



BOARD OF ADJUSTMENT MEETING NOTICE

October 21, 2021

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

Wednesday, November 10, 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-21100002

OWNER: OLIVER K. INVESTMENTS, LLC

AGENT: KRISTY ARMADA, OLIVE JUDD PA

ADDRESS: 2448 OKEECHOBEE LANE, FORT LAUDERDALE, FLORIDA 33312

LEGAL DESCRIPTION: LOT 38, BLOCK 9, LAUDERDALE ISLES NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ZONING DISTRICT: RS-6.85A-IRREGULAR RESIDENTIAL

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-39.A.6. - Dimensional requirements.**

Requesting a variance to allow an existing after the fact enclosed carport to a garage at a side yard setback (South) distance of 2 feet whereas the code requires a setback of 7.5 feet a total decrease in setback of 5.5 feet.

Sec. 47-3.2.B.1 - Nonconforming structure.

A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity. The applicant seeks a variance to allow the alteration of a nonconforming structure that increases its nonconformity.

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

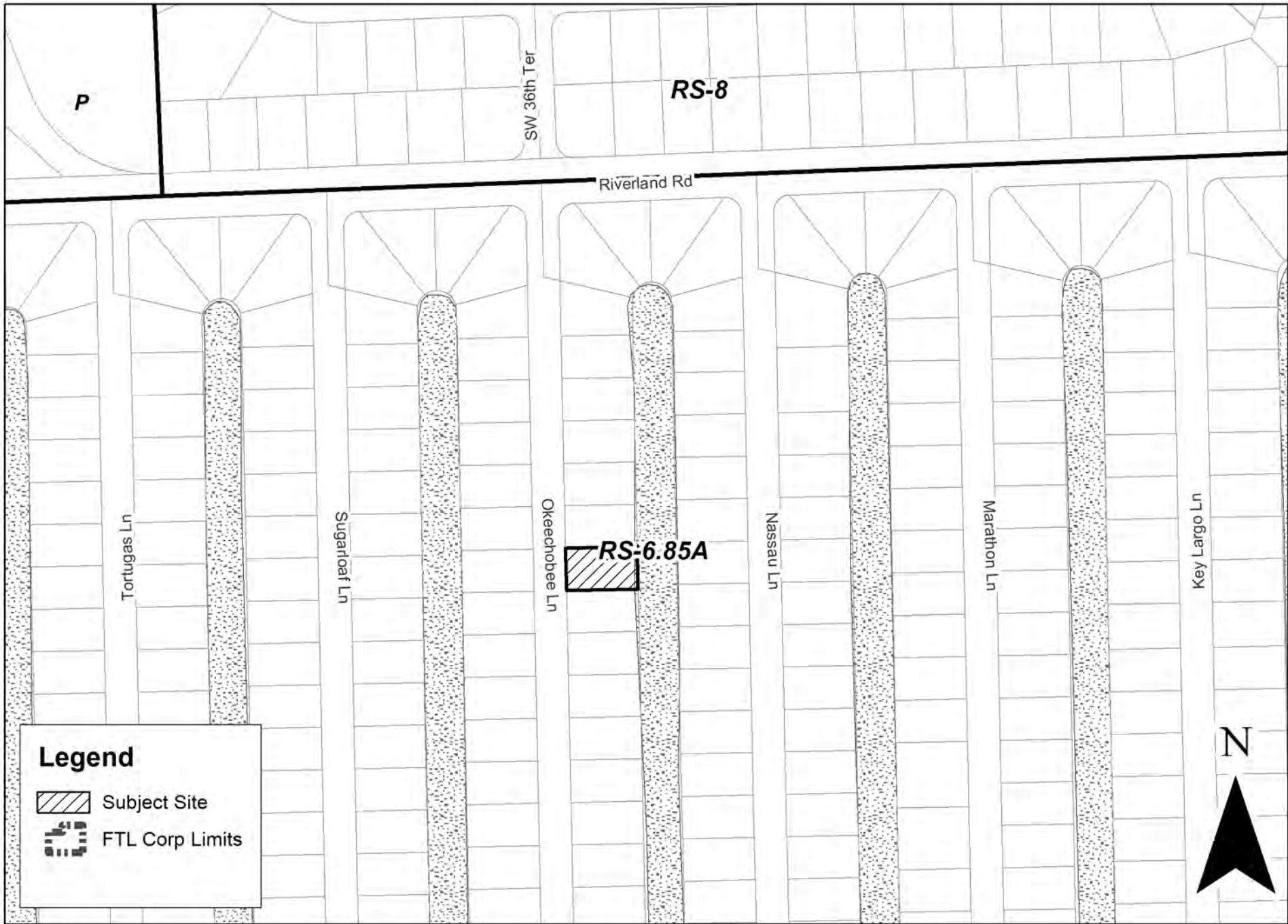
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

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

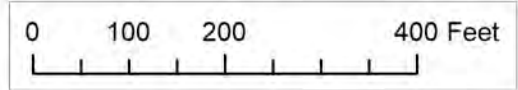
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-21100002



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: NOVEMBER 10, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21100002

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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: 11/10/2021

AGENDA ITEM: 2

CASE: 2

PLN-BOA- 21100002



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 08/23/2021 | Print Date: 08/23/2021
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 by 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 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. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

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
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request 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	
Date of complete submittal	10/8/2021

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

Property Owner's Name	Oliver K. Investments, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2951 NW 107th Avenue, Coral Springs, FL 33065
E-mail Address	c/o KArmada@olivejudd.com
Phone Number	954-334-2250
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	Kristy Armada, Olive Judd PA
Applicant / Agent's Signature	<i>Kristy Armada</i>
Address, City, State, Zip	2438 East Las Olas Blvd., Fort Lauderdale, FL 33301
E-mail Address	KArmada@olivejudd.com
Phone Number	954-334-2250
Letter of Consent Submitted	Y

Development / Project Name	2448 Okeechobee Lane		
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>	
Project Address	Address: 2448 Okeechobee Lane, Fort Lauderdale, FL		
Legal Description	Lauderdale Isles No 2-BLK 9 37-45 B Lot 7		
Tax ID Folio Numbers (For all parcels in development)	5042 19 12 0070		
Variance Request (Describe)	variance from the 7.5 feet side yard requirements of Sec. 47-39.A.6.F(1) Dimensional Requirements (RS-6.85A) to permit the renovation of an existing nonconforming garage to a living space		
Applicable ULDR Sections	Sec 47-39.A.6.F(1); Sec 47-3.2.B.1.		

Current Land Use Designation	
Current Zoning Designation	RS 6.85A
Current Use of Property	Single Family Home
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/> W	25'	28.3'
Side <input type="checkbox"/> N	7.5'	7.7'
Side <input type="checkbox"/> S	7.5'	2'
Rear <input type="checkbox"/> E	15'	43.66'

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

Answer All questions on this page and attach narrative.

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

See Attached Narrative

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

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

See Attached Narrative

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

See Attached Narrative

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See Attached Narrative

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

See Attached Narrative

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

See Attached Narrative

AFFIDAVIT: I, Paula M. Florez, as AMBR of Oliver K. Investments, LLC the Owner/Agent of said property ATTEST that I am aware of the following:

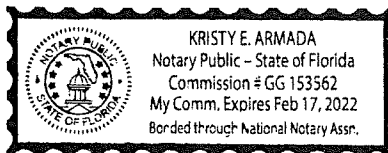
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may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

Paula M. Florez
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8 day of October, 2002

(SEAL)

Kristy E. Armada
NOTARY PUBLIC
MY COMMISSION EXPIRES:



OLIVE | JUDD

October 8, 2021

VIA HAND DELIVERY

Board of Adjustment
C/O Mohammed Malik, Zoning Administrator/Liaison
Department of Sustainable Development
City of Fort Lauderdale
700 NE 19th Avenue
Fort Lauderdale, FL 33311

RE: OLIVER K INVESTMENTS, LLC
Request for Variance
2448 Okeechobee Lane, Fort Lauderdale, FL 33312

Dear Honorable Members of the Board of Adjustment:

This firm represents Oliver K Investments LLC (the “Applicant”), owner of the real property located at 2448 Okeechobee Lane, Fort Lauderdale, FL 33312 (the “Property”). The Property is located in the annexed Riverland Road area. The residence was constructed in 1957 under Broward County RS-5/R1-C Zoning Designation, before the Riverland Road area was annexed into the City of Fort Lauderdale. The carport of the residence was originally constructed two feet from the southern property line.

The Riverland Road area was annexed into the City in September 2002. The Property is currently zoned RS-6.8A which requires a 7.5 foot side yard. The carport encroaches into the side yard by 5.5 feet. Sometime after the original structure was constructed, the carport was enclosed by a prior owner. City records do not reflect any permits for the carport enclosure. However, the Broward County Property Appraiser website does show that a portion of the carport is under air, indicating some type of permit was obtained prior to the annexation. Additionally, the aerial photos from the Appraiser’s website of the property indicate that the roof line has not changed since 1998 and that the picometre photos from the Appraiser’s website indicate that the garage was enclosed at least prior to January, 2007. It is the Applicant’s position that the carport was enclosed prior to the annexation and that the encroachment into the side yard is a pre-existing legal non-conforming condition.

