505 FLAMMING DR	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						LOT 31 & N1/2 OF 30 TOGETHER	WITH PT OF VAC'D SE 5TH ST	BOUNDED AS FOLLOWS N BY S/4 OF LOT 32 & S/4 OF W 20 OF LOT 33;	ON S BY N/4 OF LOT 31;	ON W BY RIO SUNSET CANAL;	ON E BY SLY PROLONGATION OF E/L OF W 20 OF LOT 33 BLK 6 AS PER OR	17411/834
50421208150	PUBLIC LAND	% CITY OF FORT LAUDERDALE	FL	100 N ANDREWS AVE	FORT LAUDERDALE	33300		F33301	RIVERA 6-17 B						ROAD RIGHTS OF WAY AS DEDICATED PER PLAT LESS P/P/A KENTS ISLAND	15-22B, P/P/A RIVERA AM PL LOTS	1-4, BLK 3 26-38B, AND LESS P/P/A	CROYDON POINT 15-28 B, AND LESS	PORT OF VAC'D SE 5TH ST PER OR	17411/834	
504212150130	SAVOR,STEVE		FL	600 ISLE OF PALMS DR	FORT LAUDERDALE	33301		F33301	STLWELL ISLES ISLES OF PALMS	15-34 B					LOTS 16, 17 & 18 BLK 1						
50421208150	ABUTTING LOT OWNERS	% RIVERA ISLES HOA INC	FL	2319 N ANDREWS AVE	WILTON MANORS	33151	WILTON MANORS	F33311	RIVERA 6-17 B						WATERWAYS AS SHOWN PER PLAT LESS	THOSE PTS OF SUNSET LAKE AS	DESC IN INSTR #S 11674406,	11674407 & 11797321			

ABBREVIATIONS/LEGEND			
WHH	WATER HAND HOLD	CBS	CONCRETE BLOCK STRUCTURE
EHH	ELECTRIC HAND HOLD	O/S	BUILDING OFFSET
BCR	BROWARD COUNTY RECORDS	WM	WATER METER
IR	IRON ROAD	CONC	CONCRETE
N/D	NAIL AND DISK	O/S	BUILDING OFFSET
PG	PAGE	CPP	CONCRETE POWER POLE
PB	PLAT BOOK	WV	WATER VALVE
PSM	PROFESSIONAL LAND SURVEYOR	OE	OVERHEAD ELECTRIC
TYP	TYPICAL	MH	MANHOLE
ELEC	ELECTRIC	WPP	WOOD POWERPOLE
R/W	RIGHT OF WAY	COMM	COMMUNICATION
IP	IRON PIPE	LB	LICENSED BUSINESS
AC	AIR CONDITIONER	FND	FOUND
SAN	SANITARY	EOP	EDGE OF PAVEMENT
WF	WOOD FENCE	CLF	CHAIN LINK FENCE

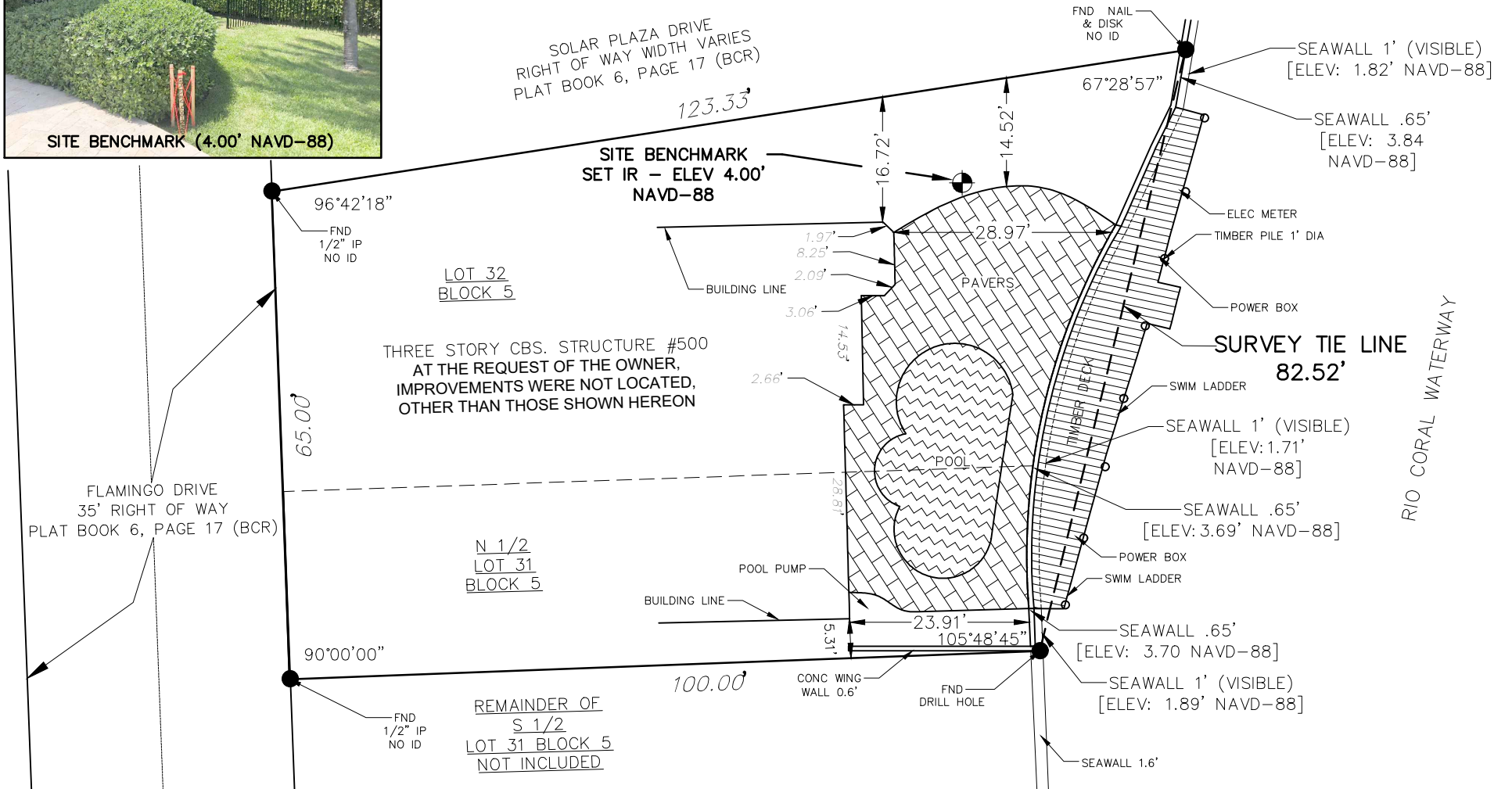


HORIZONTAL SCALE: 1" = 20'
 0 10' 20' 40'

INTENDED TO BE DISPLAYED AT THE ABOVE SCALE OR SMALLER



SITE BENCHMARK (4.00' NAVD-88)



SURVEY NOTES:

- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHT OF WAYS, EASEMENTS OR ANY OTHER INSTRUMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE REFERENCED PLAT.
- 2) ANY ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND BASED ON GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE SYSTEM.
- 3) ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING LICENSED SURVEYOR ARE PROHIBITED WITHOUT WRITTEN CONSENT.
- 4) UNLESS OTHERWISE NOTED, BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND CONSISTENT WITH THE INSTRUMENT OF RECORD.
- 5) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 6) UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- 7) THIS SURVEY OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF UNDERSIGNED.

LEGAL DESCRIPTION:

THE N 1/2 OF LOT 31 AND ALL OF LOT 32, BLOCK 5, RIVERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

LOVELL MARINE CONSTRUCTION

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MAY 4TH, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

STAN D. COPELAND, PSM
 FLORIDA REGISTRATION NUMBER 6797
 MAY 4TH, 2020

SHEET 1 OF 1

PREPARED BY:



TECHNICAL DISCIPLINES, INC. (LB 8123)
 1533 SE 8TH TERRACE
 DEERFIELD BEACH, FLORIDA 33441
 954-850-2008

BOUNDARY SURVEY

A PORTION OF LOT 31 AND ALL OF LOT 32, BLOCK 5
PLAT BOOK 6, PAGE 17
BROWARD COUNTY RECORDS
PROPERTY ADDRESS:
500 FLAMINGO DRIVE
FORT LAUDERDALE, FLORIDA

DATE	5/4/2020
DRAWN BY	SC/JC
F.B./ PG.	ELEC
SCALE	AS SHOWN
JOB NO.	TDI-711

Professionals

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MEP ENGINEERS & CONSULTANTS




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Miami, FL 33177
Tel.: (305) 726-1130
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EMJ, CA No. 32011

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Seal

LUIS D. MARTINEZ
PE # 51563

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Date: 2021.09.05 12:12:08 -04'00'

CASE No. - PLN-BOA-21080006
ADDRESS - 500 FLAMINGO DRIVE

Table of Contents:

- E-1 - Site Plan
- E-2 - Electrical Design Page
- P-1 - Natural gas design Page
- M-1 - Structural Slab Page

