



BOARD OF ADJUSTMENT MEETING NOTICE

JANUARY 20, 2022

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

Wednesday, February 9, 2022 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-21120002
OWNER:	RIDGE HOUSES 2 LLC
AGENT:	CABOT EDEWAARD
ADDRESS:	1765 N.E. 6TH COURT, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 9, BLOCK 20, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 6,215 SQUARE FEET OR 0.1426 ACRES, MORE OR LESS.
ZONING DISTRICT:	RS-8 -Residential Single Family/Low Medium Density
COMMISSION DISTRICT:	2
REQUESTING:	Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

1. Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet a total reduction of 2 feet.

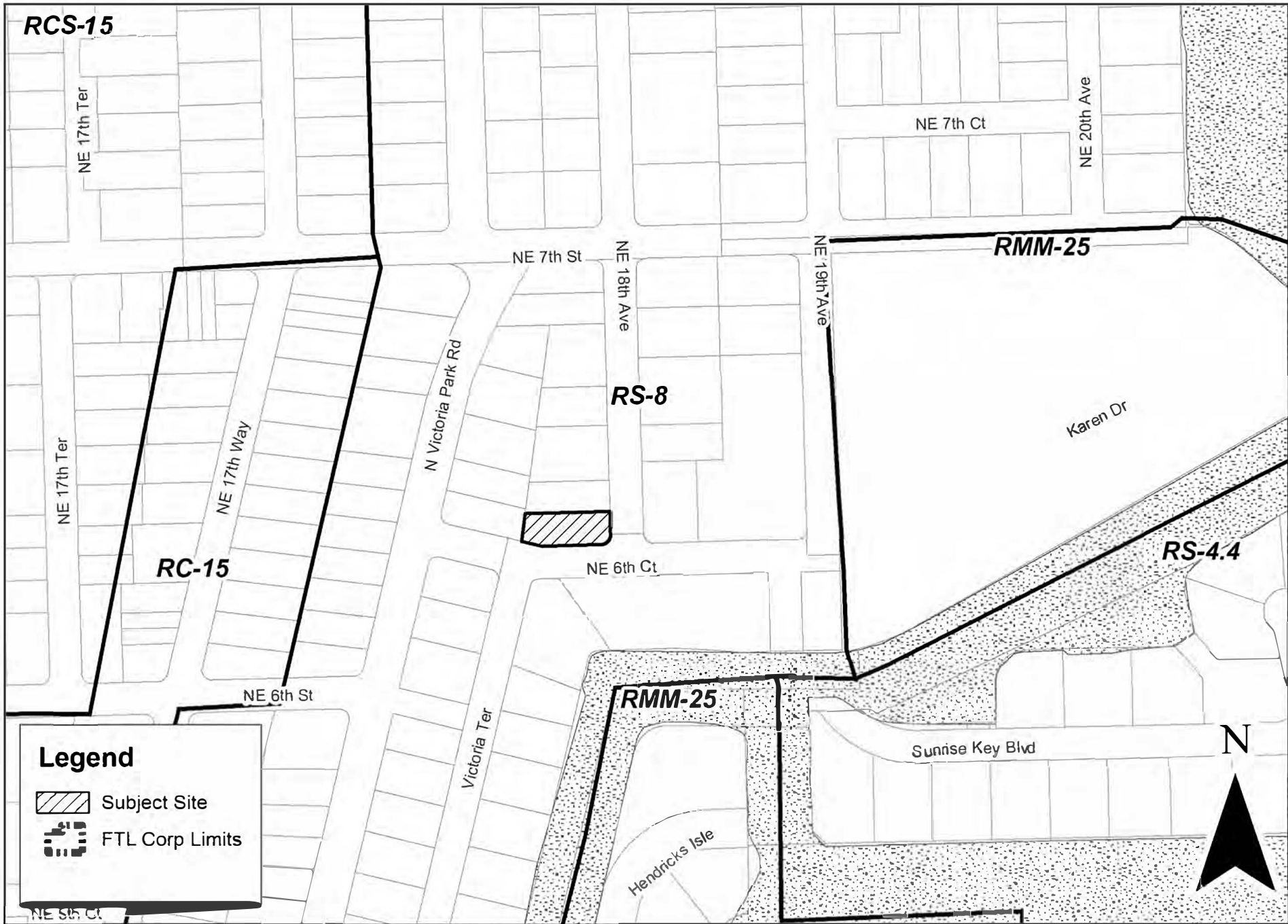
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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-21120002



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: FEBRUARY 9, 2022

TIME: 6:00 PM

CASE: PLN-BOA-21120002

Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".

REQUESTING: Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.
(Note A)

1. Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet, a total reduction of 2 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: 02/09/2022

AGENDA ITEM: 3

CASE:

PLN-BOA-21120002



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	Cabot Edewaard - Ridge Houses 2, LLC
Property Owner's Signature	<i>Cabot Edewaard</i>
Address, City, State, Zip	P.O. Box 21830 Fort Lauderdale, FL. 33315
E-mail Address	Cabot@me.com - edewaarddev@icloud.com
Phone Number	954-214-0939
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	No Agent - The Owner will represent himself
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Ridge Houses 2 : 1765
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 1765 N.E. 6th Court, Fort Lauderdale, Fl. 33304
Legal Description	Lot 9, Block 20, VICTORIA PARK, Corr-Amended Plat, Book 10, Page 66
Tax ID Folio Numbers (For all parcels in development)	Folio # 504202152851 - Parcel ID 0202152851
Request / Description of Project	Applicant is Seeking a Variance on Lot Width Requirements in an RS-8 District in order to build a Single Family Home upon the Originally Platted Lot which is 48' wide, 2' less than required 50' wide. Not a reduction in the lot width, a return to its original width.
Applicable ULDR Sections	47-3.3 Nonconforming Lot / 47-5.31 Dim. Req. for RS-8 / 47-24.5 Subdivision Reg.

Current Land Use Designation	Residential Single Family
Current Zoning Designation	RS-8
Current Use of Property	Vacant Residential Single Family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front E	25'	25' - 6"
Side N	5'	5' - 6"
Side S	Corner 12'	12' - 0"
Rear W	15'	20' - 8"

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.

The applicant is seeking a Variance on the Lot Width Requirements in an RS-8 District (ULDR 47-5.31)

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

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

The originally platted lots 8 and 9 were unified prior to March 1st 1989 (ULDR 47-24.5)

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:

Many of the previously platted Lots of Block 20 Victoria Park Corr Amended Plat are less than 50' wide.

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

If ULDR 47-3.3 is applied it would necessitate a division the property into an East Lot - West Lot configuration, which would likely impose hardships on the applicant not imposed on other property owners in the same district. Such as a proportionally larger corner yard setback requirement and the need for catch basins - drain fields to manage on-site water retention.

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

This hardship is created by the subsequent requirements of the ULDR, given the original platting of 1927.

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 is minimal, returning the lot to the previously platted width of 48', 2' less than the required 50'

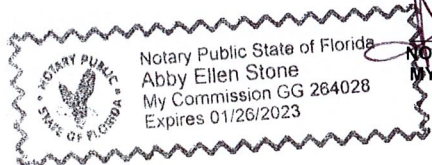
AFFIDAVIT: I, Cabot Edeward the Owner/Agent of said property ATTEST that I am aware of the following:

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.

C. Edeward
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of November, 2021

(SEAL)



Abby Ellen Stone
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

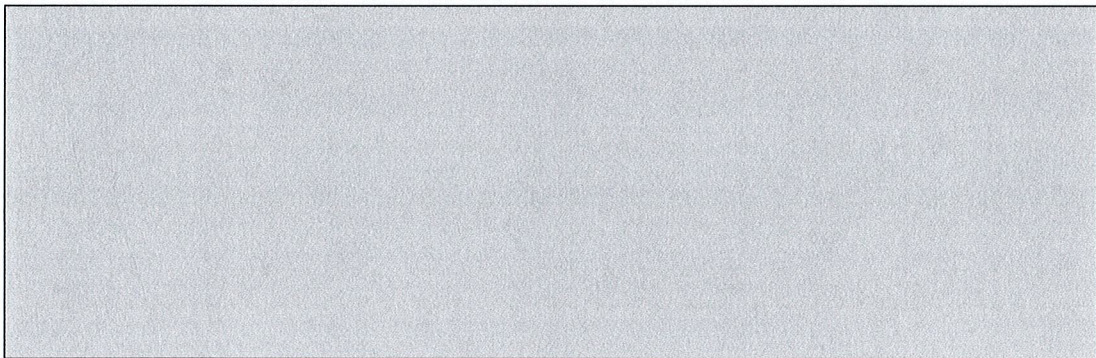
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

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

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 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.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kjibbs@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: Cabot Edewaard - Ridge Houses 2, LLC

PROPERTY: 1765 NE 6th Ct, Fort Lauderdale, FL 33304

PUBLIC HEARING DATE: _____

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

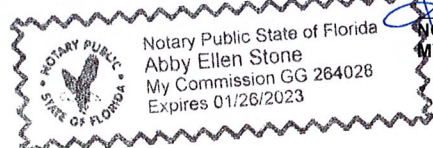
- 1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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 JLDLR, I will forfeit my sign deposit _____ (initial here)

Affiant signature: Cabot Edewaard

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of November, 2021

(SEAL)



Notary Public signature and text: 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

Mark Thomas Budd, Architect
Fla.Reg. #AR-9549

221 S. Federal Highway, Suite #4
P.O. Box #2463, Ft. Lauderdale, Florida 33301
954-798-6570 marktbudd@gmail.com

Board of Adjustment Narrative

1765 NE 6th Ct, Fort Lauderdale, FL 33304
Lot 9, Block 20, Victoria Park Corr Amended Plat

December 3, 2021

Dear Board Members,

The applicant, Cabot Edewaard – Ridge Houses 2, LLC, is seeking approval to return the subject property, 1765 NE 6th Court, to its previously platted individual lots, Lot 8 and Lot 9, with the intention of building one single family home on each lot.

