CITY OF FORT LAUDERDALE

BOARD OF ADJUSTMENT MEETING NOTICE

March 29, 2022

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

Wednesday, April 13, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE:	**PLN-BOA-22020002**
OWNER:	NELSON & JASMIN FERNANDEZ
AGENT:	STEPHANIE J. TOOTHAKER, ESQ.
ADDRESS:	1342 PONCE DE LEON DRIVE, FORT LAUDERDALE, FL., 33316
LEGAL DESCRIPTION:	THE NORTH HALF (N 1/2) OF LOT 14 AND LOT 15, BLOCK 22, RESUBDIVISION IN BLOCK 22 - RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH: ALL OF LOT 21 AND THAT PORTION OF LOT 22, BLOCK 22, RIO VISTA ISLES, ACCORDING TO THE PLAT OF A RESUBDIVISION IN BLOCK 22. - RIO VISTA ISLES, RECORDED IN PLAT BOOK 23 AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY; FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 21 AND RUNNING THENCE SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF LOTS 21 AND 22, A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 114.68 FEET TO THE MIDPOINT ON THE EASTERLY BOUNDARY LINE OF LOT 14, BLOCK 22; THENCE NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 22 AND 21, BLOCK 22, A DISTANCE OF 95 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 109.99 FEET TO THE POINT OF BEGINNING.
ZONING DISTRICT:	RS-8 - Residential Single Family/Low Medium Density
COMMISSION DISTRICT:	4

REQUESTING:

Section 47-2.2. G.1.a. -Grade

- Requesting a variance to determine the grade of the primary, habitable, structure by calculating eighteen (18) inches above the crown of road at Ponce de Leon abutting the property, (At the highest point), where the Code states average grade shall be derived by selecting a minimum of two (2) elevation points on each adjoining property line and calculating the average of all the selected elevation points. As per submitted plans.

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-22020002

0 100 200 400 Feet

Graphic Scale

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA_2022_04-22\PLN-BOA-22020002.mxd

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. PLN-BOA-22020002

APPLICANT: Nelson Fernandez

PROPERTY: 1342 Ponce De Leon Drive

PUBLIC HEARING DATE: April 13, 2022

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq., who upon being duly sworn and cautioned, under oath deposes and says:

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

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

Stephanie Toothaker

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4th day of April, 2022

(SEAL)

Estefania Mayorga

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-13-2023

NOTARY PUBLIC STATE OF FLORIDA
Estefania Mayorga
Commission # GG 365267
Commission Expires 08-13-2023
Bonded Through - Cynanotary
Florida - Notary Public

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: APRIL 13, 2022
TIME: 6:00 PM
CASE: PLN-BOA-22020002
REQUESTING: Section 47-2.2. G.1.a. -Grade
Requesting a variance to determine the grade of the primary, habitable, structure by calculating eighteen (18) inches above the crown of road at Ponce de Leon abutting the property, (At the highest point), where the Code states average grade shall be derived by selecting a minimum of two (2) elevation points on each adjoining property line and calculating the average of all the selected elevation points. As per submitted plans.
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

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: APRIL 13, 2022
TIME: 6:00 PM
CASE: PLN-BOA-22020002
REQUESTING: Section 47-2.2. G.1.a. -Grade
Requesting a variance to determine the grade of the primary, habitable, structure by calculating eighteen (18) inches above the crown of road at Ponce de Leon abutting the property, (At the highest point), where the Code states average grade shall be derived by selecting a minimum of two (2) elevation points on each adjoining property line and calculating the average of all the selected elevation points. As per submitted plans.
LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
INFORMATION: CONTACT (954) 828-6506
http://www.fortlauderdale.gov

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 bythe 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.

- [x] 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 is 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	Nelson Fernandez
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	☐ Warranty Deed or ✓ Tax Record

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

Applicant / Agent's Name	Stephanie J. Toothaker, Esq. (toothaker.org)
Applicant / Agent's Signature	
Address, City, State, Zip	501 SW 2nd Ave Suite A, Fort Lauderdale, FL 33301
E-mail Address	stephanie@toothaker.org cc: estefania@toothaker.org and roya@toothaker.org
Phone Number	954-648-9376
Letter of Consent Submitted	Yes

Development / Project Name	1342 Ponce de Leon Drive / 915 Cordova Road - Variance Request from Grade Calculation / Section 47-2.G.1.a.
Existing / New	Existing: ☐ New: ✓ 1042 Ponce de Leon Drive
Project Address	Address:
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	5042 11 19 0030; 5042 11 19 0071
Request / Description of Project	A variance from how average grade is calculated for habitable structures.
Applicable ULDR Sections	Section 47-2.G.1.a.

Current Land Use Designation	Low-Medium
Current Zoning Designation	RS-8
Current Use of Property	Vacant
Site Adjacent to Waterway	✓ **Yes** ☐ **No**

Setbacks (indicate direction N, S, E, W)	**Required**	**Proposed**
Front W	25'	25.2'
Side N	5'	5.1'
Side S	5'	5'
Rear E	25'	28.8'

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.

Please refer to attached narrative.

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

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

Please refer to attached narrative.

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

Please refer to attached narrative.

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

Please refer to attached narrative.

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

Please refer to attached narrative.

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

Please refer to attached narrative.

AFFIDAVIT: I, Stephanie J. Toothaker, Esq. the Owner/Agent of said property ATTEST that I am aware of the following:

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4 day of February, 20 2[illegible]

(SEAL)

ESTEFANIA MAYORGA
MY COMM. EXPIRES 08-13-2023
NOTARY PUBLIC
STATE OF FLORIDA
COMM. # GG 365267
BONDED THROUGH CYNANOTARY, LLC

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, kgibbs@bcpa.net or call 954-357-5503.**

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO._____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates**.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

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

_____
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this_____day of_____, 20_

(SEAL)

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER

Site Address	1342 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316-1302	ID #	5042 11 19 0030
Property Owner	FERNANDEZ, NELSON & JASMIN	Millage	0312
Mailing Address	1259 N RIO VISTA BLVD FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 14 N1/2,15		

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*	$938,630		$938,630	$938,630	
2021	$612,150		$612,150	$612,150	$11,460.27
2020	$571,340		$571,340	$571,340	$10,647.38

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$938,630	$938,630	$938,630	$938,630
Portability	0	0	0	0
Assessed/SOH	$938,630	$938,630	$938,630	$938,630
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	$938,630	$938,630	$938,630	$938,630

Sales History

Date	Type	Price	Book/Page or CIN
9/10/2021	WD*-E	$2,300,000	117776010
7/31/2019	QC*-D	$1,995,000	115969888
8/29/2018	WD*-E	$1,925,000	115300911
6/24/2014	WD-E	$725,000	112384525
5/14/2014	QCD-T	$100	112294815

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$115.00	8,162	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						8161		

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	915 CORDOVA ROAD, FORT LAUDERDALE FL 33316-1451	ID #	5042 11 19 0071
Property Owner	FERNANDEZ, NELSON & JASMIN	Millage	0312
Mailing Address	1259 N RIO VISTA BLVD FORT LAUDERDALE FL 33301	Use	00

Abbr Legal Description	RESUB BLK 22 RIO VISTA ISLES 23-30 B LOT 21 & PT LOT 22 DESC AS BEG AT NELY COR OF LOT 21,SLY ALG ELY BNDRY/L OF LOTS 21 & 22 A DIST OF 75,WLY 114.57 TO MIDPOINT ON E BNDRY/L OF LOT 14 BLK 22,NLY 95 TO NWLY COR OF LOT 21,ELY 109.99 TO POB

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*	$647,500		$647,500	$647,500	
2021	$647,500		$647,500	$647,500	$12,130.10
2020	$647,500		$647,500	$647,500	$12,066.73

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$647,500	$647,500	$647,500	$647,500
Portability	0	0	0	0
Assessed/SOH	$647,500	$647,500	$647,500	$647,500
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	$647,500	$647,500	$647,500	$647,500

Sales History

Date	Type	Price	Book/Page or CIN
9/10/2021	WD*-E	$2,300,000	117776010
7/31/2019	QC*-D	$1,995,000	115969888
8/29/2018	WD*-E	$1,925,000	115300911
6/30/2014	WD-E	$1,000,000	112384478
6/30/2006	QCD	$100	42424 / 359

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$70.00	9,250	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						9250		

Nelson and Jasmin Fernandez
1259 N. Rio Vista Boulevard
Fort Lauderdale, FL 33301

February 1, 2022

City of Fort Lauderdale
Office of the City Clerk
100 N. Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Broward County Board of County Commissioners
115 S. Andrews Avenue, #409
Fort Lauderdale, FL 33301

Re: Section 2-262, City of Fort Lauderdale Code of Ordinances and Broward County Ordinance No. 2009-34 Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq. of Stephanie J. Toothaker, Esq., P.A. d/b/a TOOTHAKER.org to represent the interests of Nelson Fernandez in connection with permitting in the City of Fort Lauderdale and Broward County.

Sincerely,

NELSON FERNANDEZ

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 1 day of February, 2022, by Nelson Fernandez

[Notary Seal]

JOSEFINA JANET FLORES
Notary Public - State of Florida
Commission # HH 102985
My Comm. Expires Mar 31, 2025
Bonded through National Notary Assn.

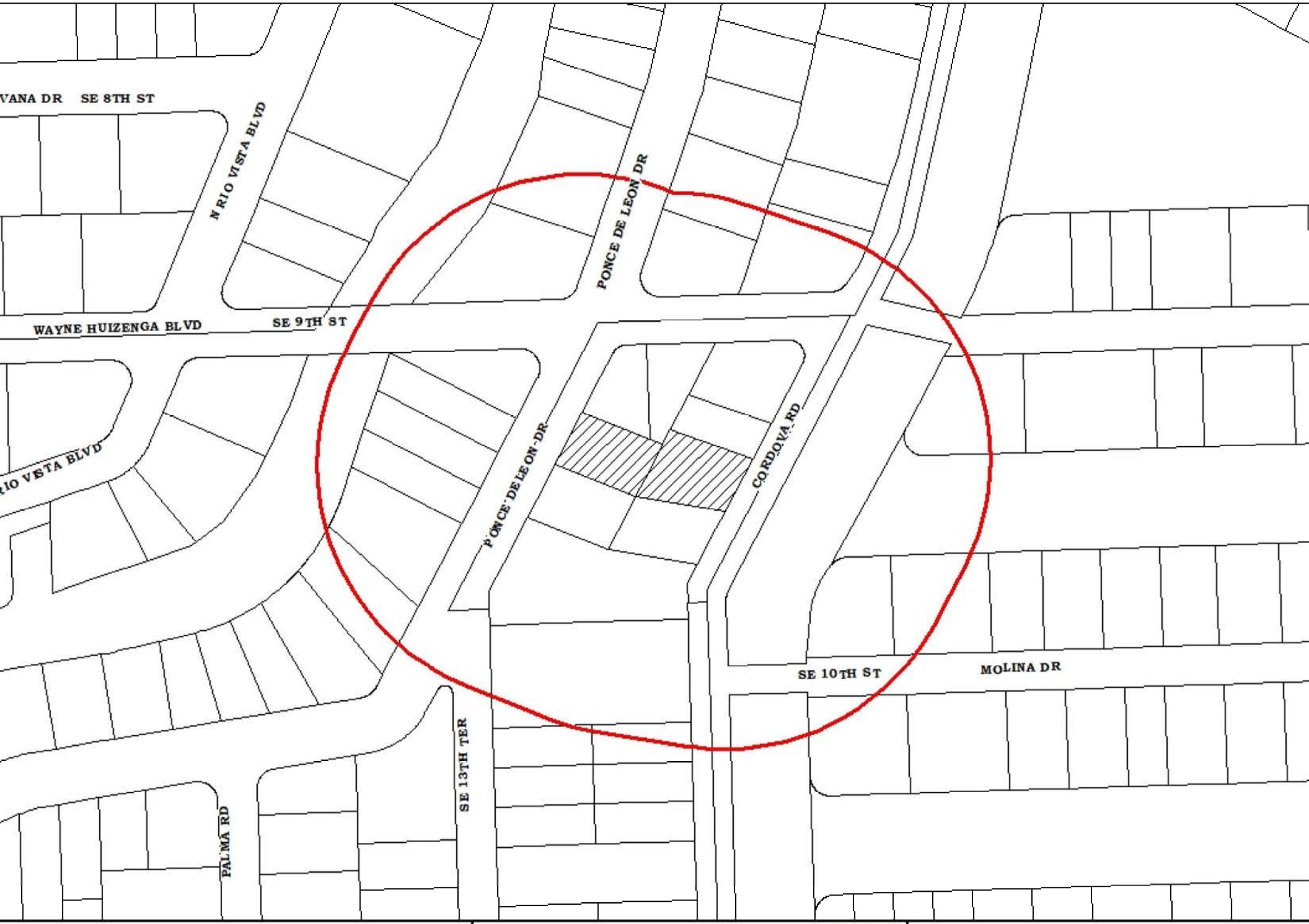
Notary Public

Josefina Flores
Name typed, printed or stamped
My Commission Expires:

✓ Personally Known OR _____ Produced Identification

Type of Identification Produced _____

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504211183140	BERGER,JAMES L & LISA J		1409 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211183400	RAMSEY,DAVID W & DEBORAH L		1412 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211183120	HERSKOWITZ,HOWARD		1401 SE 9 ST	FORT LAUDERDALE	FL	33316
504211183700	817 RIO LLC		PO BOX 21830	FORT LAUDERDALE	FL	33335
504211183380	HOFFMANN,GREGORY S & MARY		1400 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211190072	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211190060	FRIEDMAN,MATTHEW & KATHERYN A B		901 CORDOVA RD	FORT LAUDERDALE	FL	33316
504211190040	BAER,BRYAN &	BAER,KHONGRUK WONGKITTIROCH	1404 SE 9 ST	FORT LAUDERDALE	FL	33316
504211190050	SWENSON,CLIFFORD A & BARBARA E	CLIFFORD A SWENSON LIV TR	1346 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211182170	AMLONG,WILLIAM R & KAREN C		1343 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211182160	TWOROGER,DAVID M & EMILY L		1339 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211182150	DRESSELL,MICHAEL		PO BOX 1046	BURLINGTON	VT	05402
504211190070	CUNNINGHAM,DAVID L & JESSIE		909 CORDOVA RD	FORT LAUDERDALE	FL	33316
504211182140	MCCAWLEY,DANIEL & SIGRID		1331 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211182130	SPENCER,WILLIAM S & JOYCE		1325 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211190010	SCHERER,WILLIAM J JR & ANNE		1326 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211182120	YERGEY,HARRY W & ANGELIKA		1313 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211220740	1515 SE 10TH STREET LLC		1515 SE 10 ST	FORT LAUDERDALE	FL	33316
504211220720	WALD,HARLAN I & KAREN J		1501 SE 10 ST	FORT LAUDERDALE	FL	33316
504211181840	SCHERER,WILLIAM & ANNE		1320 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211220480	GABRIELLE HULL REV TR	HULL,GABRIELLE TRSTEE	1500 SE 10 ST	FORT LAUDERDALE	FL	33316
504211190022	TRETHEWEY,WILLIAM S & LINDA M		919 CORDOVA RD	FORT LAUDERDALE	FL	33316
504211190021	SULLIVAN,JERRY D JR		1334 PONCE DE LEON DR	FORT LAUDERDALE	FL	33316
504211190030	FERNANDEZ,NELSON & JASMIN		1259 N RIO VISTA BLVD	FORT LAUDERDALE	FL	33301
504211190071	FERNANDEZ,NELSON & JASMIN		1259 N RIO VISTA BLVD	FORT LAUDERDALE	FL	33301
504211183720	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211181881	DILL,RUDI W & LOUISE F		1005 CORDOVA ROAD	FORT LAUDERDALE	FL	33316
504211181831	LAW,LAURA		1012 SE 13 TER	FORT LAUDERDALE	FL	33316
504211221660	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211220980	NARO,SALVATORE & BRITA CHRISTINA		1500 SE 9 ST	FORT LAUDERDALE	FL	33316
504211183710	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211183720	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301



0 37.5 75 150 225 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

504211190030 and 504211190071
DATE OF PRINT: 02/04/2022

PLN-BOA-22020002

Section 47-2.2. G.1.a. -Grade

(G). Grade.