REV.	DATE	DESCRIPTION	Prepared By:	Checked By:
△	07-11-21	ISSUED FOR PERMIT	LDM	LDM
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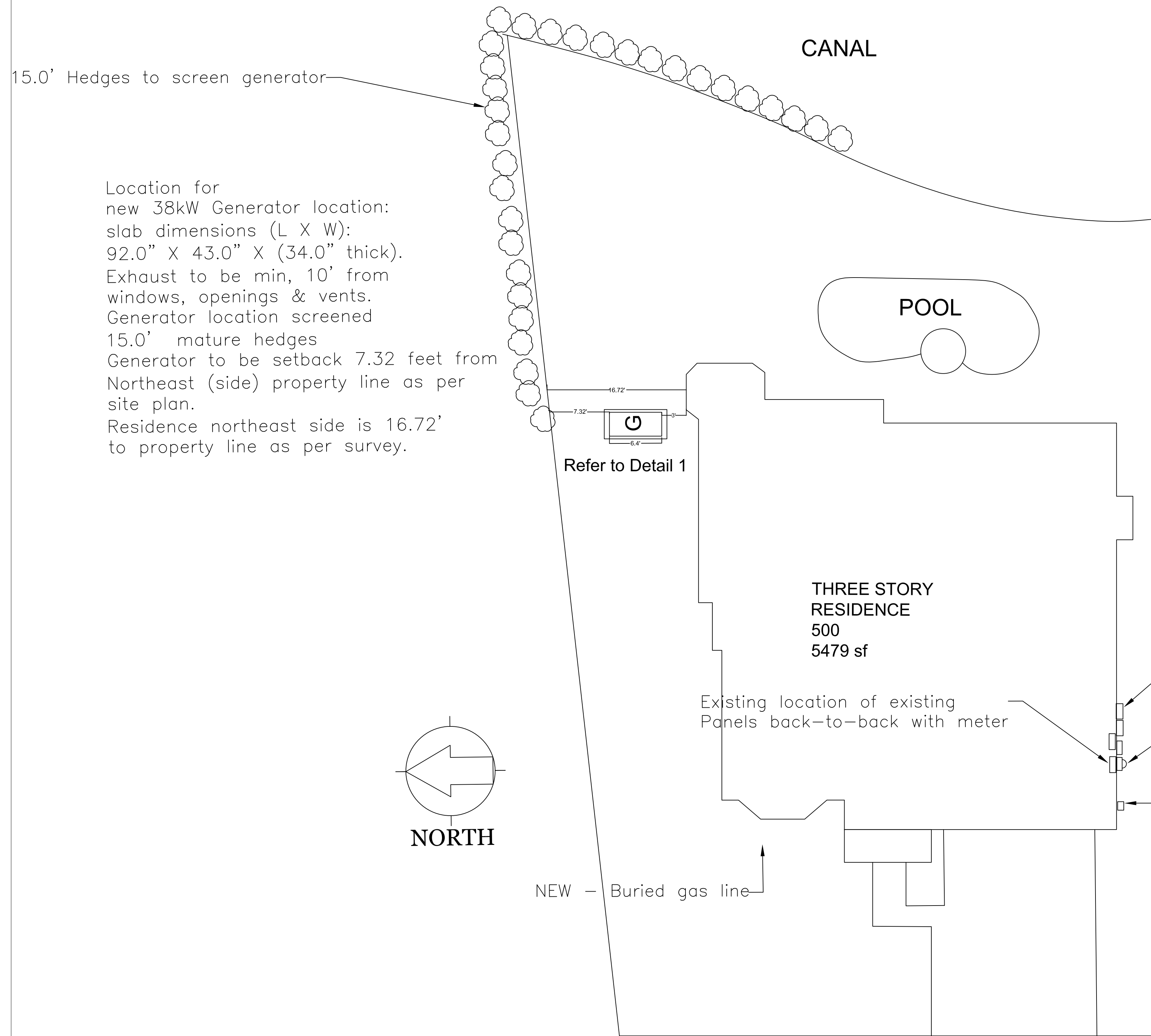
Key Plan:

Project
Bradley Pistotnik
500 Flamingo Dr
Ft Lauderdale FL 33301

Title
COVER PAGE

Drawn	G.M.	Field	ELECTRICAL
Verified	L.D.M.	Scale	
Approved	L.D.M.	Date	July 11, 2021

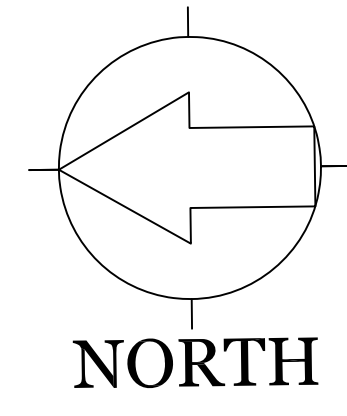
Project Manager	L.D.M.	Dwg. no.	E-0
Project	BP 071121-28	Sheet of	



15.0' Hedges to screen generator

Location for new 38kW Generator location:
 slab dimensions (L X W):
 92.0" X 43.0" X (34.0" thick).
 Exhaust to be min, 10' from windows, openings & vents.
 Generator location screened 15.0' mature hedges
 Generator to be setback 7.32 feet from Northeast (side) property line as per site plan.
 Residence northeast side is 16.72' to property line as per survey.

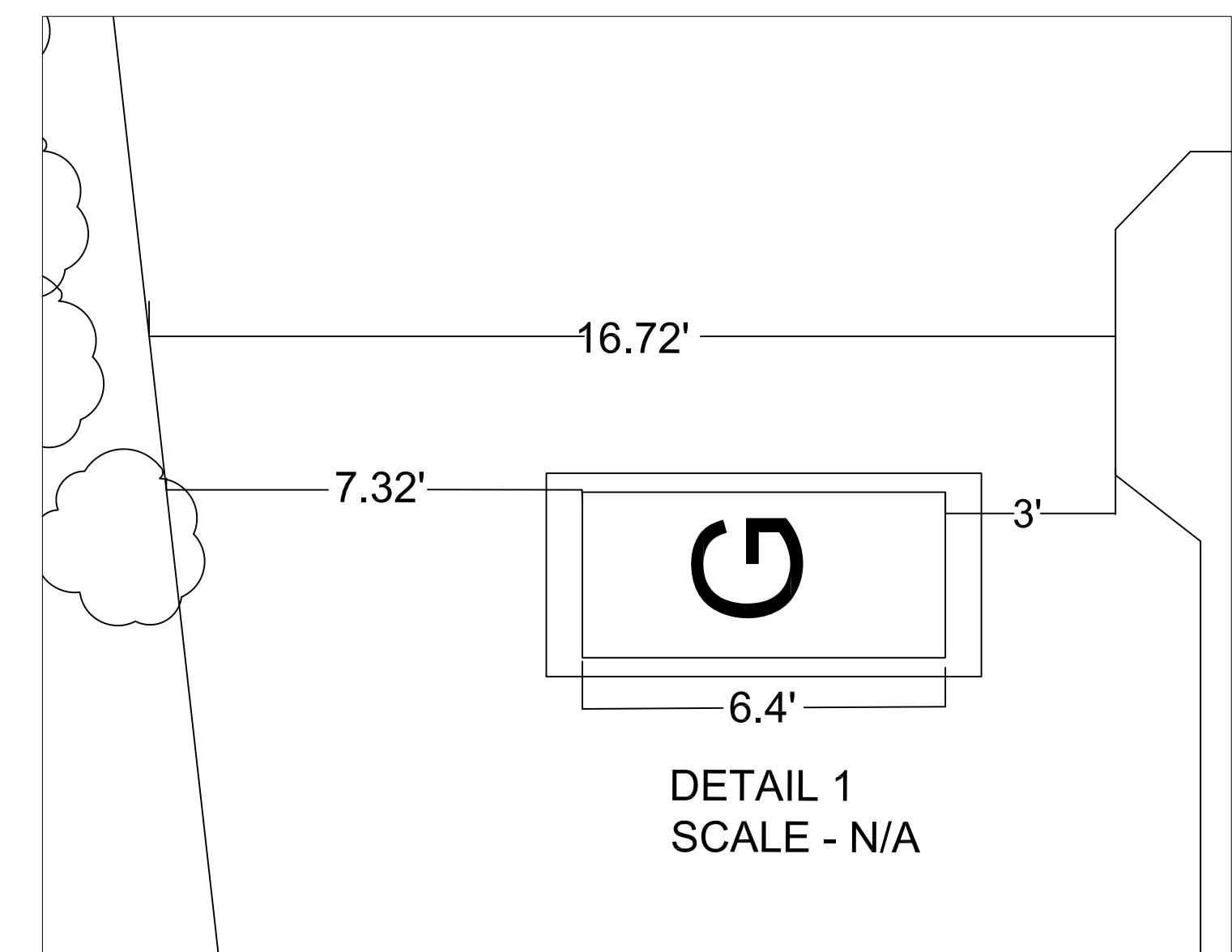
Refer to Detail 1



Flamingo Drive

Scale 1/8" = 1.0'

Scope of Work: Installation of new 38kW Natural gas fueled standby generator and two (2) new SER 200A ATS's.



- Proposed location of 2 NEW ATS's
- Existing-to-Remain FPL UG Service with meter & adjacent 200A Main Disconnects
- Location of natural gas meter

Notes:

General Electrical & Gas

- Generator exhaust to be located minimum 10 feet from nearest wall opening such as windows, doors, appliance vents, exhaust vents.
- FPL meter and existing main disconnect outside at south west corner of home.

Zoning:

Variance Request - 7.68' based on ULDR Sec. 47-19.1.H

Flood Zone - AE
 BFE 5.0' NGVD
 HCOR - 3.1
 Generator Slab FFE at minimum of 6.0' NGVD

Generator slab dimensions: 92.0" X 43.0" X 34.0" (thick)
 exhaust to be minimum 10.0 feet from any window, door or opening.

Professionals

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 Miami, FL 33177
 Tel.: (305) 726-1130
 WWW.GREENLINE-ENG.COM

Professional Seal: Luis D. Martinez, PE # 51563

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Professional Seal: Luis D. Martinez, PE # 51563