The applicant is further seeking a Variance on the Lot Width Requirements in the RS-8 District where the subject property is located. Many of the originally platted Lots (circa 1927, see sheet SP-2) of Block 20 are less than the currently required 50' wide. (ULDR 47-5.31 Dimensional Requirements for the RS-8 District)

Although sections of the ULDR (47-3.3 Nonconforming Lot and 47-24.5 Subdivision Regulations) prescribe a protocol that intends to maintain unified nonconforming lots, the applicant asks that the Board Members consider the specific context of the subject property and its compatibility with the overall composition of the neighborhood. Also to consider that the development of the originally platted lots with a more linear rectangle shape will allow for more effective on-site water retention in the rear yard without the use of catch basins and drain fields, and also allow for less of a corner yard setback requirement of 12', both of which are property rights afforded to other property owners in the same district. Also note that ULDR 47-3.3 does allow the use of a nonconforming lot for a single family structure, and that the Variance request is to return to the previously platted lot width not to reduce it.

Thank you for your consideration,

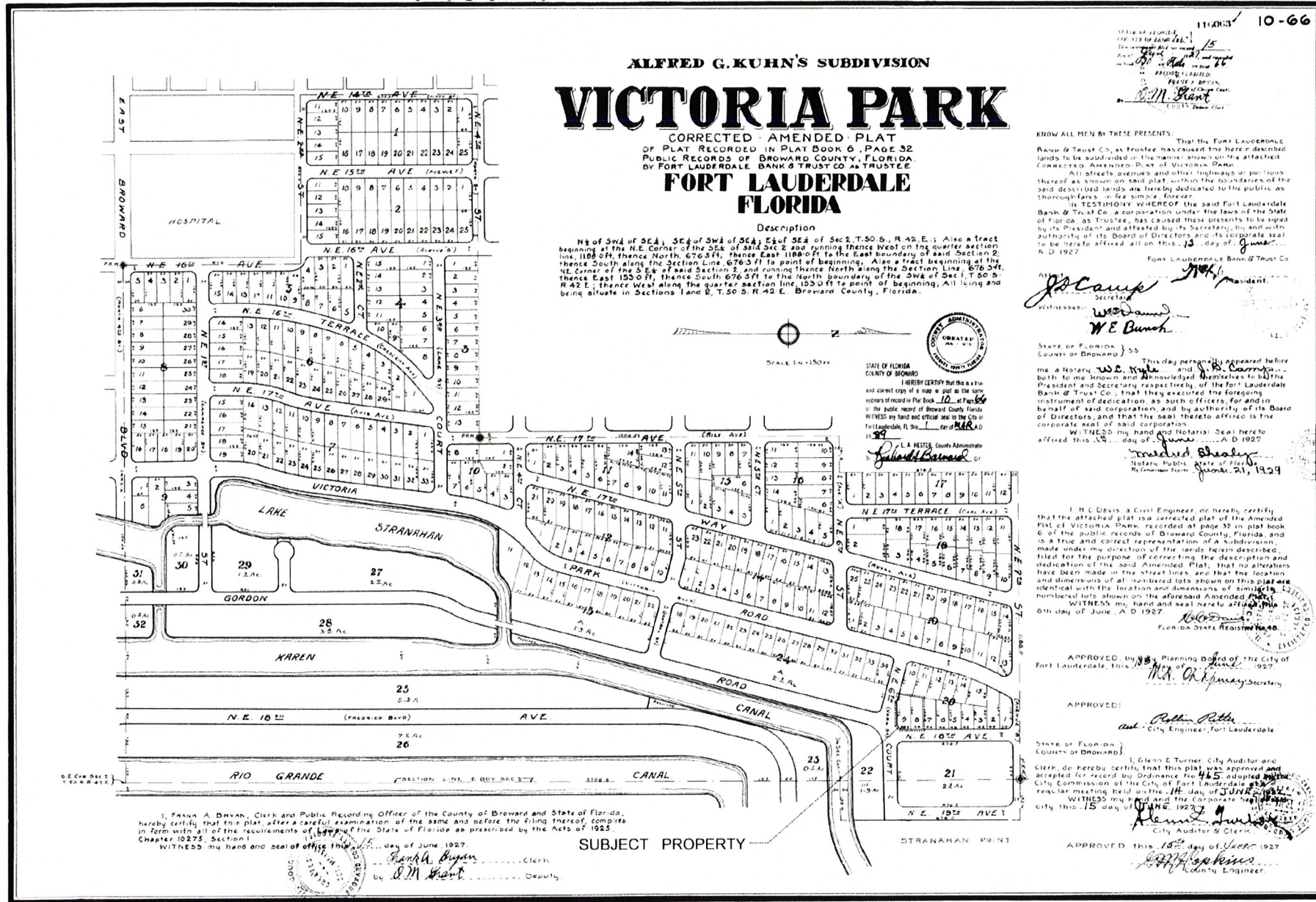

Mark Thomas Budd
Architect

	A	B	C	D	E	F	G	H
1	FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
2	504202150070	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALI	FL	33301		VICTORIA PARK CORRECTED AMENDEDPLAT 10-66 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT 10-66 B
3	504202152550	LALLI,JEANNEJEANNE LALLI LIV TR	601 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 1 BLK 19
4	504202152560	PELLETIER,PETER D	605 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 2 BLK 19
5	504202152570	MILLER,STEWART L	609 N VICTORIA PARK ROAD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 3 BLK 19
6	504202152580	WOLMAN,HILTON & MELANIE L	615 N VICTORIA PARK ROAD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 4 BLK 19
7	504202152590	DOURADO,DIANE	617 N VICTORIA PARK ROAD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 5 BLK 19
8	504202152600	LIVINGSTON,DEBORAHLIVINGSTON,JOEL	621 N VICTORIA PARK BLVD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 6 BLK 19
9	504202152610	HARGBY,TORBJORN M	625 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 7 BLK 19
10	504202152620	LIS,SARAH H/ELIS,IAN	633 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 8,9 BLK 19
11	504202152630	MITCHEL,FREDERICK EFREDERICK E MITCHEL REV TR	637 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 10 BLK 19
12	504202152640	TRODELLA,RICHARD J & MINDY K	641 N VICTORIA PARK ROAD	FORT LAUDERDALI	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT10-66 BTHAT PT LOTS 11 & 12 AS DESC INOR 2611/655 BLK 19
13	504202152810	BEAIRD,MARCIA	646 N VICTORIA PARK ROAD	FORT LAUDERDALI	FL	33304	3465	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 2 BLK 20
14	504202152820	GOOD SERVICE REALTY INC% INGEBOG LEATHERBURY	1085 SE 17 ST CAUSEWAY	FORT LAUDERDALI	FL	33316		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 3,4 BLK 20
15	504202152830	KNEISSLE,PETRA THERESIALEHMANN,STEFAN	637 NE 18 AVE	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 5 & PT OF LOT 6 DESC'D AS,BEG AT NE COR OF LOT 6,SLY 12,WLY TO PT ON W/L OF LOT 6,NLYTO NW COR LOT 6,ELY ALG N/LTO POB BLK 20
16	504202152840	STORELLI,JOHN & SUSAN	631 NE 18 AVE	FORT LAUDERDALI	FL	33304	3451	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 6 S 36,7 BLK 20
17	504202152850	RIDGE HOUSES 2 LLC	PO BOX 21830	FORT LAUDERDALI	FL	33335		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 8 BLK 20
18	504202152851	RIDGE HOUSES 2 LLC	PO BOX 21830	FORT LAUDERDALI	FL	33335		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 9 BLK 20
19	504202152860	ARAGON,LUIZ CBUSH,DAVID L	628 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 11 BLK 20
20	504202152861	GORDON,JAMES M	624 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 10 BLK 20
21	504202152870	PANIKULAM,ANITA & FRANCIS J	632 VICTORIA PARK RD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 12,S 21 OF 13 BLK 20
22	504202152880	TAYLOR,KERRY D	638 N VICTORIA PARK RD	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BLOT 13 LESS S 21,14 BLK 20
23	504202152890	O'GRADY,DENYSE H/EVASTA,JOSEPH T	642 N VICTORIA PARK ROAD	FORT LAUDERDALI	FL	33304	3465	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 15 BLK 20
24	504202152900	HAYES,THERESA O	638 NE 18 AVE	FORT LAUDERDALI	FL	33304	3409	VICTORIA PARK CORR AMEN PLAT10-66 BS 77.3 OF N 231.3 OF W 125 &N 21.3 OF S 202.3 OF W 125BLK 21
25	504202152920	JERNIGAN,RICHARD	648 NE 18 AVENUE	FORT LAUDERDALI	FL	33304	3409	VICTORIA PARK CORR AMEN PLAT10-66 BS 76 OF N 152 OF W 125 BLK 21
26	504202152930	BATT,HAL S & NANETTE M	645 NE 19 AVE	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BS 75 OF N 152 OF E 125 BLK 21
27	504202152950	LEPOUTRE,LUCIEN F & LYNN J	632 NE 18 AVE	FORT LAUDERDALI	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BN 56 OF S 181 OF W 125 BLK 21