(1). When used to measure habitable structures, grade shall be the greater of:

(A). The natural elevation of the ground when compared to abutting properties. Natural elevation of the ground when compared to abutting properties, shall be derived by selecting a minimum of two (2) elevation points on each adjoining property line and calculating the average of all the selected elevation points. This calculation will determine the reference plane for calculating the height of habitable structures only;

Record, Permit, or Account #	Record Description	Application Name	Record Type	Planner Name	Street #	Street Name	Type	Opened Date	Status
PLN-BOA-22020002		1342 Ponce de Leon Drive/Variance Request	Z- Board of Adjustment (BOA)		1342	PONCE DE LEON	DR	2/4/2022	Open
CE21090693	CONSTRUCTION MATERIAL & SAND BAGS STORED ON THE VACANT LOT		Code Case	Gustavo Caracas	1342	PONCE DE LEON	DR	9/27/2021	Closed
CE21060447	FENCE IN DISREPAIR-OVERGROWTH-WINDSCREEN IS IN DISREPAIR-DEBRIS		Code Case	WILLS	1342	PONCE DE LEON	DR	6/16/2021	Complied
CE20110016	OVERGROWN SWALE		Code Case	Gustavo Caracas	1342	PONCE DE LEON	DR	11/2/2020	Complied
CE18080744	L/S - PROPLOGIX - 0 CASE FOUND	B&C TR JOHNSON,TIMOTHY MICHAEL TRS	Code Case		1342	PONCE DE LEON	DR	8/9/2018	Closed
VIO-CE18080744_1		B&C TR JOHNSON,TIMOTHY MICHAEL TRS	Violation-CODE Hearing		1342	PONCE DE LEON	DR	8/9/2018	Closed
CE18051566	DISCOVERED THIS VACANT LOT WITH OVERGROWTH AND, DEBRIS ON INTERIOR AND SWALE OF THIS PROPERTY., ISSUED NUISANCE NOTICE FILLED OUT PRINT FORM AND, SUBMITTED TO ADMIN., , PICTURE ATTACHED	B&C TR JOHNSON,TIMOTHY MICHAEL TRS	Code Case		1342	PONCE DE LEON	DR	5/18/2018	Closed
VIO-CE18051566_1	DISCOVERED THIS VACANT LOT WITH OVERGROWTH AND	B&C TR JOHNSON,TIMOTHY MICHAEL TRS	Violation-CODE Hearing		1342	PONCE DE LEON	DR	5/18/2018	Closed
CE17080451	DISCOVERED THIS VACANT LOT WITH OVERGROWTH, TRASH, AND DEBRIS. ISSUED NUISANCE NOTICE FILLED OUT, PRINT FORM AND SUBMIT TO ADMIN., , PICTURES ATTACHED.	B&C TR JOHNSON,TIMOTHY MICHAEL TRS	Code Case		1342	PONCE DE LEON	DR	8/3/2017	Closed
VIO-CE17080451_1	DISCOVERED THIS VACANT LOT WITH OVERGROWTH, TRASH	B&C TR JOHNSON,TIMOTHY MICHAEL TRS	Violation-CODE Hearing		1342	PONCE DE LEON	DR	8/3/2017	Closed

PM-14081927	REMOVE TWO ARECA CLUSTER. REPLACE WITH TWO PALM ~VIA PAYMENT OF $360 INTO TREE CANOPY TRUST FUND ~PRIOR TO CLOSING OUT DEMO PERMIT. COMPLETE DEMO SFR 2500 SF	REMOVE TWO ARECA CLUSTER. REPLACE WITH TWO PALM	Landscape Tree Removal-Relocation Permit	1342	PONCE DE LEON	DR	8/22/2014	Complete
PM-14072326	~B400 PERMIT RENEWAL 8/4/15 ~noc	COMPLETE DEMO SFR 2500 SF	Residential Demolition Permit	1342	PONCE DE LEON	DR	7/28/2014	Complete
PM-14070895	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	1342	PONCE DE LEON	DR	7/10/2014	Complete
AB-0023602		CARREIRO,WALTER A/WHITE,WILLIAM M	Resident/Business Alarm Registration	1342	PONCE DE LEON	DR	10/24/1992	Active

TOOTHAKER.ORG

March 4, 2022

VIA ELECTRONIC SUBMISSION
BOARD OF ADJUSTMENT
C/O MOHAMMED MALIK, ZONING ADMINISTRATOR/LIAISON
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

RE: Variance Request for 1342 Ponce De Leon, Fort Lauderdale, FL 33316 (the "Property")

Dear Honorable Members of the Board of Adjustment:

I represent Nelson Fernandez (the "Applicant"), owner of the real property located at 1342 Ponce De Leon Drive, Folio No. 5042-11-19-0030, referred to as the "Property". The Property has an underlying land use designation of Low-Medium Residential and is zoned Residential Single Family ("RS-8") which permits building heights of up to 35'. On behalf of the Applicant, we are respectfully requesting approval of a variance from ULDR Section 47-2.G.1.a. which defines how the grade of habitable structures is calculated. The proposed grade calculation is consistent with the City's future code amendment to ULDR Section 47-2.G.1.a. resulting from updated FEMA maps that depict a lower flood plain.

1. PROJECT DESCRIPTION

The Property comprises 0.40 acres (17,403 square feet) and is located in the Rio Vista neighborhood fronting two rights-of-way, Ponce De Leon Drive to the west and Cordova Road to the east. The Applicant proposes developing a two-story single-family residence fronting Ponce de Leon Drive and accessory structures, including a pool, pool deck and cabana, fronting Cordova Road. The Property is located within three FEMA flood zones per the 2020 Preliminary FEMA Flood Insurance Rate Map. The parcel fronting Ponce de Leon Drive is within Flood Zone X, and the parcel fronting Cordova Road is primarily in Flood Zone AE-7 and partially in Flood Zone X and AE-8. The Applicant is currently combining the Tax Folios for the Property into one single Folio through Broward County's Real Property Lot Split/Combine Request Form.

The respective crown of road elevation averages are 10.99' NAVD for Ponce de Leon Drive and 2.31' NAVD for Cordova Road. Therefore, there is an approximate 9' discrepancy in elevation between both of the parcels, which results in a unique situation when compared to the surrounding properties which only front one street. The properties fronting this stretch of Ponce de Leon Drive have a maximum permitted building height of 35' measured from approximately 9.7' NAVD (35' + 9.7' = 44.7' NAVD) whereas the properties fronting Cordova Road also have a maximum permitted building height of 35' but measured from an elevation of approximately 9' NAVD (35' + 9' = 44' NAVD).

The Applicant proposes calculating the grade by utilizing the method in the City's future code amendment which is described as either calculating eighteen (18) inches above the crown of road OR averaging two points along each property line, whichever is greater in elevation. In this scenario, calculating eighteen (18) inches above the crown of road is significantly greater in elevation.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org @stoothaker @toothakerdevelopment
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Utilizing this method, the average grade is 12.49' NAVD, which is calculated by averaging the two elevation points along the crown of Ponce de Leon Road and adding eighteen (18) inches (11.26' + 10.72' / 2 + 1.5'). The proposed building can be feasibly built when constructed at an average grade of 12.49' NAVD and Finished Floor Elevation ("FFE") of 13', attached hereto as **Sheet GR-1** and **Sheet SP-4**.

2. REQUESTED VARIANCE

Currently, Section 47-2.G.1.a. states that grade shall be calculated by:

> "…the natural elevation of the ground when compared to abutting properties. Natural elevation of the ground when compared to abutting properties, shall be derived by selecting a minimum of two (2) elevation points on each adjoining property line and calculating the average of all the selected elevation points. This calculation will determine the reference plane for calculating the height of habitable structures only."

City Staff have indicated to the Applicant that based on City Staff's interpretation and application of ULDR Section 47-2.G.1.a., the average grade for the Property totals 6.14' NAVD by calculating the average of two elevation points derived from Ponce de Leon Drive AND Cordova Road. The following elevation points were used to calculate the average grade based on City staff's application of ULDR Section 47-2.G.1.a: (10.92'+7.4'+1.53'+1.71'+4.3'+6.7'+10.44')/7 = 6.14' NAVD (refer to **Grade Definition Analysis**).

Calculating the maximum building height from an average of the abutting properties as suggested by the City causes the proposed principal building to be both incongruent and at a disadvantage compared to adjacent properties fronting Ponce de Leon Drive.

On behalf of the Applicant, we are respectfully requesting a variance from ULDR Section 47-2.G.1.a. in order to determine grade by calculating eighteen (18) inches above the crown of Ponce de Leon Road, which is the right-of-way abutting the proposed principal building and consistent with the City's proposed code amendment. The Applicant's intention with this variance request is to allow for a maximum principal building height of 35' measured from 12.49' NAVD for contextual integration with the neighboring buildings fronting Ponce de Leon Drive. The half of the property facing Cordova Road will be occupied by a small, approximately 20' high accessory structure with roof at 22.50' NAVD. This is considerably lower than a potentially buildable structure facing Cordova Road when an average grade equal to 6.14' NAVD is used (6.14' NAVD + 35' = 41.14' NAVD).

3. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

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

RESPONSE: Constructing the principal building at a 6.14' NAVD grade would affect the reasonable use of the Property by resulting in potential flooding, stormwater runoff, water intrusion, and drainage issues through the Property's livable spaces and directly conflicts with Section 1808.7.4 of the Florida Building Code which requires the top of any exterior foundation to extend above the elevation of the street gutter. The concave nature of this configuration is exacerbated by the application of Section 1804.4 of the Florida Building Code

which requires the foundation to slope downward at a 5-percent slope. This is caused by the Property becoming sub-grade to Ponce De Leon which directly conflicts with Section 1808.7.4 of the Florida Building Code which requires the top of any exterior foundation to extend above the elevation of the street gutter.

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

RESPONSE: The Property is unique when compared to the surrounding properties because of the dramatic approximate 9' change in elevation that occurs, thus offsetting the calculated average grade when applying the current ULDR Section 47-2.G.1.a.

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

RESPONSE: The surrounding properties fronting this stretch of Ponce de Leon Drive do not experience as dramatic of a change in elevation thus resulting in a more consistent average grade when applying ULDR Section 47-2.G.1.a. For example, the adjacent property located at 1334 Ponce De Leon has an average grade of 9.69' NAVD (refer to Sheet SP-4). Requiring the Applicant to develop the principal building from a grade of 6.14' NAVD would deprive the Applicant of a substantial property right to construct the principal building to the maximum permitted building height of 35'.

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

RESPONSE: This is a unique hardship resulting from the natural elevation of the land and is not a self-created hardship. This hardship could cause unnecessary flooding and drainage burdens for the Property owner.

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

RESPONSE: Requesting the grade to be calculated eighteen (18) inches above the crown of Ponce de Leon Road is the minimum variance and developable grade for the Property to avoid potential flooding and drainage burdens. This request is also consistent with future code amendments which could result in bringing the Property into compliance with the City's ULDR and minimum FEMA Flood Elevations. Developing at a 12.49' grade will not cause incompatibilities with the surrounding neighborhood and will result in structures that are comparable in grade, FFE, and maximum building height with immediately surrounding developments fronting Ponce de Leon Drive.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

Site Photo – Facing East

Site Photo – Facing West

Site Photo – Facing Northeast

Site Photo – Facing Northwest

GENERAL NOTES

1. BUILDING CODE: FBC 2020
   OCCUPANCY TYPE: R-3
   CONSTRUCTION TYPE: V-B
   ROOF DESIGN LIVE LOAD ------- 20 P.S.F.
   WIND BORNE DEBRIS REGION-ALL GLAZING TO BE IMPACT OR PROTECTED W/ SHUTTERS
   WIND SPEED DESIGN ------- 110 M.P.H. ULTIMATE = 132 M.P.H. NOMINAL
   BUILDING RISK CATEGORY II, EXPOSURE "C" PER A.S.C.E. 7
   INTERNAL PRESSURE COEFFICIENT = +/- .18
   DESIGN PRESSURE FOR WINDOWS & DOORS
   WINDOWS ---------- +40.2 /-43.6 P.S.F. U.N.O (SEE ELEVATIONS)
   DOORS ---------- +38.3 /-41.7 P.S.F. U.N.O (SEE ELEVATIONS)
   9' O/H GARAGE DOORS ---- +34.1 /-38.2 P.S.F. U.N.O (SEE ELEVATIONS)
   ROOF TRUSS & GIRDER UPLIFTS PER APPROVED MFGR'S DRAWINGS
2. EXTERIOR WALL SEGMENTS SHOWN SHADED ARE SHEAR WALL SEGMENTS CONSIDERED.
3. ALL FOOTING SHALL BEAR ON FIRM, UNDISTURBED SOIL, OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
4. DESIGN SOIL PRESSURE ---------- 2,000 P.S.F. ASSUMED, CONTRACTOR TO VERIFY.
5. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (2,500 P.S.I. FOR SLABS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. MOTOR SHALL BE TYPE "M" OR "S"
6. REINFORCING STEEL TO BE ASTM A-615 GR 40, UNLESS NOTED OTHERWISE.
7. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE
8. JAMBS & OPENINGS SHALL BE FILLED SOLID AND REINFORCED WITH I-5 UNLESS NOTED OTHERWISE.
9. MASONRY WALLS OVER 10' HIGH TO BE BRACED IN ACCORDANCE W/ THE "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" OR PROVIDE AN EVACUATION ROUTE PER THE ABOVE STANDARD.
10. PRECAST CONCRETE LINTELS SHALL HAVE THE FOLLOWING SAFE LOAD CAPACITIES UNFILLED:
    SPANS TO 4'-8" ------- 1,284 P.L.F.
    SPANS TO 8'-8" ------- 573 P.L.F.
    SPANS TO 10'-8" ------ 445 P.L.F.
    SPANS TO 13'-4" ------ 338 P.L.F.
    FOR SPANS , 13'-4" LINTELS SHALL HAVE THE FOLLOWING MINIMUM SAFE (SUPERIMPOSED) LOAD CAPACITIES, FILLED W/ 3000 P.S.I. W/ I-#5 REBAR.
    SPANS TO 14' -------- 465 P.L.F.
    SPANS TO 16'-8"----- 310 P.L.F.
    SPANS TO 20'-8" ---- 183 P.L.F.
    SPANS TO 23'-4"----- 130 P.L.F.
    LINTELS SHALL BEAR MANUFACTURER'S NAME & CAPACITY WHERE P.C. LINTEL #5 REBAR REINFORCEMENT IS NOTED USE ASTM A-615 GRADE 60 STEEL.
11. ALL FRAMING LUMBER SHALL BE DOUG-FIR S-P-F., OR SPINE - GRADE 2 OR BETTER W/ Fb ≥ 1000 P.S.I. (BEARING HEADERS & EXTERIOR WALL FRG. ONLY)
12. MICROLAM BEAMS SHALL BE AS MANUFACTURED BY "TRUSS JOIST" OR APPROVED EQUAL: Fb ≥ 2600 P.S.I. & E≥ 2,000,000 P.S.I.
13. MINIMUM PRE-FABRICATED TRUSS DEIGN LOADS TO BE:
    TOP CORD LIVE LOAD -------- 30 P.S.F.*
    TOP CORD DEAD LOAD ------- 15 P.S.F.*
    BOTTOM CORD ----------10 P.S.F.*
    TOTAL ----------55 P.S.F.*
    * OR AS NOTED ON APPROVED TRUSS PLANS AND APPROVED BY THE CONTRACTOR/OWNER AND PERMITTING AGENCY
14. UNLESS NOTED OTHERWISE ON THESE PLANS- ROOF UPLIFT SHALL BE NOTED ON APPROVED TRUSS MFGR'S DRAWINGS. ROOF TRUSS AND GIRDER ANCHORS TO BE ACCORDANCE W/ THE FOLLOWING SCHEDULE. USE PRODUCTS OF "SIMPSON" INSTALL IN ACCORDANCE W/ MFGR'S SPECIFICATIONS THE FOLLOWING TYPES:

	MODEL	FASTENERS	ALLOWABLE UPLIFT
MASONRY:	META16	7- 10D X 1 1/2"	1450 LBS
	HETA16	9- 10D X 1 1/2"	1850 LBS
	HHETA16	10- 10D X 1 1/2" EA	1450 LBS
FRAME:	H10A	9- 10D X 1 1/2"	1140 LBS

