



BOARD OF ADJUSTMENT MEETING NOTICE

November 15, 2021

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

Wednesday, December 08, 2021 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE:	PLN-BOA-21110002
OWNER:	LUIS & ALEIDA RAMIREZ
AGENT:	N/A
ADDRESS:	2525 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION:	LOT 1, BLOCK 2, OF CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
ZONING DISTRICT:	RS-4.4 - Residential of Single Family/Low Density
COMMISSION DISTRICT:	1
REQUESTING:	Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A) Requesting a variance to allow a one story carport structure at a setback distance of 8 feet 8 inches from North corner yard setback, Whereas the code requires a 25 feet coner yard setback A total reduction 16 feet 4 inches.

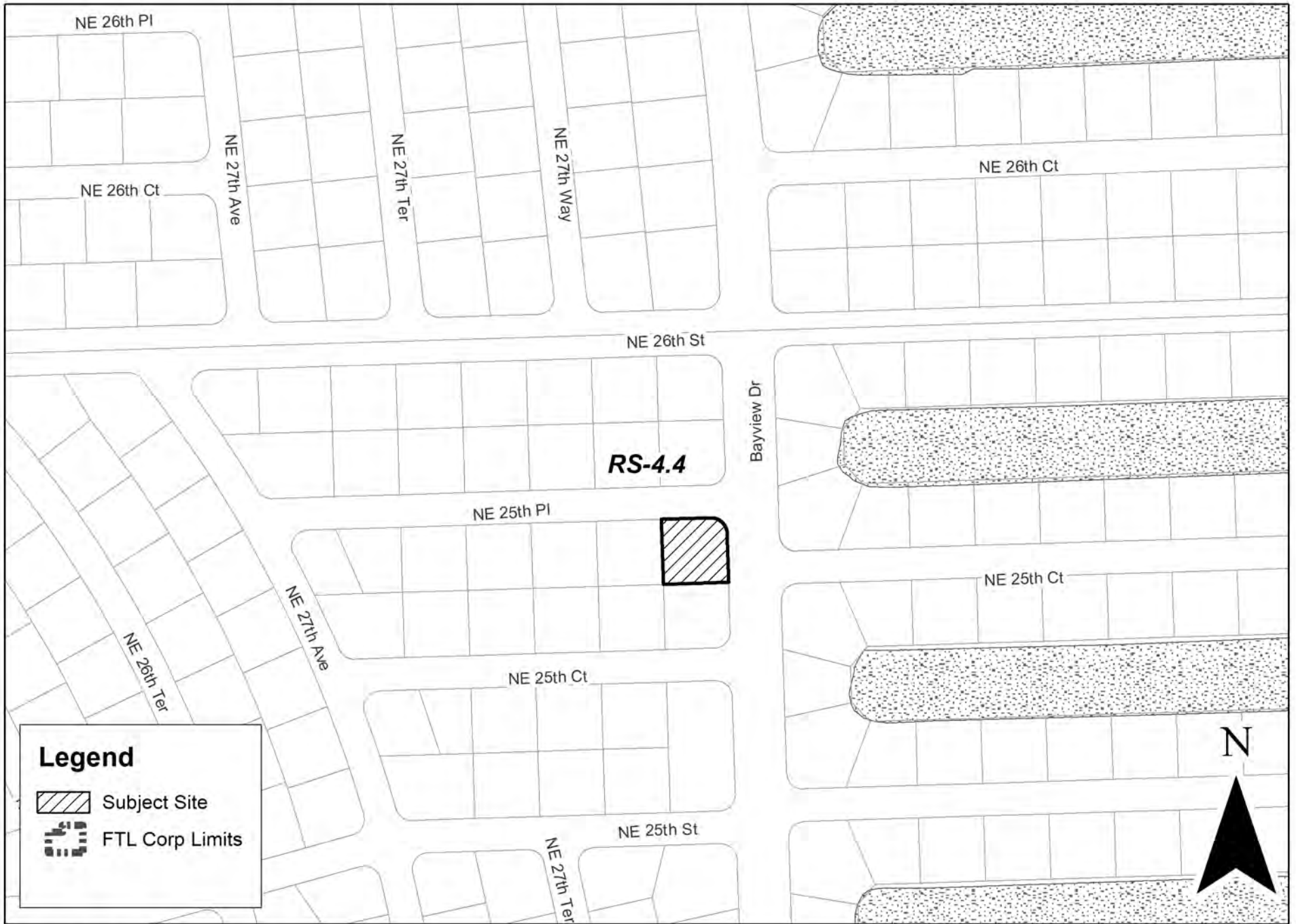
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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