	A	B	C	D	E	F	G	H
28	504202152960	DEE,CONNIE H/EDEE,LEOPOLD	1801 NE 6 CT	FORT LAUDERDALE	FL	33304	3440	VICTORIA PARK CORR AMEN PLAT10-66 BBLK 21 POR DESC AS COMM SW COROF BLK 21,NLY 125 TO POB,ELY83.33,SLY 125,WLY ALG S/BNDRY63.36 TO P/C,NWLY ARC DIST 31.29TO P/T,NLY 105.03 TO POB
29	504202152970	GATEWAY TERRACE II LP	795 RIDGE LAKE BLVD STE 300	MEMPHIS	TN	38120		VICTORIA PARK CORR AMEN PLAT10-66 BE 166.67 OF S 125 & E1/2 LESSN 152 & LESS S 125 BLK 21
30	504202153100	ROSS,CAROLYN B	604 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3433	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 32 N 25,33 S 40BLK 24
31	504202153110	KUEI-TUNG,BRIAN	600 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3433	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 30 N 5,ALL LOT 31,S 25LOT 32 BLK 24
32	504202153130	JACOB P GRUVER TRMILLER,DEAN L TRSTEE	317 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33301	3767	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 33 N 10,34 BLK 24
33	504202160090	SUNRISE KEY NEIGHBORHOODIMPROVEMENT DISTRICT	200 E BROWARD BLVD STE 1800	FORT LAUDERDALE	FL	33301		VICTORIA PARK RE-AMENDED PLAT15-52 BLOT 1,2 E 10 BLK 22
34	504202160110	EPARCHY OF SAINT MARON OFBROOKLYN	109 REMSEN ST	BROOKLYN	NY	11201		VICTORIA PARK RE-AMENDED PLAT15-52 BLOT 3 LESS E 10,4 TO 8 BLK 22
35	504202160120	EPARCHY OF SAINT MARON OFBROOKLYN	109 REMSEN ST	BROOKLYN	NY	11201		VICTORIA PARK RE-AMENDED PLAT15-52 BLOTS 1,2 & THAT PT OF 3 AS DESCIN OR 2529/738 BLK 24
36	504202160130	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		VICTORIA PARK RE-AMENDED PLAT15-52 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT 15-52 B
37	504202160140	CEBALLOS,JORGE	600 N VICTORIA TER	FORT LAUDERDALE	FL	33304		VICTORIA PARK RE-AMENDED PLAT15-52 BPT OF LOTS 3,4 AS DESC INOR 2599/489 BLK 24
38	504202160150	GRINER,BRENDA & WAYMON B JR	548 VICTORIA TER	FORT LAUDERDALE	FL	33301	3758	VICTORIA PARK RE-AMENDED PLAT15-52 BLOT 4 LESS PT DESC IN OR231/473,5,6 N 10 BLK 24
39	504202BB0010	SCACCIAOCE,FRANK & LAURASCACCIAOCE,ALYSSA ETAL	61 GOFF AVE	STATEN ISLAND	NY	10309		BURTON POINT CONDOUNIT 101PER AMCDO BK/PG: 50171/1713
40	504202BB0020	SMITH,IRIS LARIA H/ETEITTINEN,SAMI T	535 HENDRICKS ISLE	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 102PER AMCDO BK/PG: 50171/1713
41	504202BB0030	PAGLIARULO,GREGG V	535 HENDRICKS ISLE #103	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 103PER AMCDO BK/PG: 50171/1713
42	504202BB0040	HEIDBRINK,NATHAN MHEIDBRINK,ROBERT S	1610 SE 2 ST	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 104PER AMCDO BK/PG: 50171/1713
43	504202BB0050	ODABASHIAN,EDITH K	535 HENDRICKS ISLE UNIT 105	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 105PER AMCDO BK/PG: 50171/1713
44	504202BB0060	FURMAN,LESLIE H	535 HENDRICKS ISLE #106	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 106PER AMCDO BK/PG: 50171/1713
45	504202BB0070	ABDOW,RICHARD H/EPERRI,CHRISTINE	535 HENDRICKS ISLES # 107	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 107PER AMCDO BK/PG: 50171/1713
46	504202BB0080	HELLEKSON,MICHAEL	535 HENDRICKS ISLE #108	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 108PER AMCDO BK/PG: 50171/1713
47	504202BB0090	HIGGINS,JANET GAIL H/EHIGGINS,CHARLES A JR & LUBECKI,R	535 HENDRICKS ISLE #109	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 109PER AMCDO BK/PG: 50171/1713
48	504202BB0100	PAKES,SCOTT & AMY B	535 HENDRICKS ISLE #201	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 201PER AMCDO BK/PG: 50171/1713
49	504202BB0110	DASILVA,VICTOR P	535 HENDRICKS ISLE #202	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 202PER AMCDO BK/PG: 50171/1713
50	504202BB0120	TERRACIANO,ENRICO	535 HENDRICKS ISLE #203	FORT LAUDERDALE	FL	33301	5712	BURTON POINT CONDOUNIT 203PER AMCDO BK/PG: 50171/1713
51	504202BB0130	OSTRAU,STACY R	535 HENDRICKS ISLE UNIT 204	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 204PER AMCDO BK/PG: 50171/1713
52	504202BB0140	CODY,KATHLEEN	535 HENDRICKS ISLE 205	FORT LAUDERDALE	FL	33301		BURTON POINT CONDOUNIT 205PER AMCDO BK/PG: 50171/1713
53	504202BB0150	IRACI,NICHOLAS SAPONTE,ANNA C	978 POMPTON AVE	CEDAR GROVE	NJ	07009		BURTON POINT CONDOUNIT 206PER AMCDO BK/PG: 50171/1713

	A	B	C	D	E	F	G	H
54	504202BB0160	DIMINNO,JANICE LDIMINNO,MARTIN J	PO BOX 179	STOCKHOLM	NJ	07460		BURTON POINT CONDOUNIT 207PER AMCDO BK/PG: 50171/1713
55	504202BB0170	RILEY,CISA YVONNE	535 HENDRICKS ISLE #208	FORT LAUDERDALI	FL	33301		BURTON POINT CONDOUNIT 208PER AMCDO BK/PG: 50171/1713
56	504202BB0180	ERIKSSON,JAN TOBIASERIKSSON,MALIN	BERGSVAGEN 13	*UPPLANDSVASBY	SE	19468		BURTON POINT CONDOUNIT 209PER AMCDO BK/PG: 50171/1713
57	504202BB0190	SULLIVAN,BARBARA NEWMANBARBARA NEWMAN SULLIVAN REV TR	535 HENDRICKS ISLE 301	FORT LAUDERDALI	FL	33301		BURTON POINT CONDOUNIT 301PER AMCDO BK/PG: 50171/1713
58	504202BB0200	O'NEIL,SHEA W	535 HENDRICKS ISLE UNIT 302	FORT LAUDERDALI	FL	33301	5713	BURTON POINT CONDOUNIT 302PER AMCDO BK/PG: 50171/1713
59	504202BB0210	MARTUS,LISA KATHLEENSCOTT,JESSE ROBERT	535 HENDRICKS ISLE #303	FORT LAUDERDALI	FL	33301		BURTON POINT CONDOUNIT 303PER AMCDO BK/PG: 50171/1713
60	504202BB0220	SCHIEREN,JAMES	149-12 80 ST	HOWARD BEACH	NY	11414		BURTON POINT CONDOUNIT 304PER AMCDO BK/PG: 50171/1713
61	504202BB0230	CHERYL ANNE HATFIELD REV LIV TRHATFIELD,CHERYL ANNE TRSTEE	7212 LAWFORD RD	KNOXVILLE	TN	37919	7477	BURTON POINT CONDOUNIT 305PER AMCDO BK/PG: 50171/1713
62	504202BB0240	ANA M CRISPINO LIV TRCRISPINO,ANA M TRSTEE	1076 CREEKFORD DR	WESTON	FL	33326		BURTON POINT CONDOUNIT 306PER AMCDO BK/PG: 50171/1713
63	504202BB0250	BERG,RACHEL H/EBERG,JOSEPH	535 HENDRICKS ISLE #307	FORT LAUDERDALI	FL	33301		BURTON POINT CONDOUNIT 307PER AMCDO BK/PG: 50171/1713
64	504202BB0260	LANDRY,ANN C	535 HENDRICKS ISLE UNIT 308	FORT LAUDERDALI	FL	33301	3733	BURTON POINT CONDOUNIT 308PER AMCDO BK/PG: 50171/1713
65	504202BB0270	BEN-YASHAR,DEGANITBEN-YASHAR,URI	50 HIGHLAND AVE SUITE 1R	SOMERVILLE	MA	02143		BURTON POINT CONDOUNIT 309PER AMCDO BK/PG: 50171/1713





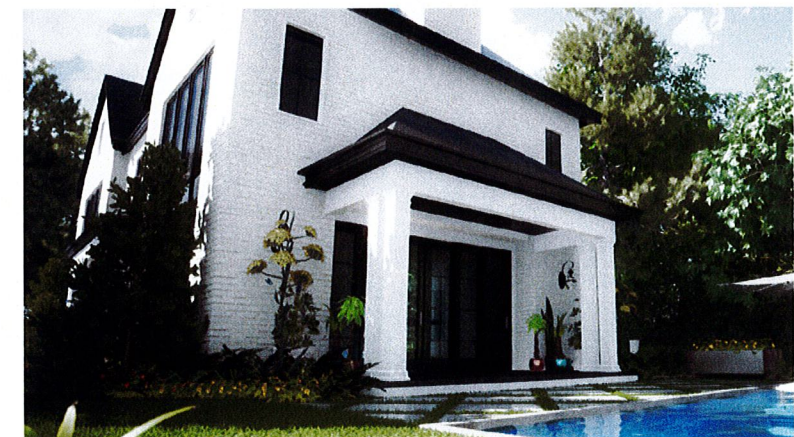
Victoria Park Plat 06-15-27

EDEWAARD DEVELOPMENT

RIDGE HOUSES 2 : 1765
 SINGLE FAMILY HOME
 1765 NE 6th COURT FORT LAUDERDALE FL 33304



Artist Impression



SHEET INDEX

#1 CVR = SUBJECT PROPERTY / INFO	#3 SP-1 = SITE PLAN / ELEVATIONS
#2 SURVEY = PROPERTY SURVEY	#4 SP-2 = SURROUNDING PROPERTIES