The Applicant purchased the property in June 2020 and the carport had previously been enclosed. Upon purchasing the Property, the Applicant began renovations. Specifically, the Applicant added a swimming pool, updated fixtures, tile, appliances, replaced all exterior doors and windows with hurricane impact rated materials, and replaced a fixed faux garage door with exterior tile. The Applicant has not altered or increased the square footage of the residence or the

old carport area. The footprint of the residence has not changed in any way. The Applicant is not intending to increase the size of the residence or carport area.

Pursuant to ULDR Sec. 47-3.2. B.1., a nonconforming structure may not be “altered in a way which increases its nonconformity”. Applicant seeks a variance to the side yard requirement to permit the previous alteration of the carport to a living space.

The Applicant is accordingly requesting (i) a variance from the 7.5 feet minimum side yard requirement of Section 47-39.A.6 Dimensional Requirements for the RS-6.8A zoning district, or in the alternative, (ii) variance from the requirement of ULDR Sec. 47-3.2.B.1., that nonconforming structures not be altered in a way to increase their nonconformity to allow the interior renovation to the residence, for which an after-the-fact permit is sought.

Application/Request

The Applicant is seeking the following relief from ULDR Sec. 47-39.A.6.F(1), setback requirements of the RS 6.85A zoning district:

Setback	Required	Proposed	Variance Request
Side (South)	7.5'	2'	5.5'

In the alternative, Applicant is seeking relief from ULDR Sec. 47-3.2. B.1 which prohibits the alteration of a nonconforming structure in a way which increases its nonconformity.

Applicant seeks to alter the existing enclosed carport so that it can be utilized as a living space. The Applicant has encountered several unique hardships attributable to the land and existing building, and therefore, the above referenced variance is being requested. The Applicant submits that the criteria to granting variances established by ULDR Section 47-24.12.A.4 are satisfied as demonstrated below:

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

The residence was constructed in 1957 pursuant to Broward County requirements in existence at that time. The City annexed the Property in September 2002 after the residence was constructed. The zoning code of the City requires a 7.5 foot side yard. The carport at the time of annexation was a legal, non-conforming condition. This has created special circumstances as the south side of the residence was originally constructed two feet (2') from the property line; thus, encroaching into the side yard setback as resulting in a nonconforming structure. Applicant has not made, nor intends to make, any changes to the location of the wall or the footprint of the structure. The carport was enclosed by a previous owner. The requested variance would permit the Applicant to complete the interior renovations to the Property and allow the enclosed carport to continue to be used for living space, a reasonable use of the Property.

The residence has consisted of its current footprint since its original construction. Applicant is seeking variance approval to develop the best and most desirable structure in conformity with the neighborhood aesthetic.

- b. That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district.**

The special conditions and circumstances are peculiar to the Property and constitute a marked exception to other neighboring properties in the relevant zoning district. The residence, and its carport, was constructed in 1957, prior to the codification of today's RS-6.8A dimensional requirements. The setbacks required by ULDR Sec. 47-39.A.6.F. require 7.5 feet between the structure and the property line. However, because the residence was constructed before the codification of the relevant section, the residence is a permitted non-conforming structure. Sometime before the property was acquired by the Applicant, but at least sometime prior to January, 2007, the carport was enclosed by a prior owner. The prior enclosure of the carport and conversion to living space did not change or increase the residence's encroachment into the setback in any way. Because the footprint of the residence has not increased and south wall has not been repositioned, the variance will not impact the property of any of the neighboring homeowners. As such, the circumstances which caused the special conditions are peculiar to the Property and such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district.

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

The literal application of the provisions of the UDLR would deprive the Applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. Many surrounding homes in this zoning district appear to have greatly reduced side setbacks. In some cases, homes in this zoning district appear to be constructed at or very close to the property line. Many of the carports have been enclosed and are being utilized as living space. In this case, the Applicant has significantly improved the façade and appearance of the residence and will not make any changes to the size of the side yard that has existed since the original construction. Considering the foregoing, the literal application of the provision of the ULDR would deprive the Applicant of a substantial property right that is enjoyed by other property owners in the same zoning district.

- d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.**

The hardship was created by the fact that the building was initially constructed in 1957, prior to the annexation of the Property into the City and the application of the City's ULDR to the

Property.

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

The requested variance is the minimum variance necessary to make a reasonable use of the improvements. The variance is the minimum variance that will make possible a reasonable use of the Property and 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. Applicant is requesting a 5.5 foot variance to reduce the required side setback from 7.5 feet to 2 feet. The side setback condition has existed since 1957. The 5.5-foot variance is the minimum variance that will make possible the reasonable use of the Property.

Alternatively, Applicant is requesting relief from ULDR Sec. 47-3.2. B.1., which states that a nonconforming structure may not be altered in a way which increases its nonconformity. We are requesting the enclosed carport to be used as a living area, which will make possible the reasonable use of the Property. Changing the use from a carport to living area does not enlarge the nonconformity, in fact, it has no impact on the side yard setback whatsoever. Neither the 2-foot set back, nor the renovated living area, are incompatible with adjoining properties because many of the homes in the Riverland Road area have greatly reduced side setbacks. Furthermore, the variance will not have any physical impact on the surrounding properties. As mentioned, the footprint of the residence has not been altered nor is it intended to be. Considering the foregoing, the variance is the minimum variance that will make possible a reasonable use of the Property and 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 surrounding neighborhood or otherwise detrimental to the public welfare.

Sincerely,

Kristy E. Armada

Kristy E. Armada, Esq.

Enc.

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE
504219100520	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL
504219120530	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL
504219100460	BOSTICK,KIMBERLY ANN	KING,CLAY	2419 NASSAU LN	FORT LAUDERDALE	FL
504219120020	ROSCIOLI,SHARON		2410 WATERSIDE DR	FORT LAUDERDALE	FL
504219120470	FATHIE,GRANT		2419 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219100020	HODGSON,FRANK & HARRIET L		2424 NASSAU LN	FORT LAUDERDALE	FL
504219100450	ROSENBLOOM,ALAN H/E	ROSENBLOOM,SHERRE B	2425 NASSAU LANE	FORT LAUDERDALE	FL
504219120030	GOULD,PATRICK W & CAROL A		2424 OKEECHOBEE LANE	FORT LAUDERDALE	FL
504219120460	SILVERMAN,ANDREW M		2425 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130050	STORMS,MICHAEL BROCK		2424 SUGARLOAF LANE	FORT LAUDERDALE	FL
504219100030	HEHN,STANLEY & EILEEN		2430 NASSAU LN	FORT LAUDERDALE	FL
504219100440	GRABOWSKI,JOSEPH & SHARON		2431 NASSAU LANE	FORT LAUDERDALE	FL
504219120040	FELIOS,CONSTANTINOS		2430 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219120450	CARINO,JOHN K		2431 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130060	BRANCACCIO,JAMES		2430 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100040	VARGAS,ROBERTO JR	GUNDERSON,K L & VARGAS,SUZI	2436 NASSAU LN	FORT LAUDERDALE	FL
504219100430	BELSITO,ROSEANNE	TROTTA,JEFFERY F	2437 NASSAU LANE	FORT LAUDERDALE	FL
504219120050	FUNG YOUNG,RICARDO ALFONSO	GLANERT,CLEONICE	2436 OCKEECHOBEE LN	FORT LAUDERDALE	FL
504219120440	DAMSE,DIONISIE & RAHELA		2437 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130070	KARNICK,LUCILLE	KARNICK,MICHAEL C	2436 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100050	PERELMUTER,BENJAMIN H/E	JACOBSON,LEAH	2442 NASSAU LN	FORT LAUDERDALE	FL
504219100420	EBMEIER,STEVEN D	MULDER,ROBERT JR	2443 NASSAU LANE	FORT LAUDERDALE	FL
504219120060	KITTLE,ANDREW		2442 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219120430	FORTWAY LLC		2443 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130080	KNABBE,THOMAS J		2442 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100060	NASSER,KHALIL MAURICE		2448 NASSAU LANE	FORT LAUDERDALE	FL
504219100410	COUNTS,G L & LORRAINE M		2449 NASSAU LANE	FORT LAUDERDALE	FL
504219120070	OLIVER K INVESTMENTS LLC		2951 NW 107 AVE	CORAL SPRINGS	FL
504219120420	GONZALEZ,NICHOLAS A & ANDREA L		2449 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130090	VIVO,EVELYN		2448 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100070	KJELDSSEN,PETER		2454 NASSAU LN	FORT LAUDERDALE	FL
504219100400	DEC,AUTUMN R	STEINER,GREGORY L	2455 NASSAU LN	FORT LAUDERDALE	FL
504219120080	ADAMS TR	ADAMS,JANELL CHILDS TRSTEE ETAL	130 RAMONA PL	CAMARILLO	CA