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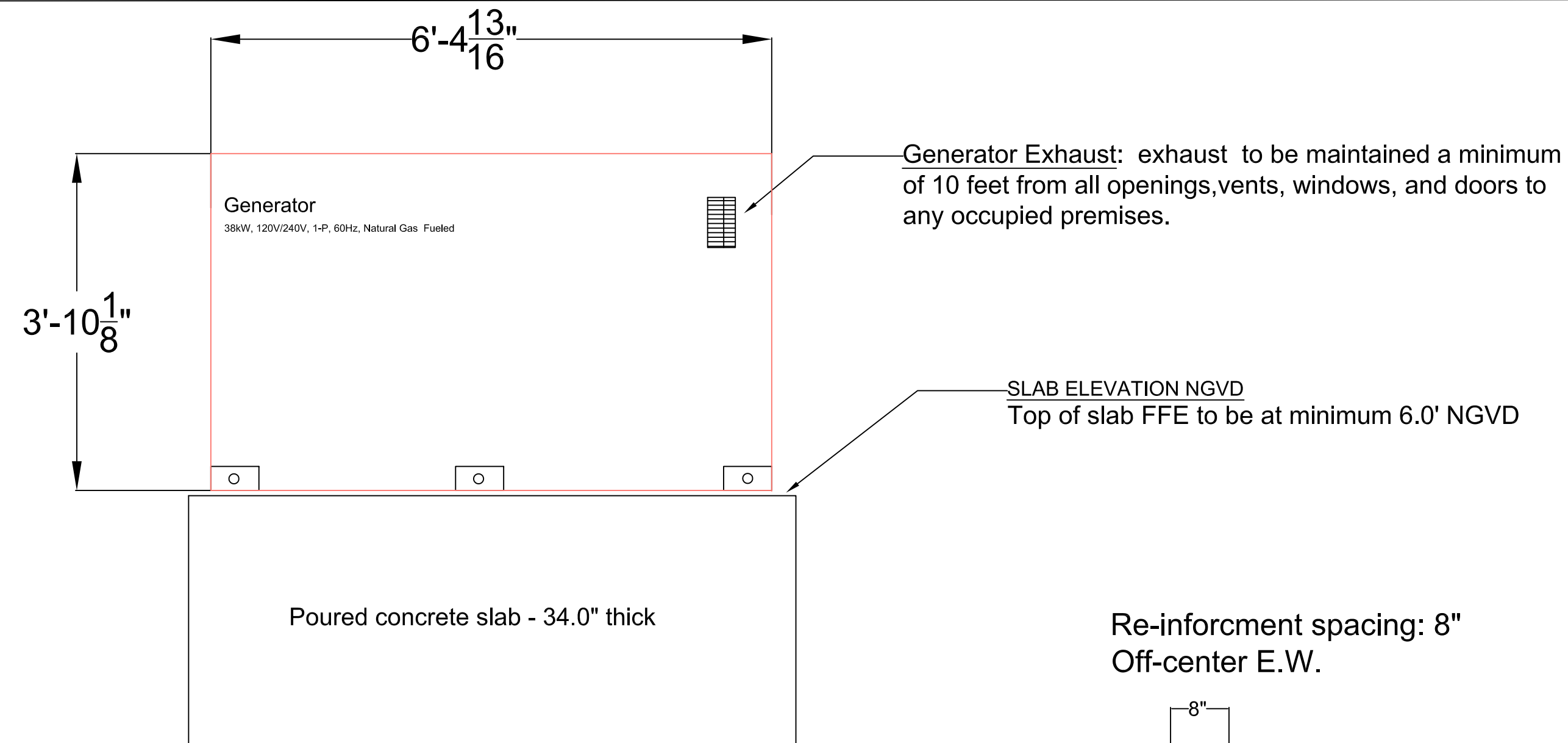
Project: Bradley Pistotnik
 500 Flamingo Dr
 Ft Lauderdale FL 33301

Title: SITE PLAN: GENERATOR & ATS LOCATION IDENTIFIED

Drawn	G.M.	Field	ELECTRICAL
Verified	L.D.M.	Scale	Date
Approved	L.D.M.	Date	July 11, 2021

Project Manager: L.D.M.
 Project: BP 071121-28
 Sheet of: E1 of 2

Drawing name: C:\Users\Luis D. Martinez\PE\Documents\Autocad Projects 2021\BP 071121-28\BP 071121-28 E1.dwg Plotted on: Sep 05, 2021 1:25:06pm



Concrete Slab for Generator:

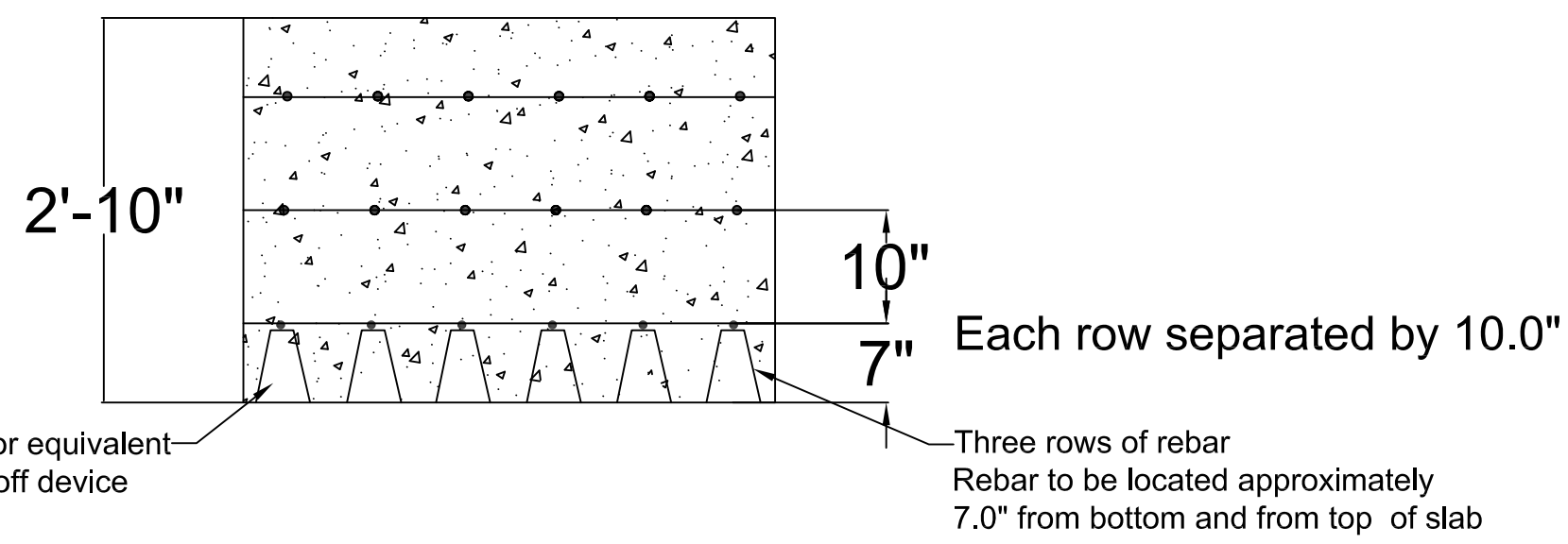
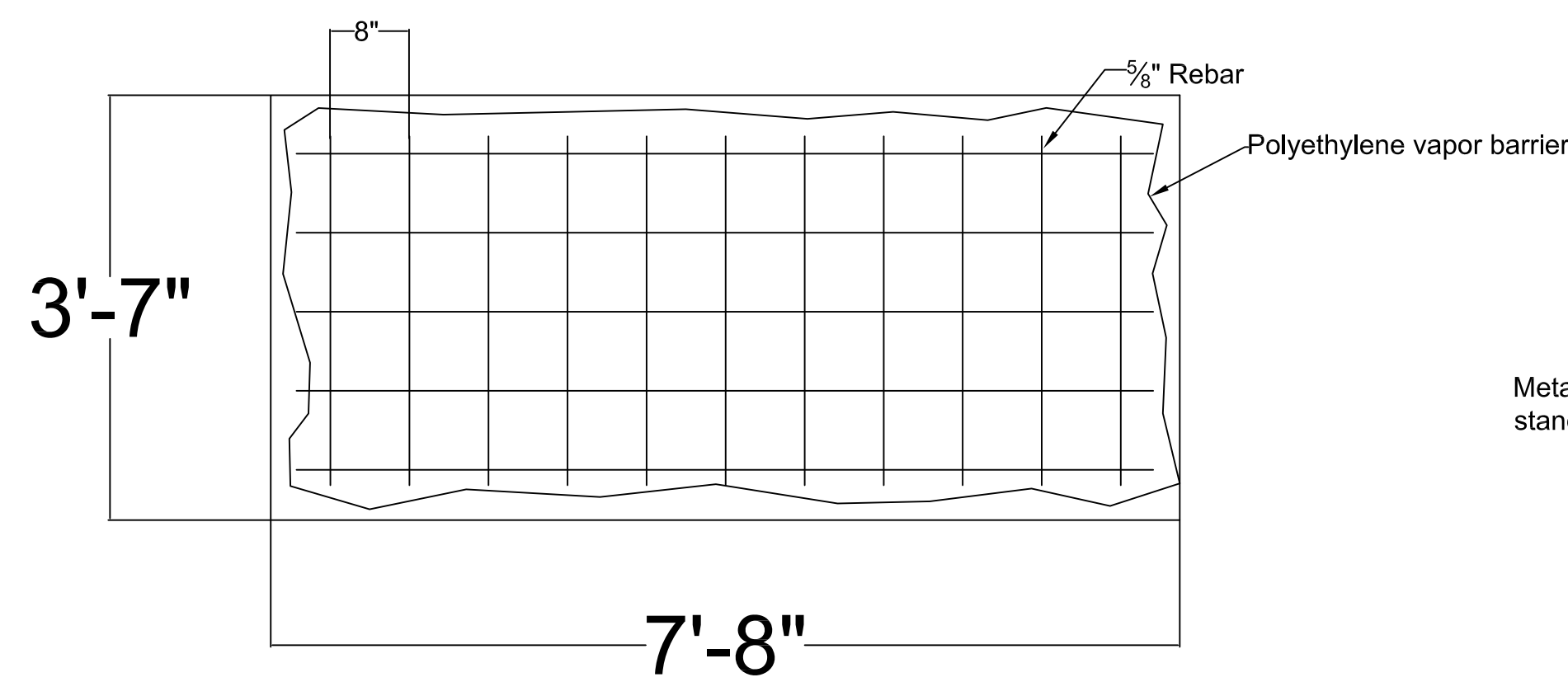
Specifications:

Thickness & Dimensions - 34" thick; 92" L X 43" W. All dimensions $\pm 1/4$ " tolerance.
 Portland cement: conform to requirements of ASTM C150.
 Water: Potable & compliant to requirements of ASTM C94.
 Aggregate: conformance to requirements of ASTM C33.
 $5/8$ " Rebar- Grade 60, steel, size #5, meeting requirements of ASTM A615.
 Construction:
 Maintain temperature of concrete at 50° F or above for at least 7 days prior to mixing.
 Finishing - fine broom brush immediately after floating.