MOHAMMED MALIK
ZONING ADMINISTRATOR

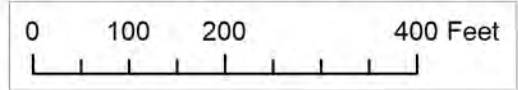
Florida Statutes, Sec. 286.0105

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.



Legend

-  Subject Site
-  FTL Corp Limits



PLN-BOA-21110002

Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 08, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21110002

REQUESTING: Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district.

Requesting a variance to allow a one story carport structure at a setback distance of 8 feet 8 inches from North corner yard setback, Whereas the code requires a 25 feet corner yard setback A total reduction 16 feet 4 inches.

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

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

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



BOA

DATE: 12/8/2021

AGENDA ITEM: 4

CASE: 4

PLN-BOA-21110002



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	

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

Property Owner's Name	Luis & Aleida Ramirez
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	2525 Bayview Drive Fort Lauderdale FL 33305
E-mail Address	LUIS@WALLSYSTEMCONSTRUCTION.COM
Phone Number	305-986-0951
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

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

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address:
Legal Description	Coral Ridge Galt ADD 27-46 B LOT 1 BLK2
Tax ID Folio Numbers (For all parcels in development)	494225030160
Variance Request (Describe)	Variance from north corner yard setback requirements
Applicable ULDR Sections	S.E.C. 47-5.30 Table of Deminsional Requirements for RS-4.4 District

Current Land Use Designation	Residential
Current Zoning Designation	RS-4.4
Current Use of Property	Single Family Home
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text" value="E"/>	Sec 47-5.30	To remain existing
Side <input type="text" value="S"/>	Sec 47-5.30	To remain existing
Side <input type="text" value="N"/>	Sec 47-5.30	From 25' to 4' Setback
Rear <input type="text" value="W"/>	Sec 47-5.30	To remain existing

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 narrative attached

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 narrative attached

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 narrative attached

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 narrative attached

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 narrative attached

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 narrative attached

AFFIDAVIT: I, Luis A RAMIREZ 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.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). The Plans and Survey must be digitally signed and sealed **AND**

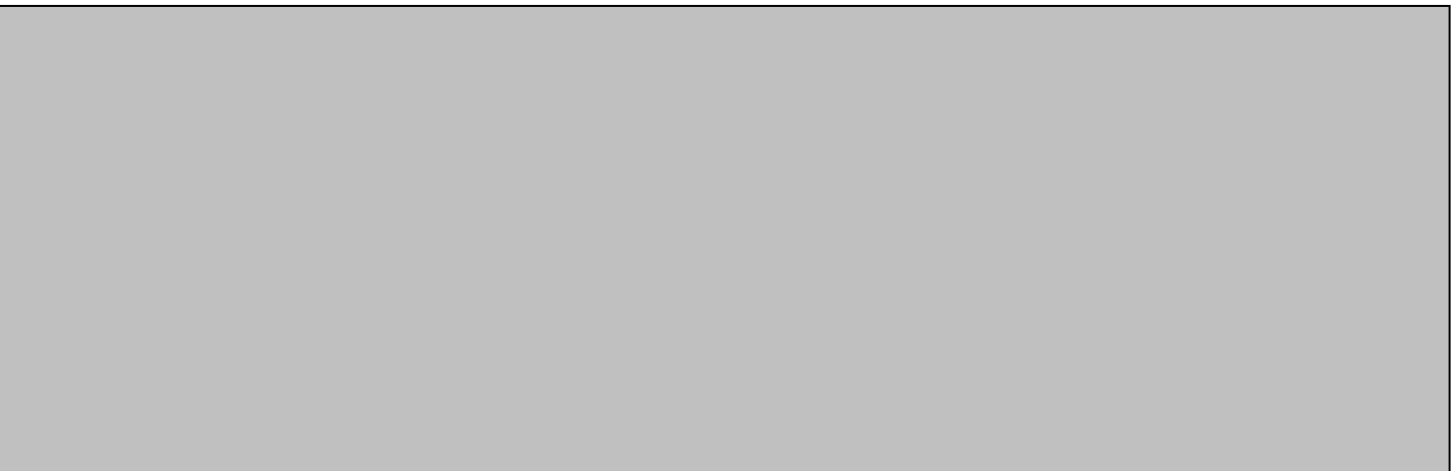
Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), 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.

- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional Plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



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

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

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

November 12, 2021

Variance Narrative

VIA <https://aca-prod.accela.com/FTL>

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

**RE: 2525 BAYVIEW DRIVE FORT LAUDERDALE FL 33305 (the "Property")-
Board of Adjustment Variance Request**

Dear Development Review Committee:

I, Luis A Ramirez ("Applicant"), owner of the real property located at 2525 Bayview Drive Fort Lauderdale FL 33305 (the "Property"), ID # 494225030160 am representing myself for this variance request. Applicant is requesting approval of variance from the City of Fort Lauderdale Board of Adjustment (the "BOA") pertaining to a proposed structural adjacent to a conforming structure which would extend into the zoning district's corner yard setback requirements. Specifically, Applicant is requesting a variance from the requirements of setback dimensional requirements of Section 47-5.30, City of Fort Lauderdale Unified Land Development Regulations, ("ULDR"). Please see a description of the request below.

I. PROPERTY DESCRIPTION

The property is zoned Residential Single Family ("RS-4.4"). The lot is approximately seventy-five feet (75') long and seventy-five (75') wide, and total area is approximately five thousand six hundred twenty-five square feet (5,625 square feet). There is an existing one-story residence on the center portion of the Property containing a total of five bedrooms and 4 bathrooms. On the northwest side of the Property there is also a covered outdoor kitchen. The structures were remodeled in 2020.

Applicant proposes to construct an open carport on the northeast side of the existing one-story reside. The proposed open carport would be between existing residence and existing concrete wall on north corner yard. The proposed carport would only allow for a 8'-8" street side setback.

II. SPECIFIC REQUEST ACCORDING TO THE ULDR

Applicant respectfully requests a variance to allow a one story carport structure with a setback distance of 8 feet 8 inches from North corner yard setback. The variance would be a total reduction of 16 feet 4 inches, whereas the code requires a 25 feet corner yard setback.

III. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

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

Special conditions and circumstances affect the Property which prevents the reasonable use and implementation of ULDR. The Property was remodeled in 2020 and in order to maximize usage of lot a garage was not added to existing structure.

- 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 exception to other properties in the same zoning district; and

Due to orientation of land and location of single family home the least intrusive structure would be an open carport.

- 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.

Literal application of ULDR would deprive Applicant of a property right which is enjoyed by other property owners in the same zoning district. Other property owners within the RS-4.4 are able to enjoy the use of a garage or carport because their lots allowed the constructions of garages or carports within the setbacks provided by ULDR. Therefore, literal application of the corner yard setback provisions results in Applicants inability to construct necessary improvements which are regularly enjoyed by other property owners in the same zoning district.

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

The unique hardship is not self-created by the Applicant, nor is a result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations. The land is uniquely situated in a residential neighborhood and the least intrusive way of protecting our vehicle from the harsh Florida weather is to construct an open carport. The hardship lay in the size of the Property where there is not enough room to provide adequate carport space without extending beyond the north corner yard setback requirement. As such, the unique hardship was not the result of mere disregard for the provisions of the ULDR or antecedent zoning regulations.

- 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 the adjoining properties of the surrounding neighborhood or otherwise detrimental to the public welfare.

A grant of the variance to allow the construction of an open carport on the north corner yard adjacent to existing single family home is the minimum variance that will make possible the reasonable use of the Property.