504219120410 OAKLEY,MICHAEL R & JO ANN		2455 OKEECHOBEE LANE	FORT LAUDERDALE	FL
504219130100 REAVES,KAREN		2454 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100080 APPEL,RICHARD H H/E	APPEL,MICHAEL H/E ETAL	2506 NASSAU LANE	FORT LAUDERDALE	FL
504219100390 CODREA,IOAN L & ANGELA		14760 SW 29 PL	DAVIE	FL
504219120090 VINAT,JORGE III		2506 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219120400 DALLAL,MARK		2507 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130110 LERNER,ROMAN & DINA		2506 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100090 RUBIO-KATZ,FRAN H/E	RUBIO,DEBORAH	2512 NASSAU LN	FORT LAUDERDALE	FL
504219100380 EVANS,KENNETH CARL JR	ARRIES,KATHRYN MAUREEN	2513 NASSAU LN	FORT LAUDERDALE	FL
504219120100 LORENZO,DAGOBERTO & MARIA	LORENZO REV TR	2512 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219120390 BELANGER,MICHELLE		2513 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130120 PAISANT,ROSS H/E	PAISANT,ANA C	2512 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100100 OLGAARD,RASMUS		2518 NASSAU LANE	FORT LAUDERDALE	FL
504219100370 YORK,ROSEMARY	ROSEMARY & MICHAEL YORK LIV TR	2519 NASSAU LN	FORT LAUDERDALE	FL
504219120110 LEONE,JOSEPH & PAMELA		2518 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219120380 GRANDILLO,CHRISTINE M	SHEFNER,FRANK	2519 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219130130 HAY,SAMER	HESLIN,AILEEN ELIZABETH	2518 SUGARLOAF LN	FORT LAUDERDALE	FL
504219100360 FUSTER,IRENE B VAZQUEZ	SOLER,EMILO I	2525 NASSAU LN	FORT LAUDERDALE	FL
504219120120 DE ALGARRA,TERESITA		2524 OKEECHOBEE LN	FORT LAUDERDALE	FL
504219120370 UBOVIC,MILORAD		611 S OAKWOOD AVE	WILLOW SPRINGS	IL
504219020490 PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL
504219020490 PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL

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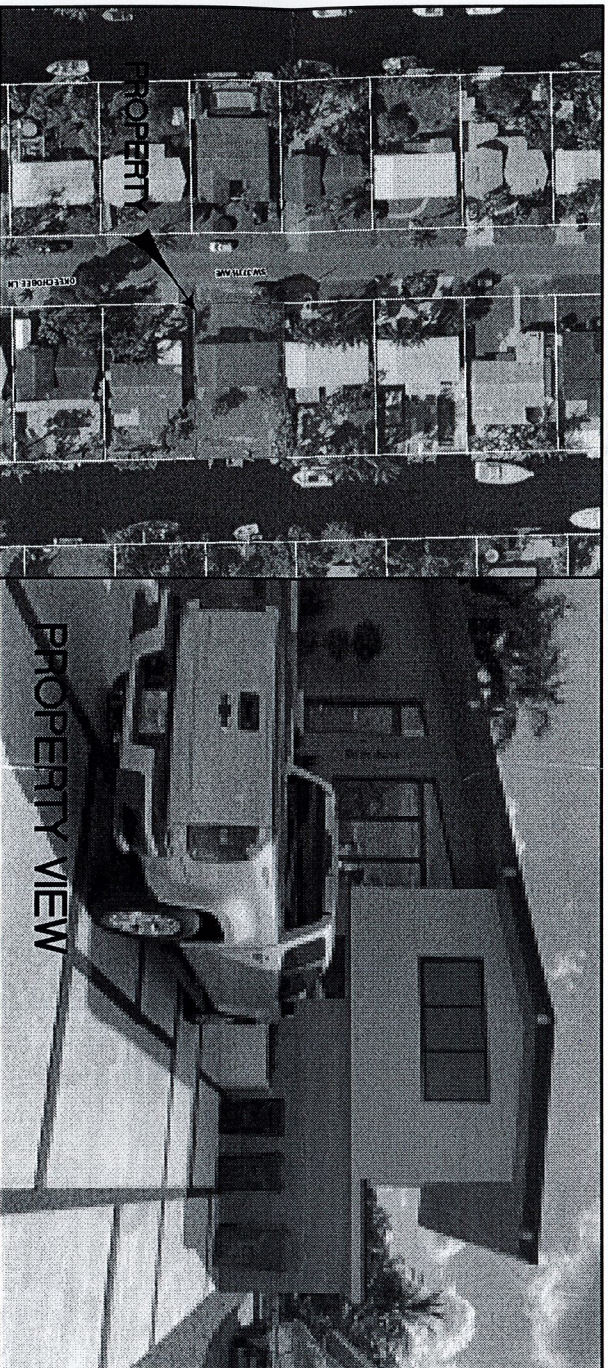
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93010

LOCATION SKETCH

SCALE: NTS

PAGE 1 OF 2
NOT VALID WITHOUT PAGE 2 OF 2



JOB No. 21-092448 CLIENT: OLIVER K INVESTMENTS LLC

PROPERTY ADDRESS: 2448 OKEECHOBEE LANE, FORT LAUDERDALE FL 33312 FOLIO: 504219120070

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 7, BLOCK 9, LAUDERDALE ISLES NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A/ 2448 OKEECHOBEE LN, FORT LAUDERDALE FL 33312

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

- 1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.
- 2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET: LINEAR (SUBURBAN).
- 3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
- 4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
- 5-) IT IS A VIOLATION OF RULE S-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
- 6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (Ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
- 7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR

REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X

BASE FLOOD ELEVATION N/A COMMUNITY 125105 PANEL NUMBER 0554 SUFFIX H

ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM.

COUNTY BENCHMARK USED #3154 ELEVATIONS 6.98' FEET B.M. LOCATION RIVERLAND RD
CAT CAY LANE

CERTIFIED TO:

OLIVER K INVESTMENTS LLC



Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (905) 901-1323

BY:


LEONARDO MAQUEIRA, P.S.M.

CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

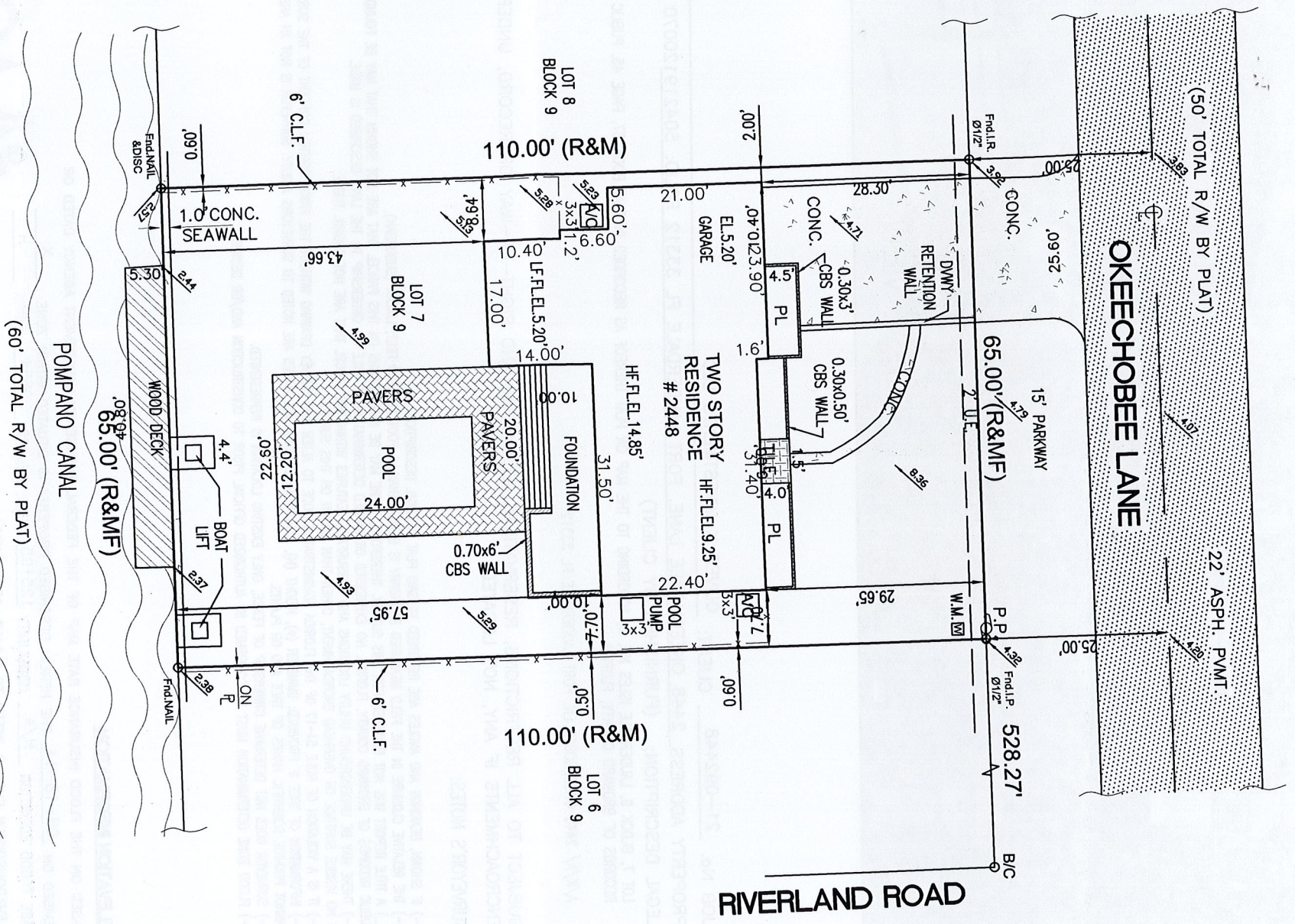
*NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*