General:

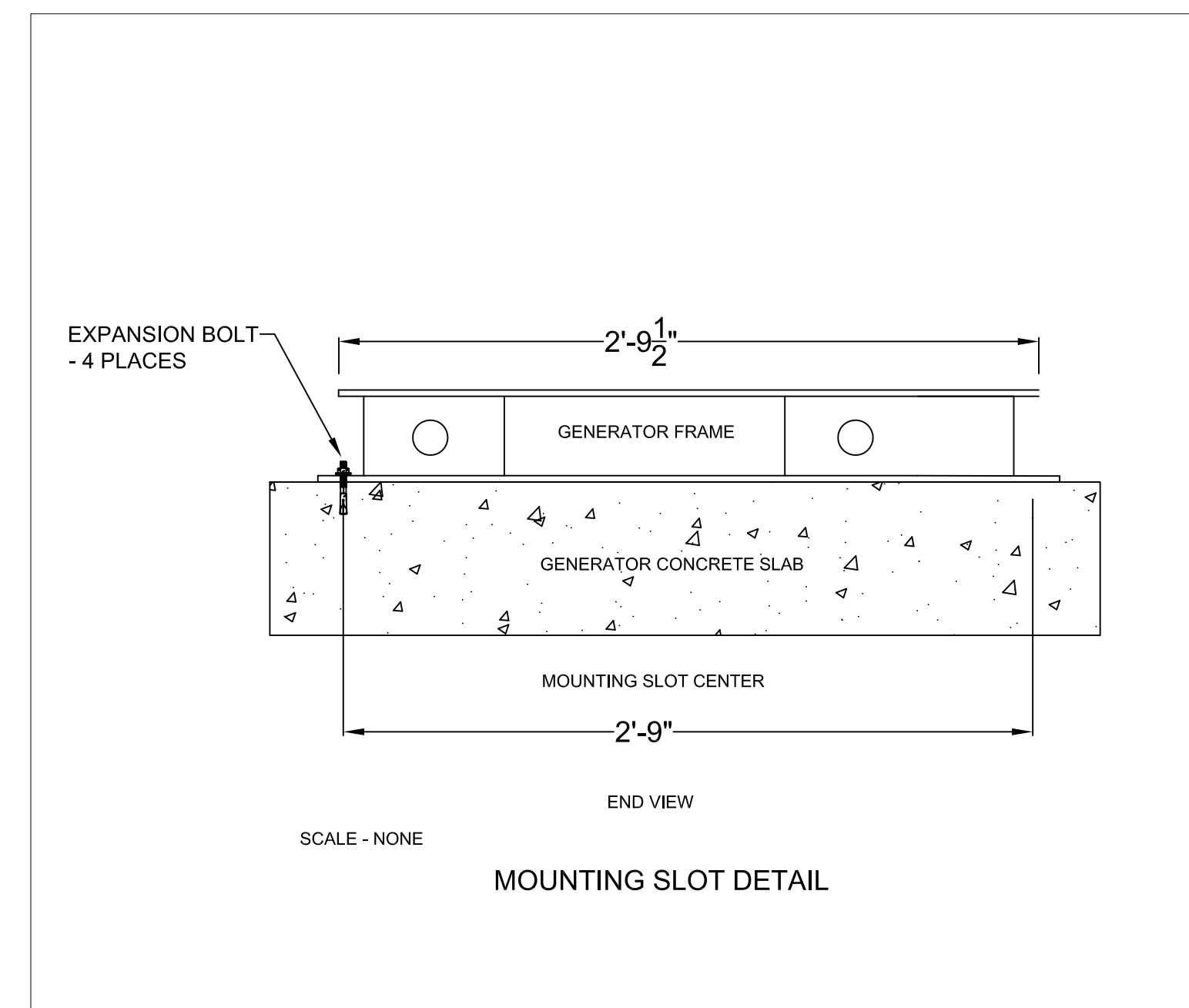
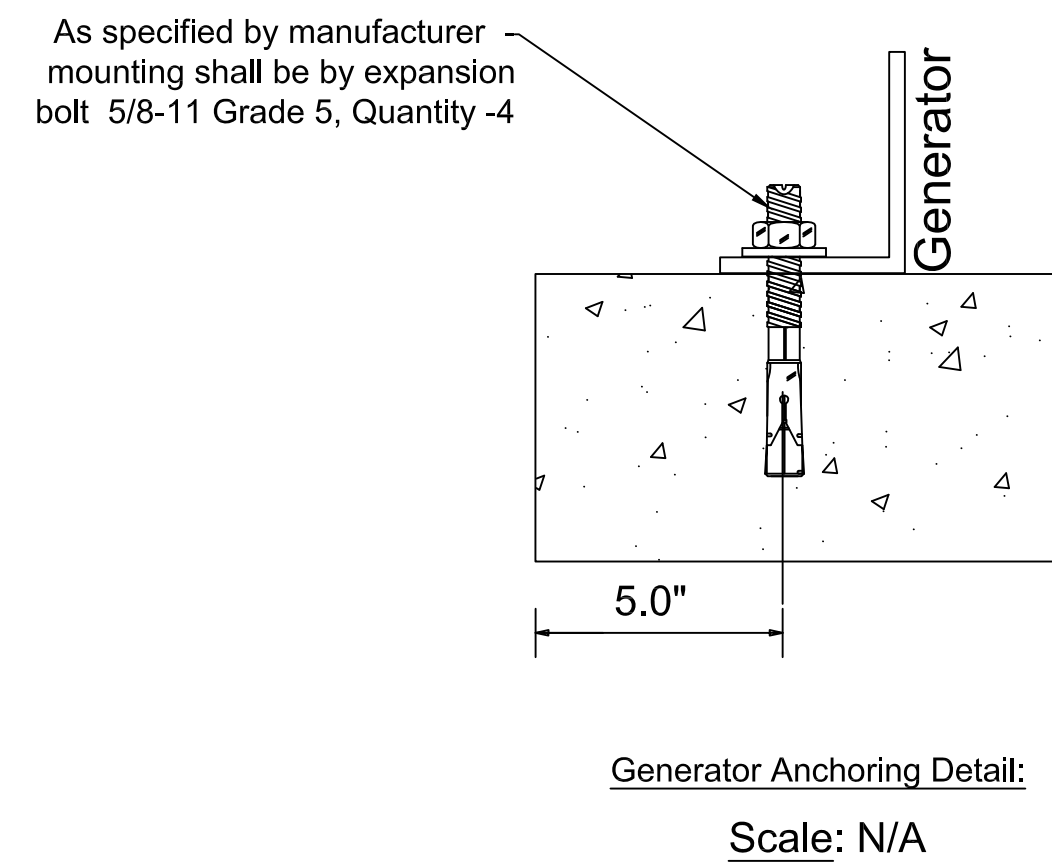
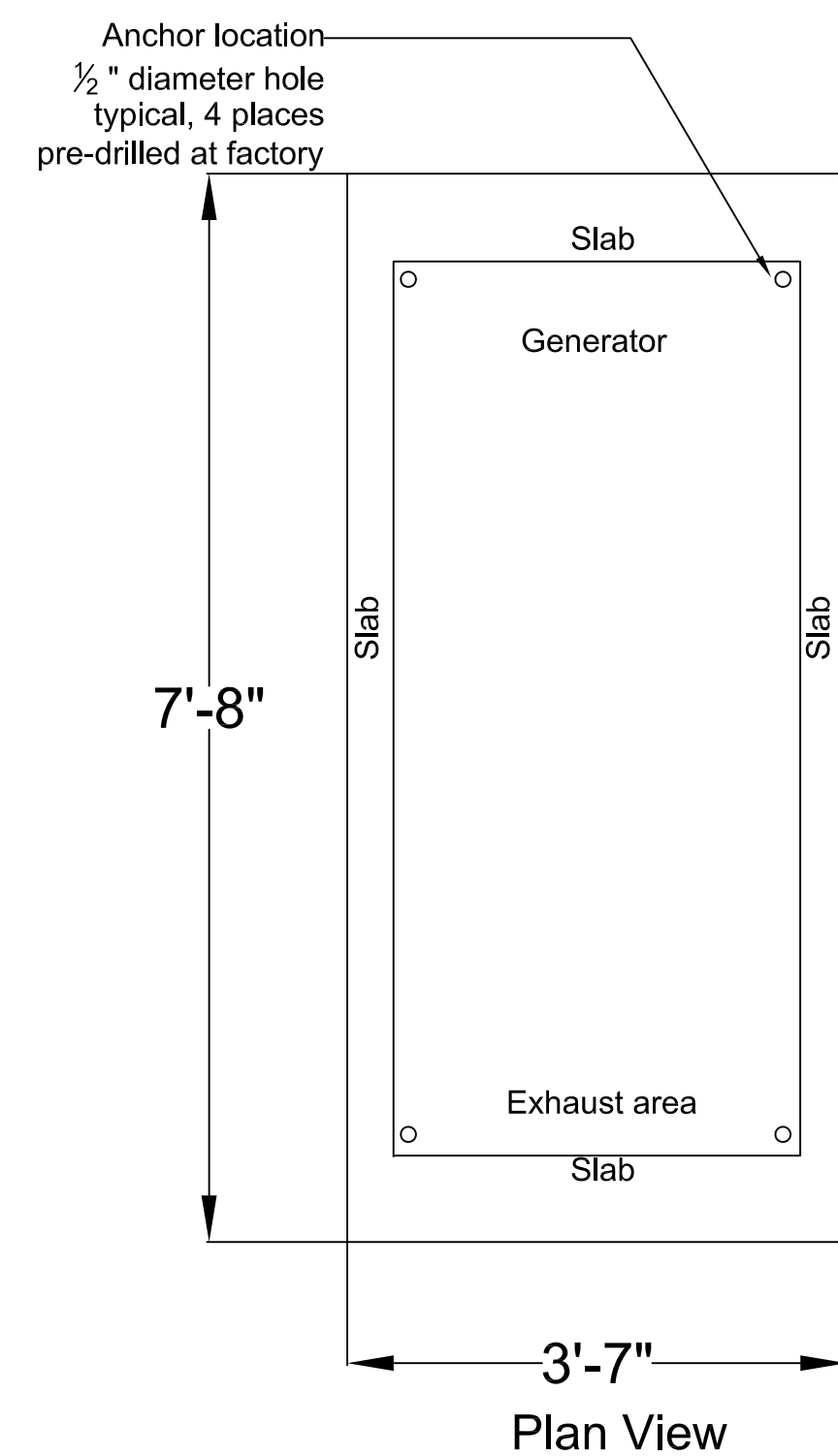
Base - uniformly firm.
 Drainage - maintain slope at $1/4$ " per foot for proper drainage
 Load bearing pressure - 2500 psi minimum.
 Site Preparation:
 Generator weight is 1235 lbs. Weight of 8 inch thick concrete slab Slab:
 (7.8' X 3.58' X 2.83')150lb/ft³ = 11854.00 lbs
 Total weight to be supported: 1235 + 11854 = 13089 lbs.
 Forms - stake securely and plan for finished slope of $1/4$ " per foot. Scrub sub-base away from form so edges of slab will be full length.
 Slab Location - Refer to site plan. Located minimum 10 feet from any door, window, vent or opening to interior spaces.