Subject Property South Side 10-03-21



Subject Property South Side 10-03-21



Subject Property East Side 10-03-21

MARK THOMAS BUDD, ARCHITECT
 221 S. FEDERAL HIGHWAY, SUITE #4
 FT. LAUDERDALE, FLORIDA 33301
 (954) 798-0570
 FIA REG. #AR-05149

PROJECT: RIDGE HOUSES 2 : 1765
 SINGLE FAMILY HOME
 1765 NE 6th COURT FORT LAUDERDALE FL 33304
 FOR: EDEWAARD DEVELOPMENT

DRAWN BY DS
 CHECKED BY MB
 DATE: 12-03-21
 REV:

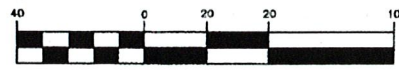
SHEET #1
CVR

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



GRAPHIC SCALE

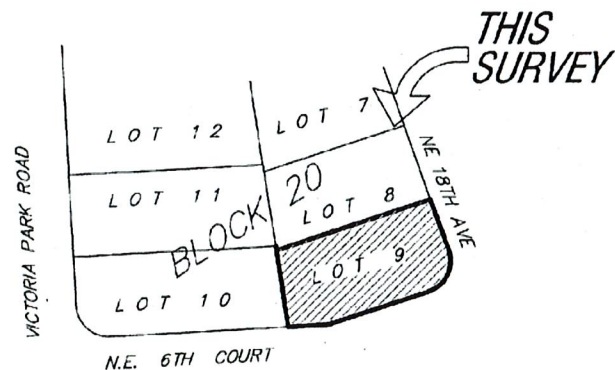


(IN FEET)
 1 inch = 20 ft.

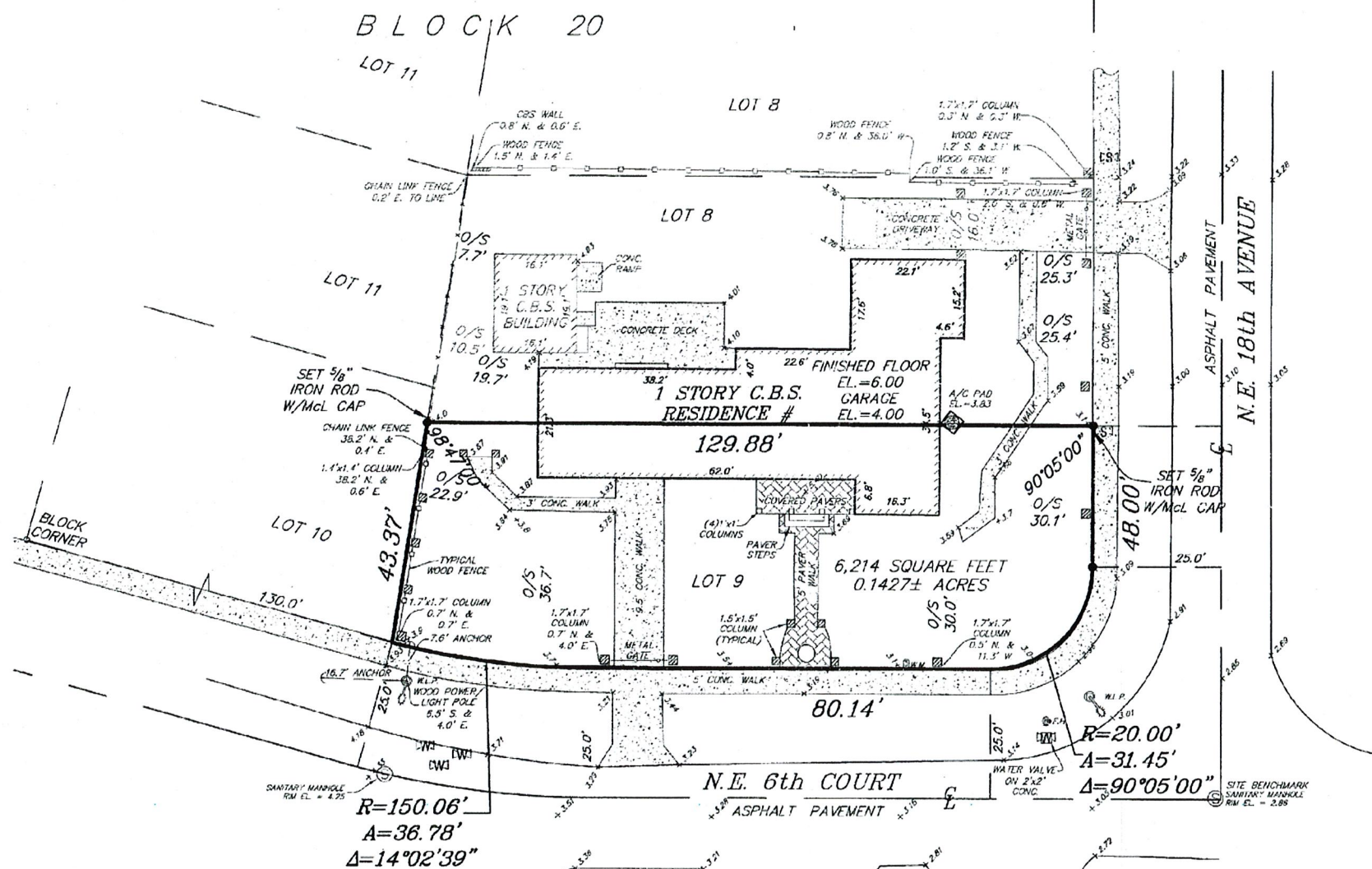
RECORD LAND SURVEY

LOT 9, BLOCK 20, VICTORIA PARK

PLAT BOOK 10, PAGE 66, B.C.R.



Location Sketch
 Not To Scale



Legal Description

Lot 9, Block 20, VICTORIA PARK, according to the plat thereof, as recorded in Plat Book 10, Page 66, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,214 square feet or 0.1427 acres, more or less.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale Bench Mark #NE 742, Elevation= 1.731 (NAVD83).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Δ Elev. = 3.15
- 7) This property lies in Flood Zone "AE", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0388 H, Dated: August 18, 2014, Community Panel No. 125105.
- 8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	C = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	S.C.R. = BROWARD COUNTY RECORDS
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	C.R. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.L. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTER	C.L.F. = CHAIN LINK FENCE
NGVD = NATIONAL GEODETIC VERTICAL DATUM	O/W = OVERHEAD UTILITY WIRES
NAVD = NORTH AMERICAN VERTICAL DATUM	W/M.C. = WITH WITNESS CAP
H.H. = HANDHOLE	AC = ACRES
SQ. FT. = SQUARE FEET	

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 4th day of November, 2020.
 Elevations added this 24th day of December, 2020.

CERTIFIED TO:
 Complete Closing Solutions, LLC
 Ridge Houses, LLC
 Old Republic National Title Insurance Company

Revised to add certifications this 11th day of January 2021.



CHECKED BY:

PROPOSED SINGLE FAMILY HOME

2 STORY = 5 BEDROOM - 5 1/2 BATHROOM

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

Lot 9, Block 20, VICTORIA PARK, according to the plat thereof, as recorded in Plat Book 10, Page 66, of the public records of Broward County, Florida, containing 6,215 square feet or 0.1426 acres, more or less.

APPLICABLE BUILDING CODE

FLORIDA BUILDING CODE 2020 (FBC 7th edition)
AS APPLICABLE: CITY OF FORT LAUDERDALE AND
BROWARD COUNTY AMENDMENTS SHALL APPLY.

CONSTRUCTION TYPE = **V B**
OCCUPANCY CLASSIFICATION = **R3**

CITY ZONING CATEGORY

RS-8: Residential Single Family
Low to Medium Density

This property lies in FEMA Flood Zones "AH", Elev. = 5' min. as
Per FEMA Flood Insurance Rate Map No. 12011C0388 H

Future Base Elevation = AE 7 = +7' +1' fb = +8' Fin. Flr. Min.

Flood insurance rate zone that corresponds to areas of shallow
flooding with average depths between 1 and 3 feet.
Mandatory flood insurance purchase requirements apply.

AVERAGE GRADE = 3.7' NAVD 88	
$3.9 + 4.0 + 4.0 + 3.9 + 3.1 + 3.1 + 3.9 + 3.7 = 29.6 / 8 = 3.7$	

SITE DATA

DESCRIPTION	AREA	% OF SITE
SITE AREA	6,215.0 sq.ft.	100.00 %
BLDG. FOOTPRINT	2,328.5 sq.ft.	37.5 %
PAVED V.U.A.	253.8 sq.ft.	4.1 %
WALKS/DECKS	727.9 sq.ft.	11.7 %
POOL SURFACE	240.8 sq.ft.	3.8 %
LANDSCAPING	2,663.9 sq.ft.	42.9 %

SETBACKS

SETBACK	REQ'D	PROV'D
E. FRONT	25'-0"	25'-6"
N. SIDE	5'-0"	5'-6"
S. CORNER	12'-0"	12'-0"
W. REAR	15'-0"	20'-8"

MAX BLDG. HGT = +35'-0" A.F. GRADE
22' ABV. FIN. FLR. = 1' ADD. SIDE SB.