    + 9-10D PLATES
15. ROOFING MATERIAL & FASTENING TO BE ACCORDANCE W/ MFGR'S SPECIFICATIONS (CONTRACTOR TO SUPPLY)
16. LOAD BEARING HEADER STUD REQUIREMENTS:
    FOR SPANS TO 6'-0" USE ON HEADER STUD W/ 2 FULL LENGTH STUDS
    FOR SPANS GREATER THE 6'-0" USE 2 HEADER STUDS W/ 3 FULL LENGTH STUDS.
    FOR UPLIFT REQ'TS STUD TO SLAB/ FOUNDATION:
    USE "SIMPSON" HIT14 FOR LOADS LESS THAN 3610 LBS. W/ 18-10D
    USE "SIMPSON" HIT15 FOR LOADS LESS THAN 4350 LBS. W/ 26-16D
17. FOR TRUSS/ GIRDER CONNECTION TO STUD WALLS UNLESS NOTED OTHERWISE:
    USE "SIMPSON" HTS16 FOR LOADS LESS THAN 1260 LBS. (MAX. 2 PER STUD) (W/16-10D TOTAL)
    USE "SIMPSON" HTS20 FOR LOADS LESS THAN 1450 LBS. (MAX. 2 PER STUD) (W/24-10D X 1 1/2")
18. UNLESS SPECIFIED BY MFGR: FASTEN P.T. BUCKS FOR EXTERIOR DOORS, WINDOWS, & SLIDING GLASS DOORS INTO MASONRY AS FOLLOWS:
    FOR 1X MATERIAL: 3/16" "TAP-CON" THRU WINDOW FRAME INTO MASONRY (MIN. 1-1/2" EMBEDMENT). SPACE @6" FROM CORNERS & 24" O.C. MAX. OR PER WINDOW MANUFACTURE'S INSTALL REQUIREMENTS.
    BUCKS REQUIRED @ HEAD + JAMBS & MUST EXTEND PAST INTERIOR WINDOW FRAME.
    FOR 2X MATERIAL: 1/4" "TAP-CONS" @ 6" FROM CORNERS & 16" O.C. (MIN 1-1/2" EMBEDMENT INTO MASONRY.
    GARAGE DOORS - P.T. JAMBS + ANY EXT. P.T. STUD TO MASONRY CONNECTION W/ 1/2" DIA. X 6" LONG HOOKED ANCHOR BOLTS OR EXP. BOLTS @ 2'-0" O.C. USING 2" WASHERS. UNLESS NOTED OTHERWISE ON DOOR MANUFACTURE'S SPECIFICATIONS.
19. WINDOWS & EXTERIOR DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEM WITH PERMIT APPLICATION. FASTENING TO BE IN ACCORDANCE WITH MANUFACTURER'S FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A. DOCUMENTATION.
    ALUM. MULLIONS TO BE INSTALLED PER MFGR'S SPEC'S. SEE ENGINEERED SHOP DRAWINGS BY MFGR.
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21. FOR ANY MIS-PLACED TRUSS STRAPS IN MASONRY, USE THE FOLLOWING:

	MODEL	FASTENERS	ALLOWABLE UPLIFT
SIMPSON	HTS16	(4) 1/4" X 2 1/4" TITENS	860 LBS.
SIMPSON	HTS16	(4) 1/4" X 2 1/4" TITENS	1175 LBS.

    *OR EQUIVALENT "USP" PRODUCT
22. ALL CITY REQUIRED INSPECTIONS AND TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
23. TERMITE PROTECTION TO BE COMPLIANT WITH 2011 FBC-B.01L PROTECTION TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE.
24. ALL CONDENSATE LINE AND ROOF DOWNSPOUTS TO DISCHARGE MIN 12" AWAY FROM STRUCTURE SIDEWALL USING UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS.
25. WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 PER FBC R302.9.1 & HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 PER FBC R302.9.2
26. INSULATING MATERIALS SHALL EXHIBIT FLAME SPREAD INDEX NOT EXCEEDING 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723, IN COMPLIANCE WITH FBC R302.10
27. ALL NEW OR REPLACED TEMPERED GLASS ENCLOSURES TO HAVE MIN 22" CLEAR OPENING PER FBCP 2708.1
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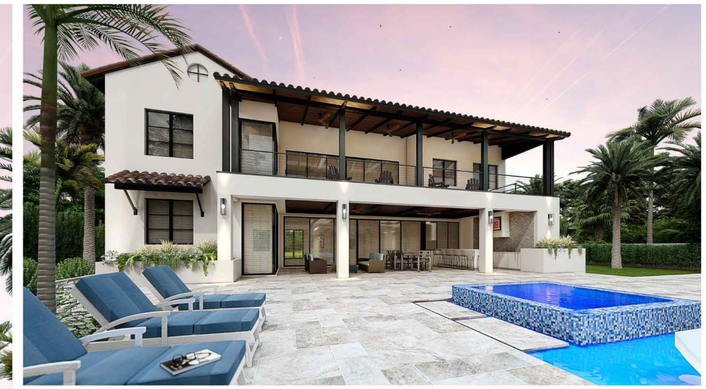
30. PROVIDE "CARBON MONOXIDE ALARM" WITHIN 10' OF EACH BEDROOM.
31. ALL PLUMBING FIXTURES TO COMPLY W/ FBCR-P2705.1



* VIEW SHOWN IS CONCEPTUAL - SEE PLANS

D R A W I N G I N D E X

A R C H I T E C T U R A L

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SP-3. SITE ELEVATIONS
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GR-1. GRADING PLAN

A-1. FIRST FLOOR PLAN
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A-4. ELEVATIONS
A-5. POOL DECK & CABANA LOWER LEVEL PLAN
A-6. POOL DECK & CABANA PLAN
A-7. POOL DECK & CABANA ELEVATION
A-8. POOL DECK & CABANA ELEVATION
A-9. BUILDING SECTIONS & DETAILS

AREA CALCULATION

	NON-CONDITIONED SQ. FT.	COND. SQ. FT.
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GARAGE	561	
LANAI	920	
ENTRY	872	
SECOND FLOOR LIVING		3264
LANAI	680	
BALCONIES	366	
TOTAL	3399	5911

STATE OF FLORIDA CLAY WALTER KREBS AR96934 REGISTERED ARCHITECT

Digitally signed by Clay W Krebs
DN: c=US, o=Architect T.A. Krebs, dnQualifier=A01410D0000001 79C890E8F1000152D6, cn=Clay W Krebs
Date: 2022.02.11 17:38:54 -05'00'

Clay Krebs, Architect AR0096934

PRELIMINARY NOT FOR CONSTRUCTION

FERNANDEZ RESIDENCE
1342 PONCE DE LEON DRIVE FORT LAUDERDALE, FL

architect T.A. krebs, LLC
AA 26002462

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(954)999-0488

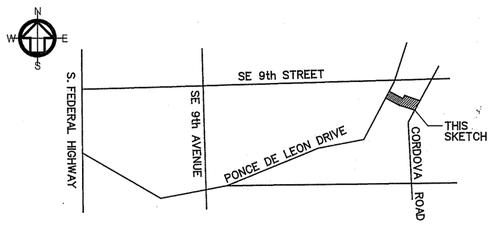
www.takrebs.com

revisions:

date: 2-11-22
job no. FL-2325

T-1

drawing:



LOCATION SKETCH
(NOT TO SCALE)

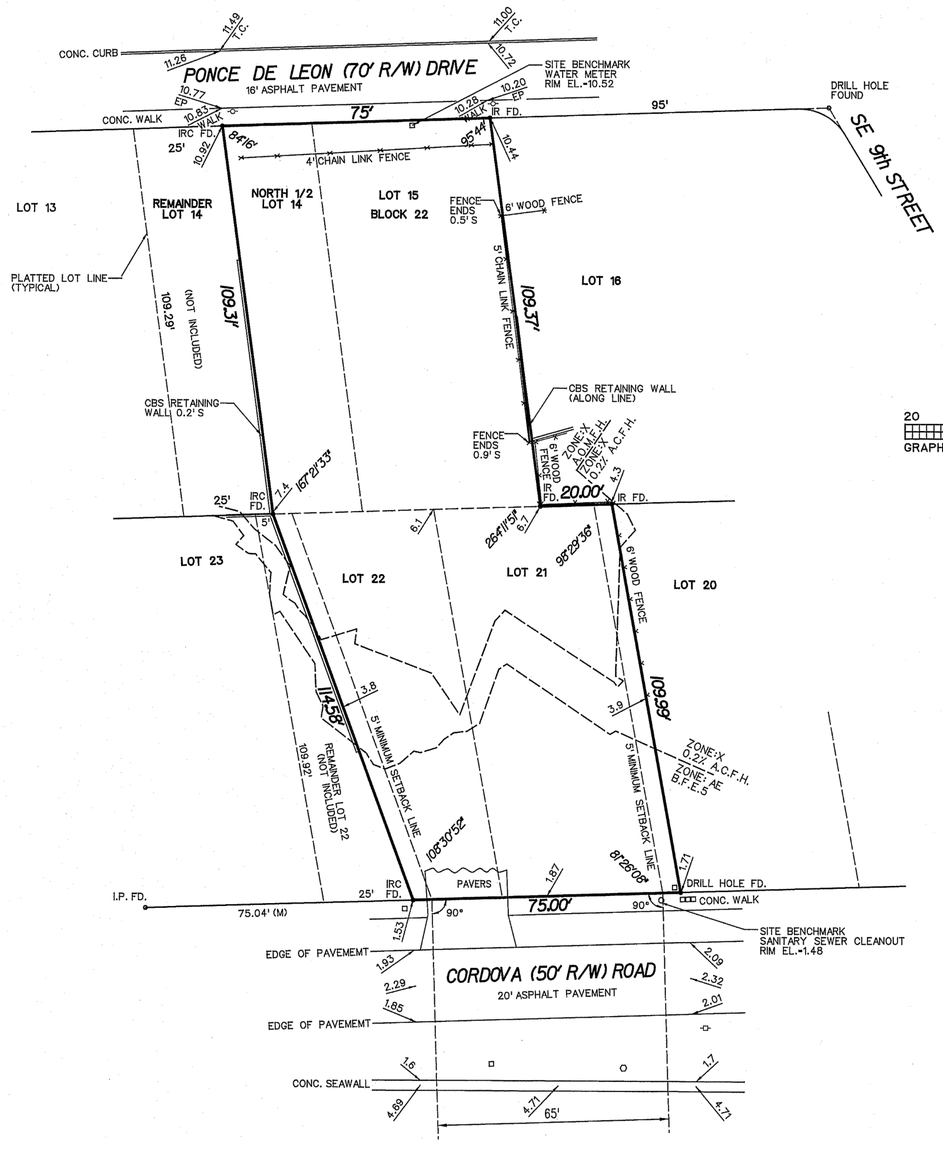
LEGAL DESCRIPTION:

THE NORTH HALF (N 1/2) OF LOT 14 AND LOT 15, BLOCK 22, RESUBDIVISION IN BLOCK 22 - RIO VISTA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

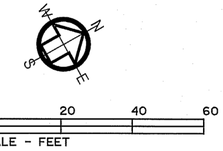
ALL OF LOT 21 AND THAT PORTION OF LOT 22, BLOCK 22, RIO VISTA ISLES, ACCORDING TO THE PLAT OF A RESUBDIVISION IN BLOCK 22 - RIO VISTA ISLES, RECORDED IN PLAT BOOK 23 AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 21 AND RUNNING THENCE SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF LOTS 21 AND 22, A DISTANCE OF 75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 114.68 FEET TO THE MIDPOINT ON THE EASTERLY BOUNDARY LINE OF LOT 14, BLOCK 22; THENCE NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 22 AND 21, BLOCK 22, A DISTANCE OF 95 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 21, A DISTANCE OF 109.99 FEET TO THE POINT OF BEGINNING.



NOTE: ZONE LINES AS SHOWN HEREON ARE SCALED FROM F.E.M.A. FLOOD MAP 12011C0557.

A.C.F.H.- ANNUAL CHANCE OF FLOOD HAZARD
A.O.M.F.H.- AREA OF MINIMAL FLOOD HAZARD
B.F.E.- BASE FLOOD ELEVATION



20 0 20 40 60
GRAPHIC SCALE - FEET

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
2. THIS DRAWING IS THE PROPERTY OF SCOTT A. GUZZI & ASSOCIATES, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF SCOTT A. GUZZI & ASSOCIATES, INC.
3. THE LANDS SHOWN HEREON WERE NOT REVIEWED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER SIMILAR MATTERS OF RECORD. ALL EASEMENTS PER RECORD PLAT UNLESS OTHERWISE NOTED.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
6. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
7. ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED "RESUBDIVISION IN BLOCK 22- RIO VISTA ISLES, AS RECORDED IN PLAT BOOK 23, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1881, ELEVATION = 4.839
9. FLOOD ELEVATION INFORMATION:

   COMMUNITY NO. = 125105 PANEL NO. = 1201100557
   DATE OF FIRM = 8-18-14 SUFFIX = H
   FIRM ZONE = AS SHOWN BASE FLOOD ELEVATION = AS SHOWN

10. PROPERTY ADDRESS: 1342 PONCE DE LEON DRIVE, FORT LAUDERDALE, FLORIDA 33316
11. CONTAINING 17,404 SQUARE FEET, MORE OR LESS.
12. CERTIFIED TO: Nelson and Jasmin Fernandez
    Old Republic National Title Insurance Company
    Bank of America, N.A.

ABBREVIATIONS:

A/C	- AIR CONDITIONER PAD
ADJ.	- ADJACENT
BFP	- BACK FLOW PREVENTOR
B.C.R.	- BROWARD COUNTY RECORDS
B.M.	- BENCHMARK
BOC	- BACK OF CURB
(C)	- CALCULATED
CB	- CATCH BASIN
CLF	- CHAIN LINK FENCE
CONC.	- CONCRETE
C.B.S.	- CONCRETE BLOCK STRUCTURE
D	- DELTA ANGLE
D.C.R.	- DADE COUNTY RECORDS
DDCV	- DOUBLE DETECTOR CHECK VALVE
D.E.	- DRAINAGE EASEMENT
E.O.W.	- EDGE OF WATER
E	- EAST
EL.	- ELEVATION
F.F.	- FINISHED FLOOR
F.P.L.	- FLORIDA POWER & LIGHT CO.
FD.	- FOUND
G.F.	- GARAGE FLOOR
INV.	- INVERT
IP	- IRON PIPE
IR	- IRON ROD
IRC	- IRON ROD & CAP
L	- ARC LENGTH
LME	- LAKE MAINTENANCE EASEMENT
LB	- LICENCED BUSINESS
(LD)	- LEGAL DESCRIPTION
(M)	- MEASURED
M.H.	- MANHOLE
MISC.	- MISCELANEOUS
N/D	- NAIL AND DISK
N/T	- NAIL AND TAB
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
N/A	- NON-APPLICABLE
NAVD	- NORTH AMERICAN VERTICAL DATUM
N	- NORTH
N.T.S.	- NOT TO SCALE
O/S	- OFFSET
OH	- OVERHEAD WIRES
O.R.B.	- OFFICIAL RECORD BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
PG.	- PAGE
P.C.P.	- PERMANENT CONTROL POINT
P.R.M.	- PERMANENT REFERENCE MONUMENT
(P)	- PLAT
P.B.	- PLAT BOOK
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
PCC	- POINT OF COMPOUND CURVE
PC	- POINT OF CURVATURE
PRC	- POINT OF REVERSE CURVE
PT	- POINT OF TANGENCY
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
PROP.	- PROPOSED
R	- RADIUS
R/W	- RIGHT OF WAY
S	- SOUTH
SECT.	- SECTION
SF	- SQUARE FEET
SR	- STATE ROAD
T	- TOP
T.O.B.	- TOP OF BANK
T.O.P.	- TOP OF PIPE
TYP.	- TYPICAL
U.E.	- UTILITY EASEMENT
U.P.	- UTILITY POLE
W	- WEST

LEGEND:

SET 5/8" IR & CAP (LB 6893)	MANHOLE (SANITARY)
NAIL & TAB	MANHOLE (STORM)
PCP	CATCH BASIN
PRM	ELECTRIC SERVICE
ELEVATION	TELEPHONE JUNCTION BOX
FIRE HYDRANT	WATER METER
CENTERLINE	CABLE TV BOX
LIGHT POLES	UTILITY POLE

SCOTT A GUZZI

Digitally signed by SCOTT A GUZZI
Date: 2022.03.05 08:55:38 -05'00'

BOUNDARY SURVEY
SCALE: 1"=20'

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2-16-22
DATE OF LAST FIELD WORK