Re-inforcement spacing: 8"
Off-center E.W.



Screening Note: Generator to be screened from view by mature hedges.

Scope of Work: Installation of 38KW, 120/240V, 1 ϕ , natural gas fueled standby generator with two (2) New NEMA3R service entrance rated 200A, 120/240V, 1 ϕ Automatic Transfer Switches.



Professionals

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LUIS D. MARTINEZ
PE # 51563

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Key Plan:

Project
Bradley Pistotnik
500 Flamingo Dr
Ft Lauderdale FL 33301

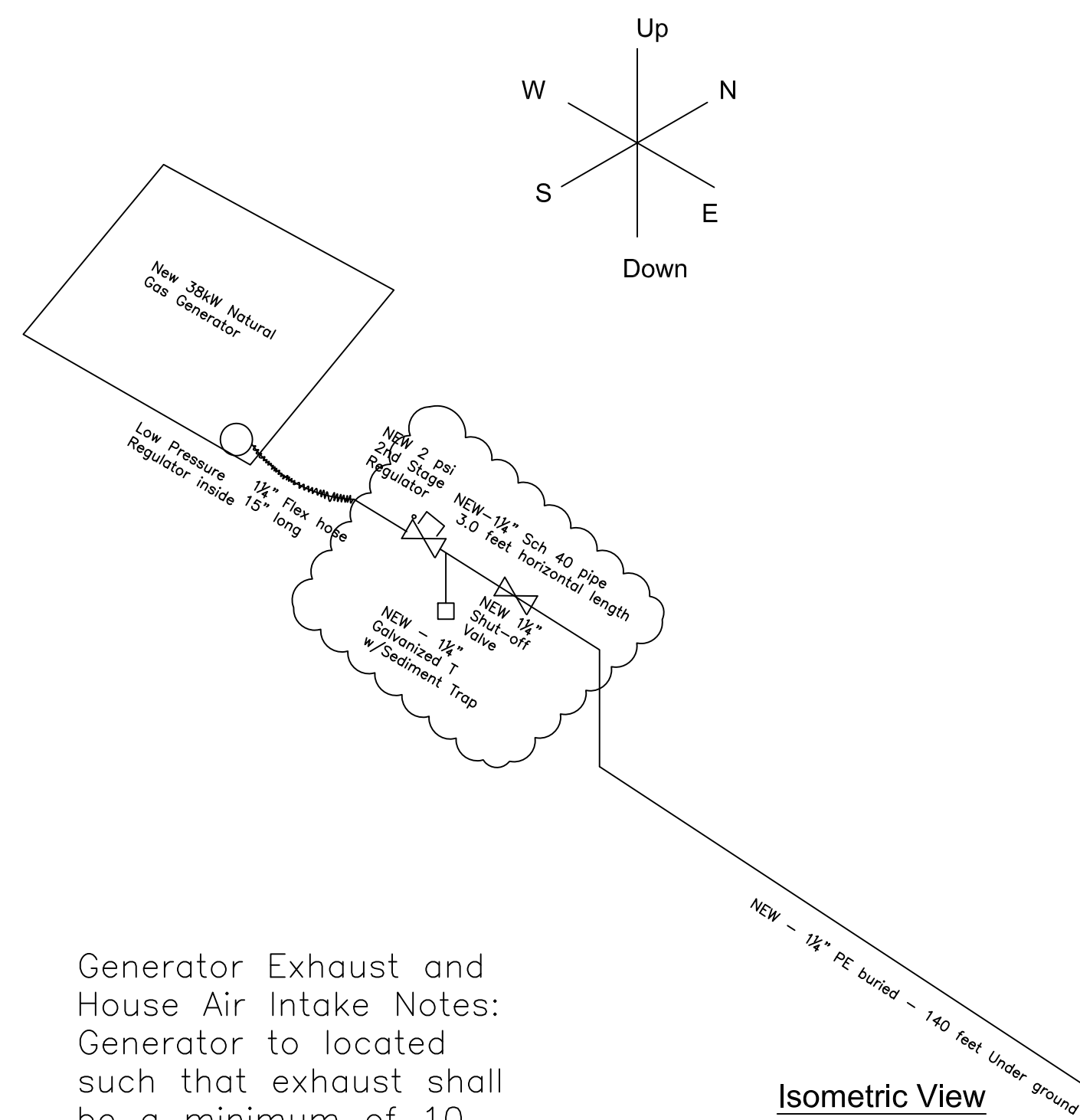
Title
MECHANICAL DRAWING OF GENERATOR SLAB, ANCHORING & CONSTRUCTION DETAILS

Drawn	G.M.	Field	ELECTRICAL
Verified	L.D.M.	Scale	AS SHOWN
Approved	L.D.M.	Date	July 11, 2021
Project Manager	L.D.M.	Dwg. no.	M1 of 1
Project	BP 071121-28	Sheet of	

Taken from Florida Building Code 5th Edition (2017) Fuel Gas - Table 402.4(2)						
Note: Partial chart only showing through 2" pipe size Sch. 40 Metallic Pipe						
Pipe Size (Inch)	Gas			Natural		
	Inlet Pressure	Pressure Drop	Specific Gravity	Inlet Pressure	Pressure Drop	Specific Gravity
	Less than 2 psi	0.5 w.c.	0.60	Less than 2 psi	0.5 w.c.	0.60
Capacity in Cubic Feet per Hour						
Nominal OD	1/2	3/4	1	1 1/4	1 1/2	2
Actual ID	0.622	0.824	1.049	1.380	1.610	2.067
Length(ft)	10	172	360	678	1,390	2,090
	20	118	247	466	957	1,430
	30	95	199	374	768	1,150
	40	81	170	320	657	985
	50	72	151	284	583	873
	60	65	137	257	528	791
	70	60	126	220	486	728
	80	56	117	207	452	677
	90	40	83	157	322	482

Taken from Florida Building Code 5th Edition (2017) Fuel Gas - Table 402.4(5)						
Note: Partial chart only showing through 2" pipe size Sch 40 Metallic Pipe						
Pipe Size (Inch)	Gas			Natural		
	Inlet Pressure	Pressure Drop	Specific Gravity	Inlet Pressure	Pressure Drop	Specific Gravity
	Less than 2 psi	1.0 psi	0.60	Less than 2 psi	1.0 psi	0.60
Capacity in Cubic Feet per Hour						
Nominal OD	1/2	3/4	1	1 1/4	1 1/2	2
Actual ID	0.660	0.860	1.077	1.328	1.554	1.943
Length(ft)	10	1,510	3,040	5,560	11,400	17,100
	20	1,070	2,150	3,930	8,070	12,100
	30	869	1,760	3,210	6,590	9,880
	40	753	1,520	2,780	5,710	8,550
	50	673	1,360	2,490	5,110	7,650
	60	615	1,240	2,270	4,660	6,980
	70	569	1,150	2,100	4,320	6,470
	80	532	1,080	1,970	4,040	6,050

Taken from Florida Building Code 5th Edition (2020) Fuel Gas - Table 402.4(22)						
Note: Partial chart only showing through 2" pipe size Polyethylene Plastic Pipe						
Pipe Size (Inch)	Gas			Natural		
	Inlet Pressure	Pressure Drop	Specific Gravity	Inlet Pressure	Pressure Drop	Specific Gravity
	Less than 2 psi	1.0 psi	0.60	Less than 2 psi	1.0 psi	0.60
Capacity in Cubic Feet per Hour						
Nominal OD	1/2	3/4	1	1 1/4	1 1/2	2
Designation	SDR 9	SDR 11	SDR 11	SDR 10	SDR 11	SDR 11
Actual ID	0.660	0.860	1.077	1.328	1.554	1.943
Length(ft)	10	1,860	3,720	6,710	11,600	17,600
	20	1,280	2,560	4,610	7,990	12,100
	30	1,030	2,050	3,710	6,420	9,690
	40	878	1,760	3,170	5,490	8,300
	50	778	1,560	2,810	4,870	7,350
	60	705	1,410	2,550	4,410	6,660
	70	649	1,300	2,340	4,060	6,130
	80	603	1,210	2,180	3,780	5,700
	90	566	1,130	2,050	3,540	5,350
	100	535	1,070	1,930	3,350	5,050
	125	474	949	1,710	2,970	4,480
	150	429	860	1,550	2,690	4,060



Generator Exhaust and House Air Intake Notes: Generator to be located such that exhaust shall be a minimum of 10 feet from any air intake- vents, windows openings etc.

Fuel Pipe Sizing Notes:

Fuel Pipe sizes to be sized at full load operation. For Natural Gas BTU content multiply ft³/hr X 1000. Generac specification fuel consumption for RG038 Natural gas generator at full load is: 359 ft³/hr. 437 X 1000 = 437,000 BTU/hr. Other loads - See table; 195,000 BTU/hr. Total gas load; 632,000 BTU/hr

Generator is approximately 140 feet from existing natural gas meter. The maximum pipe length is approximately 150 feet. Referring to PE pipe sizing chart, a 40 foot length of 1 1/4" sch 40 gas pipe has a BTU/hr capacity of 2,690,000. Since 2,690,000 > 632,000 a 40 length of 1 1/4" sch 40 pipe has sufficient capacity for expected load. Referring to Sch. 40 Pipe Sizing Chart, a 10 foot length of 1 1/4" pipe has a BTU/hr capacity of 1,390,000. Since 1,390,000 > 632,000 a 10 foot length of 1 1/4" inch Sch 40 pipe will meet fuel consumption requirements for the Generac RG038 natural gas generator.