FLOOR AREA RATIO

TOTAL U.S.F. 4,086.4 S.F. / 6,215 S.F. SITE AREA = .65

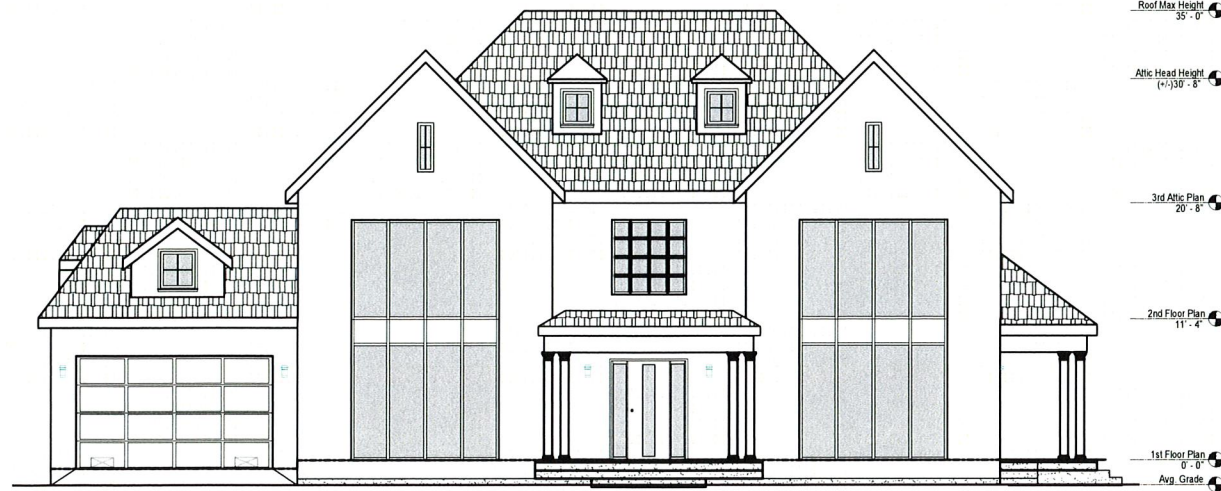
PARKING

PARKING REQ. = 2 :: PROVIDED = 2 (IN GARAGE)

SERVICES

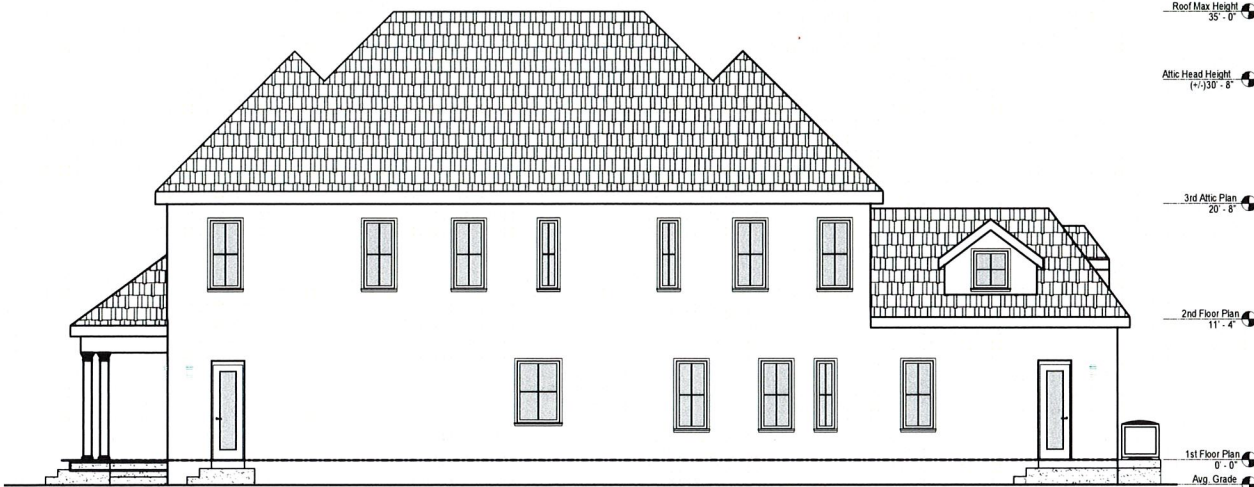
WATER - SEWER - GARBAGE PROVIDER =
CITY OF FORT LAUDERDALE

LOCATION MAP



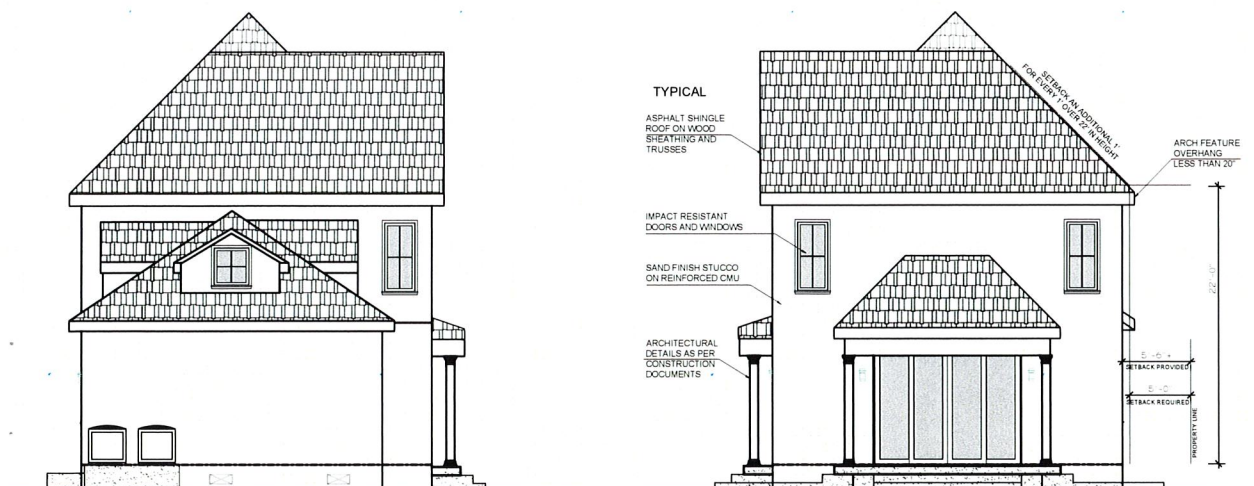
SOUTH ELEVATION

Roof Max Height 35'-0"
Attic Head Height (+) 33'-8"
3rd Attic Plan 20'-8"
2nd Floor Plan 11'-4"
1st Floor Plan 0'-0"
Avg. Grade



NORTH ELEVATION

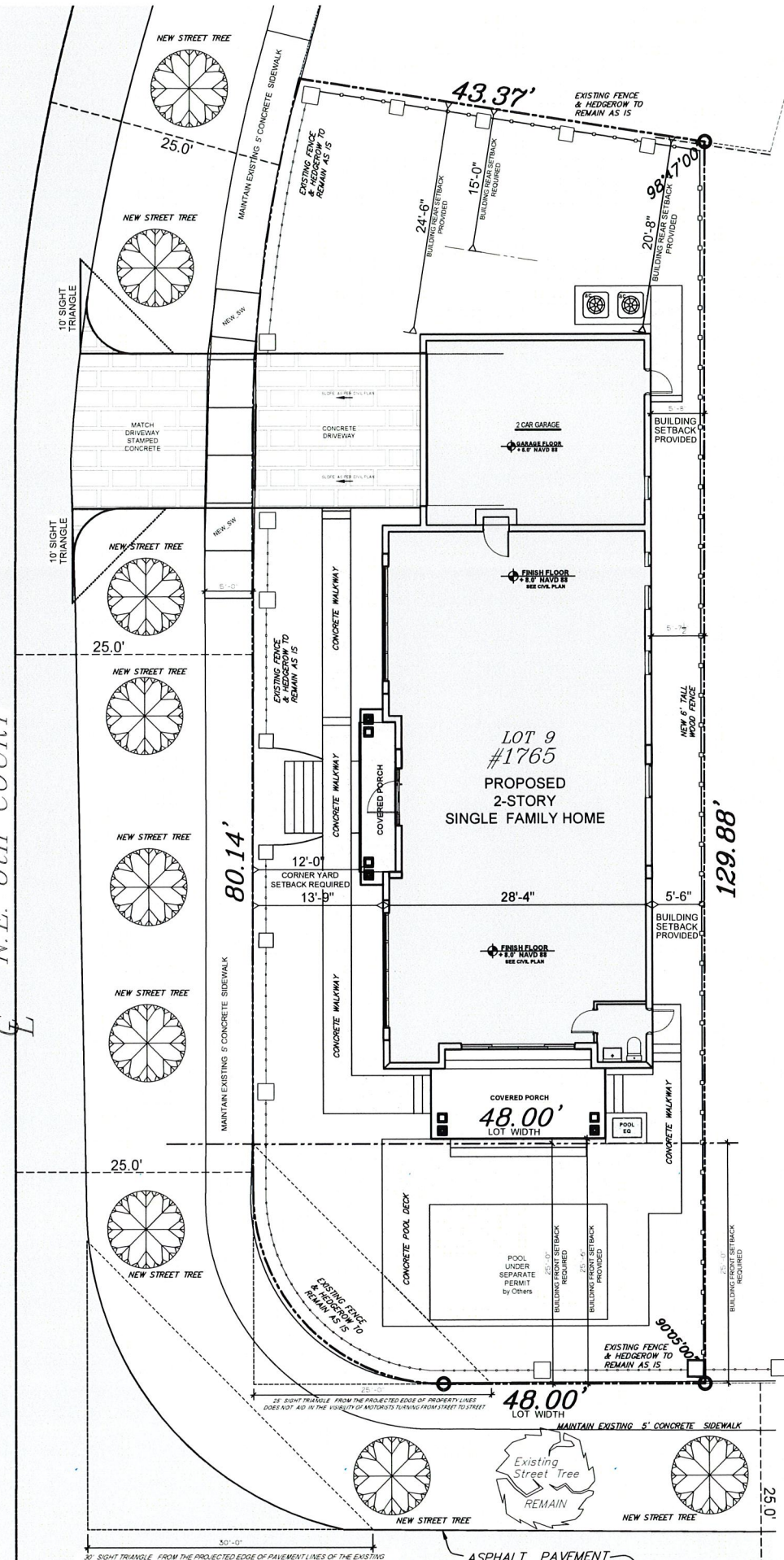
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3rd Attic Plan 20'-8"
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1st Floor Plan 0'-0"
Avg. Grade