SURVEY DATE: 06-24-2020
UPDATE SURVEY DATE: 05-03-2021
UPDATE SURVEY DATE: 09-17-2021



MAO SERVICES, INC.
 Professional Land Surveyors, Mapper
 CERTIFICATE No.L.B. 8064
 STATE OF FLORIDA
 Main Line: (305) 901-1317
 Fax: (305) 901-1323

BOUNDARY SURVEY



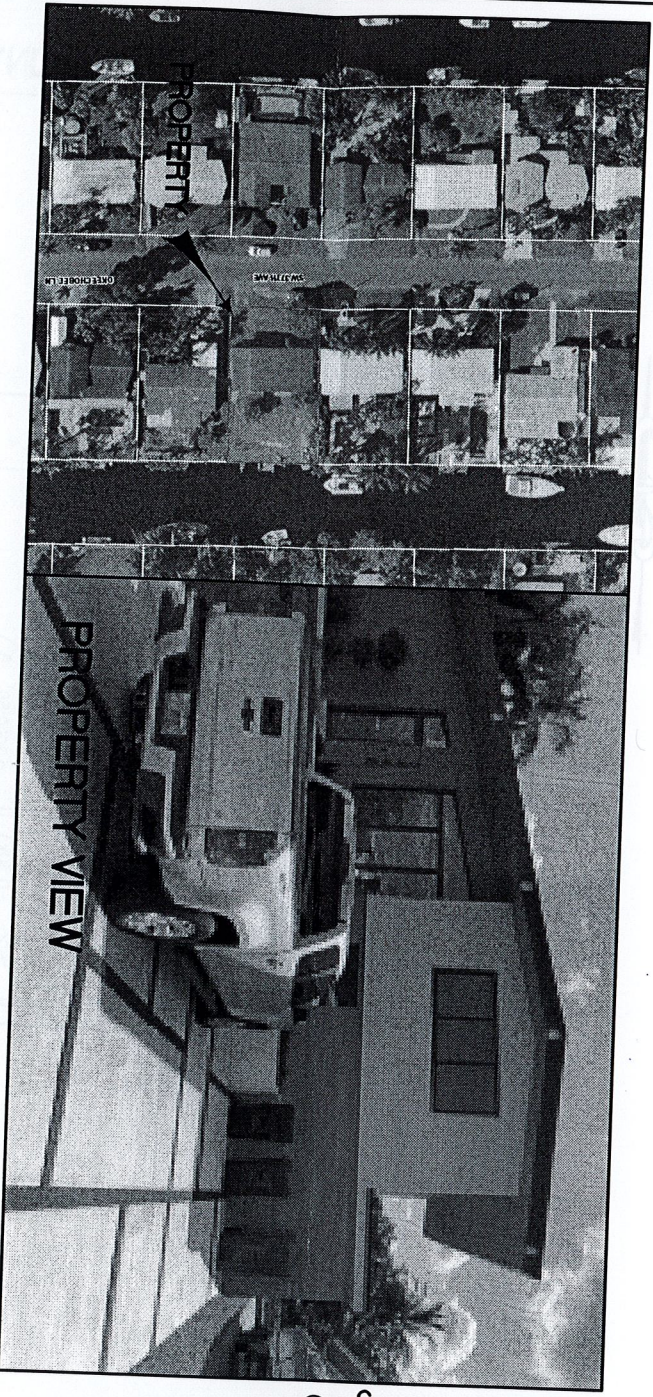
LEGEND AND ABBREVIATIONS

- | | | | | |
|---|---|--|--|---|
| <ul style="list-style-type: none"> 030' = ELEVATION D.W.Y. = DRIVEWAY U.P. = UTILITY POLE B.O.B. = BASIS OF BEARINGS A/C = AIR CONDITIONING PAD A = ARC DISTANCE BLDG. = BUILDING C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE CH. = CHORD DISTANCE CL. = CLEAR C/L = CENTER LINE CONC. = CONCRETE | <ul style="list-style-type: none"> F.N. = FOUND NAIL P.O.C. = POINT OF COMMEN-CENT F.D.H. = FOUND DRILL HOLE P.T. = POINT OF TANGENCY E.N.C. = ENCROACHMENT F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.L.R. = FOUND REBAR L.F.E. = LOWEST FLOOR ELEVATION LP. = LIGHT POLE (M) = MEASURED (R) = RECORD (R & M) = RECORD & MEASURED | <ul style="list-style-type: none"> E.M. = ELECTRIC METER P.I. = POINT OF INTERSECTION P.R.C. = POINT OF REVERSE CURVE P.C. = POINT OF CURVATURE F.N.D. = FOUND NAIL/DISK P.C.C. = POINT OF COMPOUND CURVE M/L = MONUMENT LINE N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT P.G. = PAGE P.O.B. = POINT OF BEGINNING P/L = PROPERTY LINE N.T.S. = NOT TO SCALE | <ul style="list-style-type: none"> ▨ = CONCRETE FOUNDATION △ = CENTRAL ANGLE -/- = WOOD FENCE -x- = CHAIN LINK FENCE ZZZZ = C.B.S. WALL B/C = BLOCK CORNER R = RADIAL RAD. = RADIAL RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.I.P. = SET IRON PIPE STY = STORY SWK = SIDEWALK UE. = UTILITY EASEMENT | <ul style="list-style-type: none"> ⊖ = OVERHEAD ELECTRIC ⊕ = UTILITY CONC. POLE ⊕ = WATER METER ⊕ = METAL FENCE |
|---|---|--|--|---|

LOCATION SKETCH

SCALE: NTS

PAGE 1 OF 2
NOT VALID WITHOUT PAGE 2 OF 2



JOB No. 21-092448 CLIENT: OLIVER K INVESTMENTS LLC

PROPERTY ADDRESS: 2448 OKEECHOBEE LANE, FORT LAUDERDALE FL 33312 FOLIO: 504219120070
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 7, BLOCK 9, LAUDERDALE ISLES NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A/K/A/ 2448 OKEECHOBEE LN, FORT LAUDERDALE FL 33312

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.
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- 8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OPTICAL PRIOR TO CONSTRUCTION AND/OR DESIGN.

ELEVATION INFORMATION:

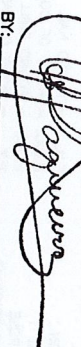
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X
BASE FLOOD ELEVATION N/A COMMUNITY 125105 PANEL NUMBER 0554 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM,
COUNTY BENCHMARK USED #3154 ELEVATIONS 6.98' FEET B.M. LOCATION RIVERLAND RD
CAT CAY LANE

CERTIFIED TO:

OLIVER K INVESTMENTS LLC



Professional Land Surveyors, Mapper
CERTIFICATE No.LB. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (805) 901-1323

BY: 

LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE NO.L.S.-6992
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

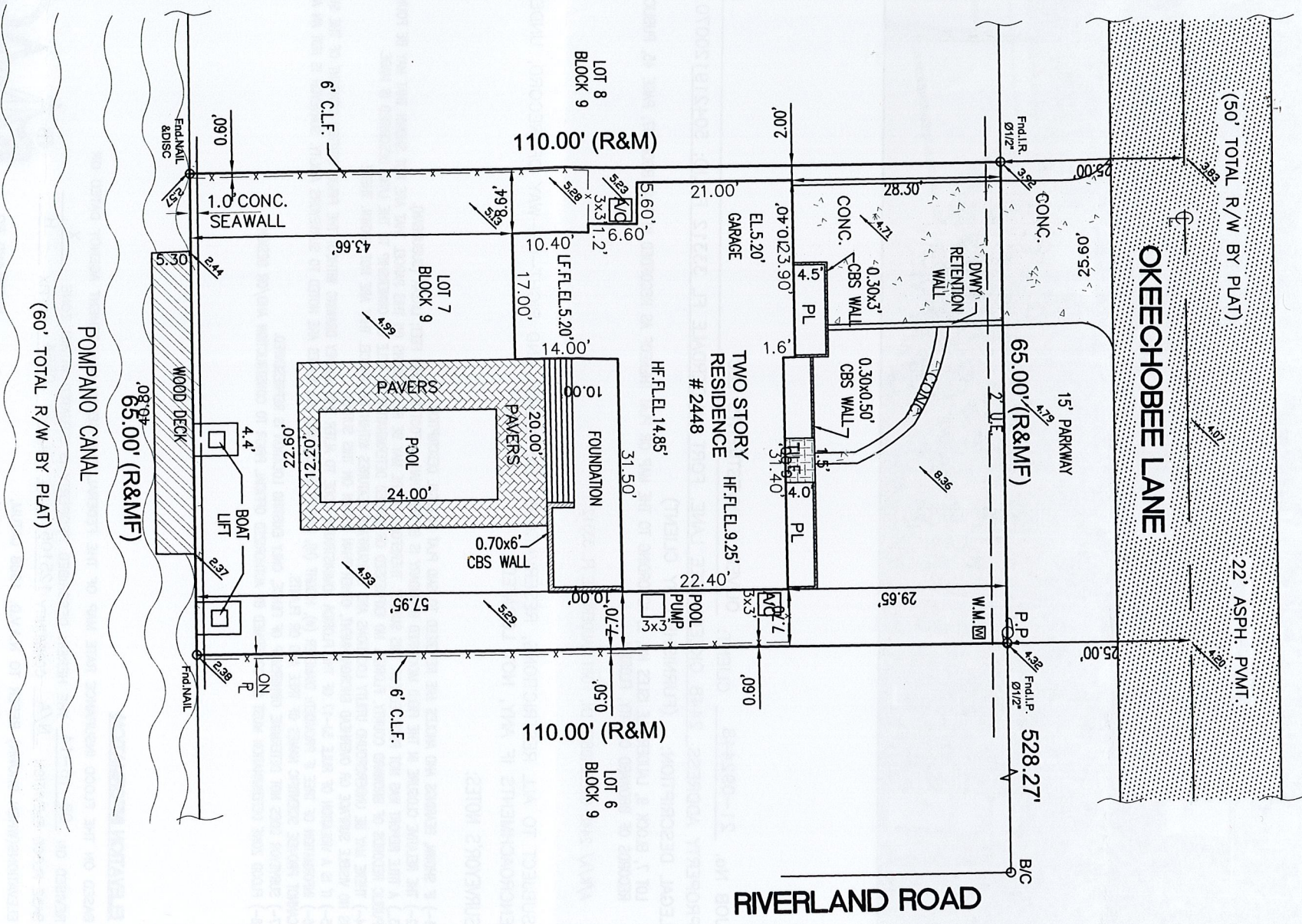
SURVEY DATE: 06-24-2020
UPDATE SURVEY DATE: 05-03-2021
UPDATE SURVEY DATE: 09-17-2021