Outlet	Load (BTU/hr)	Pipe	Pipe Material
Range	60000	3/4"	Sch 40
Water Heater	35000	3/4"	Sch 40
Water Heater	35000	3/4"	Sch 40
Oven	25000	3/4"	Sch 40
Fire Place	40000	3/4"	Sch 40
Total Loads	195000		

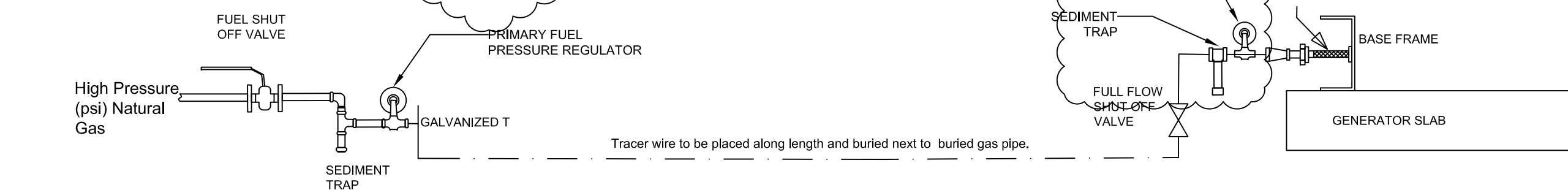
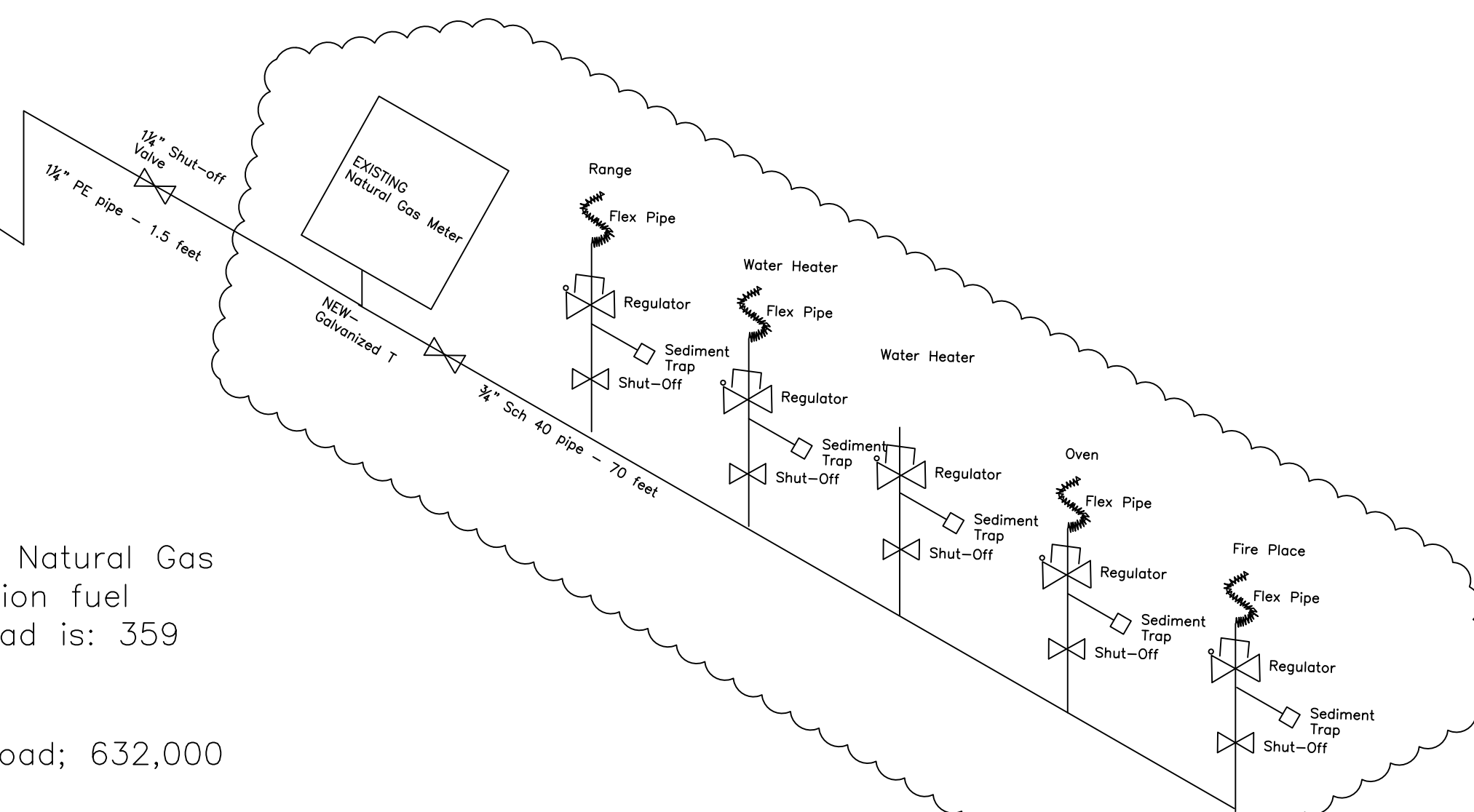
Fuel Pipe Sizing Notes:

Longest run of new gas piping is ~ 140 feet.

Gas loads include:
 Natural Gas Fueled 38kW Generator - 437,000 BTU/hr
 Water Heater (2) - 70,000 BTU/hr
 Range - 50,000 BTU/hr
 Oven - 25,000 BTU/hr
 Fire Place - 40,000 BTU/hr

Table 402.4(2) & 402.4(22) shown partially - through 2" diameter and 150 foot length only.

Refers to partial table 402.4(2) & 402.4(22). Tables shown do not include all piping lengths nor all diameters, only showing up to 2.0" diameter and up to 80' length,



Scale: None, as noted

Professionals

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 MEP ENGINEERS & CONSULTANTS

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Greenline Engineering Inc.
 LUIS D. MARTINEZ
 PE # 51563

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 Bradley Pistotnik
 500 Flamingo Dr
 Ft Lauderdale FL 33301

Title
GAS ISOMETRIC & FUEL PIPE SIZING DETAIL

Drawn	G.M.	Field	ELECTRICAL
Verified	L.D.M.	Scale	AS SHOWN
Approved	L.D.M.	Date	July 11, 2021
Project Manager	L.D.M.	Dwg. no.	P1 of 1
Project	BP 071121-28	Sheet of	





















NGO DR
27 AV























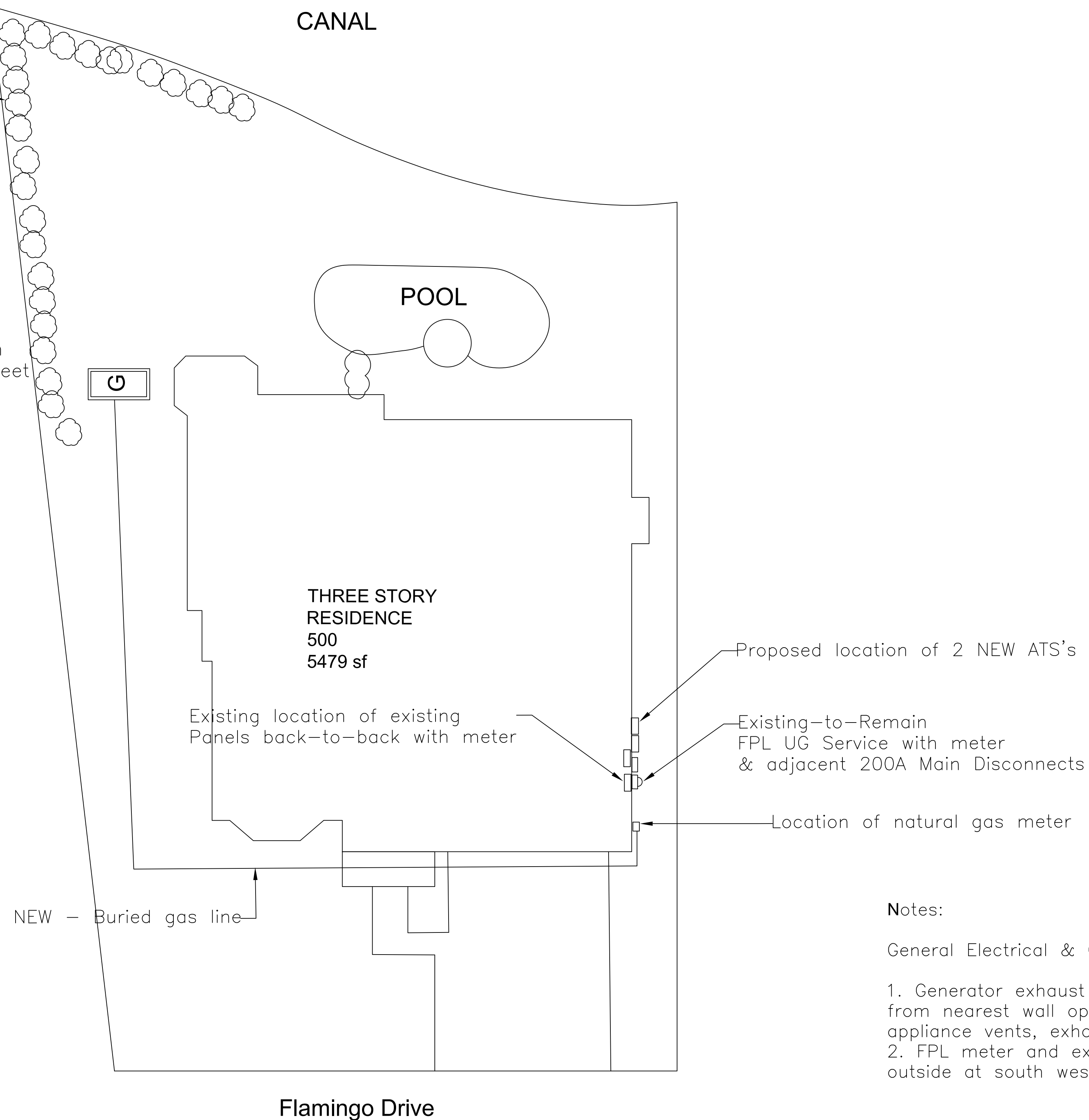
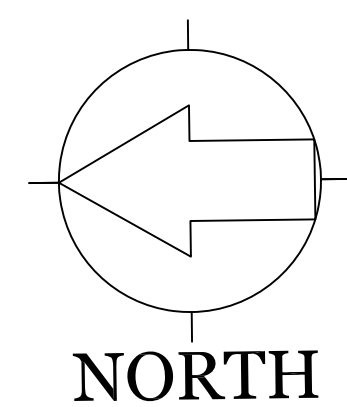


Sec. 47-19.1.H- General Requirements

Requesting a variance to install a generator at a corneryard setback of 7.32 feet whereas the code requires a minimum setback of 15 feet, a total reduction of 7.68 feet.