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

BOUNDARY SURVEY (ADD TOPO)	2-16-22	CAM	SAG
BOUNDARY SURVEY (UPDATE)	9-13-21	CAM	SAG
ADDENDUM	DATE	BY	CHECKED
	FB/PG		

VIC-SCOTT LAND SURVEYING & MAPPING
IT'S GOOD!
Certificate of Authorization No. L.B. 6893
6047 Kimberly Boulevard, Suite T
North Lauderdale, FL 33068
Ph: (954) 722-8500
scottguzzi@aol.com

1342 PONCE DE LEON DRIVE
FORT LAUDERDALE, FLORIDA 33316

CLIENT: NELSON FERNANDEZ
SCALE: 1"=20' | DESIGNED BY: | DRAWN BY: SAG | CHECKED BY:
DATE: 5-07-14 | SPRVSD BY: | FIELD BOOK NO. 138A | PAGE NO. 2, 55

PROJECT NO. 1946
SHEET NO. 1 OF 1

GENERAL NOTES

1. BUILDING CODE: FBC 2010
   OCCUPANCY TYPE: R-3
   CONSTRUCTION TYPE: V-B
   ROOF DESIGN LIVE LOAD ------- 20 P.S.F.
   WIND BORNE DEBRIS REGION-ALL GLAZING TO BE IMPACT OR PROTECTED W/ SHUTTERS
   WIND SPEED DESIGN ------- 110 M.P.H. ULTIMATE = 132 M.P.H. NOMINAL
   BUILDING RISK CATEGORY II, EXPOSURE "C" PER A.S.C.E. 7
   INTERNAL PRESSURE COEFFICIENT = +/- .18
   DESIGN PRESSURE FOR WINDOWS & DOORS
   WINDOWS ---------- +40.2 /-43.6 P.S.F. U.N.O (SEE ELEVATIONS)
   DOORS ---------- +38.3 /-41.7 P.S.F. U.N.O (SEE ELEVATIONS)
   9' O/H GARAGE DOORS ---- +34.1 /-38.2 P.S.F. U.N.O (SEE ELEVATIONS)
   ROOF TRUSS & GIRDER UPLIFTS PER APPROVED MFGR'S DRAWINGS
2. EXTERIOR WALL SEGMENTS SHOWN SHADED ARE SHEAR WALL SEGMENTS CONSIDERED.
3. ALL FOOTING SHALL BEAR ON FIRM, UNDISTURBED SOIL, OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
4. DESIGN SOIL PRESSURE ---------- 2,000 P.S.F. ASSUMED, CONTRACTOR TO VERIFY.
5. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (2,500 P.S.I. FOR SLABS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. MOTOR SHALL BE TYPE "M" OR "S"
6. REINFORCING STEEL TO BE ASTM A-615 GR 40, UNLESS NOTED OTHERWISE.
7. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE
8. JAMBS @ OPENINGS SHALL BE FILLED SOLID AND REINFORCED WITH 1-#5 UNLESS NOTED OTHERWISE.
9. MASONRY WALLS OVER 10' HIGH TO BE BRACED IN ACCORDANCE W/ THE "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" OR PROVIDE AN EVACUATION ROUTE PER THE ABOVE STANDARD.
10. PRECAST CONCRETE LINTELS SHALL HAVE THE FOLLOWING SAFE LOAD CAPACITIES UNFILLED:
    SPANS TO 4'-8" ------- 1,184 P.L.F.
    SPANS TO 8'-8" ------- 573 P.L.F.
    SPANS TO 10'-8" ------ 445 P.L.F.
    SPANS TO 13'-4" ------ 338 P.L.F.
    FOR SPANS , 13'-4" LINTELS SHALL HAVE THE FOLLOWING MINIMUM SAFE (SUPERIMPOSED) LOAD CAPACITIES, FILLED W/ 3000 P.S.I. W/ 1-#5 REBAR.
    SPANS TO 14' -------- 465 P.L.F.
    SPANS TO 16'-8"----- 310 P.L.F.
    SPANS TO 20'-8" ---- 183 P.L.F.
    SPANS TO 23'-4"----- 130 P.L.F.
    LINTELS SHALL BEAR MANUFACTURER'S NAME & CAPACITY WHERE P.C. LINTEL #5 REBAR REINFORCEMENT IS NOTED USE ASTM A-615 GRADE 60 STEEL.
11. ALL FRAMING LUMBER SHALL BE DOUG-FIR S-P-F., OR SPINE - GRADE 2 OR BETTER W/ Fb ≥ 1000 P.S.I. (BEARING HEADERS & EXTERIOR WALL FRG. ONLY)
12. MICROLAM BEAMS SHALL BE AS MANUFACTURED BY "TRUSS JOIST" OR APPROVED EQUAL: Fb ≥ 2800 P.S.I. & E≥ 2,000,000 P.S.I.
13. MINIMUM PRE-FABRICATED TRUSS DEIGN LOADS TO BE:
    TOP CORD LIVE LOAD -------- 30 P.S.F.*
    TOP CORD DEAD LOAD ------- 15 P.S.F.*
    BOTTOM CORD ----------10 P.S.F.*
    TOTAL ----------55 P.S.F.*
    * OR AS NOTED ON APPROVED TRUSS PLANS AND APPROVED BY THE CONTRACTOR/OWNER AND PERMITTING AGENCY
14. UNLESS NOTED OTHERWISE ON THESE PLANS- ROOF UPLIFT SHALL BE NOTED ON APPROVED TRUSS MFGR'S DRAWINGS. ROOF TRUSS AND GIRDER ANCHORS TO BE ACCORDANCE W/ THE FOLLOWING SCHEDULE. USE PRODUCTS OF "SIMPSON" INSTALL IN ACCORDANCE W/ MFGR'S SPECIFICATIONS THE FOLLOWING TYPES:

	MODEL	FASTENERS	ALLOWABLE UPLIFT
MASONRY:	META16	7- 10D X 1 1/2"	1450 LBS
	HETA16	9- 10D X 1 1/2"	1850 LBS
	HHETA16	10- 10D X 1 1/2" EA	1450 LBS
FRAME:	H10A	9- 10D X 1 1/2"	1140 LBS
		+ 9-10D PLATES	

15. ROOFING MATERIAL & FASTENING TO BE ACCORDANCE W/ MFGR'S SPECIFICATIONS (CONTRACTOR TO SUPPLY)
16. LOAD BEARING HEADER STUD REQUIREMENTS:
    FOR SPANS TO 6'-0" USE ON HEADER STUD W/ 2 FULL LENGTH STUDS
    FOR SPANS GREATER THE 6'-0" USE 2 HEADER STUDS W/ 3 FULL LENGTH STUDS.
    FOR UPLIFT REQ'TS STUD TO SLAB/ FOUNDATION:
    USE "SIMPSON" HTT4 FOR LOADS LESS THAN 3610 LBS. W/ 18-10D
    USE "SIMPSON" HTT5 FOR LOADS LESS THAN 4350 LBS. W/ 26-16D
17. FOR TRUSS/ GIRDER CONNECTION TO STUD WALLS UNLESS NOTED OTHERWISE:
    USE "SIMPSON" HTS16 FOR LOADS LESS THAN 1260 LBS. (MAX. 2 PER STUD) (W/16-10D TOTAL)
    USE "SIMPSON" HTS20 FOR LOADS LESS THAN 1450 LBS. (MAX. 2 PER STUD) (W/24-10D X 1 1/2")
18. UNLESS SPECIFIED BY MFGR: FASTEN P.T. BUCKS FOR EXTERIOR DOORS, WINDOWS, & SLIDING GLASS DOORS INTO MASONRY AS FOLLOWS:
    FOR 1X MATERIAL: 3/16" "TAP-CON" THRU WINDOW FRAME INTO MASONRY (MIN. 1-1/2" EMBEDMENT). SPACE @6" FROM CORNERS & 24" O.C. MAX. OR PER WINDOW MANUFACTURE'S INSTALL REQUIREMENTS.
    BUCKS REQUIRED @ HEAD + JAMBS & MUST EXTEND PAST INTERIOR WINDOW FRAME.
    FOR 2X MATERIAL: 1/4" "TAP-CONS" @ 6" FROM CORNERS & 16" O.C. (MIN 1-1/2" EMBEDMENT INTO MASONRY.
    GARAGE DOORS - P.T. JAMBS + ANY EXT. P.T. STUD TO MASONRY CONNECTION W/ 1/2" DIA. X 6" LONG HOOKED ANCHOR BOLTS OR EXP. BOLTS @ 2'-0" O.C. USING 2" WASHERS. UNLESS NOTED OTHERWISE ON DOOR MANUFACTURE'S SPECIFICATIONS.
19. WINDOWS & EXTERIOR DOORS TO HAVE CURRENT FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR APPROVED SYSTEM WITH PERMIT APPLICATION. FASTENING TO BE IN ACCORDANCE WITH MANUFACTURER'S FLORIDA PRODUCT APPROVAL OR MIAMI-DADE N.O.A. DOCUMENTATION.
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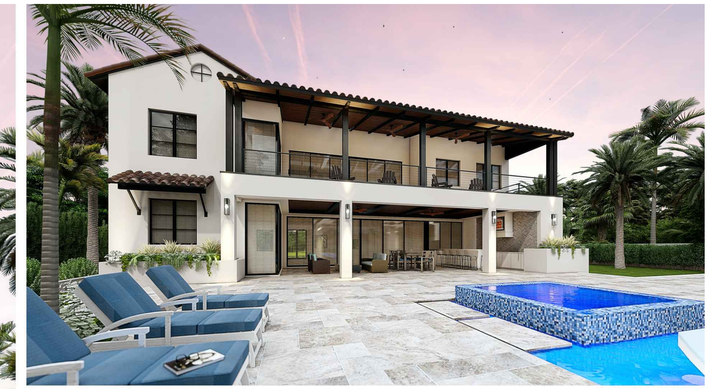

* VIEW SHOWN IS CONCEPTUAL - SEE PLANS

D R A W I N G I N D E X

A R C H I T E C T U R A L

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~~A-9. CROSS SECTION~~
A-10. BUILDING SECTIONS & DETAILS
~~A-11. BUILDING SECTIONS & DETAILS~~
~~A-12. INTERIOR DOOR & ROOM FINISH SCHEDULE~~
~~A-13. FIRST FLOOR REFLECTED CEILING PLAN~~
~~A-14. SECOND FLOOR REFLECTED CEILING PLAN~~

AREA CALCULATION

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LANAI	920	
ENTRY	872	
SECOND FLOOR LIVING		3264
LANAI	680	
BALCONIES	366	
TOTAL	3399	5911

PRELIMINARY NOT FOR CONSTRUCTION

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1342 PONCE DE LEON DRIVE FORT LAUDERDALE, FL

architect
L.a krebs, LLC
AA 26002462

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revisions:
12-10-21
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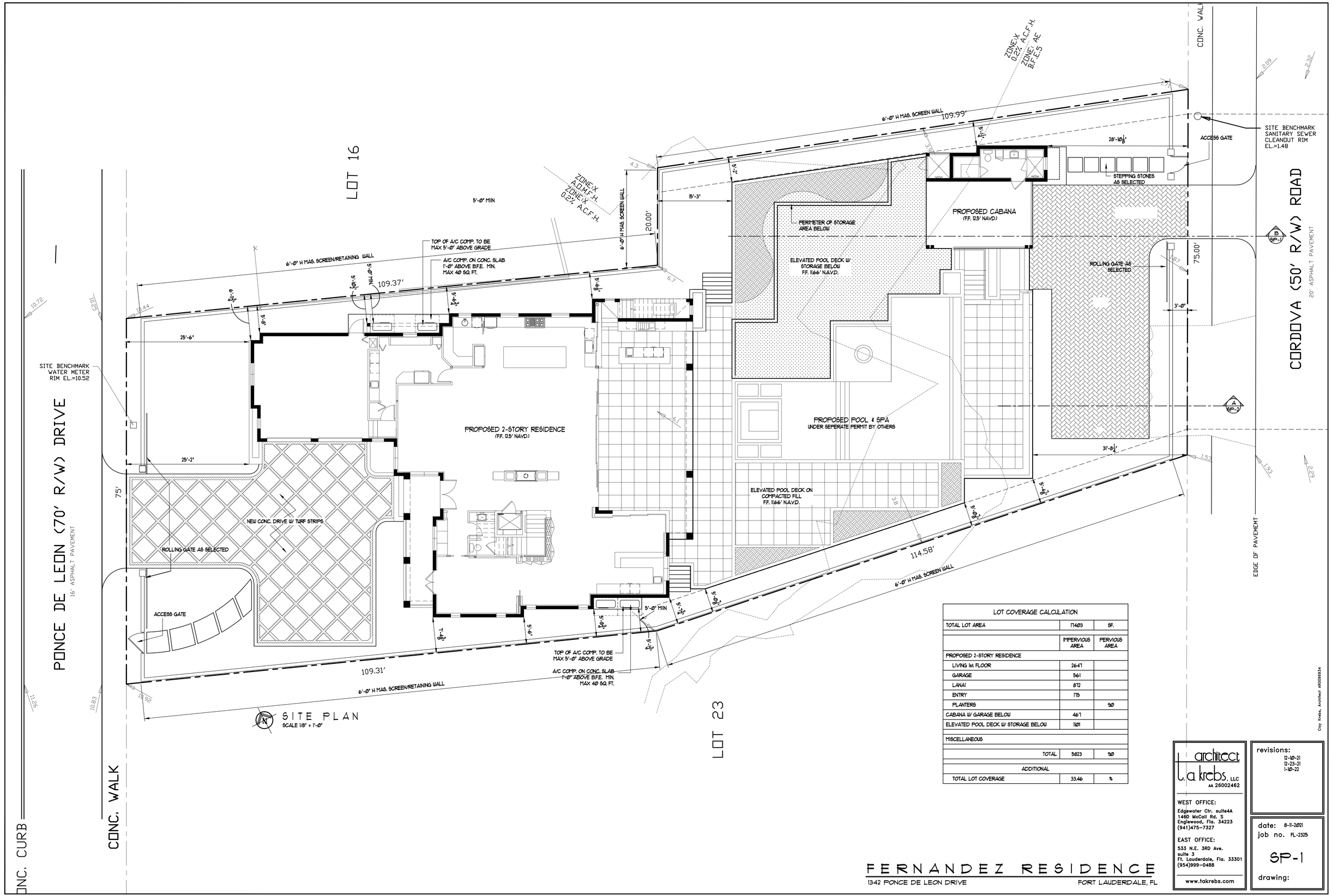
1-26-22

date: 12-7-21
job no. FL-2325

T-1

drawing:

Clay Krebs, Architect AR0098934



LOT COVERAGE CALCULATION		
TOTAL LOT AREA	17403	SF.
	IMPERVIOUS AREA	PERVIOUS AREA
PROPOSED 2-STORY RESIDENCE		
LIVING 1st FLOOR	2647	
GARAGE	561	
LANAI	872	
ENTRY	175	
PLANTERS		90
CABANA W/ GARAGE BELOW	467	
ELEVATED POOL DECK W/ STORAGE BELOW	1801	
MISCELLANEOUS		
TOTAL	5823	90
ADDITIONAL		
TOTAL LOT COVERAGE	33.46	%

FERNANDEZ RESIDENCE

1342 PONCE DE LEON DRIVE FORT LAUDERDALE, FL

architect
L.a krebs, LLC
AA 26002462

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12-10-21
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SP-1