Additionally, the variance is in harmony with the general purpose and intent of the ULDR and will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

IV. CONCLUSION

Applicant has met the criterial for approval of this variance request as evidenced by the above information. Applicant respectfully requests approval for a variance from 25" to 8'8" side street setback contained within the Sec. 47-5.30, ULDR, to allow for the construction of an open carport on the north side of Property between existing single family home residence and existing concrete wall on north side of property line.

Please do not hesitate to contact me should you have any additional questions regarding this variance requests.

Very truly yours,

Luis A Ramirez
Owner/Applicant



PROPOSED OPEN CARPORT - 494225080160
 DATE OF PRINT: 11/03/2021



MARTY KIAR
 BROWARD COUNTY PROPERTY APPRAISER

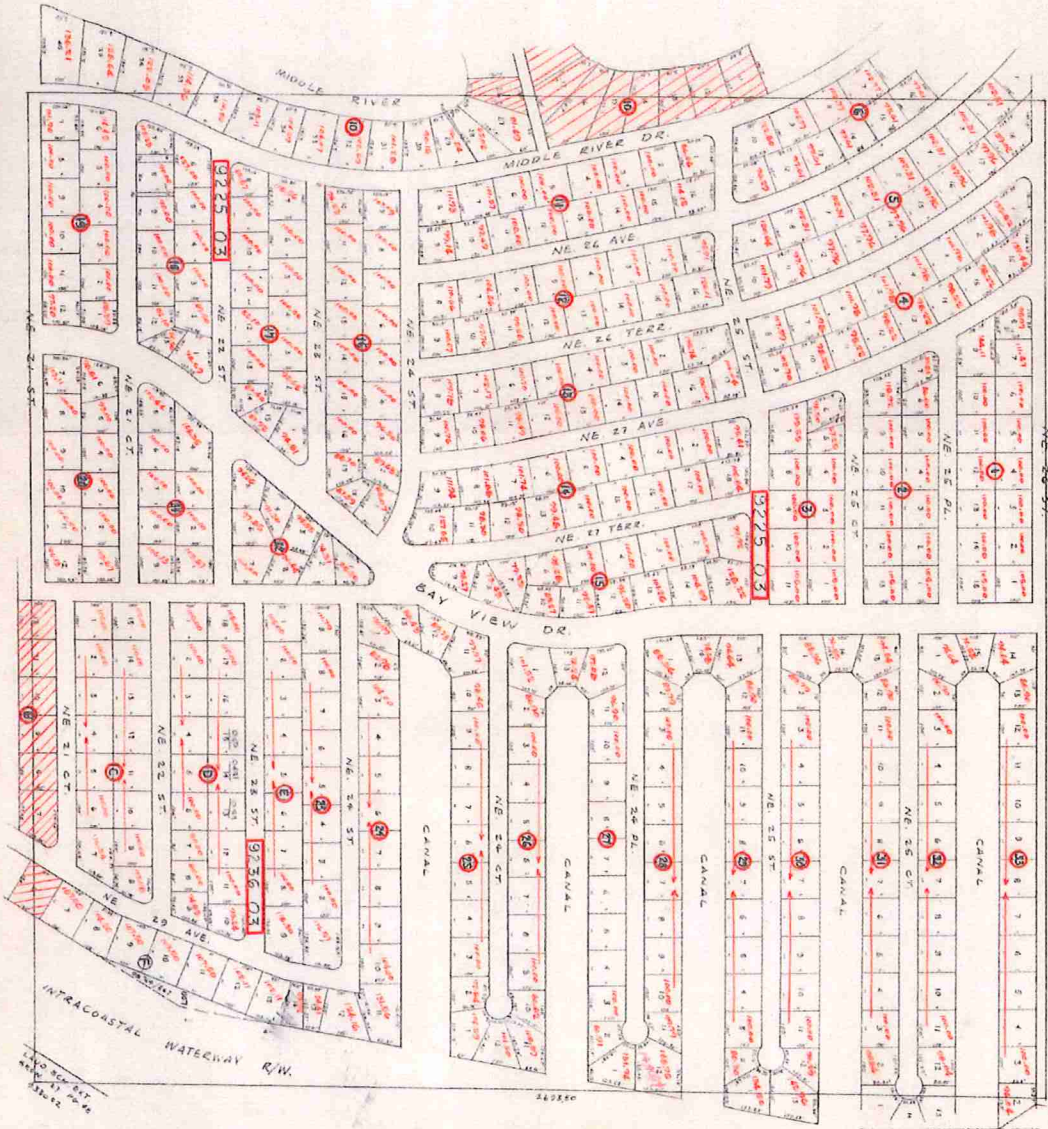


9225

SE 1/4 - SEC. 25 - T. 49 S - R. 42 E.

9225-02 CORAL RIDGE GALT ADD. 27-4CB
9226-02 CORAL RIDGE NORTH 26-37B

SCALE - 1 INCH = 150'



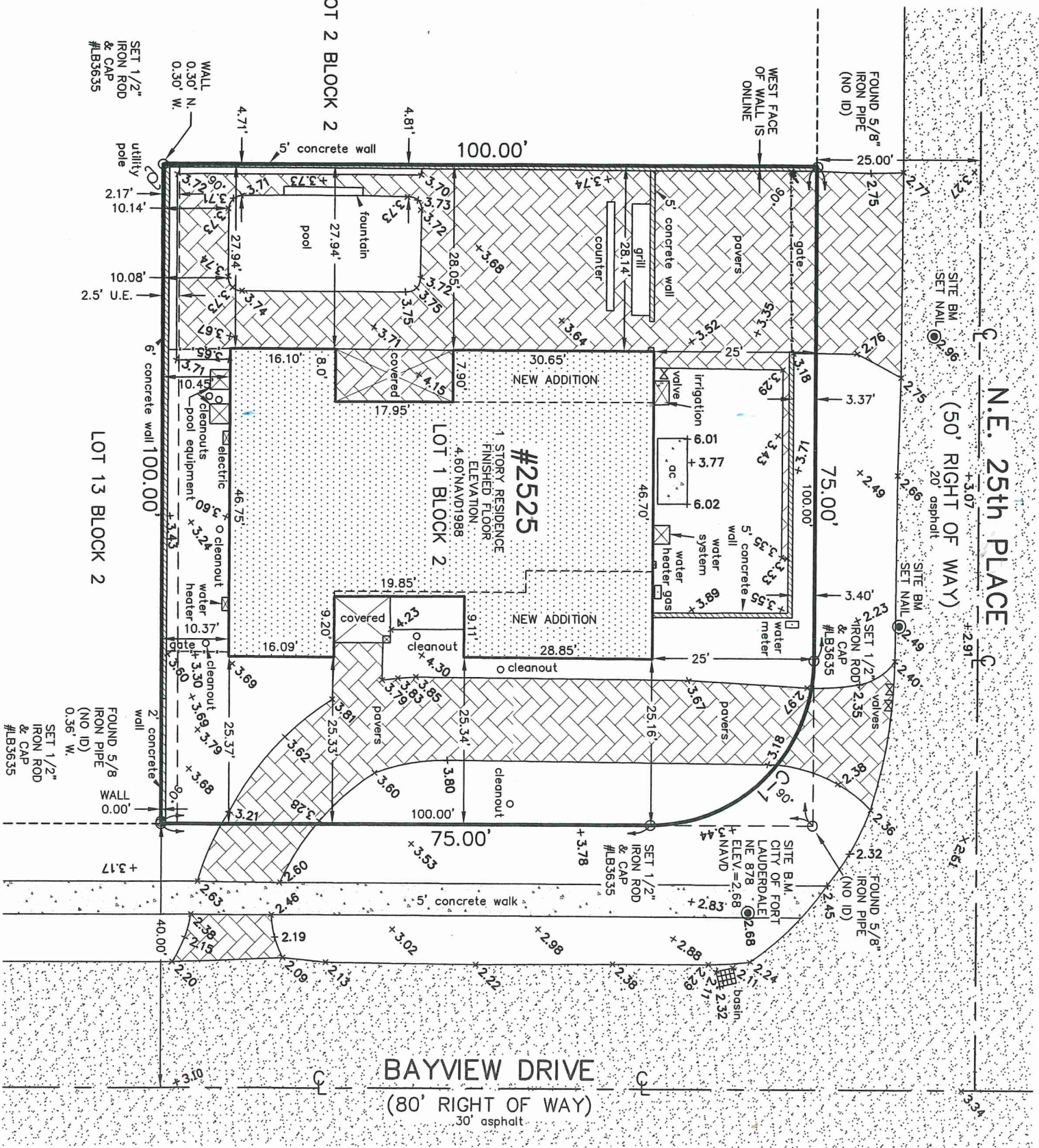
SE 1/4 - SEC. 25 - T. 49 S - R. 42 E.