WEST ELEVATION

EAST ELEVATION

TYPICAL
ASPHALT SHINGLE ROOF ON WOOD SHEATHING AND TRUSSES
IMPACT RESISTANT DOORS AND WINDOWS
SAND FINISH STUCCO ON REINFORCED CMU
ARCHITECTURAL DETAILS AS PER CONSTRUCTION DOCUMENTS
ARCH FEATURE OVERHANGS LESS THAN 20"
FOR RETRACTION AND/OR SLOPE
STREET SETBACK REQUIRED
STREET SETBACK REQUIRED
STREET SETBACK REQUIRED



SITE PLAN

N.E. 18th AVENUE

MARK THOMAS BUDD, ARCHITECT
221 S. FEDERAL HIGHWAY, SUITE #4
FT. LAUDERDALE, FLORIDA 33301
FLA. REG. #AR-9549
THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD, ARCHITECT, AND SHALL NOT BE REPRODUCED, WITHOUT WRITTEN PERMISSION, FOR ANY PURPOSES. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF MARK THOMAS BUDD, ARCHITECT, IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.

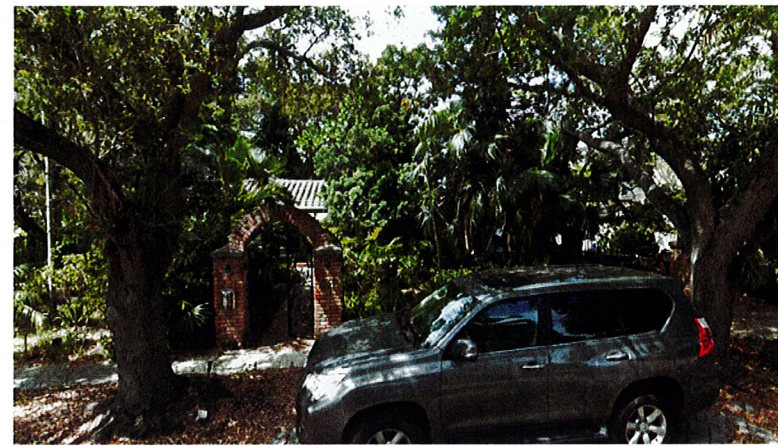
PROJECT: RIDGE HOUSES 2: 1765
SINGLE FAMILY HOME
1765 NE 6th COURT FORT LAUDERDALE FL 33304
FOR: EDEWARD DEVELOPMENT

DRAWN BY: DS
CHECKED BY: MB
DATE: 12-14-21
REV.

SHEET #3
SP-1



F: 632 N. Victoria Park Road



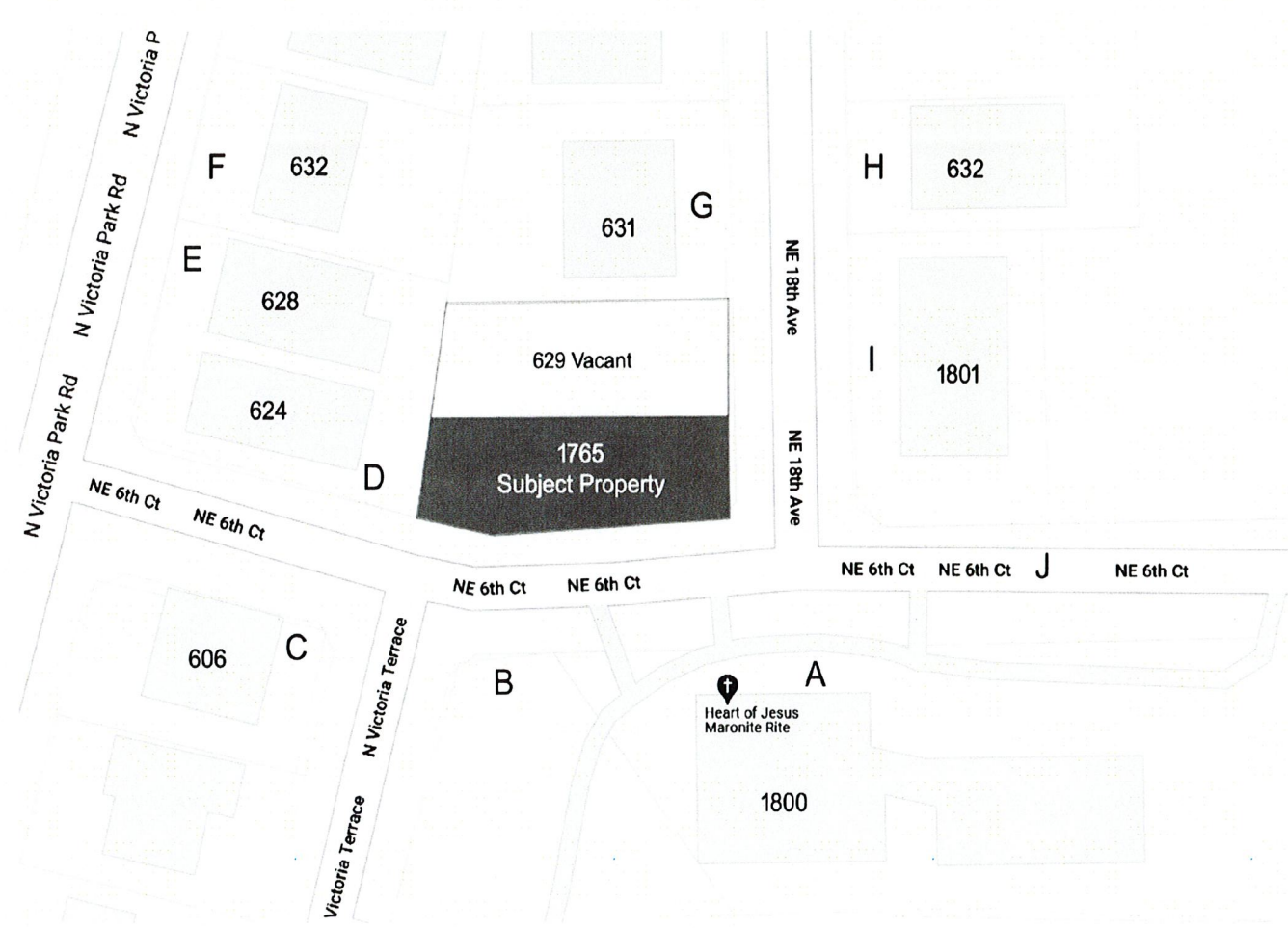
G: 631 NE 18th Avenue



H: 632 NE 18th Avenue



E: 628 N. Victoria Park Road - by Edeward Development



Surrounding Properties Map November 2021



I: 1801 NE 18th Avenue



D: 624 N. Victoria Park Road - by Edeward Development



J: East View NE 6th Court Church



C: 606 N. Victoria Park Road



B: 1800 NE 6th Court Parking Lot



A: 1800 NE 6th Court Church

MARK THOMAS BUDD, ARCHITECT
 221 S. FEDERAL HIGHWAY, SUITE #4
 FT. LAUDERDALE, FLORIDA 33301
 (954) 798-6570
 FLA. REG. #AR-9649

PROJECT: RIDGE HOUSES 2 : 1765
 SINGLE FAMILY HOME
 1765 NE 6th COURT FORT LAUDERDALE FL 33304
 FOR: EDEWARD DEVELOPMENT



DRAWN BY: DS
 CHECKED BY: MB
 DATE: 12-03-21
 REV:

See CVR Sheet
 for 1927 Plat
 SHEET #4

SP-2

PROPOSED SINGLE FAMILY HOME

2 STORY = 5 BEDROOM - 5 1/2 BATHROOM

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA.