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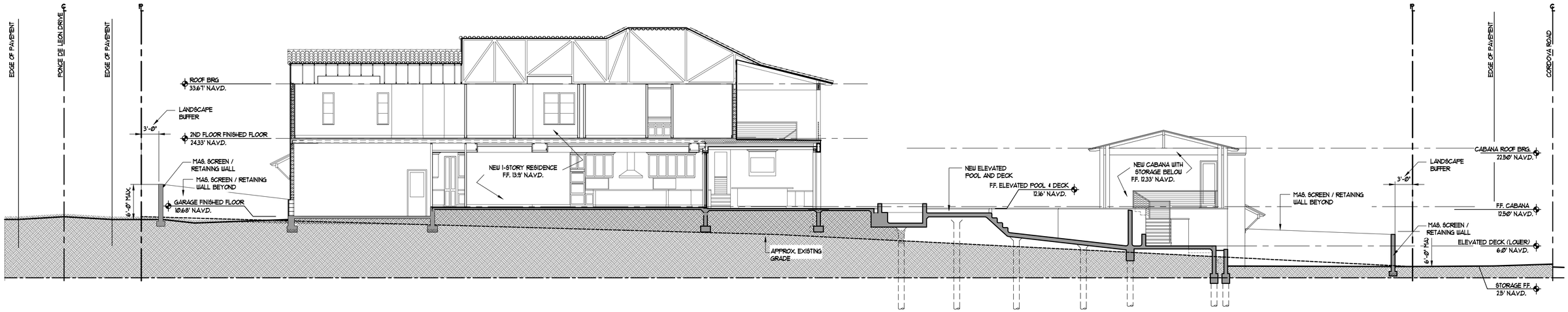
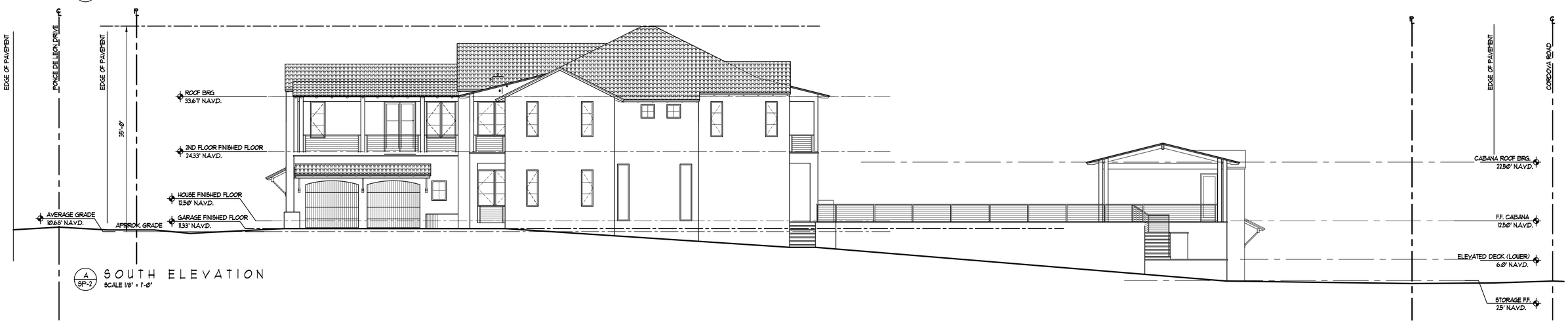
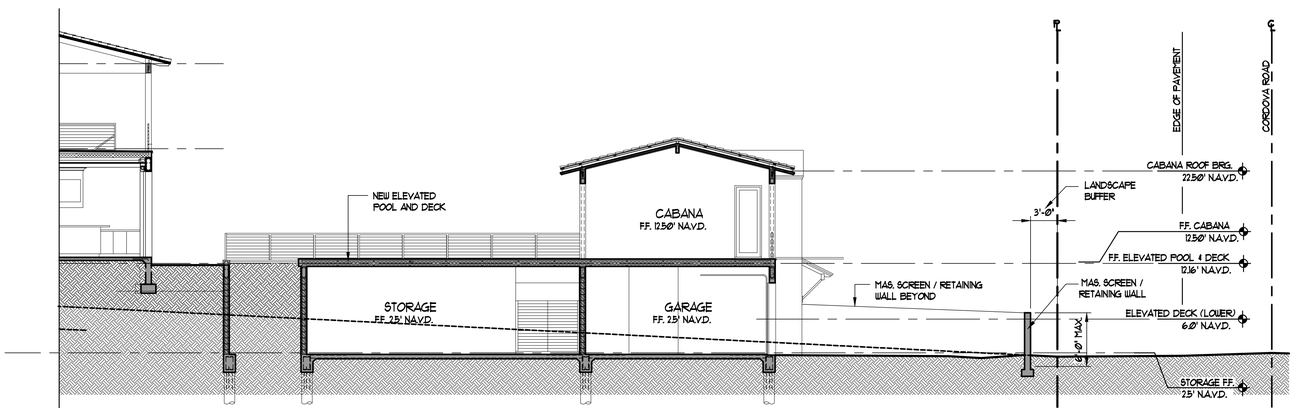


A SP-2 SITE CROSS SECTION
SCALE 1/8" = 1'-0"



A SP-2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



A SP-2 SITE CROSS SECTION
SCALE 1/8" = 1'-0"

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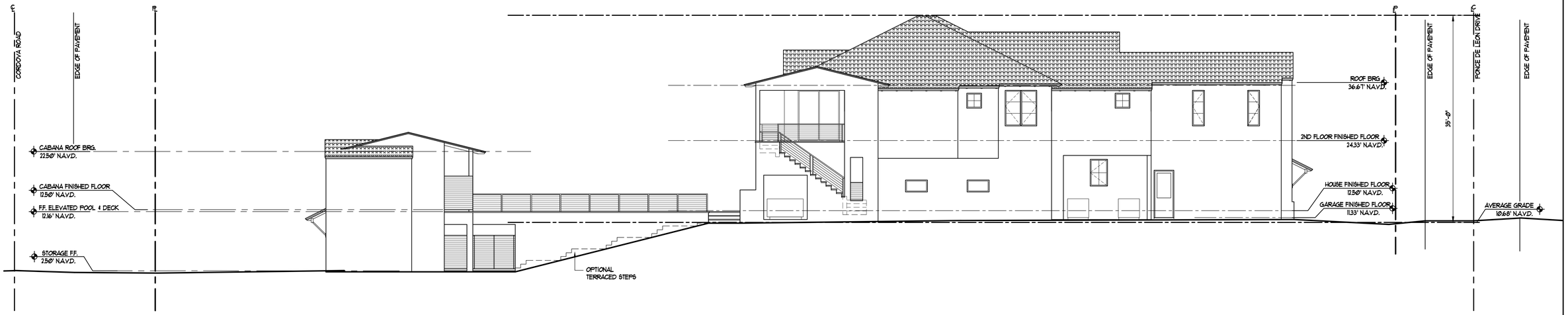

A
SP-2
NORTH ELEVATION
SCALE 1/8" = 1'-0"

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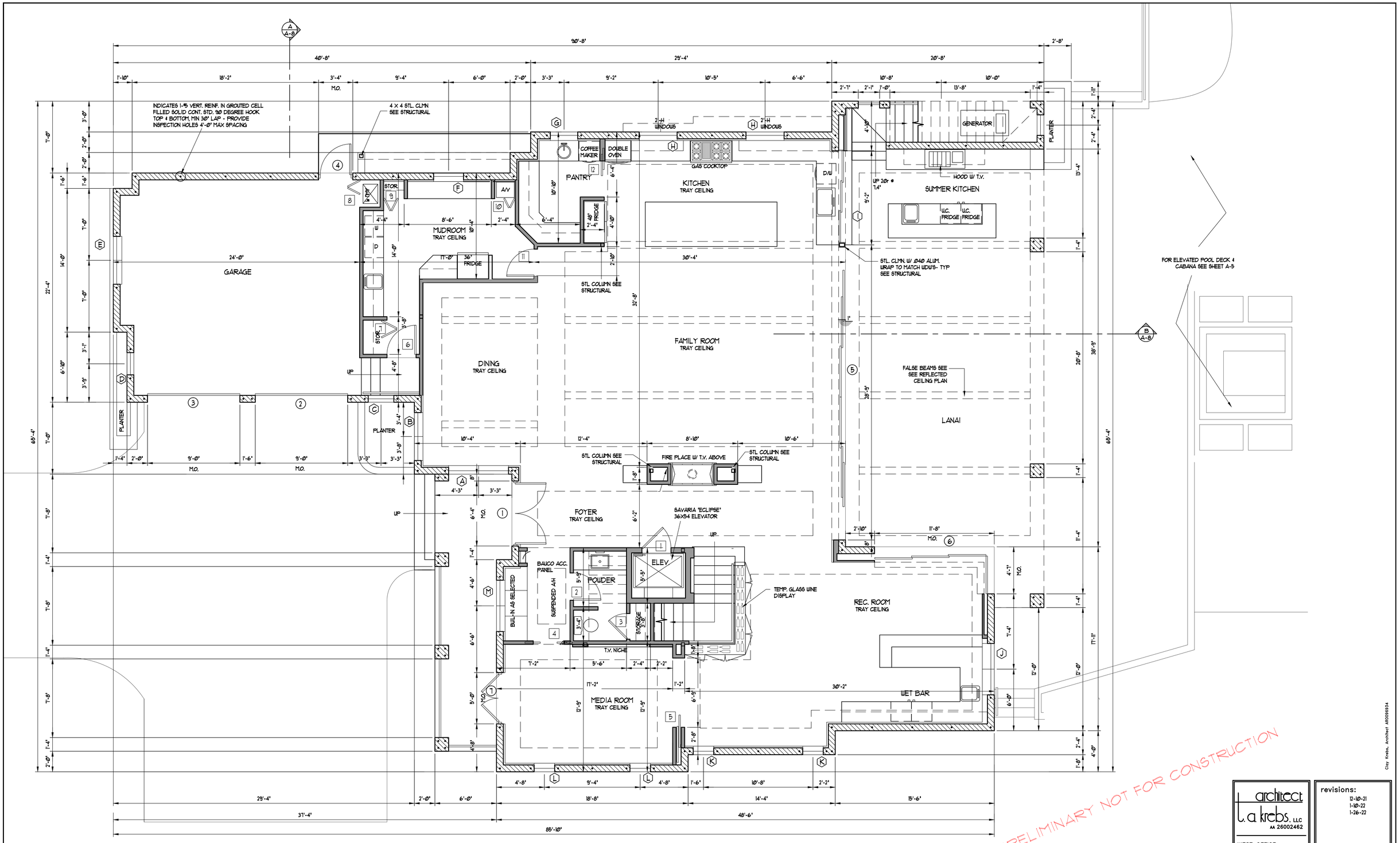

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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FERNANDEZ RESIDENCE

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job no. FL-2325

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drawing:

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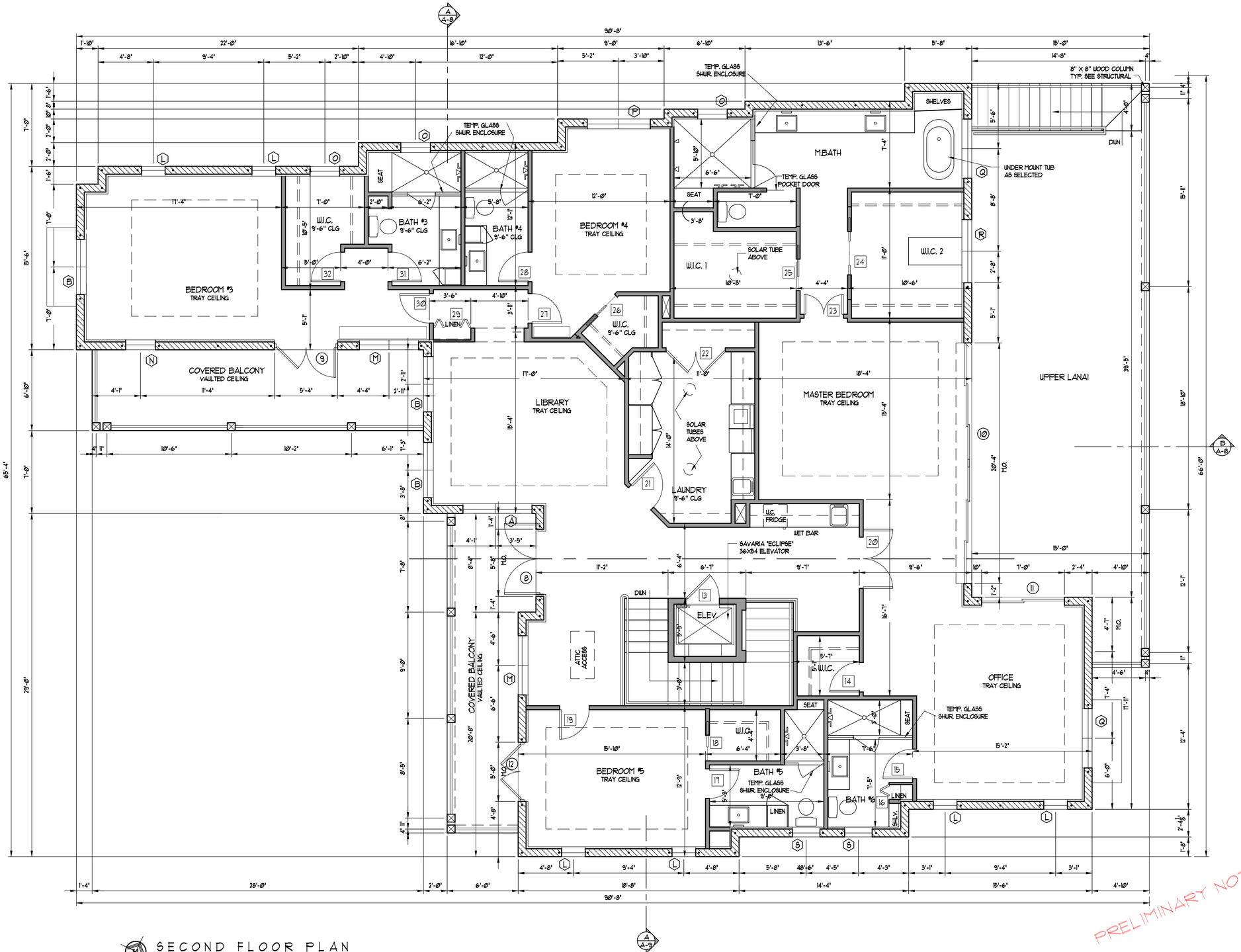

SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

EXTERIOR WINDOW SCHEDULE			
MARK	DESCRIPTION (LXH)	QUANITY	REMARKS
A	(2) 28" X 74" C.S.	2	MFGR STD. MULL
B	(2) 35" X 74" C.S.	4	MFGR STD. MULL
C	30" X 40 F.G.	1	
D	26" X 40" F.G.	1	
E	(2) 28" X 56" C.S.	1	MFGR STD. MULL
F	35" X 54" C.S.	1	
G	32" X 54" C.S.	1	
H	44" X 24" F.G.	2	
I	(3) 36" X 76" HR.	1	MFGR STD. MULL
J	(2) 30" X 56" C.S.	1	MFGR STD. MULL
K	24" X 116" F.G.	2	
L	24" X 74" C.S.	8	
M	(2) 30" X 74" C.S.	3	MFGR STD. MULL
N	30" X 74" C.S.	1	
O	30" X 30" F.G.	3	
P	(2) 32" X 74" C.S.	1	MFGR STD. MULL
Q	(2) 30" X 64" C.S.	2	MFGR STD. MULL
R	(2) 32" X 64" C.S.	1	MFGR STD. MULL
S	28" X 28" F.G.	2	

NOTES
1. CONTRACTOR TO VERIFY R.O. W/ MANUFACTURE.
2. SEE APPROVED PRODUCT APPROVALS ATTACHMENT DETAILS

EXTERIOR DOOR SCHEDULE				
MARK	DESCRIPTION	DOOR TYPE	SIZE WXH	REMARKS
1	FRONT DOOR	CUSTOM	6'-4" X 9'-6"	
2	GARAGE	OVER HEAD	9'-0" X 8'-0"	
3	GARAGE	OVER HEAD	9'-0" X 8'-0"	
4	GARAGE	SWING	3'-0" X 8'-0"	
5	LIVING	SLGD	29'-2" X 9'-6"	NEW STL HDR ABOVE SEE STRUCTURAL
6	REC ROOM	SLGD	SEE PLANS X 9'-6"	
7	MEDIA ROOM	SWING	5'-0" X 8'-6"	
8	LIBRARY	SWING	6'-0" X 8'-6"	
9	BEDROOM #3	SWING	5'-4" X 8'-6"	
10	MASTER BEDROOM	SLGD	21'-0" X 8'-6"	
11	OFFICE	SLGD	7'-0" X 8'-6"	
12	BEDROOM #5	SWING	5'-0" X 8'-6"	

NOTES
1. CONTRACTOR TO VERIFY R.O. W/ MANUFACTURE.
2. SEE APPROVED PRODUCT APPROVALS ATTACHMENT DETAILS

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drawing: A-2

FERNANDEZ RESIDENCE

1342 PONCE DE LEON DRIVE FORT LAUDERDALE, FL

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

WEST ELEVATION

SCALE 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

FERNANDEZ RESIDENCE

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job no. FL-2325

A-3

drawing:

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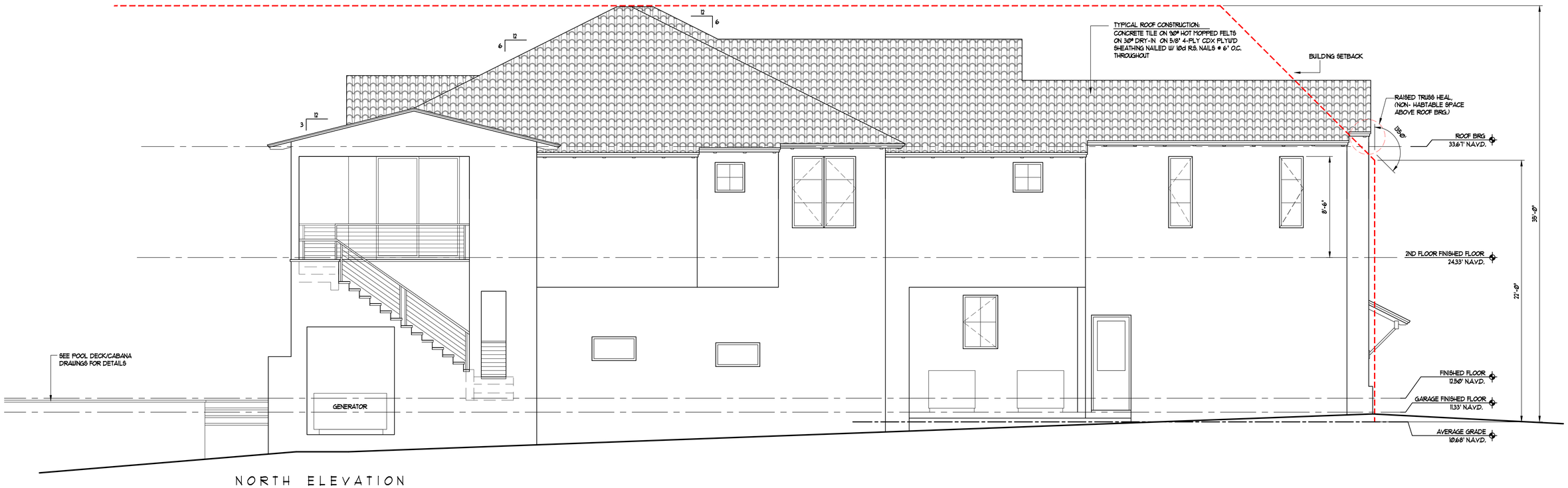
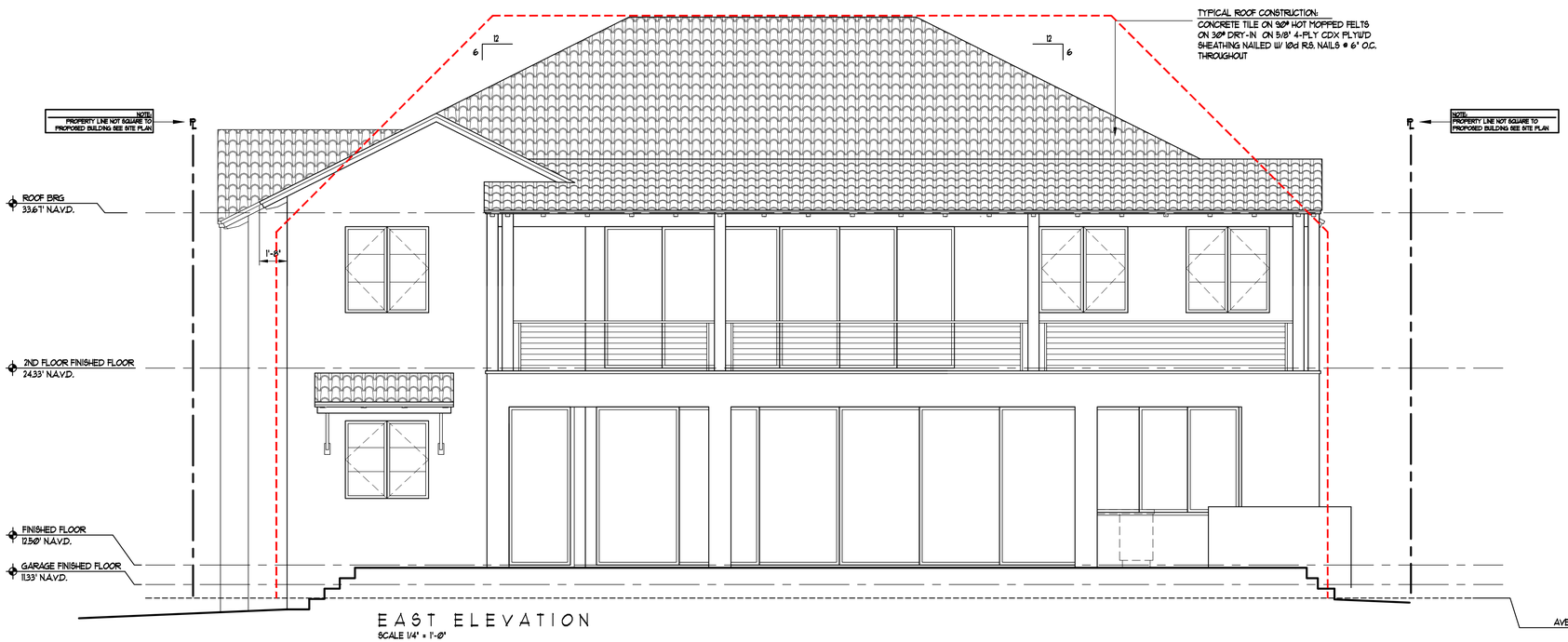


NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

FERNANDEZ RESIDENCE

1342 PONCE DE LEON DRIVE — FORT LAUDERDALE, FL

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A-4

drawing:

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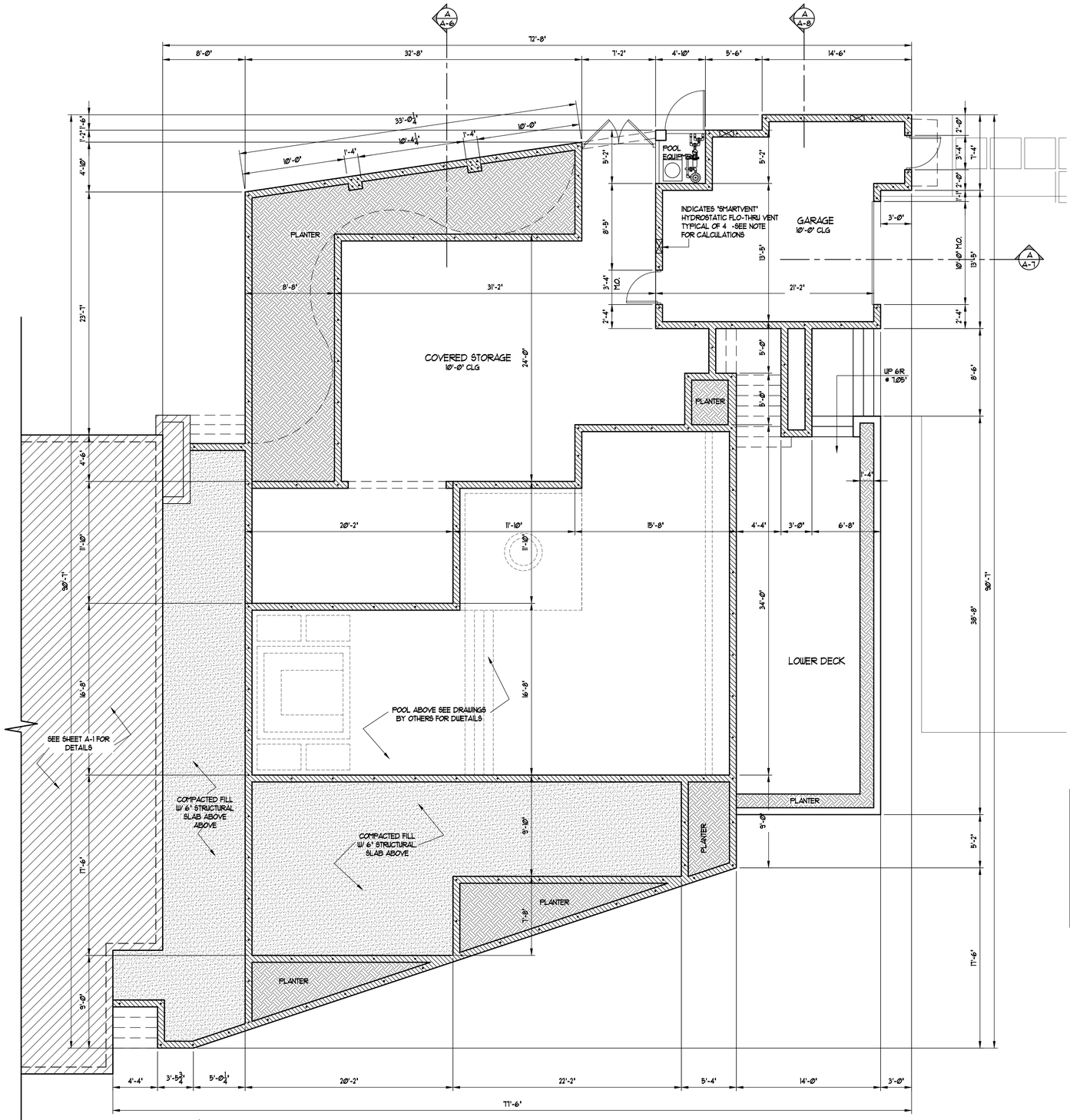
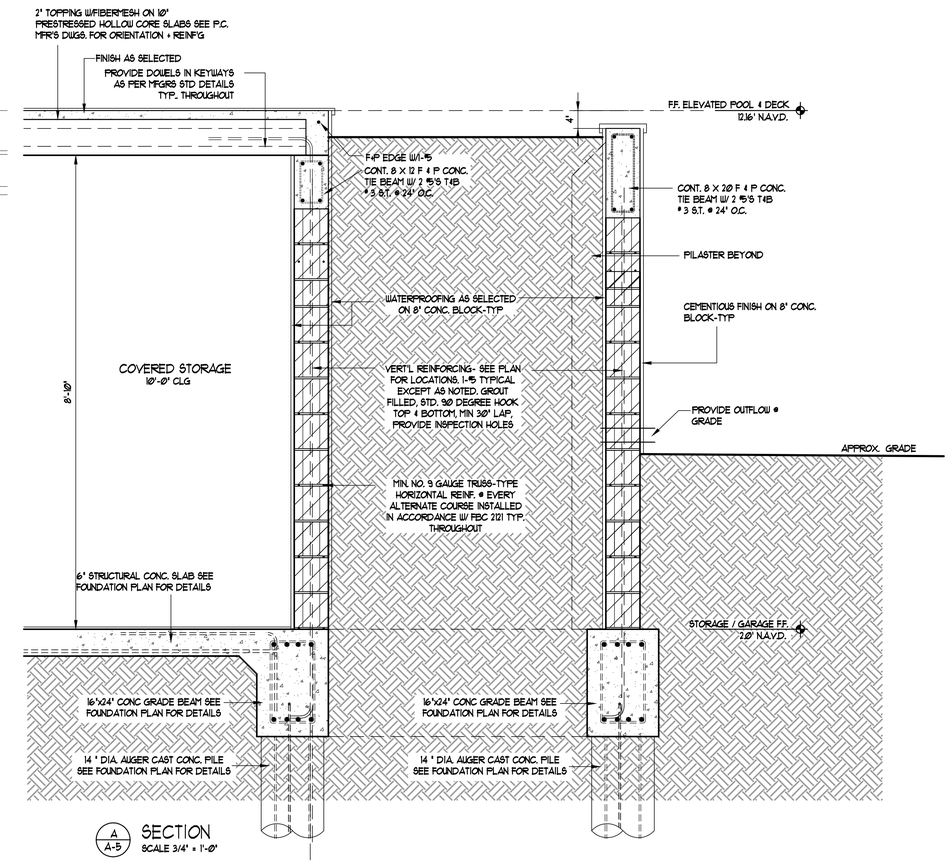


POOL DECK & CABANA LOWER LEVEL PLAN
SCALE 3/16" = 1'-0"



SECTION
SCALE 3/4" = 1'-0"

* IN GARAGE AREA ONLY

1. ALL ELECTRICAL TO BE ABOVE B.F.E.
2. ALL MATERIALS USED BELOW B.F.E SHALL BE FLOOD & DECAY RESISTANT
3. ALL GLASS BELOW B.F.E. SHALL BE TEMPERED.
4. ALL DOORS BELOW B.F.E. SHALL BE FLOOD RESISTANT, INCLUDING GARAGE DOOR.

PROVIDE WATER FLOW-THRU VENTS AS REQ'D PER CODE, AT 1-SQUARE INCH PER 1-SQUARE FOOT OF FLOOR AREA (9207 Sq. Ft.)
ONE "SMARTVENT" IS EQUIVALENT TO 200 Sq. Ins. OF OPENING.
434 SQ. FT / 200 = 3 VENTS REQUIRED
BOTT. OF OPG. MAX. 1'-0" ABOVE GRADE

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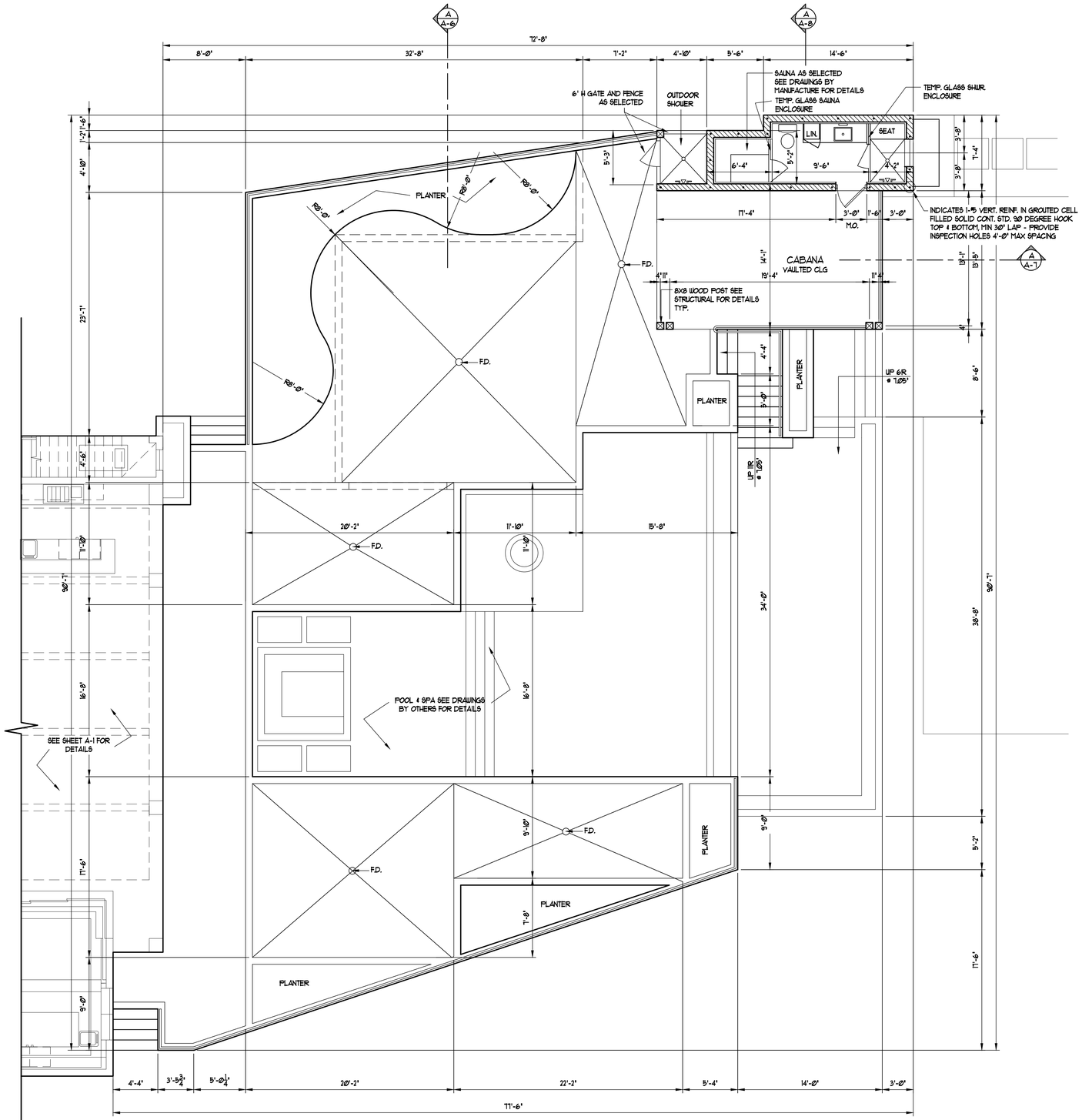
A-5
drawing:

FERNANDEZ RESIDENCE

1342 PONCE DE LEON DRIVE — FORT LAUDERDALE, FL



POOL DECK & CABANA PLAN
SCALE 3/16" = 1'-0"

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FERNANDEZ RESIDENCE

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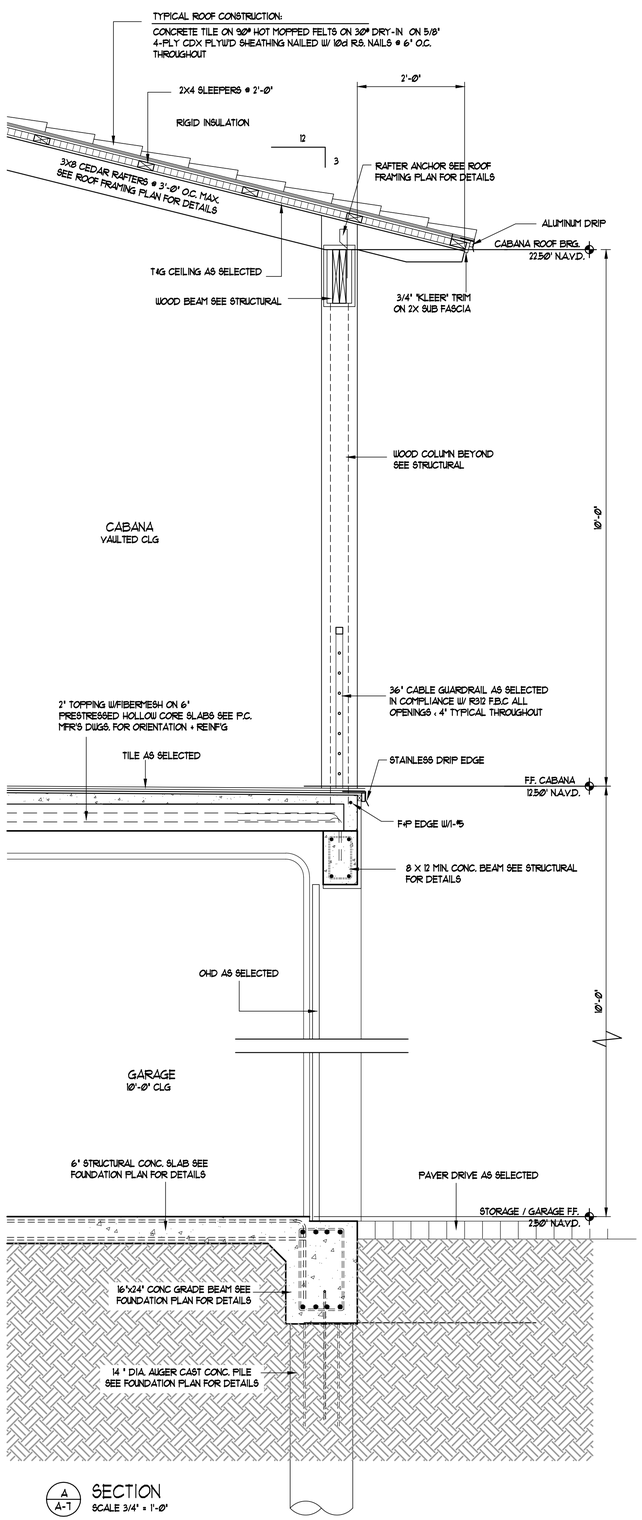
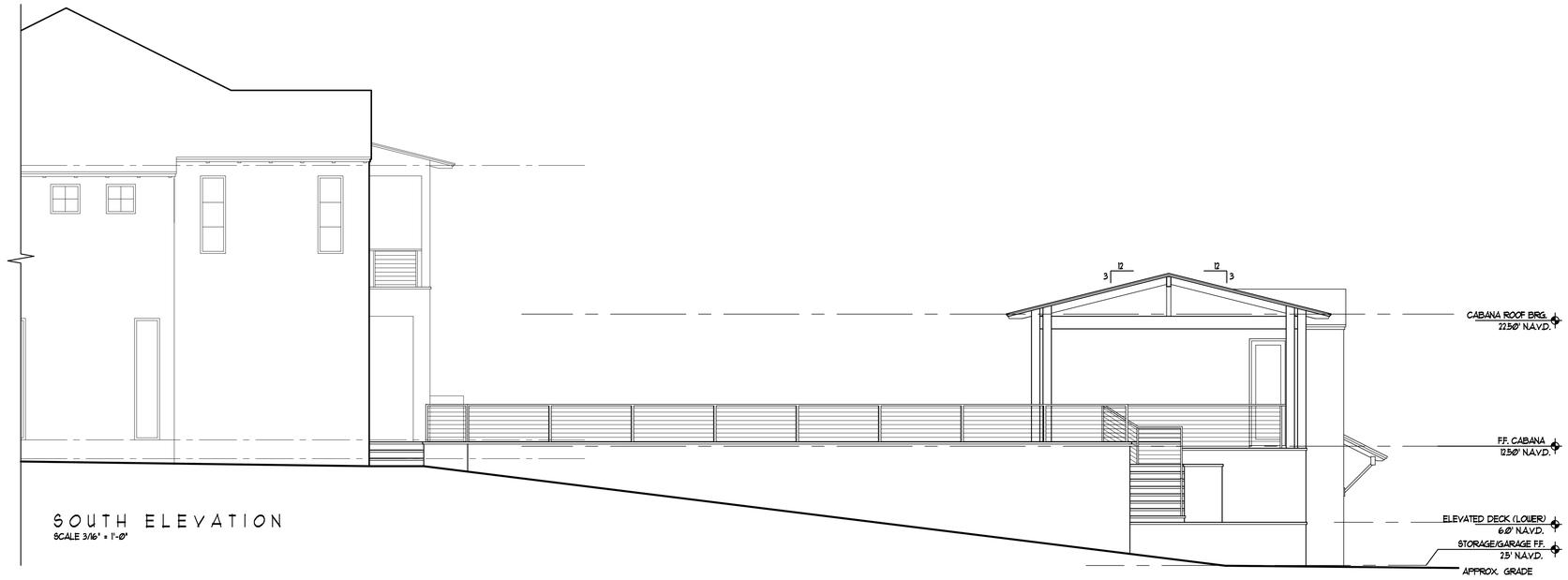
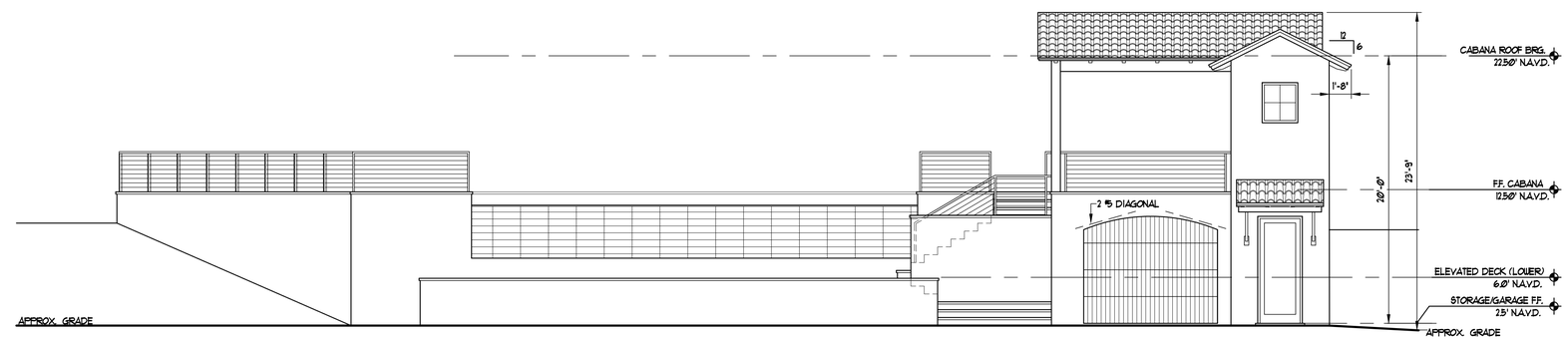


A / A-7 SECTION
SCALE 3/4" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 3/16" = 1'-0"

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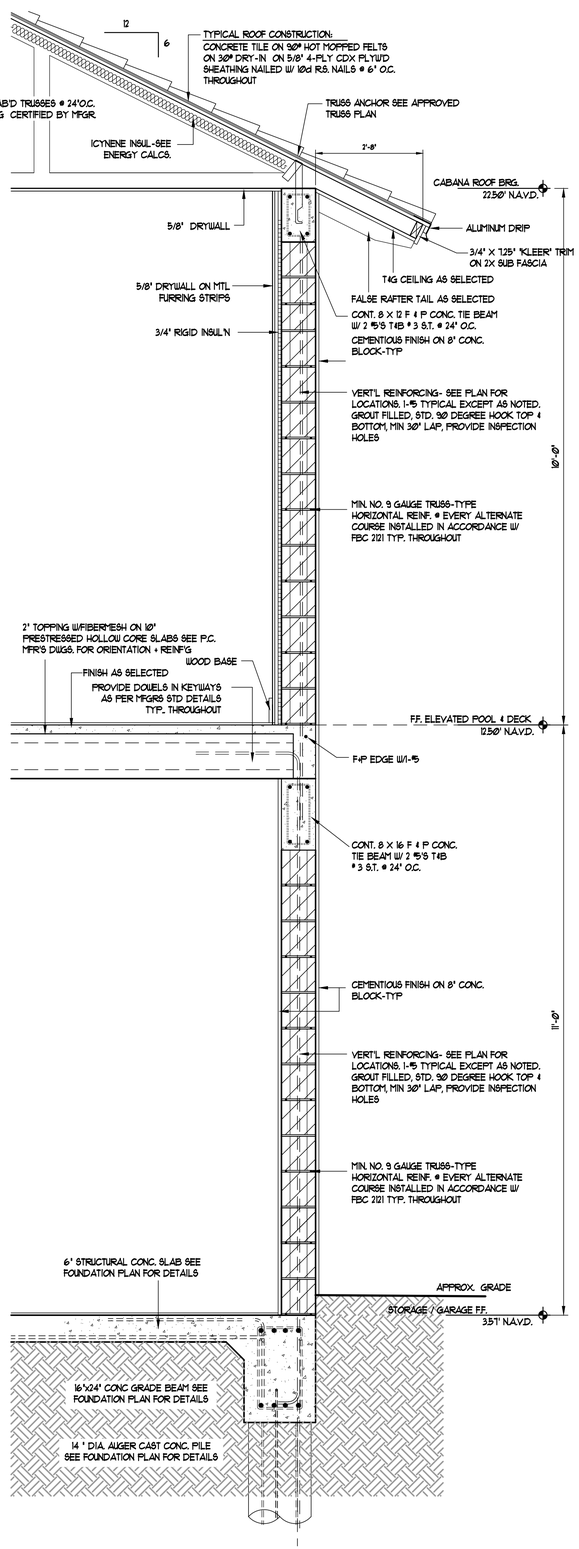
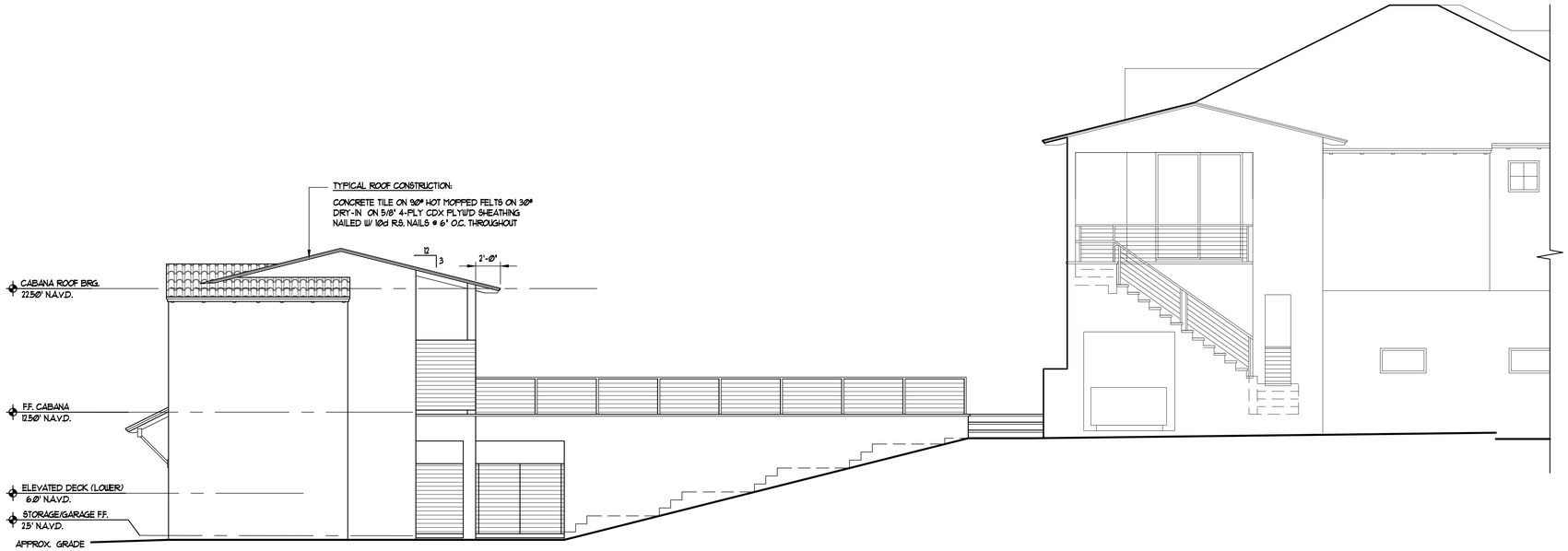
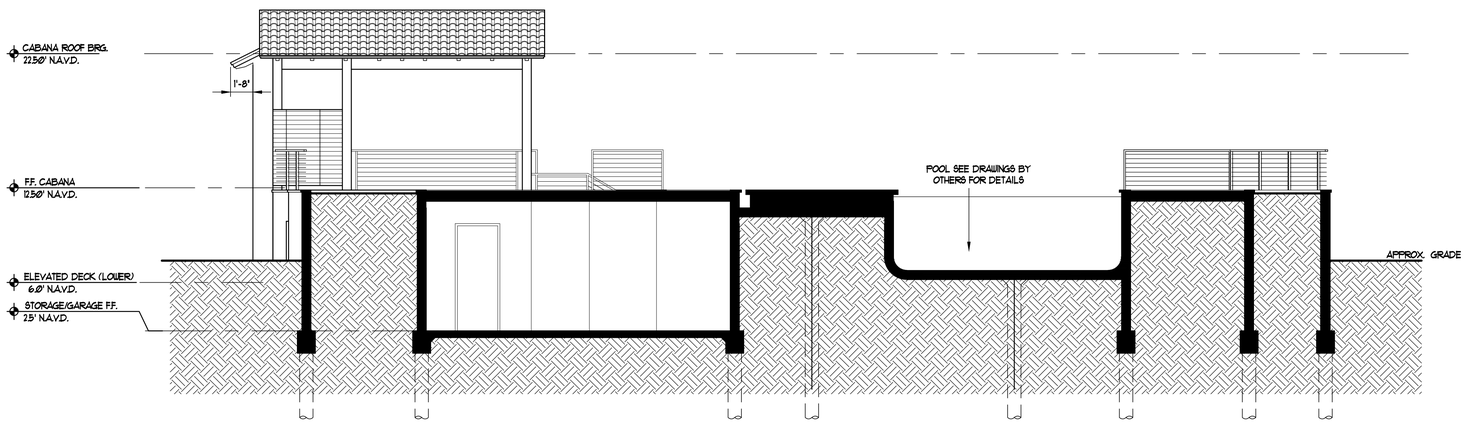




NORTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

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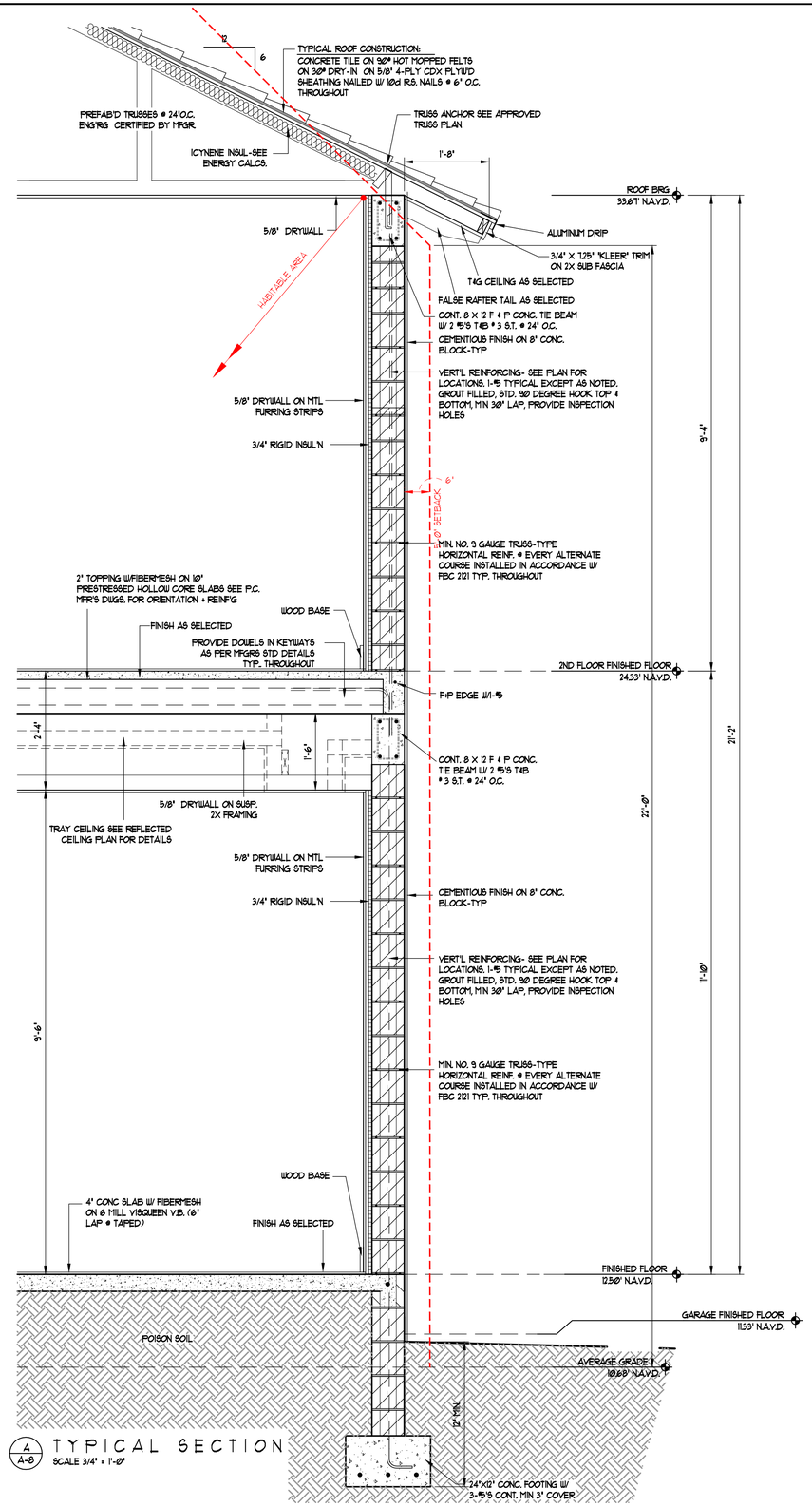
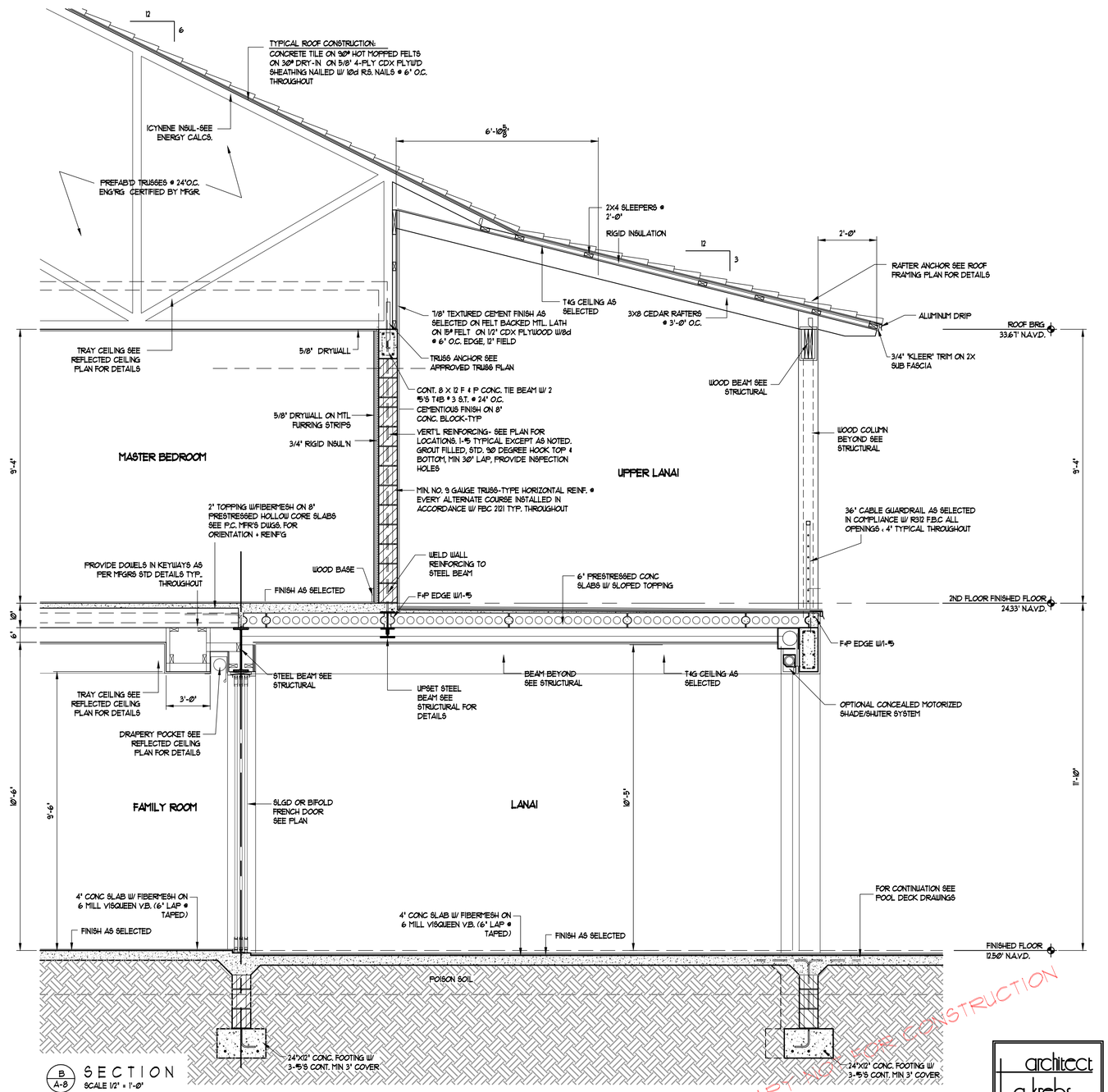


A A-8 TYPICAL SECTION
SCALE 3/4' = 1'-0'



B A-8 SECTION
SCALE 1/2' = 1'-0'

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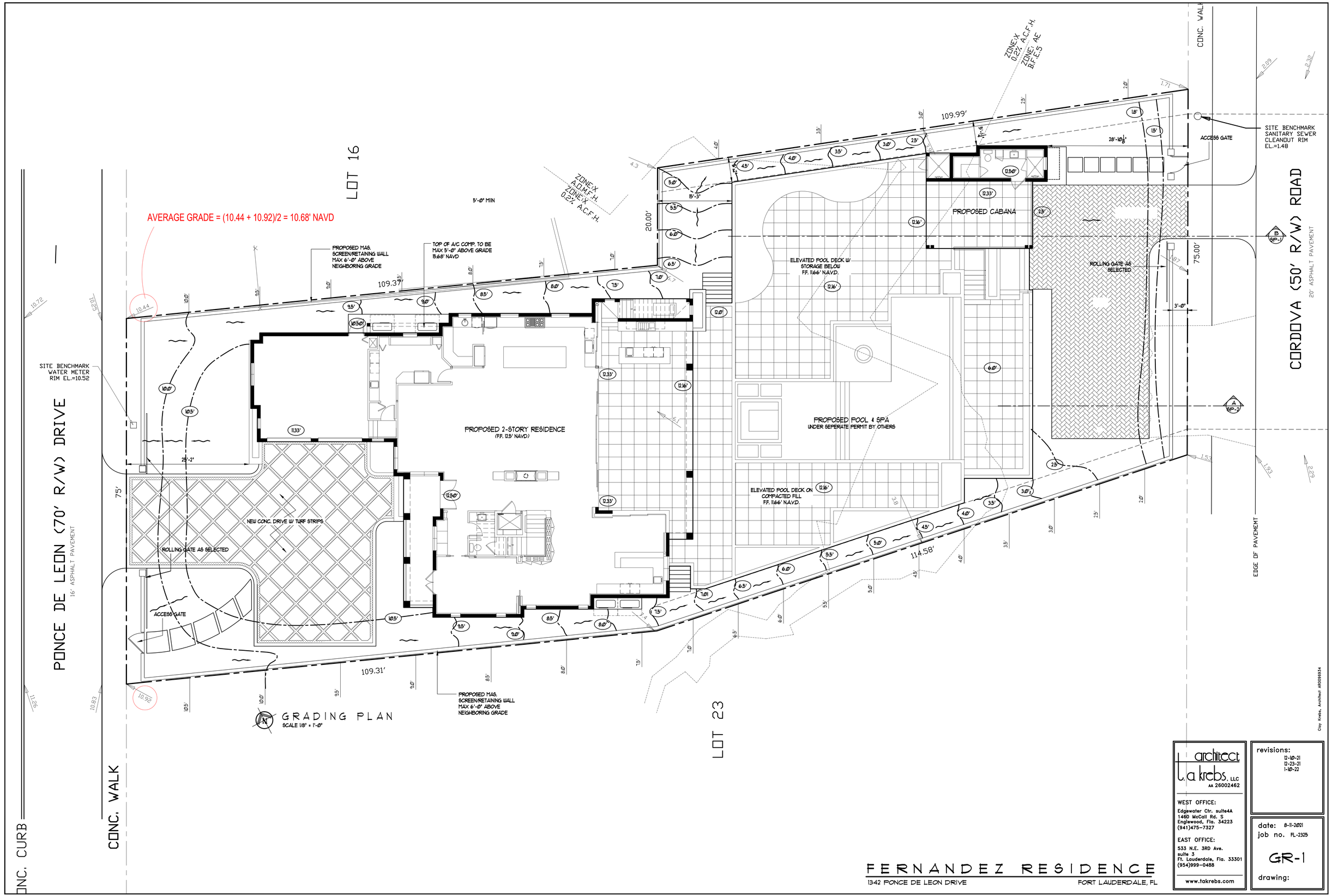

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job no. FL-2325

GR-1

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FERNANDEZ RESIDENCE

1342 PONCE DE LEON DRIVE FORT LAUDERDALE, FL

Clay Krebs, Architect AR0098934

NOTE:
PROPERTY LINE NOT SQUARE TO
PROPOSED BUILDING SEE SITE PLAN

WEST ELEVATION
SCALE 3/16" = 1'-0"

AVERAGE GRADE = (10.44 + 10.92)/2 = 10.68' NAVD
SEE SITE PLAN

NOTE:
PROPERTY LINE NOT SQUARE TO
PROPOSED BUILDING SEE SITE PLAN

FRONT ELEVATION
SCALE : 1/4" = 1'-0"

1342 PONCE DE LEON DRIVE | 1334 PONCE DE LEON DRIVE

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drawing:

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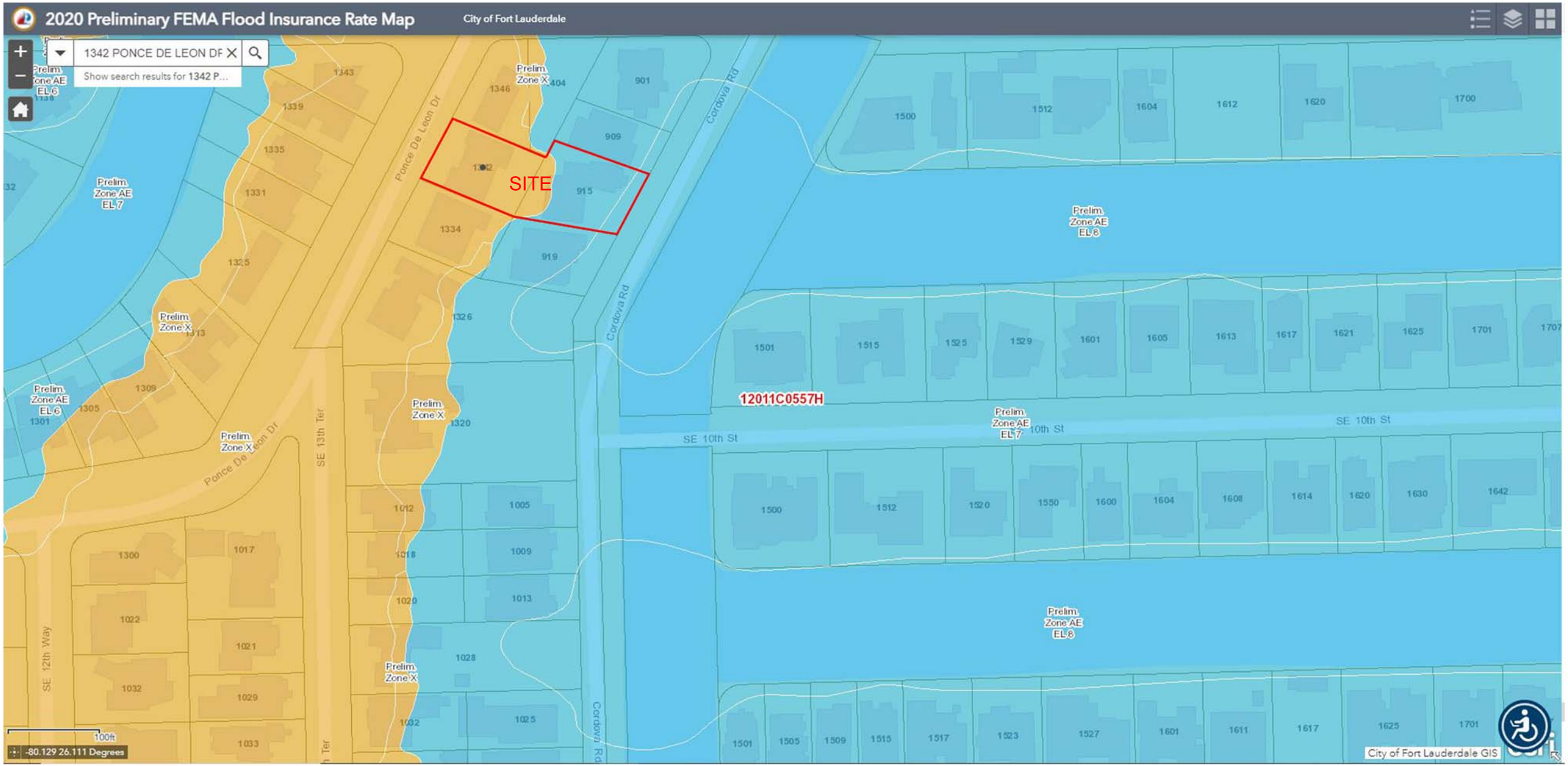

GRADE DEFINITION ANALYSIS

915 Cordova Road.

Flood Zone = AE8
BFE = 8.0' NAVD | DFE = 9.0' NAVD
Grade = DFE Per 47-2.2(G(1(b))) = 9.0' NAVD

1342 Ponce De Leon

Flood Zone = X
BFE = None
Grade = (10.92+7.4+6.7+10.44)/4 = 8.865' NAVD*
* Note road elevation average = 10.68' NAVD

1342 Ponce De Leon & 915 Cordova (combined)

Flood Zone = X
BFE = None
Grade = (10.92+7.4+1.53+1.71+4.3+6.7+10.44)/7 = 6.14' NAVD*
* Note road elevation average = 10.68' NAVD