9225

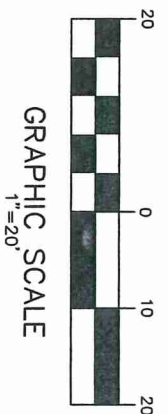
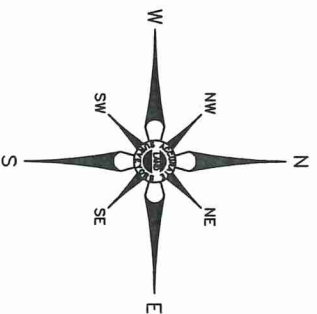
INTRACOASTAL WATERWAY R/W.
1/4 SEC. 25, T. 49 S., R. 42 E.
1/4 SEC. 26, T. 49 S., R. 42 E.

26780

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CIT
494225034640	THOMPSON,CHELSEA L		2808 NE 26 ST	FOF
494225034650	MURAWSKI,CHARLES EDWARD	CHARLES E MURAWSKI REV LIV TR	2800 NE 26 ST	FOF
494225030010	KOYUMJIAN,GREGORY E	HENRICKS,SCOTT D ETAL	2541 BAYVIEW DR	FOF
494225030020	VALECKA,ALBERT W		2740 NE 26 ST	FOF
494225030030	GROSSMANN,OTTO & INGBORG		2732 NE 26 ST	FOF
494225030040	EBERHARD,RICHARD		2732 NE 26 ST	FOF
494225030012	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FOF
494225034660	RUGGERO,JOSE A & KIMBERLY LYNNE		2532 BAYVIEW DR	FOF
494225030150	CAMERON,JEFFREY B & TESSA R		2749 NE 25 PL	FOF
494225030140	AVERY,ELLEN		13603 S LAKE DR	PLA
494225030130	NETHERWOOD,NEAL		2733 NE 25 PL	FOF
494225030120	MOORE,KEITH & SUSAN		2725 NE 25 PL	FOF
494225034380	KALIWODA-KIPP,LIZA		2524 BAYVIEW DR	FOF
494225034400	MORRISON-MCGIVERN,JILL ANN	MCGIVERN,MARK H	2817 NE 25 CT	FOF
494225034390	CASHIN,GLORIA C		2809 NE 25 CT	FOF
494225030160	RAMIREZ,ALEIDA & LUIS ALBERTO		2525 BAYVIEW DR	FOF
494225030170	WILLETT,JOHN F		660 NE 11 AVE APT 205	FOF
494225030180	SANTIAGO,MARGARET K		2732 NE 25 PL	FOF
494225030190	VARNER,DANIEL R	O'NEILL,SUSAN	2726 NE 25 PL	FOF
494225030200	MILLSTEIN,FANNY		2716 NE 25 PL	FOF
494225034340	LOCKWOOD 25TH COURT PROPERTY LLC		3085 E COMMERCIAL BLVD	FOF
494225034350	MITTELMARK,ANDREW	MITTELMARK,MARCIA	2808 NE 25 CT	FOF
494225034360	PENLAND,CHRISTOPHER & TARA		2516 BAYVIEW DR	FOF
494225030280	LINK,ROBERT & JAMIE		2517 BAYVIEW DR	FOF
494225030270	PETTIT,CHRISTOPHE	MCNULTY,ELIZABETH	2725 NE 25 CT	FOF
494225030260	GALLAGHER,HUGH H/E	GALLAGHER,TRACY	2717 NE 25 CT	FOF
494225030250	WEAVER,ANTHONY		2414 LONG RIDGE RD	REI
494225030240	RUDNER,JEFFREY & RACHEL		2705 NE 25 CT	FOF
494225030012	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FOF
494225034370	HARRIS,JOHN & MARIA		2508 BAYVIEW DR	FOF
494225030290	FAIREST,RICHARD & VALERIE		2501 BAYVIEW DR	FOF
494225030300	SIRYK,ROMAN C & ASHLEY B		2724 NE 25 CT	FOF
494225030310	MCDERMOTT,RYAN H/E	MCDERMOTT,EVELYN	2716 NE 25 CT	FOF
494225030320	ROSE,ZACHARY		2708 NE 25 CT	FOF
494225034090	CHAVEZ,PAUL ANDRES		1870 BAY DRIVE	MIA
494225030380	COLEMAN,SUSANNE T		2725 NE 25 ST	FOF
494225030370	IRL SOLOMON LIV TR	SOLOMON,IRL TRSTEE	2717 NE 25 ST	FOF
494225040011	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FOF
494225030011	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FOF