MAO SERVICES, INC.
 Professional Land Surveyors, Mapper
 CERTIFICATE No. L.B. 8064
 STATE OF FLORIDA
 Main Line: (305) 901-1317
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BOUNDARY SURVEY

PAGE 2 OF 2
 NOT VALID WITHOUT PAGE 1 OF 2
 JOB No. 21-092448
 SCALE: 1" = 20'



LEGEND AND ABBREVIATIONS

<ul style="list-style-type: none"> 000' = ELEVATION DRWY. = DRIVEWAY U.P. = UTILITY POLE B.O.B. = BASIS OF BEARINGS A/C = AIR CONDITIONING PAD A = ARC DISTANCE B.LDG. = BUILDING C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE CH. = CHORD DISTANCE CL = CLEAR C/L = CENTER LINE CONC. = CONCRETE 	<ul style="list-style-type: none"> F.N. = FOUND NAIL P.O.C. = POINT OF COMMON-CEMENT F.D.H. = FOUND DRILL HOLE P.T. = POINT OF TANGENCY E.N.C. = ENCROACHMENT F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.L.R. = FOUND REBAR L.F.E. = LOWEST FLOOR ELEVATION I.P. = LIGHT POLE (M) = MEASURED (R) = RECORD (R & M) = RECORD & MEASURED 	<ul style="list-style-type: none"> E.M. = ELECTRIC METER P.I. = POINT OF INTERSECTION P.R.C. = POINT OF REVERSE CURVE P.C. = POINT OF CURVATURE F.N.D. = FOUND NAIL/DISK P.C.C. = POINT OF COMPOUND CURVE M/L = MONUMENT LINE N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT P.G. = PAGE P.O.B. = POINT OF BEGINNING P/L = PROPERTY LINE N.T.S. = NOT TO SCALE 	<ul style="list-style-type: none"> ▨ = CONCRETE FOUNDATION △ = CENTRAL ANGLE -/- = WOOD FENCE -x- = CHAIN LINK FENCE ZZZZ = C.B.S. WALL B/C = BLOCK CORNER R = RADIAL RAD. = RADIAL RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.I.P. = SET IRON PIPE STY. = STORY SWK = SIDEWALK UE = UTILITY EASEMENT 	<ul style="list-style-type: none"> —○— = OVERHEAD ELECTRIC —○— = UTILITY CONC. POLE —○— = WATER METER —○— = METAL FENCE
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LOCATION SKETCH

SCALE: NTS



JOB No. 21-092448 CLIENT: OLIVER K INVESTMENTS LLC

PROPERTY ADDRESS: 2448 OKEECHOBEE LANE, FORT LAUDERDALE FL 33312 FOLIO: 504219120070

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

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A/K/A/ 2448 OKEECHOBEE LN, FORT LAUDERDALE FL 33312

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BASE FLOOD ELEVATION N/A COMMUNITY 125105 PANEL NUMBER 0554 SUFFIX H
ELEVATIONS(WHEN SHOWN) REFER TO N.A.V.D. 1988 DATUM,
COUNTY BENCHMARK USED #3154 ELEVATIONS 6.98' FEET B.M. LOCATION RIVERLAND RD
CAT CAY LANE

CERTIFIED TO:

OLIVER K INVESTMENTS LLC



Professional Land Surveyors, Mopper

CERTIFICATE No.L.B. 8064

STATE OF FLORIDA

Main Line: (305) 901-1317

Fax: (305) 901-1323

BY: _____

LEONARDO MAQUEIRA, P.S.M

CERTIFICATE No.L.S.-6992

STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

SURVEY DATE: 06-24-2020

UPDATE SURVEY DATE: 05-03-2021

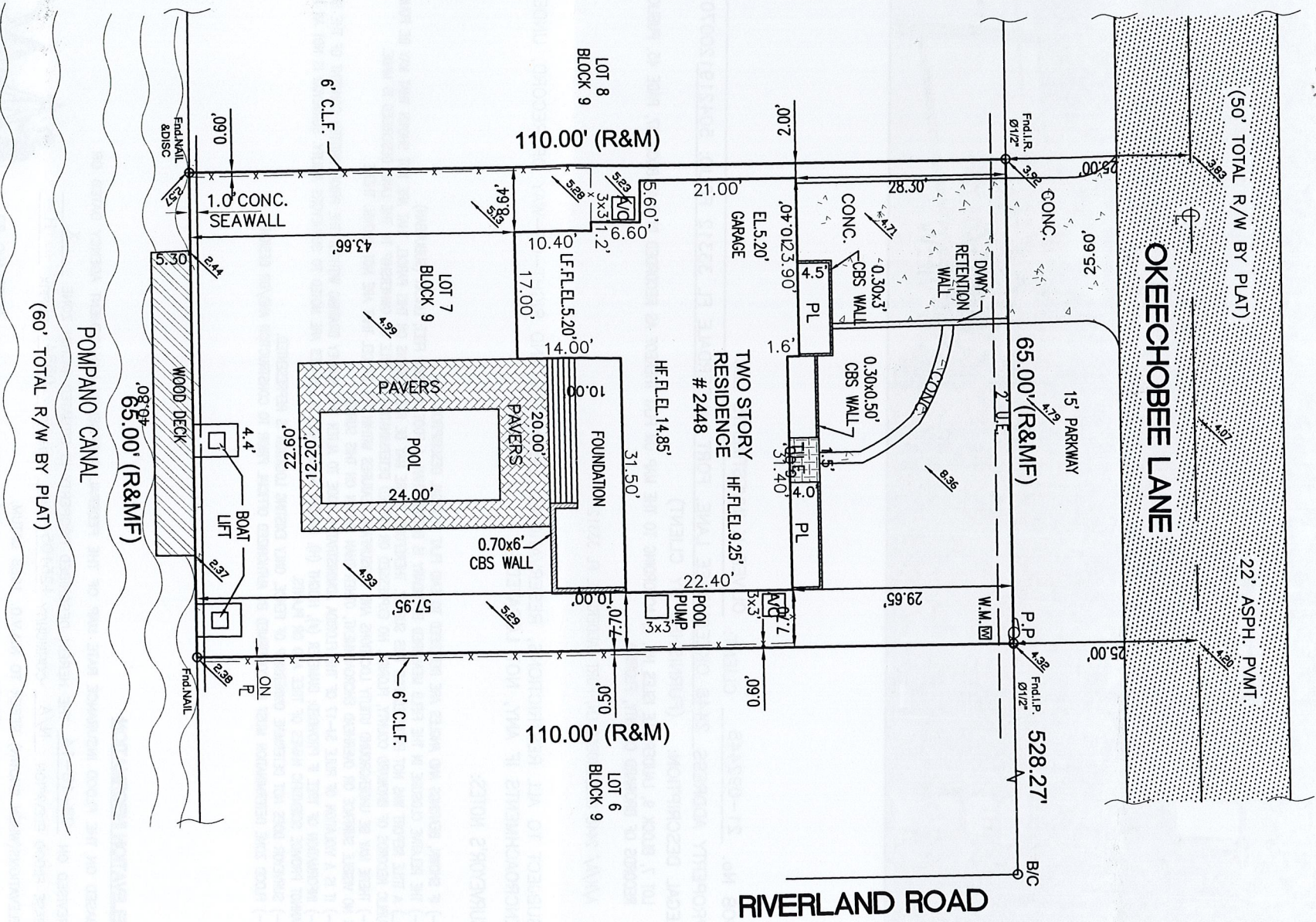
UPDATE SURVEY DATE: 09-17-2021



MAO SERVICES, INC.
 Professional Land Surveyors, Mapper
 CERTIFICATE No. LB. 8064
 STATE OF FLORIDA
 Main Line: (305) 901-1317
 Fax: (305) 901-1323

PAGE 2 OF 2
 NOT VALID WITHOUT PAGE 1 OF 2
 JOB No. 21-092448
 SCALE: 1" = 20'