15.0' Hedges to screen generator

Location for new 38kW Generator location:
slab dimensions (L X W):
92.0" X 43.0" X (34.0" thick).
Exhaust to be min, 10' from windows, openings & vents.
Generator location screened 15.0' mature hedges
Generator to be setback 5.0 feet from North property line and minimum 25 feet from rear property line.



Notes:

General Electrical & Gas

1. Generator exhaust to be located minimum 10 feet from nearest wall opening such as windows, doors, appliance vents, exhaust vents.
2. FPL meter and existing main disconnect outside at south west corner of home.

Zoning:

Flood Zone - AE
BFE 5.0' NGVD
HCOR - 3.1
Generator Slab FFE at minimum of 6.0'

Generator located at 5' feet from North property line and minimum 25' from rear property line.
Generator screened from view by 15' hedges.

Scope of Work: Installation of new 38kW Natural gas fueled standby generator and two (2) new SER 200A ATS's.

Professionals

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Seal

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PE # 51563

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Project
Bradley Pistornik
500 Flamingo Dr
FT Lauderdale FL 33301

Title
SITE PLAN: GENERATOR & ATS LOCATION IDENTIFIED

Drawn	G.M.	Field	ELECTRICAL
Verified	L.D.M.	Scale	Date
Approved	L.D.M.	Date	July 11, 2021

Project Manager	L.D.M.	Dwg. no.	E1 of 2
Project	BP 071121-28	Sheet of	

Professionals

GREENLINE

Engineering Inc.
MEP ENGINEERS & CONSULTANTS



16665 SW 117th Ave
Miami, FL 33177
Tel: (305) 726-1130
WWW.GREENLINE-ENG.COM

ENG. CA No. 33911

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.

LUIS D. MARTINEZ
PE # 15193

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Digitally signed by Luis D Martinez
Date: 2021.08.24 16:38:22 -04'00'



REV.	DATE	DESCRIPTION	Prepared By:	Verified By:
△	07-11-21	ISSUED FOR PERMIT	LDM	LDM
△	00-00-00	-	-	-
△	00-00-00	-	-	-
△	00-00-00	-	-	-
△	00-00-00	-	-	-
△	00-00-00	-	-	-

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DRAWING.

Notes: AS PER FBPE RULE #1015-23.003 F.A.C.
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Key Plan:

Project
**Bradley Pistotnik
500 Flamingo Dr
Ft Lauderdale FL 33301**

Title
ELECTRICAL RISER DIAGRAM

Drawn	G.M.	Field	ELECTRICAL
Verified	L.D.M.	Scale	AS SHOWN
Approved	L.D.M.	Date	July 11, 2021
Project Manager	L.D.M.	Dwg. no.	E2 of 2
Project	BP 071121-28	Sheet of	

Panel - B											
GE		10AKIC				Main Buss, 200A , Neutral: Full					
120/240VAC, 1-φ, 3-W,60 Hz.						42 Position, 200 MLO Recessed Mount					
Dem. kVA	Trip/Pole	Wire	Description	CKT. No.	Phase	CKT. No.	Description	Wire	Trip/Pole	Dem. kVA	
*	50/2	8	Oven	1	A	2	Dryer #1	10	30/2	*	
*	30/2	8	Elevator	5	A	6	Dishwasher #2	12	20/1	*	
*	25/2	8	Water Heater	7	B	8	Instahot	12	20/1	*	
*	30/2	10	Dryer #2	13	A	14	Freezer	12	20/1	*	
*	30/2	10	Water Heater	15	B	16	Refrigerator	12	20/1	*	
*	30/2	10	Water Heater	17	A	18	Wine Cooler	12	20/1	*	
*	15/1	14	Bedroom 2	19	B	20	Kitchen GFI	12	20/1	*	
*	15/1	14	Bedroom 2	21	A	22	Bath GFI	12	20/1	*	
*	15/1	14	Master Bedroom	23	B	24	Laundry GFI	12	20/1	*	
*	15/1	14	Master Bedroom	25	A	26	Bath GFI	12	20/1	*	
*	15/1	14	Master Bedroom	27	B	28	Elevator Eqpmnt	12	20/1	*	
*	20/1	12	Ice Maker	29	A	30	Washer	12	20/1	*	
*			Space	31	B	32	Space				
*			Space	33	A	34	Sub-Panel C - Lighting	6	60/2		
*			Space	35	B	36					
*			Space	37	A	38					
*			Space	39	B	40					
*			Space	41	A	42					

* All Loads Existing to Remain

Panel - A											
GE		10AKIC				Main Buss, 200A , Neutral: Full					
120/240VAC, 1-φ, 3-W,60 Hz.						42 Position, 200 MLO Recessed Mount					
Dem. kVA	Trip/Pole	Wire	Description	CKT. No.	Phase	CKT. No.	Description	Wire	Trip/Pole	Dem. kVA	
*	30/2	10	AHU - 1	1	A	2	GFI Cabana	12	20/1	*	
*	30/2	10	AHU - 2	3	B	4	Breakfast Area	12	20/1	*	
*	30/2	10	AHU - 4	5	A	6	Hood	12	20/1	*	
*	30/2	10	AHU - 4	7	B	8	Hood	12	20/1	*	
*	30/2	10	AHU - 4	9	A	10	Warming Draw	12	20/1	*	
*	20/1	12	GFI Master Bath	11	B	12	Microwave	12	20/1	*	
*	20/1	12	Space	13	A	14	Washer	12	20/1	*	
*	20/1	12	Vacuum	15	B	16	Foyer Recpt	12	20/1	*	
*	20/1	12	Space	17	A	18	Foyer	12	20/1	*	
*	20/1	12	Space	19	B	20	Florida Rm Lgts	12	20/1	*	
*	20/1	12	Jacuzzi	21	A	22	Kitchen Lgts	14	15/1	*	
*	20/1	12	Garage Door	23	B	24	Kitchen Lgts	14	15/1	*	
*	20/1	12	LV Eqpmnt	25	A	26	Kitchen Lgts	14	15/1	*	
*	20/1	12	Garage GFI	27	B	28	Kitchen Lgts	14	15/1	*	
*	20/2	12	CU-4	29	A	30	Kitchen Lgts	14	15/1	*	
*	20/1	12	CU-3	31	B	32	Florida Rm Recp	12	20/1	*	
*	20/1	12	CU-3	33	A	34	Florida Rm Recp	12	20/1	*	
*	60/2	6	AHU-3	35	B	36	CU-1	10	30/2	*	
*			Space	37	A	38					
*			Space	39	B	40					
*			Space	41	A	42	CU-2	12	20/2	*	

* All Loads Existing to Remain

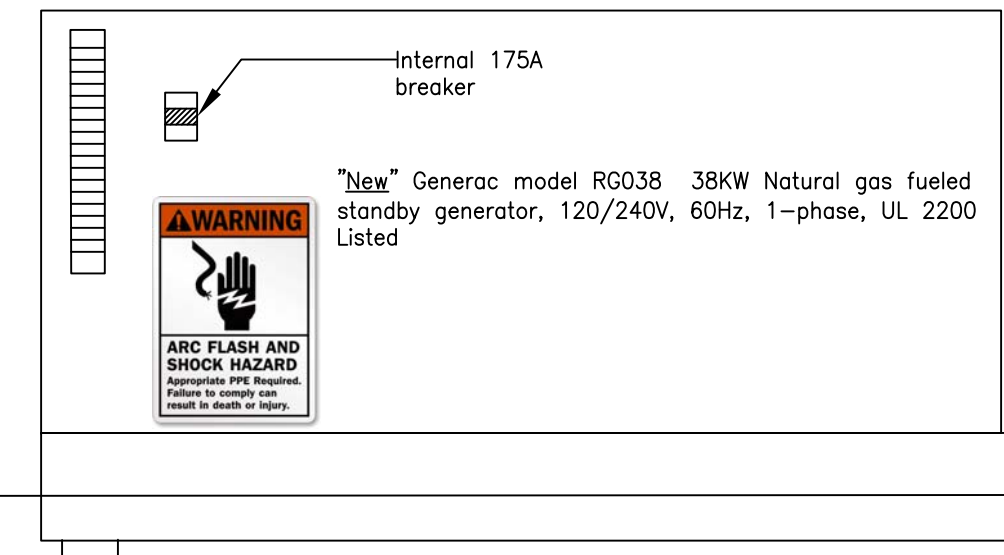
Panel A & B - Load Calculation			
Item No.	Load Description	Load	Service
1	Sqr Ft. of Conditioned Space 3293	5479	5479
2	Gnr Ltg @ 3W/FT²	16437	16437
3	Small Appliance CKts	3000	3000
4	Range	9600	9600
5	Oven	4250	4250
6	Microwave	1500	1500
7	Dryer (2)	10000	10000
8	Dishwasher/Disposal	1200	1200
9	Washing Machine	1500	1500
10			
11	Garage Door Opener	600	600
12	Water Heater	4500	4500
13	Instahot	6500	6500
14	Water Heater	4500	4500
15			
16			
17			
18	Connected Load W/O AC Load	63587	63587
19	First 10000 @ 100%	10000	10000
20	Remainder @ 40%	21434.8	21434.8
21	AC-1	10000	10000
22	AC-2	10000	10000
23	AC-3	10000	10000
24	AC-4	10000	10000
25	Total	71434.80	71434.80
26	Total Current @240V	297.645	297.65

Panel A & B - Load Calculation with Load Shedding			
Item No.	Load Description	Load	Service
1	Sqr Ft. of Conditioned Space 3293	5479	5479
2	Gnr Ltg @ 3W/FT²	16437	16437
3	Small Appliance CKts	3000	3000
4	Range	9600	9600
5	Oven	4250	4250
6	Microwave	1500	1500
7	Dryer (1)	10000	10000
8	Dishwasher/Disposal	1200	1200
9	Washing Machine	1500	1500
10			
11	Garage Door Opener	600	600
12	Water Heater	4500	4500
13	Instahot	6500	6500
14	Water Heater	4500	4500
15			
16			
17			
18	Connected Load W/O AC Load	63587	63587
19	First 10000 @ 100%	10000	10000
20	Remainder @ 40%	21434.8	21434.8
21	AC-1		
22	AC-2		
23	AC-3		
24	AC-4		
25	Total	31434.80	31434.80
26	Total Current @240V	130.9783	130.98

ATS LOAD SHEDDING CAPABILITY
Total Potential Load seen by Generator = 297.7A Non-concurrent loads
Proposed 38000W, 120/240V, 1-φ, 60Hz generator has a rated output current capacity of 158.3A.
Generac R5XW200A3 'Smart Switch' incorporates load shedding capability, up to two (2) AC can be shed. Smart Switch monitors generator output frequency and when frequency lowers will interrupt AC thermostat and turn off AC.
Shedding AC-2, AC-3, AC-4 removes 30000W of AC load and reduces load seen by generator to 172.6A. This is still too high a load for generator and additional load shedding is required.

