



BOARD OF ADJUSTMENT MEETING NOTICE

DECEMBER 23, 2021

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

January 12, 2022

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-21120005
OWNER:	JARBOE,PAUL; LISOWSKI,LOUIS
AGENT:	N/A
ADDRESS:	44 NE 16 COURT, FORT LAUDERDALE, FLORIDA 33305
LEGAL DESCRIPTION:	LOT 14, BLOCK 1 OF PLACIDO PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ZONING DISTRICT:	RDS-15 - Residential Single Family/Medium Density
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDS-15 districts. (Note A)</u>
	1. Requesting a variance from the required rear yard of 15 feet. The as built spot survey shows the rear setback from 14.60 feet, a total reduction of 0.40 feet.

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.

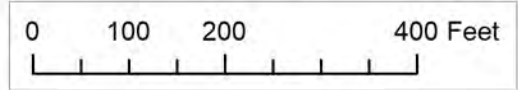
MOHAMMED MALIK
ZONING ADMINISTRATOR

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.



PLN-BOA-21120005



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 12, 2022

TIME: 6:00 PM

CASE: PLN-BOA-21120005

REQUESTING: Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

1. Requesting a variance from the required rear yard of 15 feet. The as built spot survey shows the rear setback from 14.60 feet, a total reduction of 0.40 feet.

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: 01/12/2022

AGENDA ITEM: 4

CASE: 4

PLN-BOA-21120005



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	
Date of complete submittal	

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

Property Owner's Name	Paul/Louis Jarboe/Lisowski
Property Owner's Signature	<i>(Signature)</i> <small>If a notarized letter is provided, no signature is required on the application by the owner</small>
Address, City, State, Zip	44 NE 16th Court, Ft. Lauderdale, FL 33305
E-mail Address	MAXMENLP@ME.COM
Phone Number	713-865-3914
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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Existing: <input checked="" type="checkbox"/></td> <td style="width: 50%;">New: <input type="checkbox"/></td> </tr> </table>	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>
Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>		
Project Address	Address:		
Legal Description	PLACIDO PLACE 11-43 B LOT 14 BLK 1		
Tax ID Folio Numbers <small>(For all parcels in development)</small>	1942 34 19 0090		
Request / Description of Project	Variance to south (back) setback of 5.5"		
Applicable ULDR Sections	47-5.32		

Current Land Use Designation	08 - Multi-family – ATTACHED 2 FAMILY DUPLEX
Current Zoning Designation	
Current Use of Property	Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>		
Side <input type="checkbox"/>		
Side <input type="checkbox"/>		
Rear <input checked="" type="checkbox"/>	15'	14.6'

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.

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

Existing structure as built in 1959 has a 15' 15" setback on the south west corner of the structure and a 14' 72" setback from the south east property boundary. This was not properly documented on the final survey. Structure as built was non-conforming. New survey requested by the city shows existing setback dimensions of the existing structure. This was supplied to the city prior to construction. New construction following existing structure dimensions resulting in a new dimension of 14.8'

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:

Special conditions of this property are that it has always been less than the 15' setback requirement. Property directly behind subject property is only 5' from the property line.

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

Literal application of the ULDR would place the property, as originally built without any modification, into a non-conforming status and therefore not subject to be utilized. It would seem to imply that the existing structure would need to be altered to permit the structure to be in compliance with the regulations. This would cause great expense to the owner who purchased the property in 2009 and would damage the existing structure as newer lines and walls would be exposed in the process of the demolition. Further, the final application would require that the approved plans for construction and the new structure would need to be torn down as well causing even more financial hardship.

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

The owners did not create this hardship. The owners followed all city requirements to apply for proper permits. The owners did not act covertly or fail to follow the proper procedure to obtain permits for the construction. The owners paid professionals, contacted with the city, request for special meetings and in relation to the city's review of those plans and drawings before investing significant resources to improve the property. Starting early in 2020 the owners supplied surveys, had architect's plans, get reviews and approvals by the city. The situation was the result of errors and omissions on the original survey and by professionals who were reviewing and advising on the proposed plans tendered for the permitting process. The city requested a new survey to be completed in March of 2021. This new survey showed the existing encroachment but none of the professionals highlighted this fact and the owners continued with the plans filed with the city. It wasn't until November that the encroachment was pointed out to the owners after the spot survey was processed. Had the property owner been alerted to the non-conformance, a variance request could have been filed prior to the construction starting as a significant cost savings for the trip. Alternatively, the owners could have elected not to build the addition.

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

The variance being requested is 45' roughly 8" from the existing setback requirement so that the structure can be completed as originally permitted. There is no measurable environmental or structural harm that will result by permitting the 8" exemption. The owners did not act covertly or fail to follow the proper procedure to obtain permits for the construction. Additionally, while the owners have an encroachment by 5' the neighbor to the south has built a structure that sits only 8' from the rear setback of his property and the structure is being used as a residence.

Louis Lisowski

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

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

[Handwritten Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3RD day of December, 2021

(SEAL)



Vanessa Alvarez
State of Florida
My Commission Expires 03/31/2023
Commission No. GG 317994

[Handwritten Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/31/2023

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.

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

Existing structure, as built in 1959, has a 15' 15" setback on the south west corner of the structure and a 14' 72" setback from the south east property boundary. This was not properly documented on the initial survey. Structure as built was non-conforming. New survey requested by the city shows existing setback dimensions of the existing structure. This was supplied to the city prior to construction. New construction is following existing structure dimensions resulting in a new dimension of 14.8'

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:

Special conditions of this property are that it has always been less than the 15' setback requirement. Property directly behind subject property is only 5' from the property line.

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

Literal application of the ULDR would place the property, as originally built without any modification, into a non-conforming status and therefore not subject to be utilized. It would seem to imply that the existing structure would need to be deeded to permit the structure to be in compliance with the regulations. This would cause great expense to the owner who purchased the property in 2009 and would damage the existing structure as sewer lines and water lines would be exposed in the process of the deeding. Further, the literal application would require that the approved plans for construction and the new structure would need to be torn down as well causing even more financial hardship.

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

The owners did not create this hardship. The owners followed all city requirements to apply for proper permits. The owners did not act covertly or fail to follow the proper procedure to obtain permits for the construction. The owners paid professionals, complied with the city's request for updated drawings and relied on the city's review of those plans and drawings before investing significant resources to improve the property. Starting early in 2021, the owners supplied surveys, had architect's plans, and reviews and approvals by the city. The situation was the result of errors and omissions on the original survey and by professionals who were reviewing and advising on the proposed plans needed for the permitting process. The city requested a new survey to be completed in March of 2021. This new survey showed the existing encroachment but none of the professionals recognized the fact and the owners continued with the plans filed with the city. It wasn't until November that the encroachment was pointed out to the owners after the top survey was prepared. Had the property owner's been alerted to the non-conformance, a variance request could have been filed prior to the construction starting at a significant cost savings for the living. Alternatively, the owners could have elected not to build the addition.

e. 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 welfare.

The variance being requested is a 60" (roughly 6 inch) exemption from the existing setback requirement so that the structure can be completed as originally permitted. There is no measurable environmental or structural harm that can result by permitting the 6" exemption. The owners did not act covertly or fail to follow the proper procedure to obtain permits for the construction. Additionally, while the owners have unknowingly encroached by 5" the neighbor to the south has built a structure that sits only 8" from the rear setback of the property and the structure is being used as a residence.