BOUNDARY SURVEY

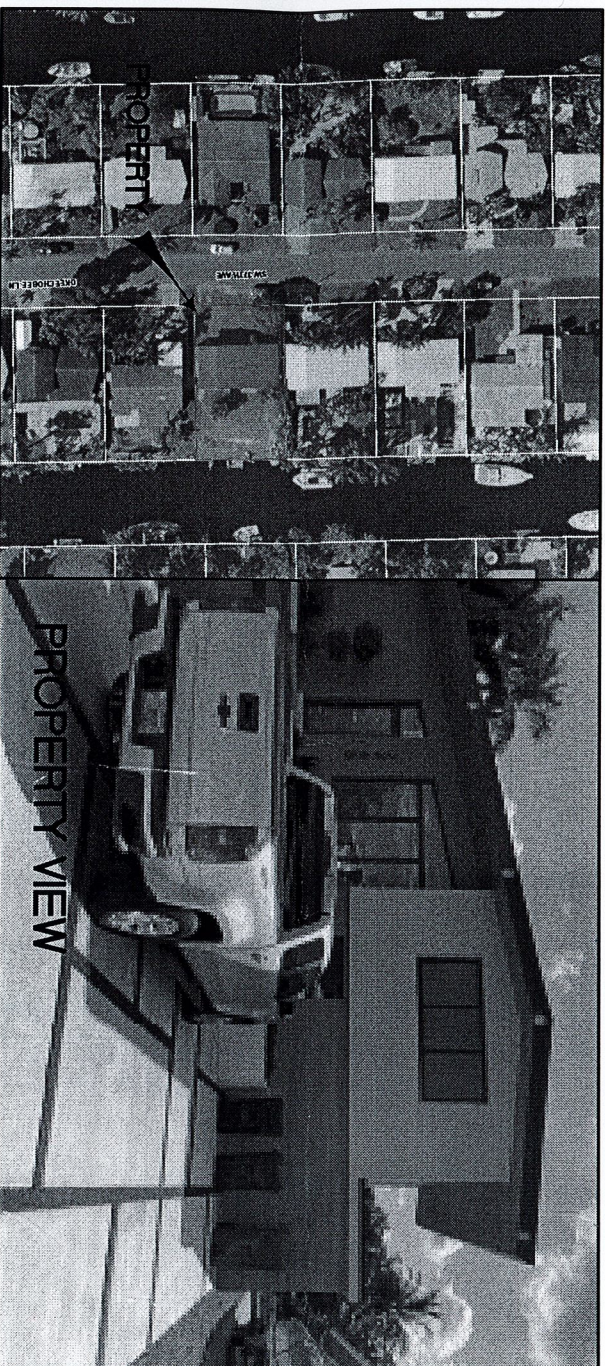


LEGEND AND ABBREVIATIONS

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LOCATION SKETCH

SCALE: NTS



JOB No. 21-092448 CLIENT: OLIVER K INVESTMENTS LLC

PROPERTY ADDRESS: 2448 OKEECHOBEE LANE, FORT LAUDERDALE FL 33312 FOLIO: 504219120070

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 7, BLOCK 9, LAUDERDALE ISLES NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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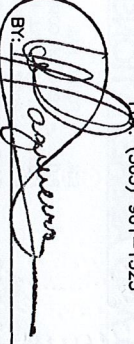
ELEVATION INFORMATION:

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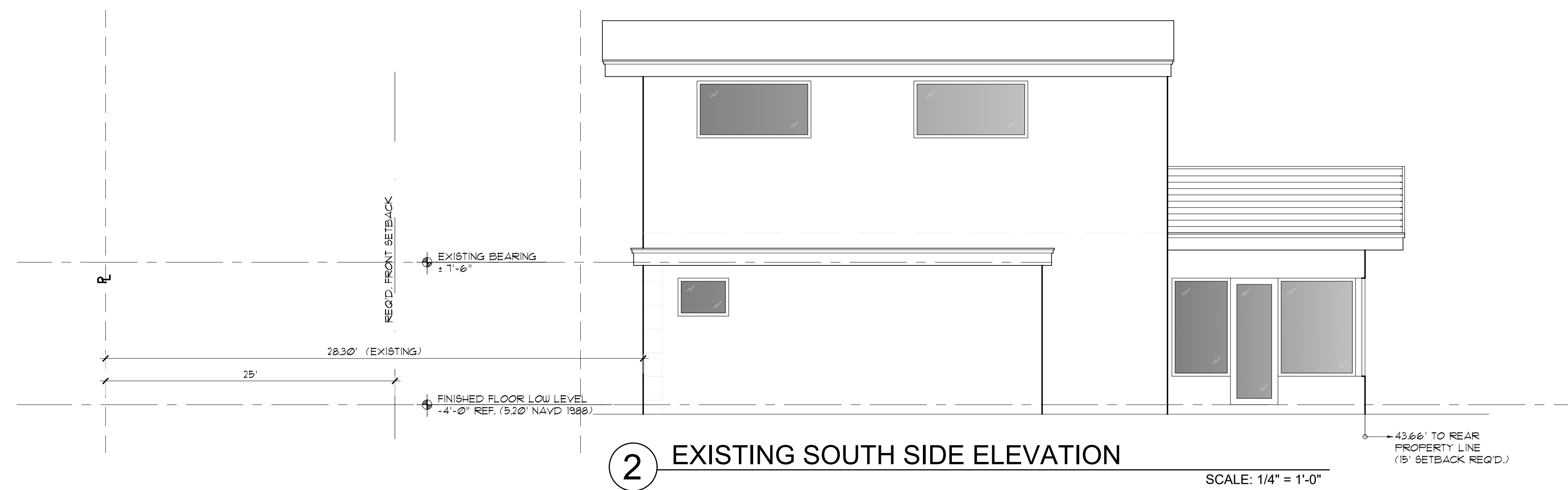
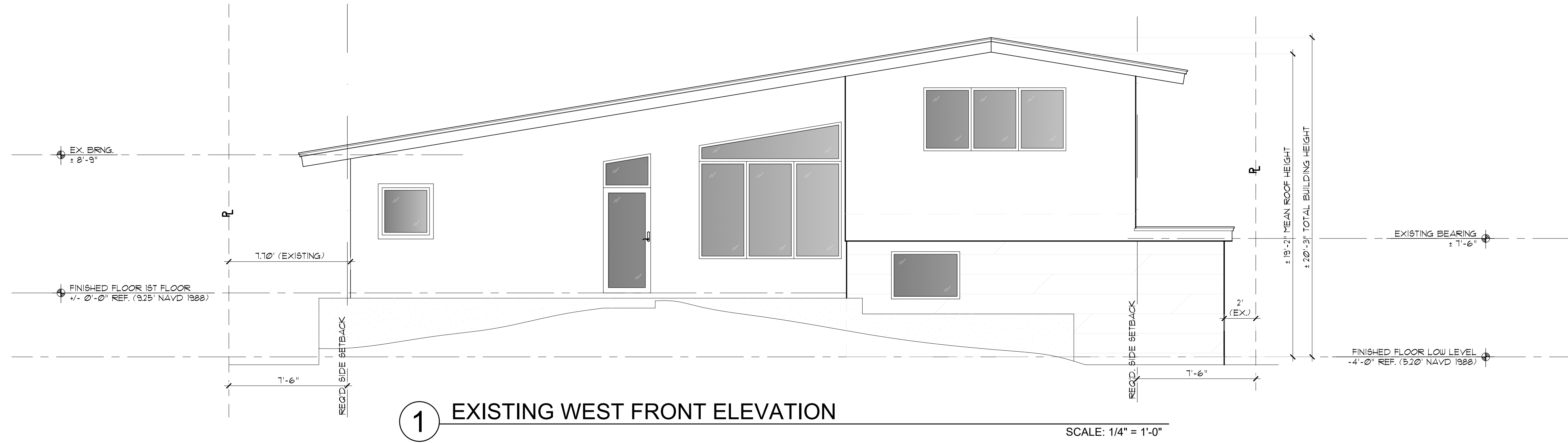
OLIVER K INVESTMENTS LLC


Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
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BY: 
LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL,
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

SURVEY DATE: 06-24-2020
UPDATE SURVEY DATE: 05-03-2021
UPDATE SURVEY DATE: 09-17-2021



AS-BUILT OF:
OLIVER K INVESTMENTS
2448 OKEECHOBEE LN.
FORT LAUDERDALE, FL 33312

REVISIONS	#	DATE	DESCRIPTION

* ALL IDEAS, DESIGNS AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF THIS OFFICE AND ARE CREATED FOR USE IN CONNECTION WITH THE SPECIFIC PROJECT NOTED ON EACH SHEET. THESE IDEAS AND PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BLUE SEVEN DESIGN LLC. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS MUST BE NOTED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ALL FABRICATION SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THIS PROJECT.
* ALL DIMENSIONS MUST BE FOLLOWED. DIMENSIONS SHALL NOT BE SCALD.
* CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR DEVIATIONS ON THESE DRAWINGS.
* SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