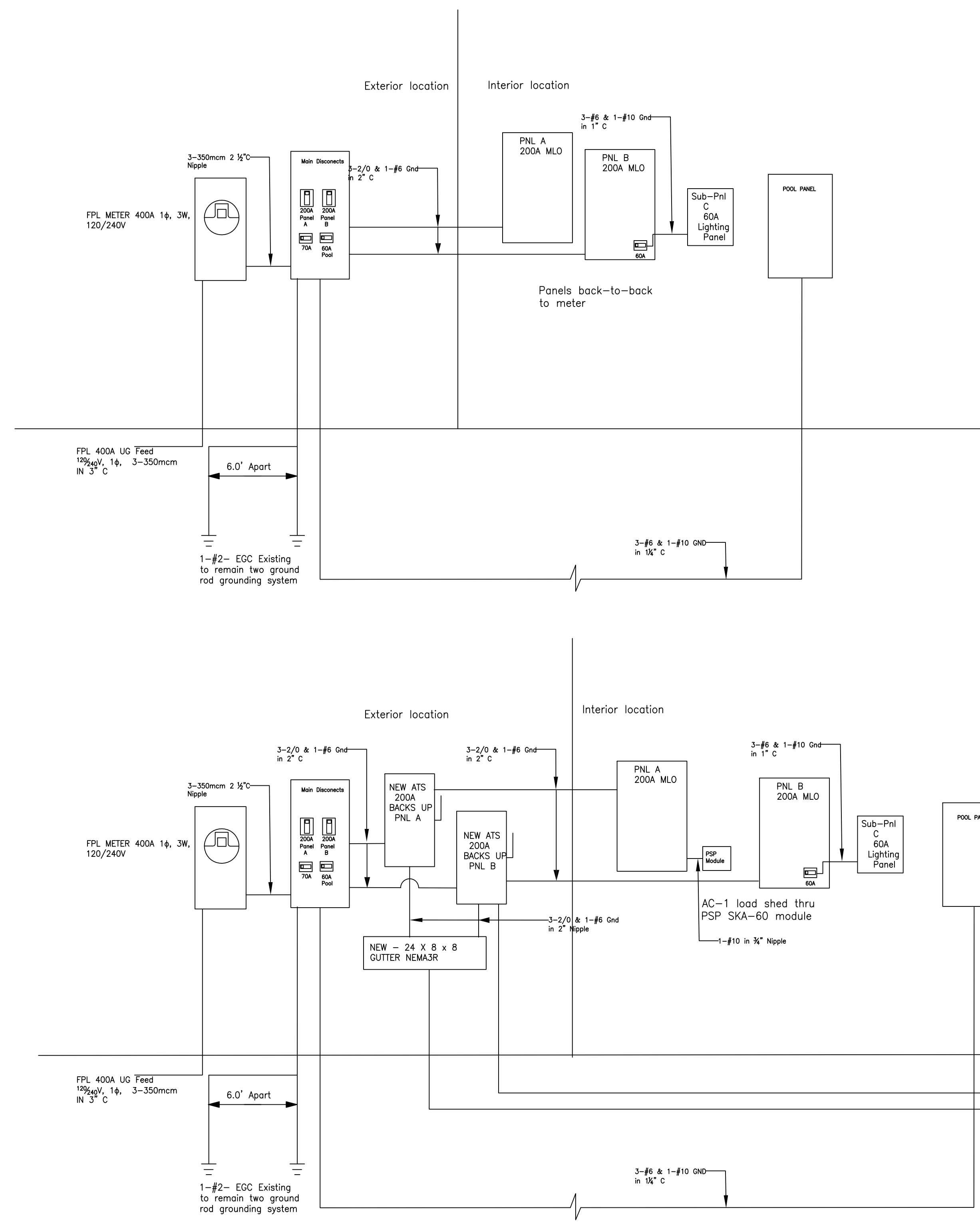
Additional Load Removal/Shedding
PSP SKA-60 (PSP) module will monitor generator frequency and cut-off load when frequency reduces to below 60 Hz.
Using SKA-60 module to shed the following loads:
AC-1 = 10000W
Reducing the load to 131A
The total current demand on the generator is within the generator output current capacity of 158.3A
Note: Main Panel is existing to remain. All loads are existing to remain and there are no new loads.

Generator Exhaust: exhaust to be maintained a minimum of ten (10) feet from all openings, vents, windows, doors of any occupied premises.
Note: Not a Separately Derived System



Generator Feeder Wire size:
38000W/240V = 158.3A
Detail: Per NEC Table 310.15(B)(6)
2/0 = 175A
Conductor size: 1-2/0 per phase THWN
Table 250.122 Bonding Conductor Sizing:
Generator OCP @ 175A, use #6 Equipment Grounding conductor
Conduit Sizing:
1 set of 3-2/0 + 1-#6 Gnd
From Table 5
Cross sectional areas: 2/0 = 0.2223in²; #6 = 0.0507in²
Wire in each conduit:
(3 * 0.2223) + (0.0507) = 0.7176in²
Add Battery Charger wires: 2-#14: 2 * 0.0097 = 0.0194in²
Total Wiring Cross sectional area: 0.6389 + 0.0194 = 0.6583in²
Per Table 4: 2" Sch 40 for over 2 wires = 1.316. in²
Except where exposed to physical damage use Sch 80 PVC.

- Electrical Notes:**
- ALL CONDUCTORS SHALL BE NEW COPPER THWN OR THHN IN PVC, RIGID GALVANIZED STEEL, IMC, EMT AS PER NEC. ALL RACEWAYS SHALL BE SIZED TO NEC ANNEX C FILL TABLES.
 - ALL CONDUIT FITTINGS, CABINETS, PANEL BOXES, WIRING DEVICES AND MISCELLANEOUS HARDWARE AND FITTINGS SHALL BE NEW AND UNDAMAGED, AND BEAR THE UL LABEL WHERE APPLICABLE AND BE AS SPECIFIED FOR USE IN EACH SPECIFIED LOCATION.
 - WHERE EXPOSED UP TO 4 FEET PVC SCH 40 MAY BE USED WITH CONCRETE ENCASUREMENT IF ACCEPTABLE TO AHJ, OTHERWISE SEE NOTE 5 BELOW. RIGID GALVANIZED STEEL OR SCH 80 MAY BE USED UP TO 4 FEET AND SUBJECT TO MECHANICAL INJURY IN DAMP OR WET LOCATIONS.
 - CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, WIRING AND MISCELLANEOUS ITEMS AS SHOWN ON PLANS OR AS REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION.
 - THE PLANS PRESENTED ARE A "BEST APPROXIMATION" OF ACTUAL SITE CONDITIONS, BEFORE SUBMITTING THE BID THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND EXAMINE ALL ADJOINING EXISTING BUILDINGS, EQUIPMENT, AND SPACE CONDITIONS ON WHICH HIS WORK IS IN ANY WAY DEPENDANT TO ANTICIPATE ANY SPACE RESTRICTIONS OR CONSTRAINTS THAT COULD AFFECT TIMELY COMPLETION OF THE ELECTRICAL WORK IN ACCORDANCE WITH THE INTENT OF THESE SPECIFICATIONS AND DRAWINGS.
 - ALL ELECTRICAL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE AND LATEST EDITION OF NEC AND INSTALLATION SHALL BE MADE IN PROFESSIONAL AND WORKMANLIKE MANNER.



Scope of Work: Installation of new 38kW natural gas fueled standby generator with two (2) new 200A Service Entrance Rated Automatic Transfer Switches,

Drawing name: C:\Users\LD.Martinez\PE\Documents\Autocad Projects\2021\BP 071121-28\BP 071121-28 ELEC_Riser.dwg Plotter drv: Aug 24, 2021 - 4:14pm



Site Address	500 FLAMINGO DRIVE, FORT LAUDERDALE FL 33301	ID #	5042 12 08 1020
Property Owner	TWIN ANGELS PROPERTIES LLC	Millage	0312
Mailing Address	10111 E 21 ST N #204 WICHITA KS 67206	Use	01
Abbr Legal Description	RIVIERA 6-17 B LOT 32 & N1/2 OF 31 BLK 5		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$702,720	\$1,476,630	\$2,179,350	\$2,179,350	
2020	\$702,720	\$1,339,780	\$2,042,500	\$2,042,500	\$38,253.21
2019	\$702,720	\$2,620,640	\$3,323,360	\$3,323,360	\$62,074.66

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,179,350	\$2,179,350	\$2,179,350	\$2,179,350
Portability	0	0	0	0
Assessed/SOH	\$2,179,350	\$2,179,350	\$2,179,350	\$2,179,350
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	\$2,179,350	\$2,179,350	\$2,179,350	\$2,179,350

Sales History			
Date	Type	Price	Book/Page or CIN
9/11/2019	PRD-Q	\$2,150,000	116048910
9/12/2008	WD-Q	\$3,050,000	45691 / 368
1/31/2007	WD-D	\$472,700	43544 / 807
3/29/2003	WD	\$710,000	35126 / 78
12/1/1965	PRD	\$20,000	

Land Calculations		
Price	Factor	Type
\$90.00	7,808	SF
Adj. Bldg. S.F. (Card, Sketch)		5479
Units/Beds/Baths		1/5/5.5
Eff./Act. Year Built: 2009/2008		

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