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3.9 + 4.0 + 4.0 + 3.9 + 3.1 + 3.1 + 3.9 + 3.7 = 29.6 / 8 = 3.7

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TOTAL U.S.F. 4,086.4 S.F. / 6,215 S.F. SITE AREA = .65

PARKING

PARKING REQ. = 2 :: PROVIDED = 2 (IN GARAGE)

SERVICES

WATER - SEWER - GARBAGE PROVIDER =
CITY OF FORT LAUDERDALE

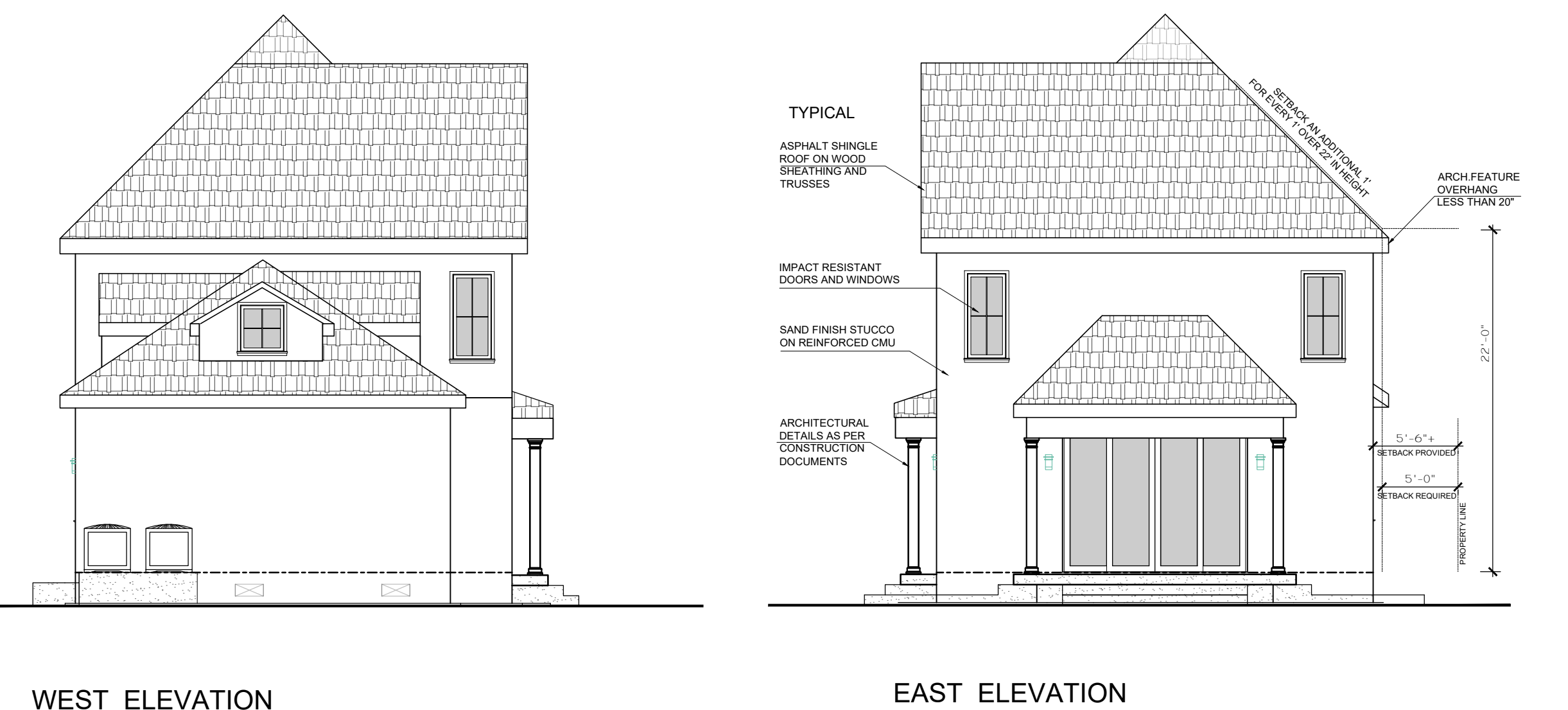
LOCATION MAP



SOUTH ELEVATION

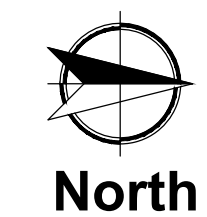
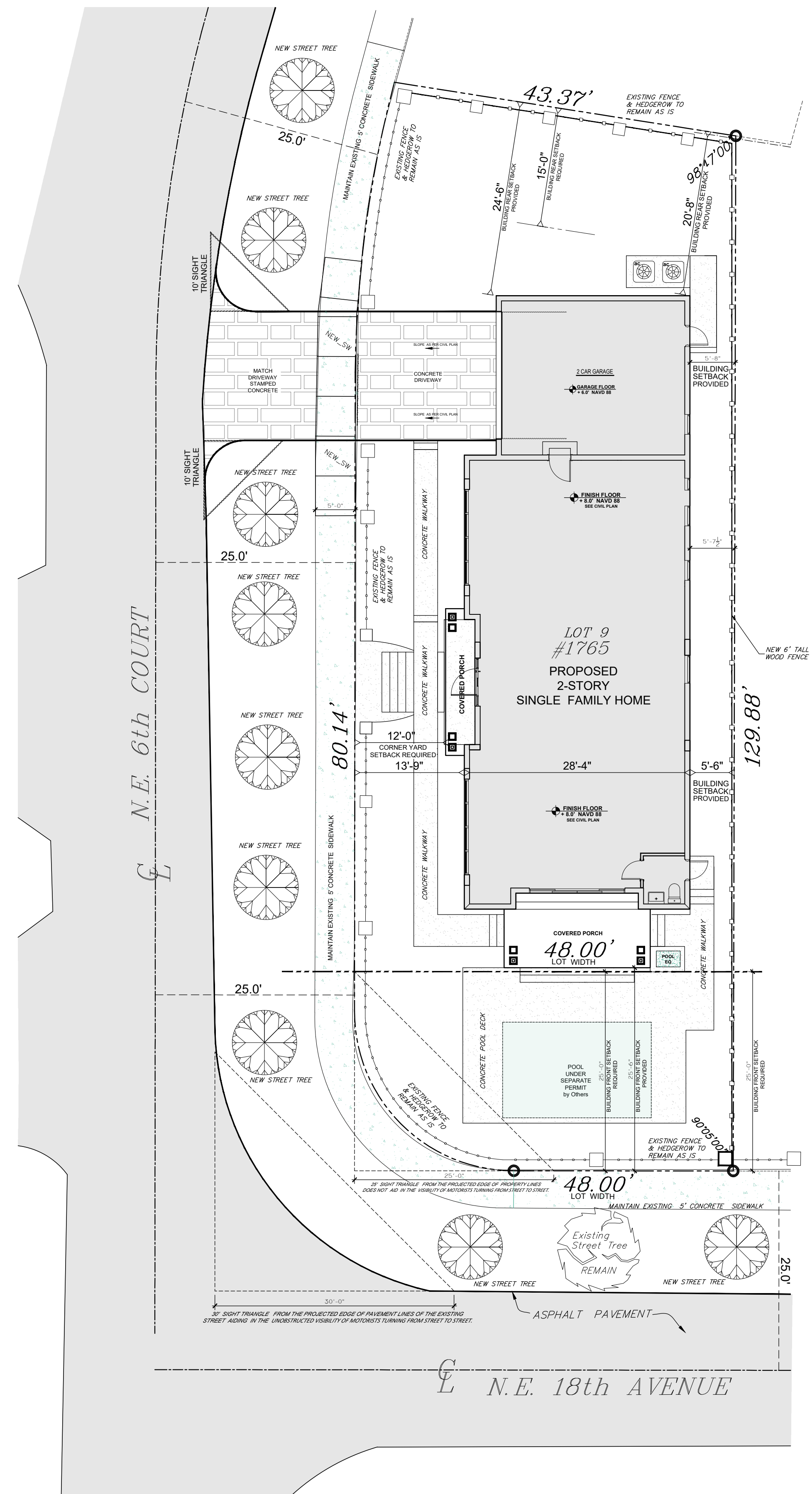


NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION



SITE PLAN

SC: 1" = 10'-0"

PROJECT: **RIDGE HOUSES 2 : 1765**
SINGLE FAMILY HOME
1765 NE 6th COURT FORT LAUDERDALE FL 33304
FOR: **EDEWARD DEVELOPMENT**

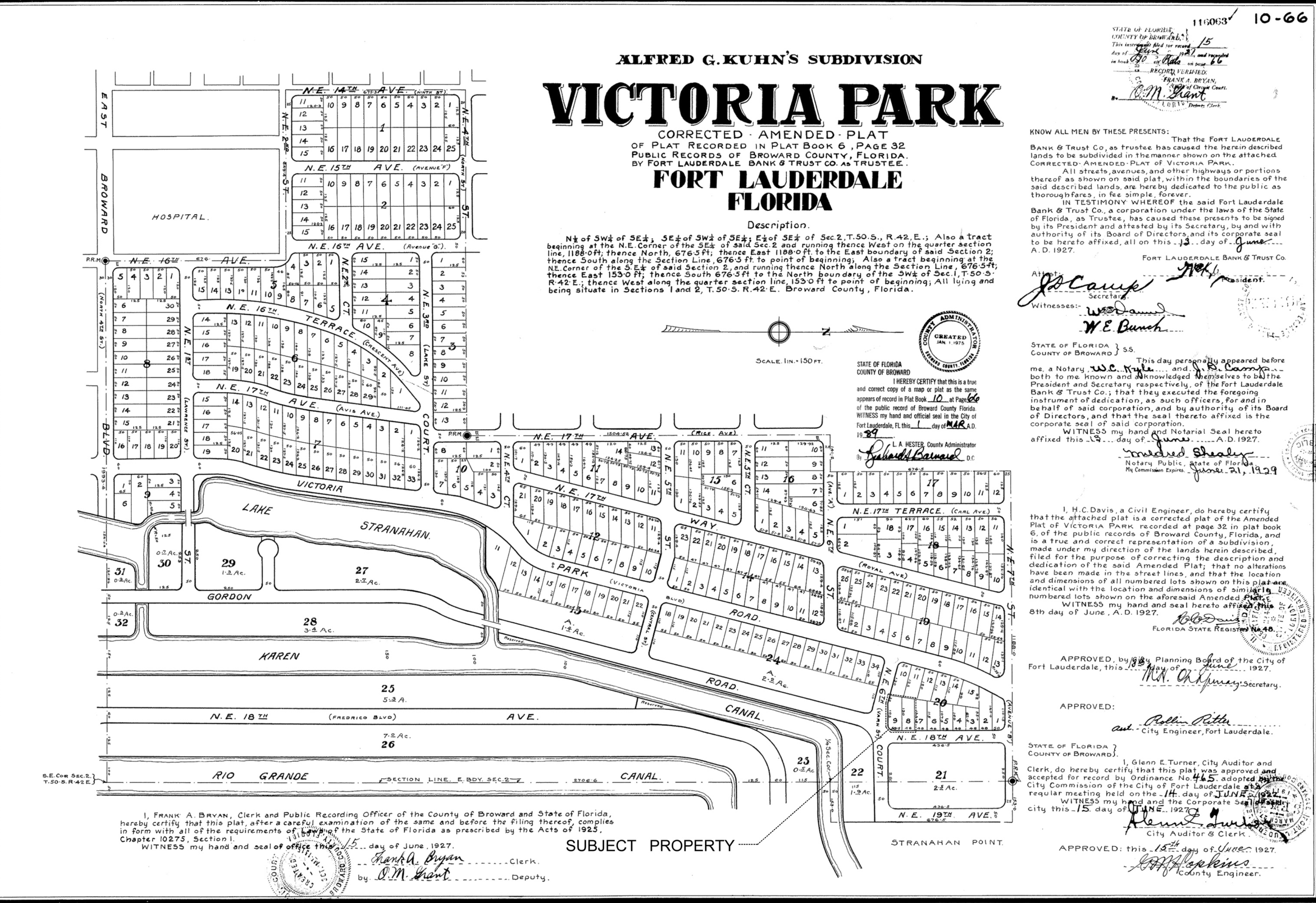
MARK THOMAS BUDD, ARCHITECT
221 S. FEDERAL HIGHWAY, SUITE #4
FT. LAUDERDALE, FLORIDA
(954) 798-6570
FLA. REG. #AR-9549

THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD, ARCHITECT, AND SHALL NOT BE REPRODUCED, WITHOUT WRITTEN PERMISSION, FOR ANY OTHER PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS AND NOT FOR ANY CHANGES MADE TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS.

PROJECT: **RIDGE HOUSES 2 : 1765**
SINGLE FAMILY HOME
1765 NE 6th COURT FORT LAUDERDALE FL 33304
FOR: **EDEWARD DEVELOPMENT**

DRAWN BY: DS
CHECKED BY: MB
DATE: 12-14-21
REV:

SHEET #3
SP-1



ALFRED G. KUHN'S SUBDIVISION
VICTORIA PARK
 CORRECTED - AMENDED - PLAT
 OF PLAT RECORDED IN PLAT BOOK 6, PAGE 32
 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 BY FORT LAUDERDALE BANK & TRUST CO. AS TRUSTEE.
**FORT LAUDERDALE
 FLORIDA**

Description.
 N½ of SW¼ of SE¼, SE¼ of SW¼ of SE¼, E½ of SE¼ of Sec 2, T.50 S., R. 42 E.; Also a tract beginning at the N.E. Corner of the SE¼ of said Sec. 2 and running thence West on the quarter section line, 1188.0 ft; thence North, 676.5 ft; thence East 1188.0 ft, to the East boundary of said Section 2; thence South along the Section Line, 676.5 ft, to point of beginning; Also a Tract beginning at the N.E. Corner of the SE¼ of said Section 2, and running thence North along the Section Line, 676.5 ft; thence East 1530 ft; thence South 676.5 ft to the North boundary of the SW¼ of Sec. 1, T.50 S., R. 42 E.; thence West along the quarter section line, 1530 ft to point of beginning; All lying and being situate in Sections 1 and 2, T.50 S., R. 42 E., Broward County, Florida.

110063 10-66
 STATE OF FLORIDA
 COUNTY OF BROWARD
 I, *Frank A. Bryan*, Clerk of the County of Broward, do hereby certify that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 10, at Page 32 of the public records of Broward County Florida.
 Witness my hand and official seal in the City of Fort Lauderdale, FL, this 15 day of June, A.D. 1927.

KNOW ALL MEN BY THESE PRESENTS: That the Fort Lauderdale Bank & Trust Co., as Trustee has caused the herein described lands to be subdivided in the manner shown on the attached Corrected - Amended - Plat of Victoria Park.
 All streets, avenues and other highways or portions thereof as shown on said plat, within the boundaries of the said described lands, are hereby dedicated to the public as thoroughfares, in fee simple, forever.
 IN TESTIMONY WHEREOF the said Fort Lauderdale Bank & Trust Co., a corporation under the laws of the State of Florida, as Trustee, has caused these presents to be signed by its President and attested by its Secretary, by and with authority of its Board of Directors, and its corporate seal to be hereunto affixed, all on this 13 day of June, A.D. 1927.

FORT LAUDERDALE BANK & TRUST CO.
W.C. Kuhn President
W.E. Dunch Secretary
 Witnesses: *W.E. Dunch*
 Notary Public, State of Florida
 My Commission Expires June 21, 1929

STATE OF FLORIDA
 COUNTY OF BROWARD
 I, *L.A. Hester*, County Administrator, do hereby certify that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 10, at Page 32 of the public records of Broward County Florida.
 Witness my hand and official seal in the City of Fort Lauderdale, FL, this 15 day of June, A.D. 1927.

I, H.C. Davis, a Civil Engineer, do hereby certify that the attached plat is a corrected plat of the Amended Plat of Victoria Park, recorded at page 32 in plat book 6 of the public records of Broward County, Florida, and is a true and correct representation of a subdivision, made under my direction of the lands herein described, filed for the purpose of correcting the description and dedication of the said Amended Plat; that no alterations have been made in the street lines, and that the location and dimensions of all numbered lots shown on this plat are identical with the location and dimensions of similar numbered lots shown on the aforesaid Amended Plat.
 WITNESS my hand and seal hereunto affixed this 8th day of June, A.D. 1927.

APPROVED, by the Planning Board of the City of Fort Lauderdale, this 15th day of June, 1927.
W.E. Dunch Secretary

APPROVED: *John P. Potts*
 City Engineer, Fort Lauderdale.

STATE OF FLORIDA
 COUNTY OF BROWARD
 I, Glenn E. Turner, City Auditor and Clerk, do hereby certify that this plat was approved and accepted for record by Ordinance No. 445, City Commission of the City of Fort Lauderdale at its regular meeting held on the 14th day of June, 1927.
 WITNESS my hand and the Corporate Seal of the City of Fort Lauderdale, Florida, this 15th day of June, 1927.

APPROVED: this 15th day of June, 1927.
Glenn E. Turner City Auditor & Clerk
John P. Potts City Engineer

Victoria Park Plat 06-15-27

EDEWAARD DEVELOPMENT
RIDGE HOUSES 2 : 1765
 SINGLE FAMILY HOME
 1765 NE 6th COURT FORT LAUDERDALE FL 33304



Artist Impression



...SHEET INDEX...

#1 CVR	= SUBJECT PROPERTY / INFO	#3 SP-1	= SITE PLAN / ELEVATIONS
#2 SURVEY	= PROPERTY SURVEY	#4 SP-2	= SURROUNDING PROPERTIES



Subject Property South Side 10-03-21



Subject Property South Side 10-03-21



Subject Property East Side 10-03-21

PROJECT: **MARK THOMAS BUDD, ARCHITECT**
 221 S. FEDERAL HIGHWAY, SUITE #4
 FT. LAUDERDALE, FLORIDA 33301
 FLA. REG. #AR-9549

RIDGE HOUSES 2 : 1765
 SINGLE FAMILY HOME
 1765 NE 6th COURT FORT LAUDERDALE FL 33304
 FOR: **EDEWAARD DEVELOPMENT**

DRAWN BY: DS
 CHECKED BY: MB
 DATE: 12-03-21
 REV:

SHEET #1
CVR

Mark Thomas Budd
 Digitally signed by Mark Thomas Budd
 Date: 2021.12.03 05:23:34 -05'00'

PLN-BOA-21120002

Sec. 47-5.31. Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	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 back an additional 1 foot per foot of additional height.	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building

	<p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18;</p> <p>Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

	Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1				
Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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.

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)



Site Address	1765 NE 6 COURT, FORT LAUDERDALE FL 33304	ID #	5042 02 15 2851
Property Owner	RIDGE HOUSES 2 LLC	Millage	0312
Mailing Address	PO BOX 21830 FORT LAUDERDALE FL 33335	Use	00
Abbr Legal Description	VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 9 BLK 20		

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	\$296,150	\$10	\$296,160	\$296,160	
2021	\$296,150		\$296,150	\$296,150	\$5,578.59
2020					

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$296,160	\$296,160	\$296,160	\$296,160
Portability	0	0	0	0
Assessed/SOH	\$296,160	\$296,160	\$296,160	\$296,160
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	\$296,160	\$296,160	\$296,160	\$296,160

Sales History			
Date	Type	Price	Book/Page or CIN
2/2/2021	WD*-E	\$703,500	117046854

Land Calculations		
Price	Factor	Type
\$45.00	6,581	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						6581		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RIDGE HOUSES 2, LLC

Filing Information

Document Number	L21000030111
FEI/EIN Number	NONE
Date Filed	01/13/2021
State	FL
Status	ACTIVE

Principal Address

3375 SW 3 AVENUE
FT LAUDERDALE, FL 33315

Mailing Address

PO BOX 21830
FT LAUDERDALE, FL 33335

Registered Agent Name & Address

EDEWAARD HOLDINGS, LLC
3375 SW 3 AVENUE
FT LAUDERDALE, FL 33315

Authorized Person(s) Detail

Name & Address

Title MGR

EDC 1, LLC
3375 SW 3 AVENUE
FT LAUDERDALE, FL 33315

Annual Reports

No Annual Reports Filed

Document Images

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