C-1
Radius: 25.00'
Delta: 90°00'00"
Arc Length: 39.27'
Tangent: 25.00'
Chord: 35.36'



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are per Plat Book 27, Page 46, Broward County Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.

X 7.00' = Elevations based on N.A.V.D. 1988

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
FINAL SURVEY 20-1272	07-08-20	MLW
SPOT SURVEY SU-20-0245	02-12-2020	AL/RLT
SPOT SURVEY SU-20-0194	02-04-2020	AL/RLT

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5F-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

SEAL

ORIGINAL DATE OF SURVEY 07-16-19 DRAWN BY SP CHECKED BY RLT FIELD BOOK 19-1652

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

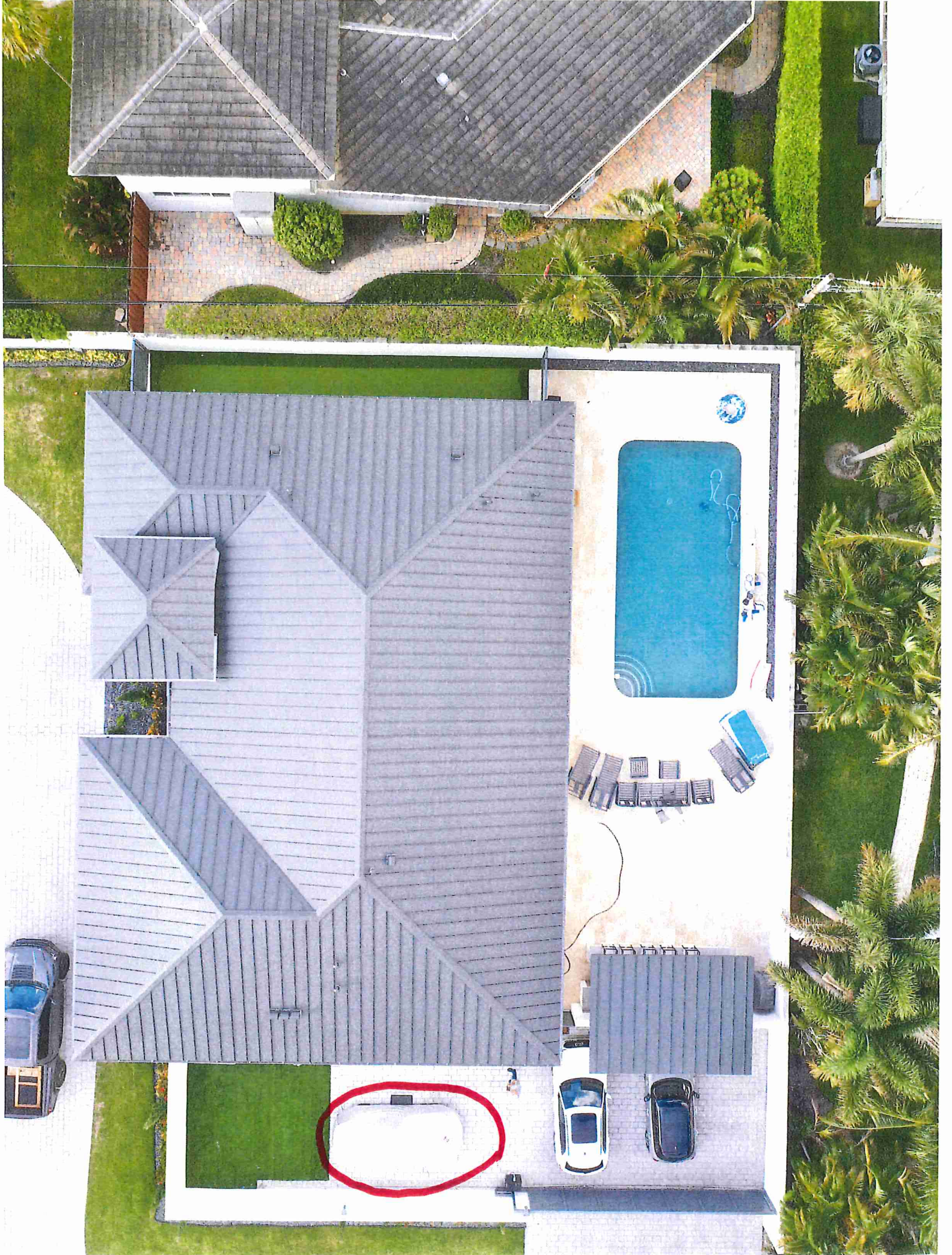
SCALE 1"=20'