DATE: 07.12.2021
SCALE: AS NOTED

PROJECT
21020

SHEET

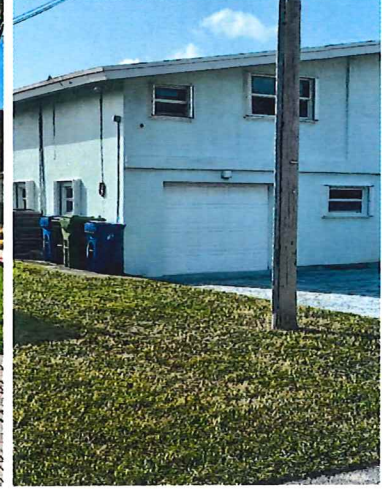
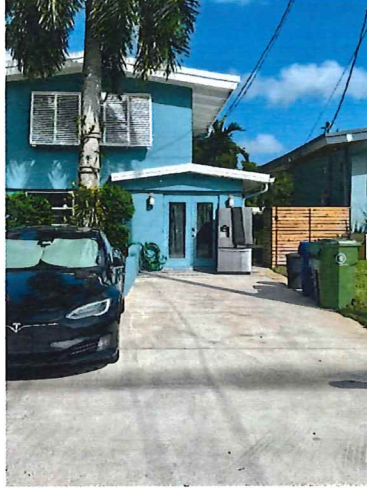
A - 2



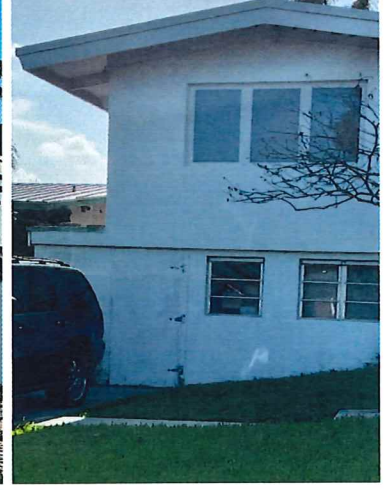
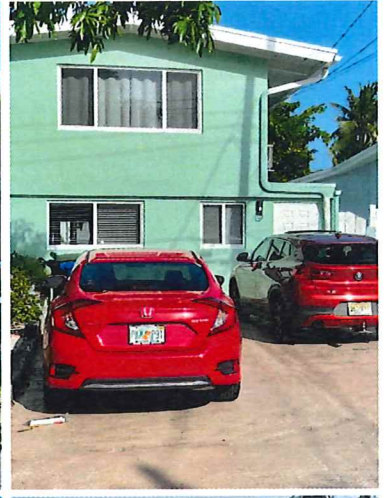
NEIGHBOR TO THE SOUTH WITH ENCLOSED CARPORT



NEIGHBOR TO THE NORTH WITH ENCLOSED CARPORT



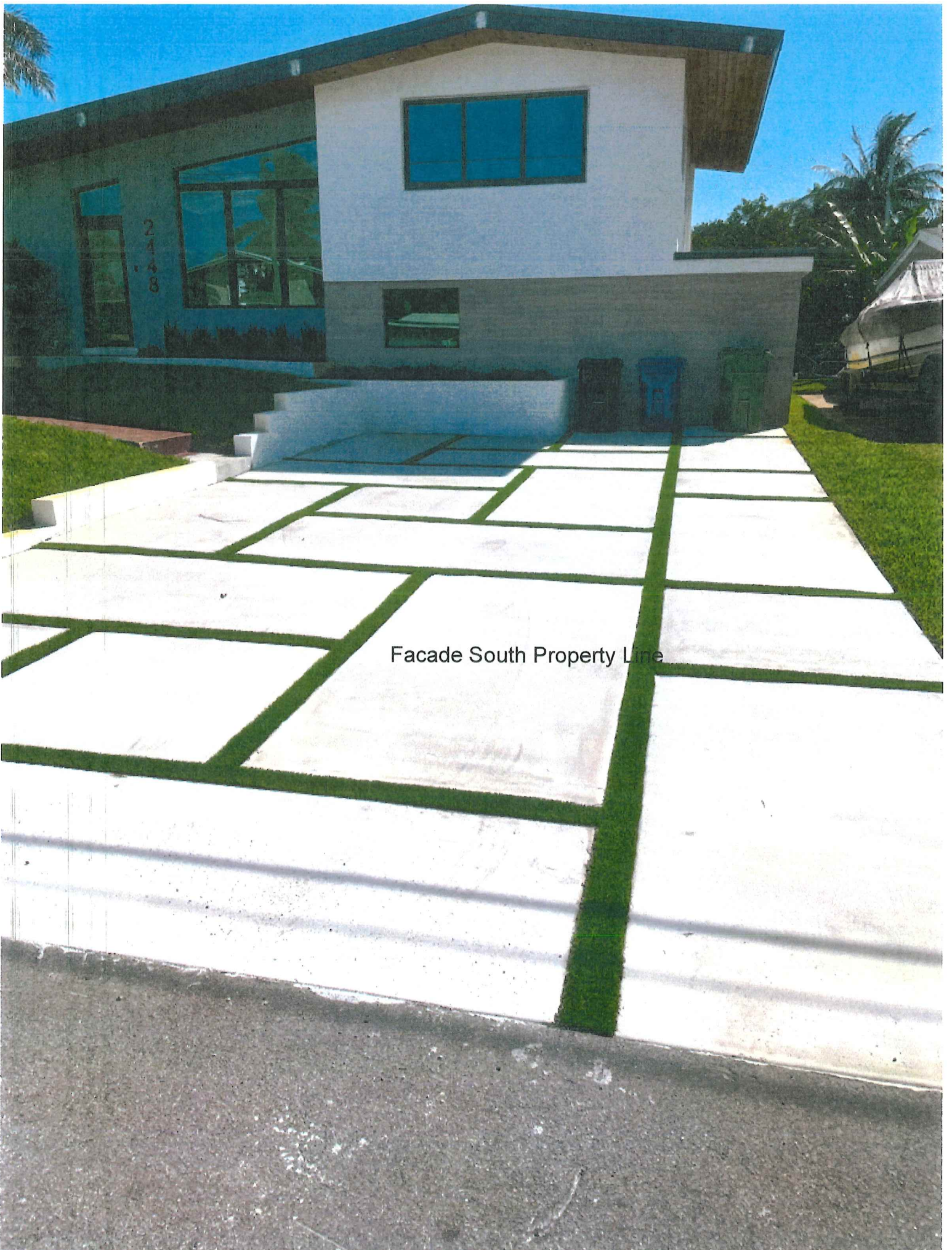
Surrounding Properties with Enclosed Carports



Surrounding Properties with Enclosed Carports



Southwest Corner



Facade South Property Line



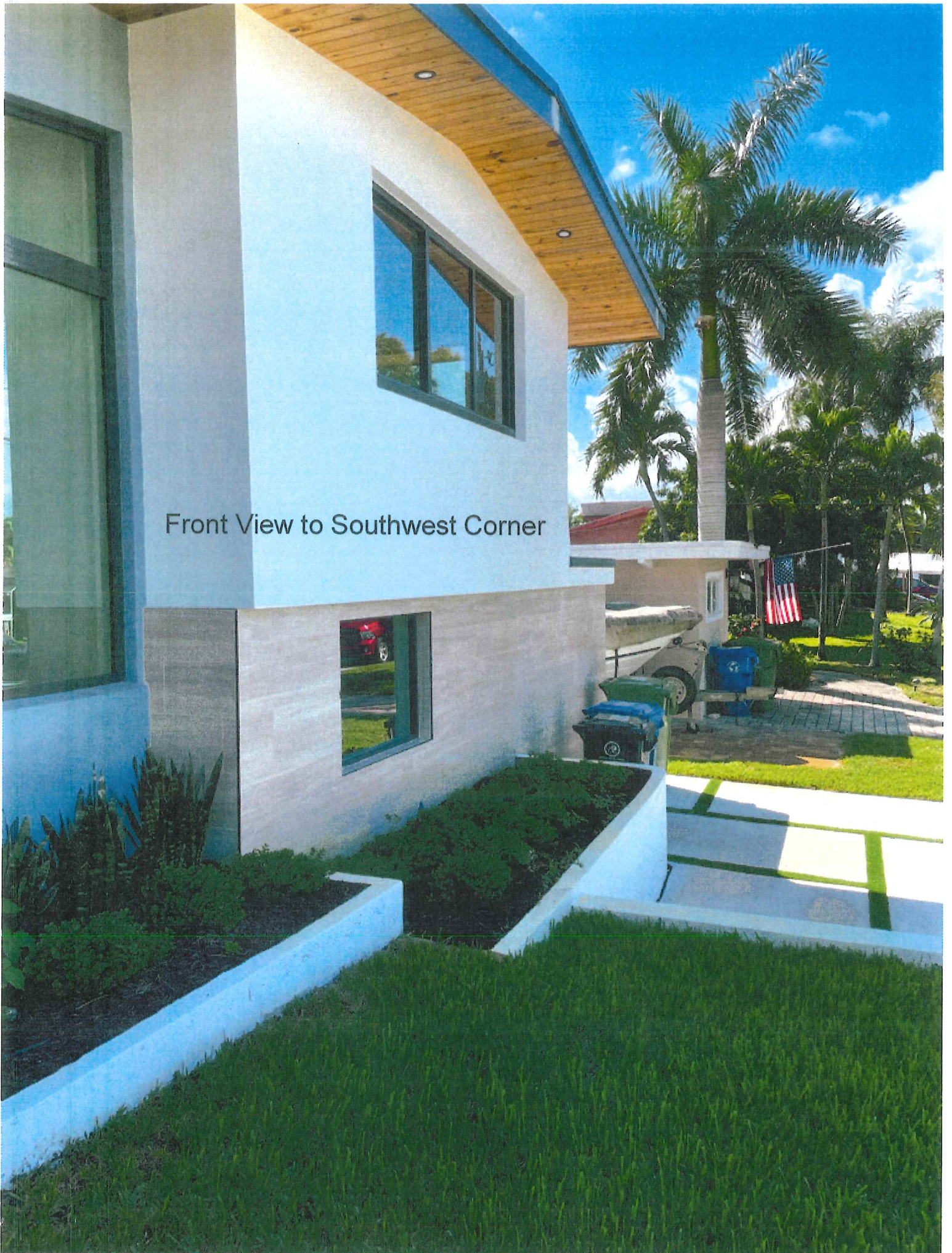
Facade West Side



Front Facade



Front Facing Southwest



Front View to Southwest Corner



South Property Line



Southwest Corner

BOA CASE: PLN-BOA-21100002

Sec. 47-39.A.6. Dimensional requirements.