PAUL JARBOE

AFFIDAVIT: I, _____ 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]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8th day of December, 2021

(SEAL)



Vanessa Alvarez
State of Florida
My Commission Expires 03/31/2023
Commission No. GG 317994

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/31/2023

[Signature]

The owners are requesting a variance be granted for the 15' rear setback for our property at 44 NE 16th Court in Ft. Lauderdale. Owners took all the required and necessary steps to ensure that the plan and proposed modifications to the existing property were in conformance with all requirements. Owners relied on professionals, (architects, surveyors, city engineers, and inspectors) to advise them of the requirements for building a small addition attached to the existing structure. The addition followed the lines of the existing property and avoided any encroachment of easements as identified. Unfortunately, none of these professionals identified that the building, without any addition and as originally built in 1957, was already in a non-conformance state until after the foundation and block wall constructed that formed the outline of the addition.

Here are the relevant points to how this situation has occurred and form the basis for the variance request. The highlighted and italicized text forms the point with supporting narrative included.

1. ***The original survey completed in 2009 as part of the purchase failed to include any measurement or narrative to identify that the house as built in 1957 was out of conformance on the rear 15' setback.*** In 2009 when the property was purchased a survey was created for the purchase of the home. That survey was done using the 6'NGVD base flood elevation. (See Exhibit A) This survey showed only one measurement point for the distance of the building to the rear property line. This original survey listed 3 encroachments. These encroachments were as follows: 1. Fence was in the 5' utility easement, 2. Shed was in the 5' utility easement, and 3. Driveway was in NE 16th Court right of way. There was no listing that the existing structure was in non-conformance with the 15' setback. Further, the use of the single point of measurement at the southwest corner of the structure implied that the entirety of the back of the existing structure was 15.15' from the rear property line. Nothing in that survey identified that the rear of the house was already within the 15' setback. When we began the design and permitting process for the addition this was the survey that was used.
2. ***New survey using NAVD elevation station added an additional measurement point that showed an encroachment but neither the architect or the City noticed this, and the permit was granted, both parties received a copy of the new survey.*** In March of 2021, when we were applying for our permit, the city requested a new survey drawn using the 5'NAVD base flood elevation. (See exhibit B) The updated survey was completed by the same survey company who completed the 2009 survey. On this second survey, there are 2 measurement points for the rear of the property. One at the southwest corner of the structure and one at the southeast corner of the existing utility room of the structure. This updated survey notes that the southeast point of the utility room (as originally built in 1957) was only 14.72' from the rear property line. This non-conformance was again not highlighted by the survey company. This survey was provided to the architect to update his plans and drawings. The architect did not notice the non-conformance or raise the issue to the owners. The updated plans and survey

were tendered along with the plans and application to the city and permits to construct the modifications to the property were issued by the city. BLD-RADD-20120009.

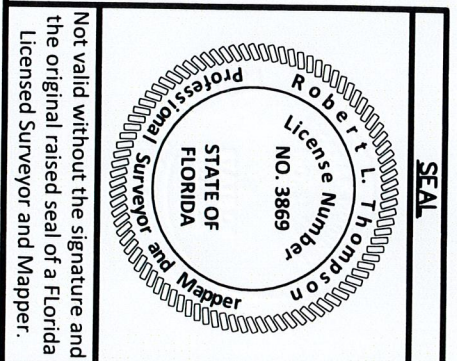
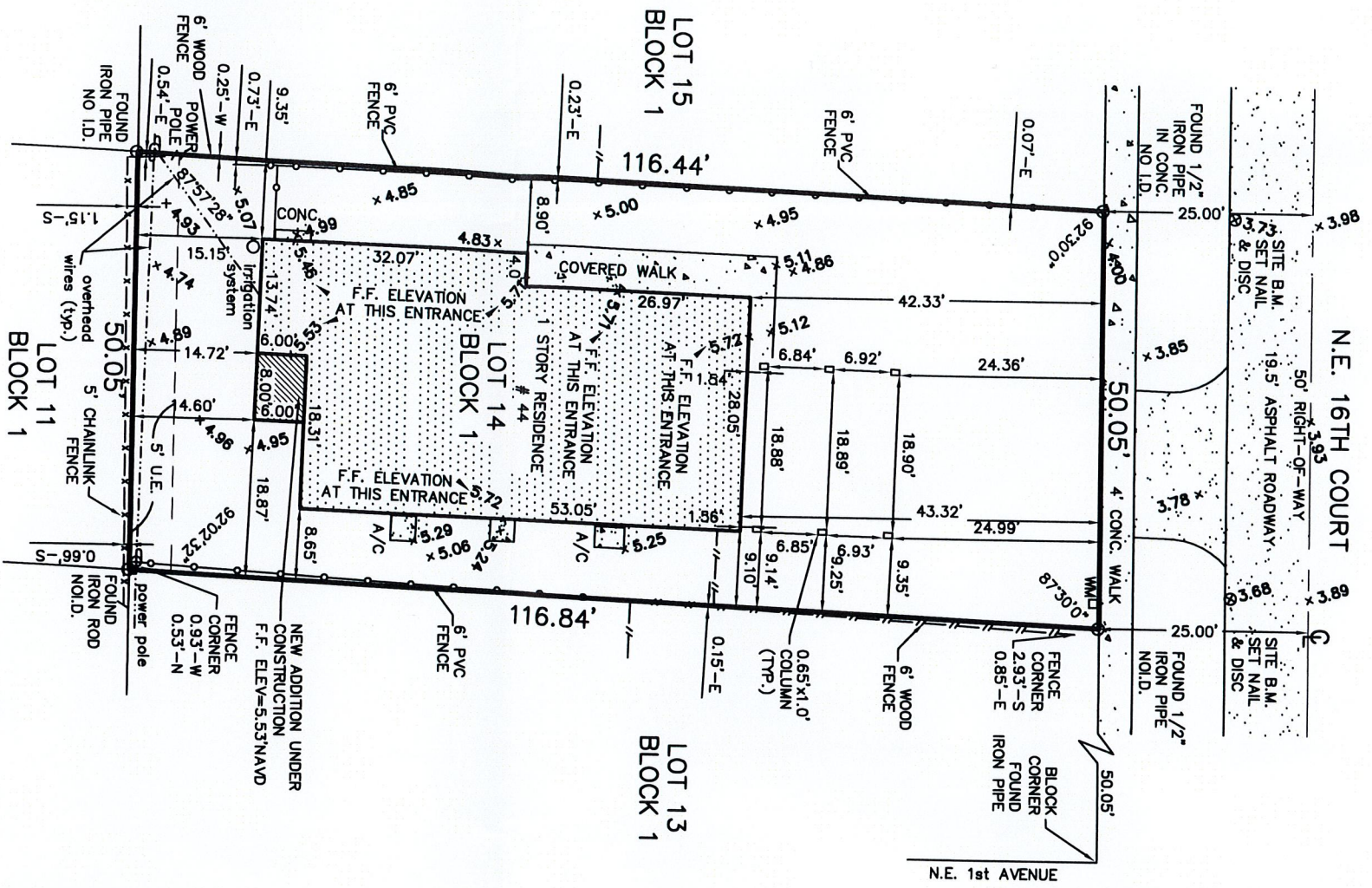
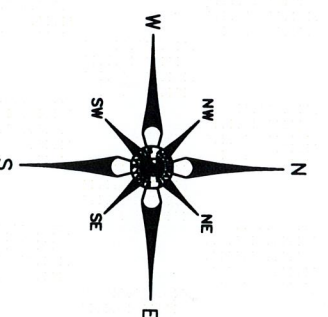
Regular inspections occurred on the property for density testing, steel with no issues encountered.

3. ***When the spot survey was requested was the first time that all points of the proposed new structure were identified along the rear setback and the first mention of any non-conformance is raised. In this case by the City.*** On November 22, 2021, a spot survey was failed by the City. At that time the City informed the owners that they were in non-conformance with the setback requirements of 15' from the rear property line. This is significant because part of the renovation plan was to add an 8' x 6' extension to the laundry room following the rear lines of the existing structure. (See Exhibit C) Had anyone pointed this out prior to approval of the permits to build, this portion of the project could have been omitted completely.
4. ***Prior to the City failing the spot survey and the owner having no reason to believe failure was probable, it was necessary that portions of the existing structure were demolished exposing the structure to the elements.*** The property owners were moving forward in an expedited way to try to minimize damage to the existing property to the elements or lack of the ability to fully secure the structure. Foundation for the addition was already poured as is the customary practice and only once the structure begins to be erected is the spot survey requested. From Nov 12th, the date the spot survey was requested by the owner and delivered to the City on Nov 17th, work continued with no expectation of a failure. Construction continued up until the point the City failed the spot survey. This construction required the demolition of part of the roof of the building. The only protection from the elements at this point was a tarp, sandbagged to the roof to stop the rain and weather from destroying the property. On Monday, Nov 22th the City failed the Spot Survey citing an encroachment on the rear 15' setback. (see exhibit C)
5. ***What is the amount of the variance that the owners are requesting?*** The variance requested to be granted a .60' (roughly 5 inches) exemption from the existing setback requirement so that the structure can be completed as originally permitted. There is no measurable environmental or structural harm that will result by permitting the 5" exemption. The owners did not act covertly or fail to follow the proper procedure to obtain permits for the construction. The owners paid professionals, complied with the city's request for updated drawings and relied on the city's review of those plans and drawings before investing significant resources to improve the property. Had the property owner's been alerted to the non-conformance, a variance request could have been filed prior to the construction starting at a significant cost savings for the filing. Alternatively, the owners could have elected not to build the addition.

large FPL power transmission poles. If the surveyors at some previous time had used another point it is unknown at this time. Perhaps the poles as they exist today were added after the structure was built and the non-conformance was created when the poles were set and began to be used as the new property line. Additionally, while the owners have unknowingly encroached by 5", the neighbor to the south has built a structure that sits only 6' from the rear setback of his property and the structure is being used as a residence. Other existing examples of non-conformance as called out on the variance request form is to be taken into consideration. Lastly, the property owner to the rear has constructed a chain link fence which has existed prior to the owner purchasing the property in 2009. That fence, if considered as the rear property line puts the addition into conformance to the rear setback required distance and no variance would be needed.

TAX MAIL LIST

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	LEGAL_LINE
494234190570	KARPINSKY-SEMPER,DARLA	SEMPER,EARL WENDELL	5820 NE 27 AVE	FORT LAUDERDALE	FL	33308	PLACIDO PLACE 11-43 B
494234190571	THOMAS,DAVID W & CHRISTINE R		53 NE 16 PL	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190590	MORRIS,SCOTT		2541 NE 26 AVE	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190340	SARDINA,ANDREINA & DAVID V H/E	JEPPESEN,ANNE LILY	111 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190330	BROCK,FLOYD EDSSEL H/E	MASTERSON,BILLY JAMES	105 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190320	NIRK,SCOTT A		101 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190560	FLYNN,JOSEPH X		1625 NE 1 AVE	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190550	THOMAS,DAVID W & CHRISTINE R		53 NE 16 PL	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190520	KASTEN,KEALLY		23 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190511	SIMILIEN,AVICENE	BLANC,CLODETTE	229 NW 10 ST	POMPANO BEACH	FL	33305	PLACIDO PLACE 11-43 B
494234190280	HEMMERLE,C J & SALLY A		116 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190290	GILLIS,PHILIP J		112 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190310	HARRISON,DAVID A		100 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190081	ATALA PROPERTIES LLC		PO BOX 23219	FORT LAUDERDALE	FL	33307	PLACIDO PLACE 11-43 B
494234190090	JARBOE,PAUL	LISOWSKI,LOUIS	1905 NW 3 AVE	WILTON MANORS	FL	33311	PLACIDO PLACE 11-43 B
494234190100	ZMCA LLC REV LAND TR	ZMCA LLC TRSTEE	1314 LAS OLAS BLVD #1652	FORT LAUDERDALE	FL	33301	PLACIDO PLACE 11-43 B
494234190110	CAMERON,LOIS EST	% RILEY,MADIE C	6736 NC HIGHWAY 163	WEST JEFFERSON	NC	28694	PLACIDO PLACE 11-43 B
494234190120	HOEKER,SANDRA MAE		5165 NW 47 AVE	COCONUT CREEK	FL	33073	PLACIDO PLACE 11-43 B
494234190121	RIVERS,MATTHEW LLOYD H/E	RIVERS,JAMES D JR	20 NE 16 CT	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190180	GRECU,ROMINA NICOLETA		119 NE 16 ST	FORT LAUDERDALE	FL	33304	PLACIDO PLACE 11-43 B
494234190170	N Y L PROPERTY PORTFOLIO CORP		113 NE 16 ST	FORT LAUDERDALE	FL	33304	PLACIDO PLACE 11-43 B
494234190160	HARTMAN,JAMES D		1600 NE 1 AVE	FORT LAUDERDALE	FL	33305	PLACIDO PLACE 11-43 B
494234190151	LEVINSON,KENNETH		91 PAYSON AVE #4D	NEW YORK	NY	10034	PLACIDO PLACE 11-43B
494234190070	CARTA,ADOLFO		1540 NE 1 AVE	FORT LAUDERDALE	FL	33304	PLACIDO PLACE 11-43 B
494234190050	ROMERO,KERI B	TORRES,FABIOLA	29 NE 16 ST	FORT LAUDERDALE	FL	33304	PLACIDO PLACE 11-43 B
494234190040	FRITZ,WILLIAM J JR		25 NE 16 ST	FORT LAUDERDALE	FL	33304	PLACIDO PLACE 11-43 B
494234190031	MAXEY,CHAD LEE & SON YO		15955 FREDERICK RD APT 2540	DERWOOD	MD	20855	PLACIDO PLACE 11-43 B
494234190150	HARTMAN,JAMES D		1600 NE 1 AVE	FORT LAUDERDALE	FL	33304	PLACIDO PLACE 11-43 B
494234017400	RIJOS,ALEJANDRO		1544 NE 1 AVE	FORT LAUDERDALE	FL	33304	PROGRESSO 2-18 D
494234016950	RAMOS,JOHN		1545 NE 1 AVE	FORT LAUDERDALE	FL	33304	PROGRESSO 2-18 D
494234016730	WESLEYAN CHURCH		1545 N ANDREWS AVE	FORT LAUDERDALE	FL	33311	PROGRESSO 2-18 D
494234016940	WESLEYAN CHURCH		1545 N ANDREWS AVE	FORT LAUDERDALE	FL	33311	PROGRESSO 2-18 D
494234017390	CARTA,ADOLFO		1540 NE 1 AVE	FORT LAUDERDALE	FL	33304	PROGRESSO 2-18 D
494234016960	ESPEJO,ERNESTO JAMES		1541 NE 1 AVE	FORT LAUDERDALE	FL	33304	PROGRESSO 2-18 D
494234016970	MICHEL,RENE &	MICHEL,TELIDIA	1245 NE 2 AVE APT 2	FORT LAUDERDALE	FL	33304	PROGRESSO 2-18 D
494234017150	FLOWERS,RYAN LEE		1536 N ANDREWS AVE	FORT LAUDERDALE	FL	33311	PROGRESSO 2-18 D
494234190540	MCKEE,ALBERT EDWARD &	MCKEE,GEORGE	19023 HARBOR COVE LN	CORNELIUS	NC	28031	PLACIDO PLACE 11-43 B
494234190530	27 NE 16TH COURT LLC		1229 SW 23 AVE	FORT LAUDERDALE	FL	33312	PLACIDO PLACE 11-43 B
494234000360	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	34-49-42
494234190481	AKHI,AKLIMA JAHAN	LITON,MIRZA	1775 N ANDREWS SQ #W103	FORT LAUDERDALE	FL	33311	PLACIDO PLACE 11-43 B
494234017165	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	PROGRESSO 2-18 D
494234017160	SONUBI,NYKEBA	SONUBI,OLUFEMI	6591 NW 25 CT	SUNRISE	FL	33313	PROGRESSO 2-18 D
494234190482	ALFASI,AVRAHAM		965 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	PLACIDO PLACE 11-43 B
494234190480	KUHLMANN,HANS WILLIAM		1000 SW 4 AVE	FORT LAUDERDALE	FL	33315	PLACIDO PLACE 11-43 B



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. The lands shown hereon are per Plat book 11, Page 43, 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.

10. ^{+1.8} Denotes elevations based on the North American Datum of 1988.

REVISIONS & SURVEY UPDATES		DATE OF SURVEY & REVISIONS	BY
SPOT SURVEY	SU-21-2720	11-14-2021	AL/RLT
UPDATE/TOPO	SURVEY SU-21-0549	03-23-2021	AL/RLT
UPDATE SURVEY	SU-09-0022	01-07-09	AL/RLT

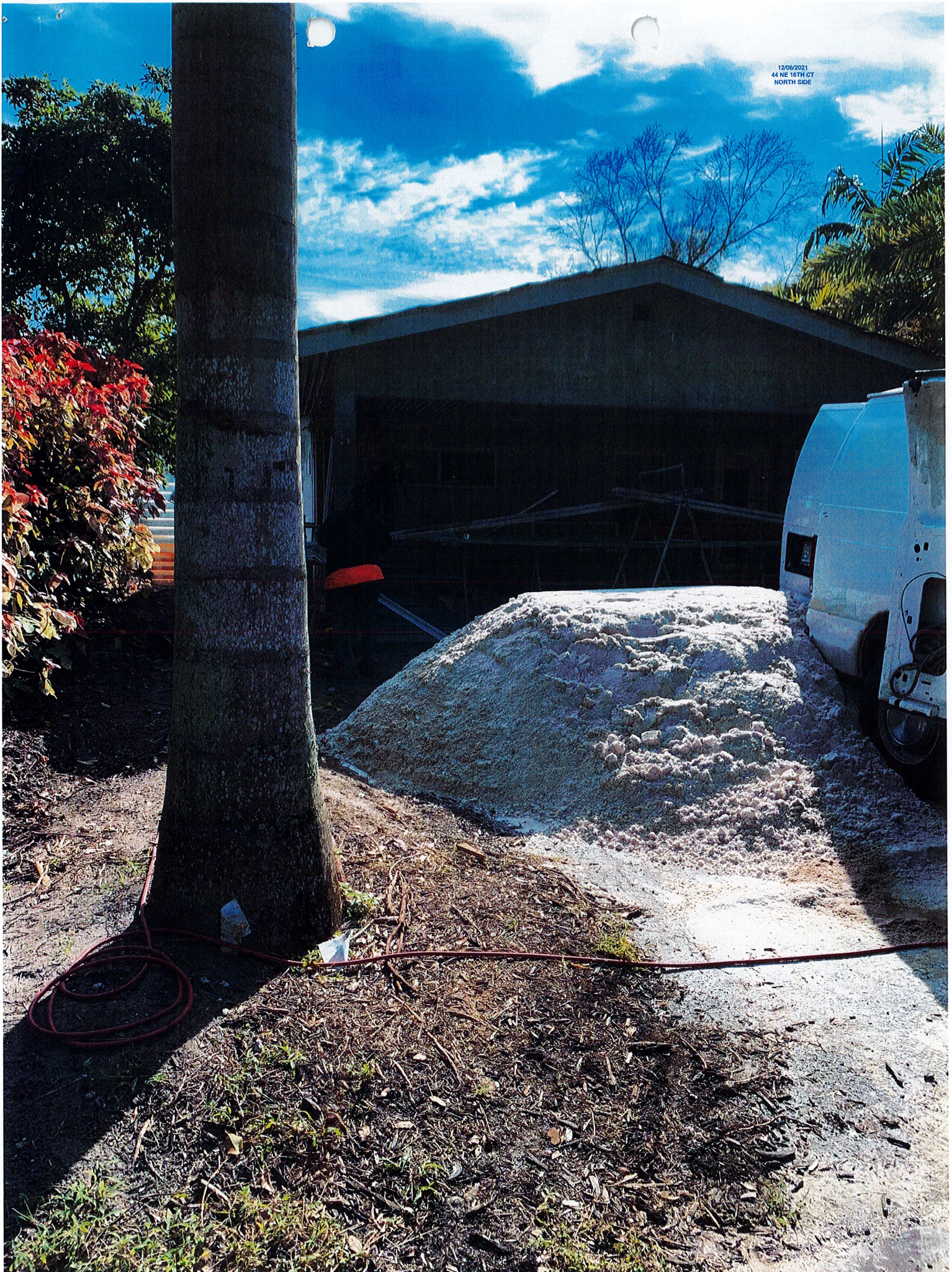
CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional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

ORIGINAL DATE OF SURVEY 07-05-88	DRAWN BY A.J.	CHECKED BY RLT	FIELD BOOK 33/13	PROFESSIONAL SURVEYOR AND MAPPER NO.3869 - STATE OF FLORIDA	SCALE 1"=20'	SKETCH NUMBER SU-2078
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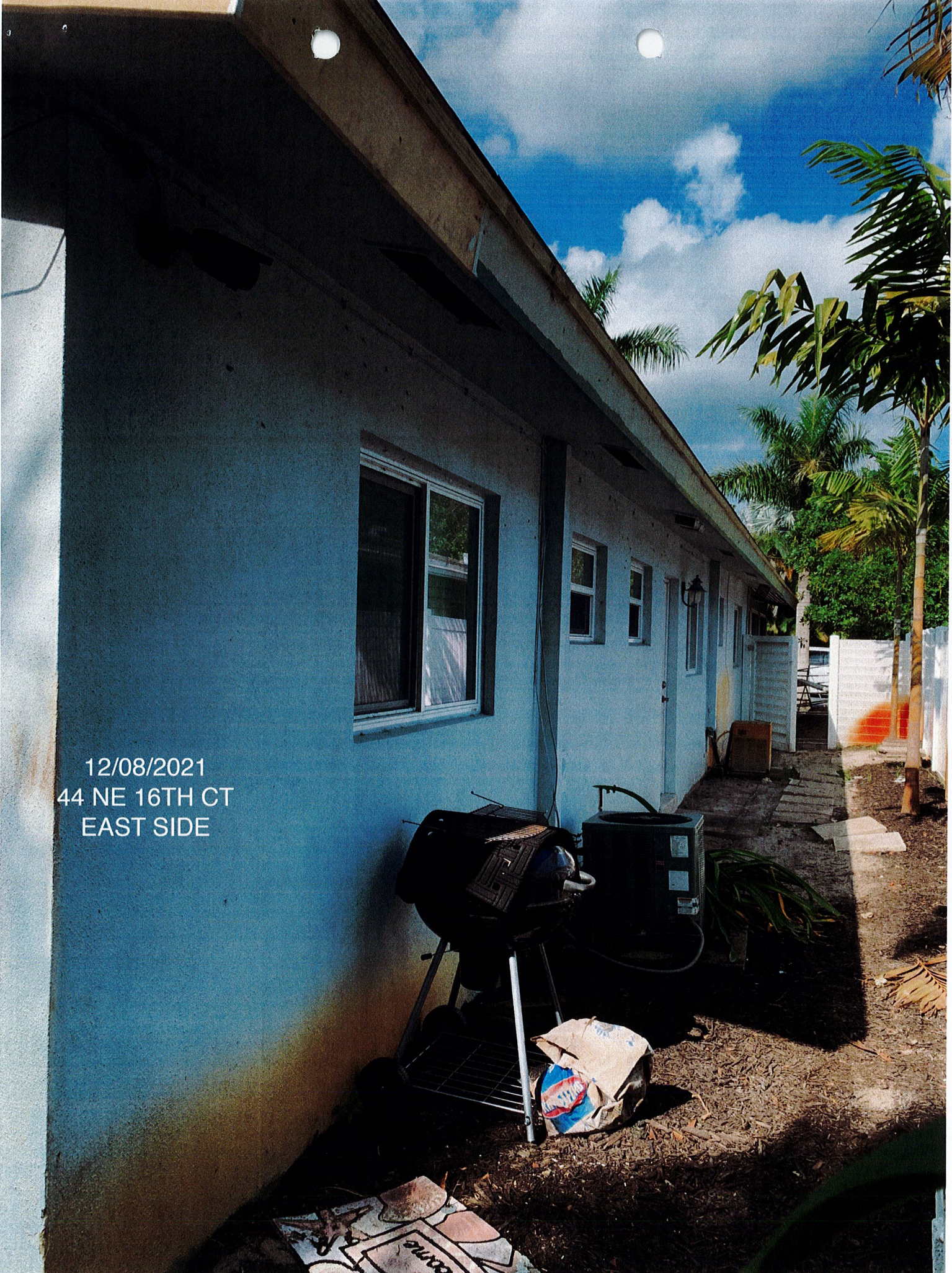
Robert L. Thompson
11-17-2021

ROBERT L. THOMPSON (PRESIDENT)

12/08/2021
44 NE 16TH CT
NORTH SIDE

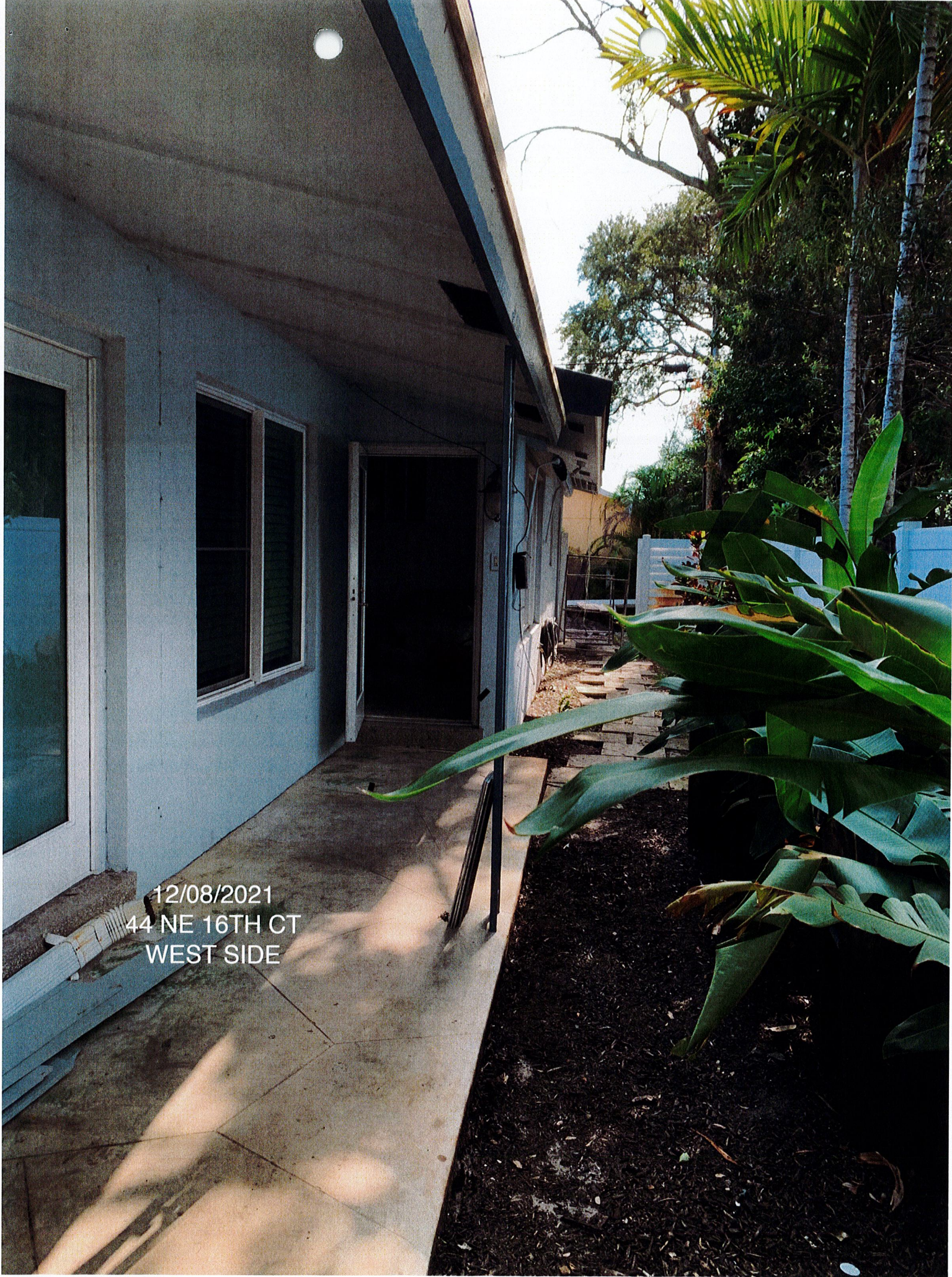


12/08/2021
44 NE 16TH CT
EAST SIDE

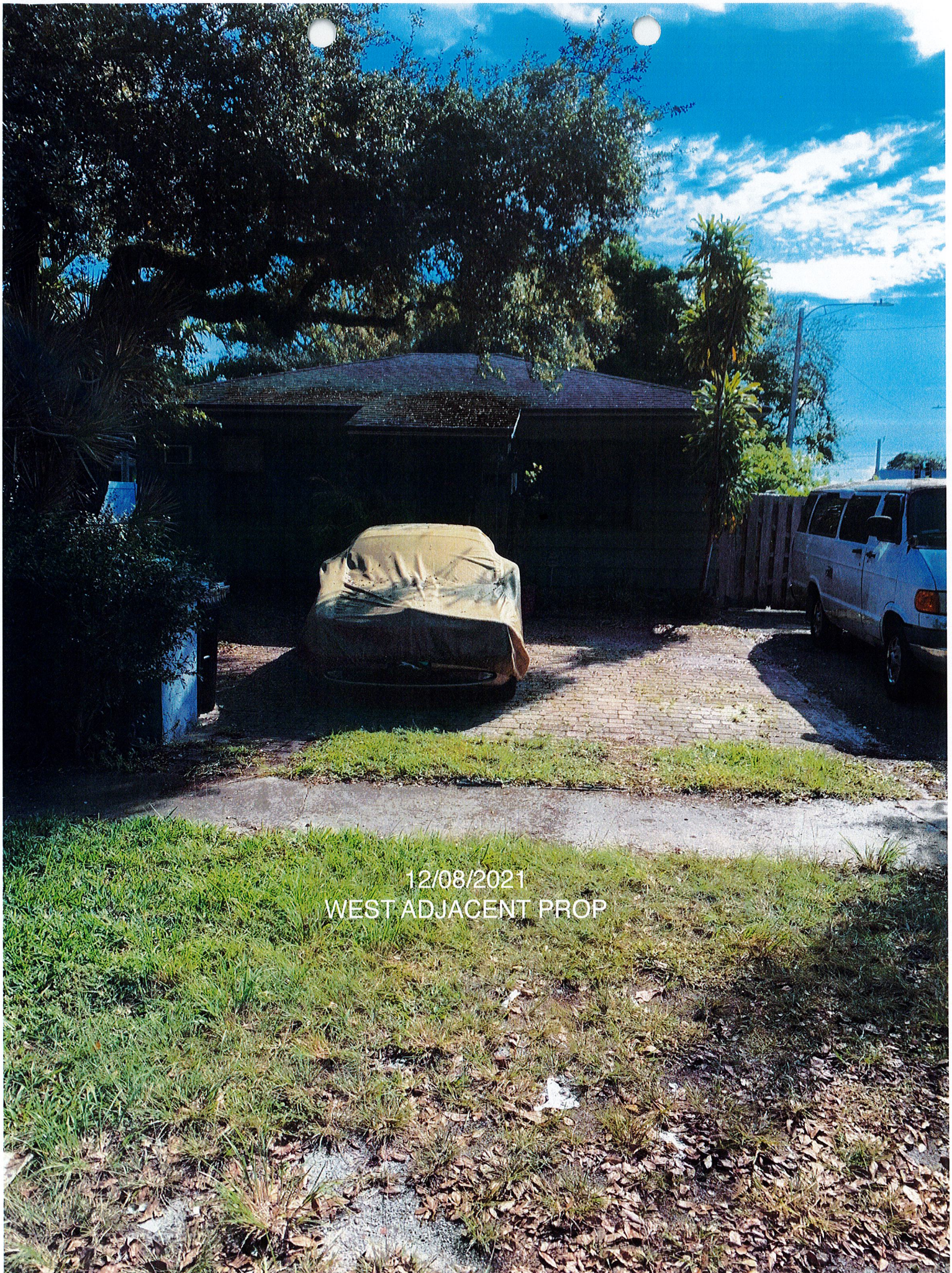




12/08/2021
44 NE 16TH CT
SOUTH SIDE



12/08/2021
44 NE 16TH CT
WEST SIDE



12/08/2021
WEST ADJACENT PROP



2/08/2021

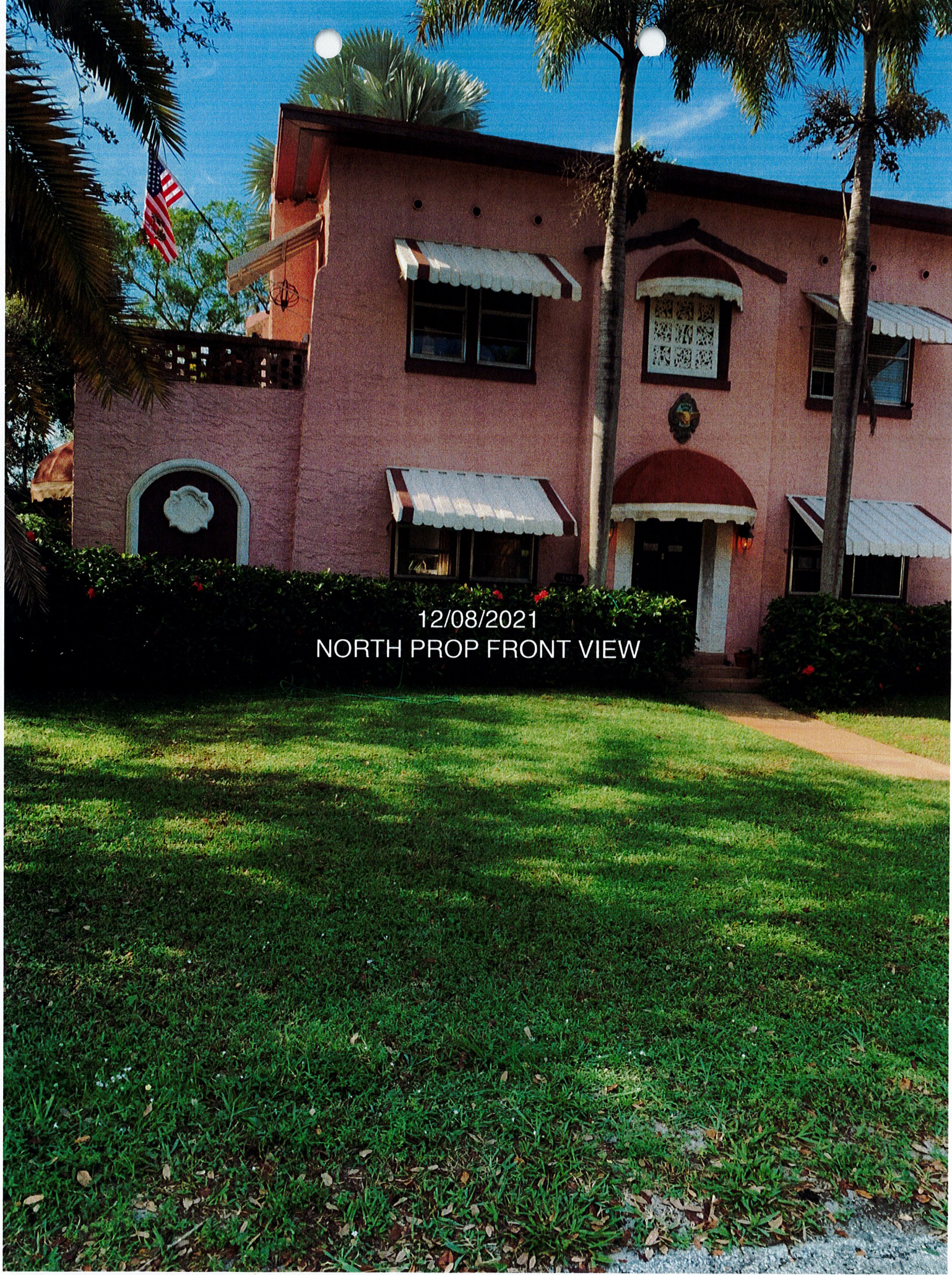
SOUTH ADJACENT PROP - FRONT VIEW



12/08/2021
EAST ADJACENT PROP



12/08/2021
EAST SIDE PROP

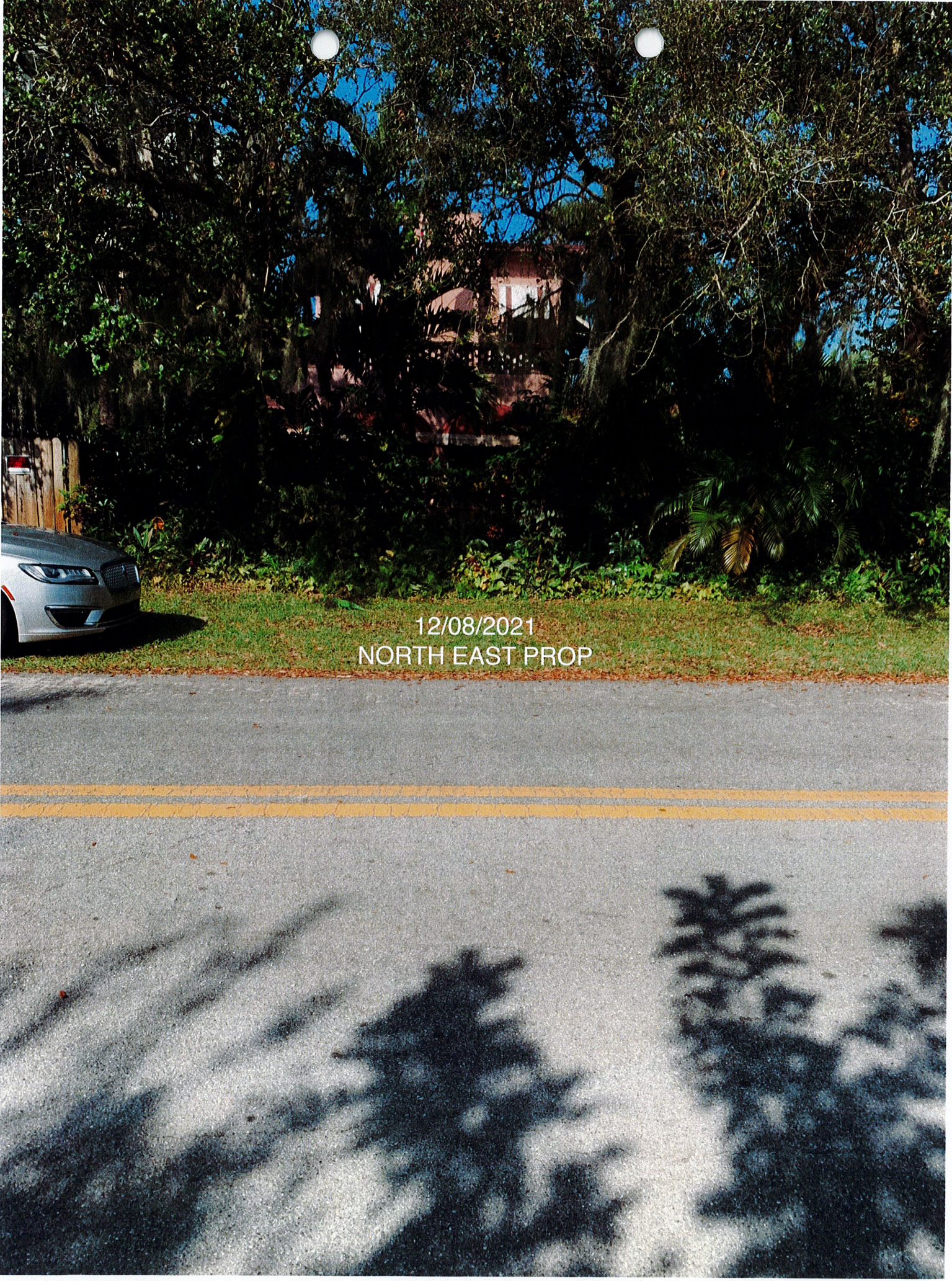


12/08/2021
NORTH PROP FRONT VIEW

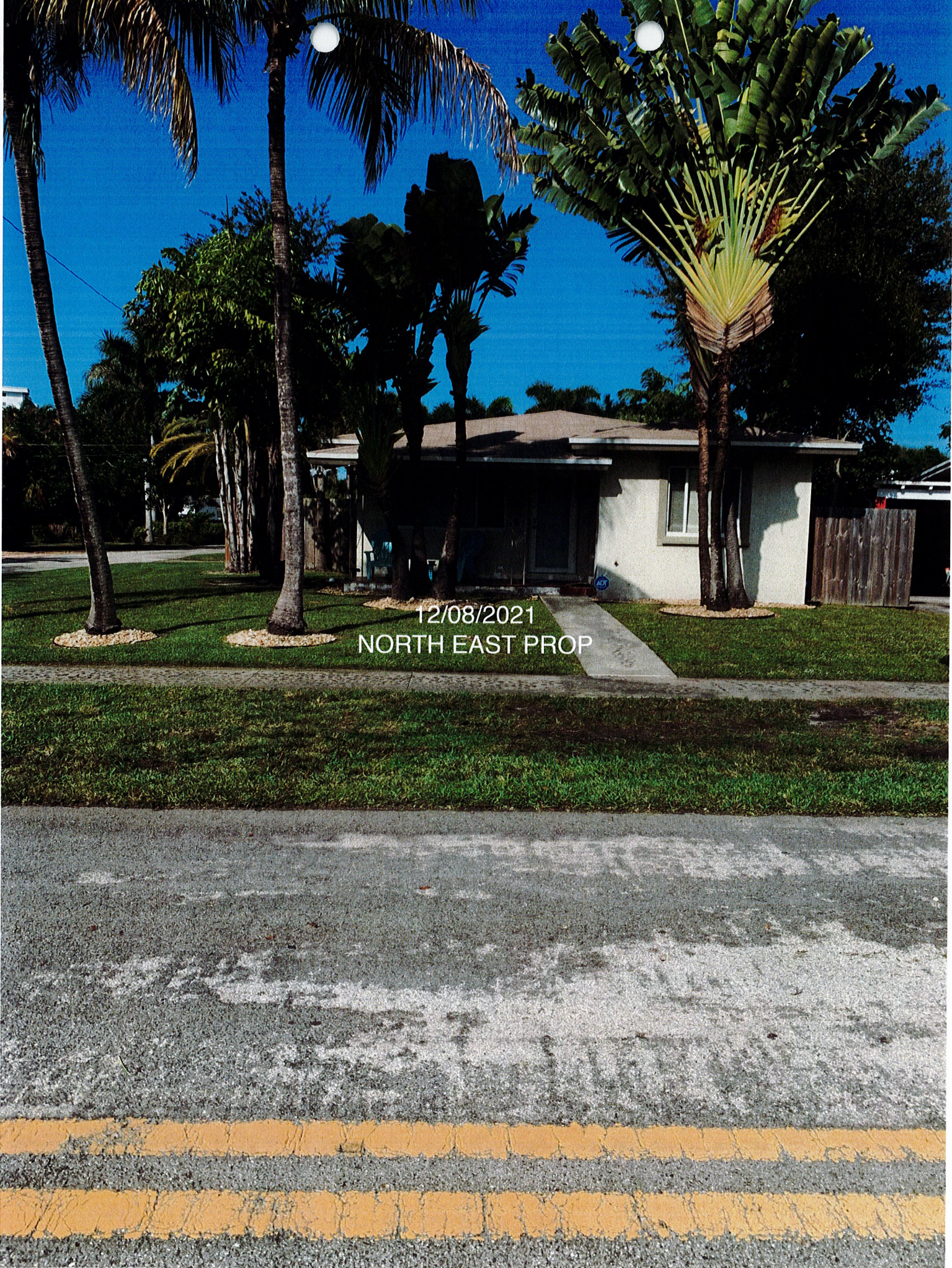


12/08/2021
NORTH EAST PROP

12/08/2021
NORTH EAST PROP



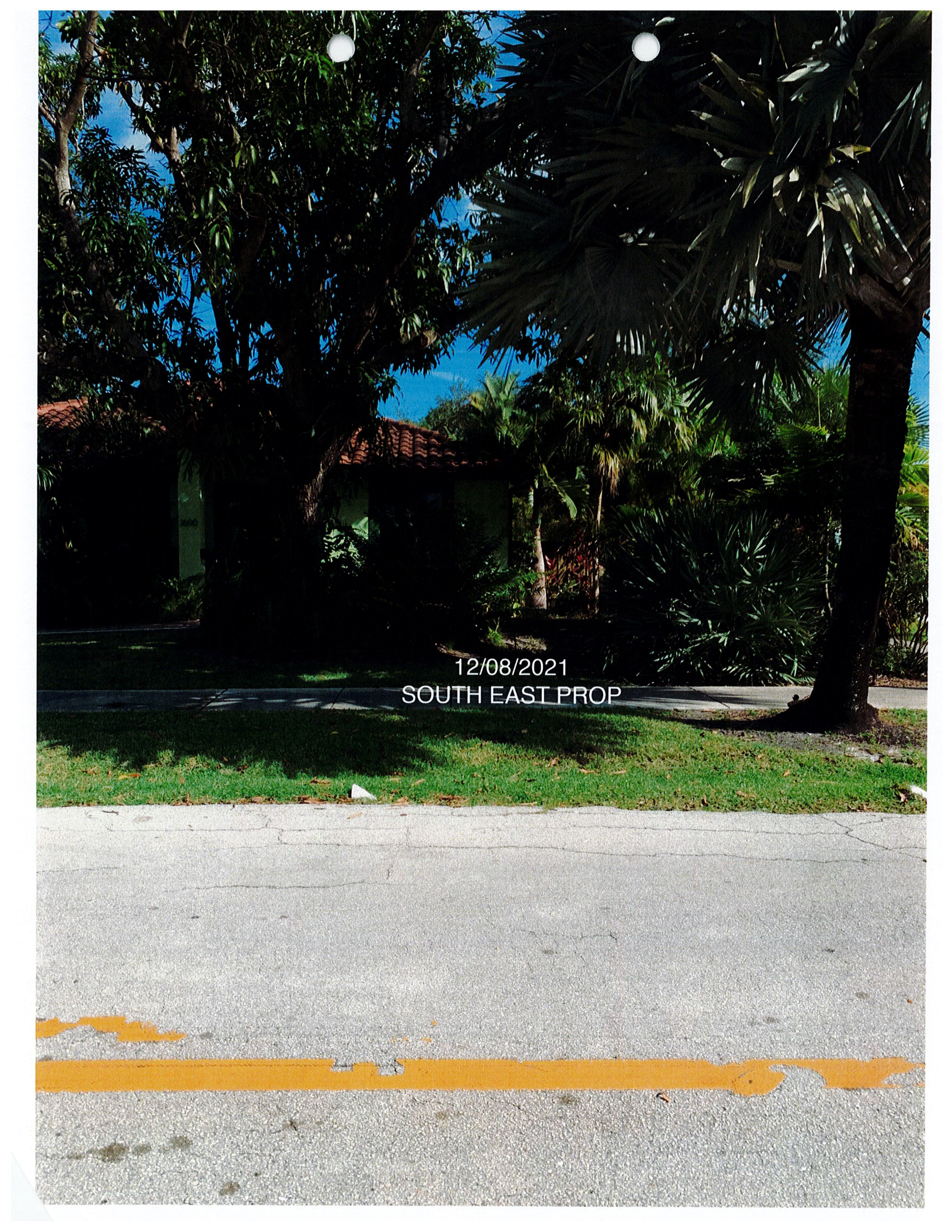
12/08/2021
NORTH EAST PROP





12/08/2021
SOUTH ADJACENT PROP





12/08/2021
SOUTH EAST PROP

Sec. 47-5.32. Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set	Same as for single-family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway

	back an additional 1 ft. per foot of additional height 25 ft. when abutting a waterway			
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway
Minimum distance between buildings (ft.)	None	None	None	None

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. C-17-47, § 14, 1-3-18)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	44 NE 16 COURT, FORT LAUDERDALE FL 33305	ID #	4942 34 19 0090
Property Owner	JARBOE, PAUL LISOWSKI, LOUIS	Millage	0312
Mailing Address	1905 NW 3 AVE WILTON MANORS FL 33311-3803	Use	08
Abbr Legal Description	PLACIDO PLACE 11-43 B LOT 14 BLK 1		

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	\$29,220	\$247,960	\$277,180	\$193,360	
2021	\$29,220	\$247,960	\$277,180	\$175,790	\$5,036.46
2020	\$29,220	\$209,420	\$238,640	\$159,810	\$4,582.04

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$277,180	\$277,180	\$277,180	\$277,180
Portability	0	0	0	0
Assessed/SOH	\$193,360	\$277,180	\$193,360	\$193,360
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	\$193,360	\$277,180	\$193,360	\$193,360

Sales History

Date	Type	Price	Book/Page or CIN
6/10/2017	QCD-T	\$100	114478544
2/9/2009	WD-Q	\$185,000	45992 / 451
12/11/2003	QCD	\$100	36930 / 698
7/31/2002	WD	\$172,000	33549 / 406

Land Calculations

Price	Factor	Type
\$5.00	5.843	SF
Adj. Bldg. S.F. (Card, Sketch)		1819
Units		2
Eff./Act. Year Built: 1965/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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