SKETCH NUMBER SU-19-1652

ROBERT L. THOMPSON (PRESIDENT)
7-30-2020







Sec. 47-5.30. Table of dimensional requirements for the RS-4.4 district. (Note A)

Requirements	RS-4.4		
Maximum density	4.4 du/net ac.		
Minimum lot size	10,000 sq. ft.		
Maximum structure height	35 ft.		
Maximum structure length	None		
Minimum lot width	75 ft. *100 ft. when abutting a waterway on any side		
Minimum floor area	1,250 sq. ft.		
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isle—20 ft.		
Minimum corner yard	25% of lot width, but not greater than 25 ft. 25 ft. when abutting a waterway		
Minimum side yard	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft. 25 ft. when abutting a waterway		
Minimum rear yard	15 ft. 25 ft. when abutting a waterway		
Minimum distance between buildings	None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤10,000 sf	50%	0.75
Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

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

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97)



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2525 BAYVIEW DRIVE, FORT LAUDERDALE FL 33305-1719	ID #	4942 25 03 0160
Property Owner	RAMIREZ, ALEIDA & LUIS ALBERTO	Millage	0312
Mailing Address	2525 BAYVIEW DR FORT LAUDERDALE FL 33305-1719	Use	01
Abbr Legal Description	CORAL RIDGE GALT ADD 27-46 B LOT 1 BLK 2		

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	\$236,780	\$424,670	\$661,450	\$631,110	
2021	\$236,780	\$424,670	\$661,450	\$631,110	\$11,509.13
2020	\$525,360		\$525,360	\$525,360	\$9,951.10

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$661,450	\$661,450	\$661,450	\$661,450
Portability	0	0	0	0
Assessed/SOH 21	\$631,110	\$631,110	\$631,110	\$631,110
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$581,110	\$606,110	\$581,110	\$581,110

Sales History

Date	Type	Price	Book/Page or CIN
4/11/2019	WD-E	\$565,000	115741297
6/30/2017	QCD-T	\$100	114493529
11/1/1986	QCD		13972 / 894
4/1/1982	WD	\$124,000	
5/1/1974	WD	\$66,000	

Land Calculations

Price	Factor	Type
\$24.00	9,866	SF
Adj. Bldg. S.F. (Card, Sketch)		2828
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2021/2020		

Special Assessments

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