A. *Plot size.*

- (1) The minimum plot area per dwelling unit in residential zoning districts shall be as follows, provided common open space is provided in compliance with Section 47-39.A.6.C. of this Code:

Min. plot area per unit	
District	in square feet
RS-3.52	10,000
RS-6.70	7,500
RS-6.85	6,000
RD-12.22	3,300
RM-12.67	3,300
RM-16	3,300 (1-family detached)
	2,904 (all others)
RM-33.5	3,300 (1-family detached)
	2,904 (all others)

Every individual plot shall have at least one (1) side, which has a minimum dimension of sixty (60) feet. The plot line, which provides access to the plot must be a minimum of nineteen (19) feet.

- (2) The minimum plot size for all permitted nonresidential uses shall be one (1) net acre, with a minimum street frontage of one hundred fifty (150) feet, except that existing nonresidential buildings on plots which are less than one (1) net acre may be expanded provided the expansion meets all requirements for setbacks, off-street parking, landscaping, and all other development standards in effect at the time of site plan submittal for the expansion.

B. *Plot coverage.* The combined area occupied by all buildings and roofed structures shall not exceed the following maximum percentages of any individual plot:

District	Maximum Coverage
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	40%
RD-12.22, RM-12.67 to RM-33.5	65% for 1-family detached, 40% for all other uses

C. *Common open space.*

- (1) For each net acre of property reflected in a subdivision plat or site plan for construction of one-family, two-family or townhouse dwellings in RS-3.52, RS-6.70, RS-6.85A and RS-6.85B and RM-12.67 to RM-33.5 submitted for plat review after the effective date of this article, common open space for active or passive recreation areas or water retention areas shall be reserved and supplied as follows:
- (a) For each net acre of property reflected in a subdivision plat or site plan, a minimum of thirteen thousand five hundred sixty (13,560) square feet of plot area;

- (b) For plots containing less than one (1) net acre, a minimum of twenty (20) percent of the plot area;
 - (c) For lots platted prior to the effective date of this article or recorded in the public records as an individual plot, no common open space shall be required, provided the lots are not further subdivided.
- (2) A reduction in the size of such reserved areas shall be permitted for one-family, two-family or townhouse dwelling developments if one (1) or more individual plots are increased above minimum plot area at a ratio of one (1) square foot increase in residential plot area to one (1) square foot decrease in common open space area.
- (3) Such areas must be specifically delineated on the recorded subdivision plat or approved site plan and shall be conveyed by any of the following procedures:
- (a) The acceptance of a deed to such land by the City of Fort Lauderdale.
 - (b) The sale, lease or other disposition of such property to a nonprofit corporation, such as a homeowners association, chartered under the laws of Florida, to administer and maintain the facilities and land or water areas.
 - (c) The inclusion of a portion of said property in the deeded lots or descriptions of individual purchasers subject to an acceptable deed restriction limiting that portion to the use outlined in the approved site plan and recorded in the public records. Access rights for all residents within the development shall be guaranteed.

D. *Height.* No building or structure, or part thereof, shall be erected or altered to exceed the maximum height of two (2) stories: scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area, at a maximum horizontal section, thirty (30) percent of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used for ornamental or mechanical purposes, may exceed the permissible height limit in any district by not more than twenty-five (25) percent. Parapet walls may extend not more than five (5) feet above the allowable height of a building. (Inserted from Broward County Code 39-103 entitled "Exclusions from height limits").

RM-12.67 to RM- 33.5	4 stories
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E. *Front yard.*

- (1) Every individual plot shall maintain a front yard as follows:

District	Front Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	25 feet
RD-12.22	Eighteen (18) feet for one-family or two-family dwellings, twenty-five (25) feet along all street sides for multiple-family dwellings consisting of three (3) or more dwelling units
RM-12.67 to RM-33.5	18 feet

- (2) Every individual plot used for nonresidential uses shall maintain a setback along any street side of at least thirty (30) feet in all residential zoning districts.
- (3) Every individual plot used for multiple-family dwellings consisting of three (3) or more dwelling units shall maintain a setback along all street sides of at least twenty-five (25) feet.

F. *Side yards.*

(1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

(a) *Street side yards:*

District	Street Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	10 feet

(b) *Zero lot line developments:*

1. On any two (2) or more plots which meet the minimum area stated in this article, one-family detached dwellings and accessory buildings may be located on a side plot line, provided the sum of both required side yards exists on the opposite side plot line.
2. No openings of any kind shall be permitted on the side of any building directly abutting and running parallel to the zero yard side of the plot. No encroachments of any kind, including roof overhangs, shall be permitted on any adjoining property.
3. Zero lot line development shall require submission, approval and recordation of a subdivision plat indicating the area and dimension of each lot and specifically indicating that a minimum five (5) feet wide maintenance easement, in favor of the adjoining property owner, shall be provided on each lot adjacent to the zero lot line side of each lot. The subservient property owner shall not place any landscaping or other obstruction in the maintenance easement which would interfere with reasonable access to the easement for maintenance purposes. Such subdivision plats shall also meet all applicable requirements of the ULDR.
4. At no time shall a zero lot line development be approved which would allow a residential structure to be placed on a plot line that directly abuts land held in separate ownership, which is not developed or intended to be developed utilizing the zero lot line concept.

(c) *Townhouses:* Side yards shall not be required on any common party wall plot line.

(2) All individual plots used for multiple-family dwellings consisting of three (3) more dwelling units, or nonresidential uses shall maintain a side yard on each side of the plot not contiguous to a public or private street of at least twenty (20) feet.

G. *Rear yard.*

(1) All individual plots used for one-family or two-family dwellings shall maintain a rear yard as follows:

District	Rear Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

H. *Minimum floor area of dwelling units.* The following minimum floor areas per dwelling unit shall be provided:

District	Minimum Floor Area per Dwelling Unit
RS-6.70	1,000 square feet (City RS-8 Requirements)
RS-3.52, RS-6.85A, RS-6.85B, RD-12.22	800 square feet
RM-12.67 to RM-33.5	800 square feet (1-family) 600 square feet(multiple-family) 400 square feet (efficiency apt.)

(Ord. No. C-09-27, § 1, 10-20-09)

Sec. 47-3.2.B.1. - Nonconforming structure.

B. Continuation of a nonconforming structure. A nonconforming structure may continue in existence subject to the following:

- 1. nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.*



Site Address	2448 OKEECHOBEE LANE, FORT LAUDERDALE FL 33312-4622	ID #	5042 19 12 0070
Property Owner	OLIVER K INVESTMENTS LLC	Millage	0312
Mailing Address	2951 NW 107 AVE CORAL SPRINGS FL 33065	Use	01
Abbr Legal Description	LAUDERDALE ISLES NO 2-BLK 9 37-45 B LOT 7		

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)**.

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$178,800	\$193,380	\$372,180	\$372,180	
2021	\$178,800	\$193,200	\$372,000	\$372,000	
2020	\$178,800	\$235,160	\$413,960	\$178,160	\$3,092.99

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$372,180	\$372,180	\$372,180	\$372,180
Portability	0	0	0	0
Assessed/SOH	\$372,180	\$372,180	\$372,180	\$372,180
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	\$372,180	\$372,180	\$372,180	\$372,180

Sales History			
Date	Type	Price	Book/Page or CIN
6/16/2020	WD-Q	\$400,000	116559184
5/4/2018	WD-T	\$100	115059725
8/1/1971	WD	\$37,000	
11/1/1965	WD	\$21,900	

Land Calculations		
Price	Factor	Type
\$25.00	7,152	SF
Adj. Bldg. S.F. (Card, Sketch)		1713
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1957/1956		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			L1			F1		
R			L1					
1						1		



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Detail by Entity Name

Florida Limited Liability Company
OLIVER K INVESTMENTS LLC.

Filing Information

Document Number	L20000039758
FEI/EIN Number	84-4684325
Date Filed	02/03/2020
Effective Date	02/03/2020
State	FL
Status	ACTIVE

Principal Address

2951 NW 107TH AVE
CORAL SPRINGS, FL 33065

Mailing Address

2951 NW 107TH AVE
CORAL SPRINGS, FL 33065

Registered Agent Name & Address

FLOREZ, PAULA M
2951 NW 107TH AVE
CORAL SPRINGS, FL 33065

Authorized Person(s) Detail

Name & Address

Title MGR

FLOREZ, PAULA M
2951 NW 107TH AVE.
CORAL SPRINGS, FL 33065

Annual Reports

Report Year	Filed Date
2021	09/15/2021

Document Images

[09/15/2021 -- ANNUAL REPORT](#)

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[02/03/2020 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations