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-22030003**
OWNER:	TERRANCE BOYNTON & JULIE BOYNTON
AGENT:	STEPHANIE J. TOOTHAKER, ESQ.
ADDRESS:	2873 N.E. 24th STREET, FORT LAUDERDALE, FL., 33305
LEGAL DESCRIPTION:	LOT 10, BLOCK 24, OF CORAL RIDGE GALT ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ZONING DISTRICT:	RS-4.4 - Residential of Single Family/Low Density
COMMISSION DISTRICT:	1
REQUESTING:	**Section 47-19.2.BB.1- *Swimming pools, hot tubs and spas.***

Requesting a variance to allow an After the Fact swimming pool be located 3.8 feet from the rear property line where the code requires a minimum of 5 feet from the rear property line. A total reduction of 1.2 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.

CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022 **TIME: 6:00 PM** **CASE: PLN-BOA-22030003**

REQUESTING: Section 47-19.2.BB.1.- Swimming pools, hot tubs and spas.

Requesting a variance to allow an After the Fact swimming pool be located 3.8 feet from the rear property line where the code requires a minimum of 5 feet from the rear property line. A total reduction of 1.2 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: 04/13/2022

AGENDA ITEM: 7

CASE:

PLN-BOA-22030003

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 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.

- ☐ 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**

Approval by Mohammed Malik, Zoning and LandscapingManager
Uncontrolled in hard copy unless otherwise marked

WE BUILD COMMUNITY

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	Julie Boynton and Terrance Boynton
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	2873 NE 24 ST, FORT LAUDERDALE, FL 33305
E-mail Address	n/a
Phone Number	n/a
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 Southwest 2nd Avenue, Suite A
E-mail Address	stephanie@toothaker.org, cc: roya@toothaker.org and estefania@toothaker.org
Phone Number	954 648 9376
Letter of Consent Submitted	Yes

Development / Project Name	2873 NE 24 Street
Existing / New	Existing: ☑ New: ☐
Project Address	Address: 2873 NE 24 ST, FORT LAUDERDALE, FL 33305
Legal Description	Please see survey.
Tax ID Folio Numbers (For all parcels in development)	494225033390
Request / Description of Project	Request the rear pool setback to be 3.8 ft where the code requires 5 ft
Applicable ULDR Sections	47-19.2.BB.1

Current Land Use Designation	Low
Current Zoning Designation	RS-4.4
Current Use of Property	Single-Family Home
Site Adjacent to Waterway	☑ **Yes** ☐ **No**

Setbacks (indicate direction N, S, E, W)	**Required**	**Proposed**
Front S	5 ft (pool setback)	N/A
Side W	5 ft (pool setback)	N/A
Side E	5 ft (pool setback)	7.9 ft (pool setback)
Rear N	5 ft (pool setback)	3.8 ft (pool setback)

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 see 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 see 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 see 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 see 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 see 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 see 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 March, 20 25

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8.13.2023

Estefania Mayorga
Commission # GG 365267
Commission Expires 08-13-2023
Bonded Through - Cynanotary
Florida - Notary Public

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"

- [x] **Completed application** (all pages must be filled out where applicable)
- [x] **Mail notification documents** (mail notification instructions at bottom of page)
- [x] **Proof of ownership** (warranty deed, Sunbiz and/or tax record), including corporation documents if applicable
- [x] **Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- [x] **Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- [x] **Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- [x] **Cover sheet** on plan set to state project name and table of contents.
- [x] **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)**
- [x] **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.

TOOTHAKER.ORG

March 15, 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 2873 NE 24th Street, Fort Lauderdale, FL 33305 (the "Property")

Dear Honorable Members of the Board of Adjustment:

I represent Terrance and Julie Boynton (the "Applicant"), owner of the real property located at 2873 NE 24th Street, Folio No. 494225033390, referred to as the "Property". The Property has an underlying land use designation of Low Residential and is zoned Residential Single-Family RS-4.4. On behalf of the Applicant, we are respectfully requesting approval of an after-the-fact variance from Unified Land Development Regulations (ULDR) Section 47-19.2.BB.1 which establishes the minimum setback requirements for swimming pools, hot tubs, and spas. The requested variance is for a swimming pool under construction located in the rear of the property that has a rear setback measurement of 3.8 feet where the code requires a minimum of 5 feet.

1. PROJECT DESCRIPTION

The Property comprises of 0.25 acres (11,000 SF) and is located in the Coral Ridge Neighborhood fronting NE 24th Street to the south and the intercoastal waterway to the north. The Applicant is developing a two-story single-family residence and accessory structures including a dock, swimming pool, pool deck, spa, and cabana to the rear. The primary residence and all associated accessory structures are currently under construction. The swimming pool and spa are currently under construction and have been excavated and reinforced, as shown in the **Site Photos**.

Currently, the swimming pool is 5 feet from the face of the seawall in contact with the waterway (wetface) that abuts the rear of the Property but is 3.8 feet from the rear property line. The swimming pool meets all other dimensional requires established by the ULDR.

2. REQUESTED VARIANCE

Currently, 47-19.2.BB.1 states that setbacks for swimming pools are established as such:

"An outdoor swimming pool, hot tub, spa or similar structure and their related architectural features such as waterfalls, when accessory to a standard single-family dwelling, zero lot line dwelling, duplex or two-family dwelling, townhouse, or cluster dwelling **may be permitted in the required front, rear and side yard no closer than five (5) feet from any property line.**"

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

On behalf of the Applicant, we are respectfully requesting an after-the-fact variance from ULDR Section 47-19.2.BB.1, to allow for the swimming pool's setback from the rear property line to be 3.8 feet. It is the Applicant's intention to measure the rear setback in accordance to Section 47-2.2.S which states:

"When a yard is required along a property line that abuts a waterway, it shall be measured from the face of the seawall in contact with the waterway (wetface), or from the edge of the waterway where no seawall exists."

In order to provide adequate walking space between the primary residence and the swimming pool and spa due to this area having the most frequent pedestrian activity/traffic from the residents and discourage activity between the swimming pool and proposed dock due to safety concerns.

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: The swimming pool was designed in accordance with Section 47-2.2.S which determine that yards or setbacks for property lines abutting waterways shall be measured from the wetface of the waterway. For the Property, when measured from the wetface of the adjacent waterway, the swimming pool is in full compliance with the setback requirements. Additionally, the Applicant seeks to discourage residents and guests to walk alongside or exit the swimming pool from its northern side adjacent to the intercoastal waterway and allow for more walking space between the residence and swimming pool. Adhering to the setback requirements and providing a larger space between the swimming pool and proposed dock could encourage walking or activity in the area which could pose potential safety concerns, as expressed by the Applicant.

   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 includes a special circumstance in which the rear property line falls before the wetface of the intercoastal waterway. Measuring the setback from the property line and not the wetface of the abutting waterway could cause the swimming pool to be non-compliant with Section 47-2.2.S. Many properties in the Coral Ridge Neighborhood include properties where the property line extends outward into the abutting waterway. The Property also includes a narrow backyard in which there is limited walking space. It is the Applicant's intention to provide the most walking space between the swimming pool and the primary residence for safety reasons.

   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 configuration of the Property where the wetface and rear property line lay deprive the Applicant of the right to design the swimming pool in accordance 47-19.2.BB.1.

The swimming pool was designed in accordance to Section 47-2.2.S. which requires setbacks from property lines abutting waterways to be measured from the wetface of the waterway. Additionally, the neighboring properties located in the Coral Ridge Neighborhood have property lines which fall beyond the wetface of the abutting waterway.

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 configuration of the waterway and placement of the rear property line. This hardship could result in access and safety concerns expressed by the applicant and potential non-compliance with Section 47-2.2.S.

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: This variance is a minimum variance that will allow the Applicant to reasonable use their Property. Swimming pools are one of the most common accessory structures enjoyed throughout the Coral Ridge Neighborhood. The Property's swimming pool is fully harmonious with the surrounding neighborhood and does not intrude or cause detriment to any of the adjacent properties.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

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-22030003

APPLICANT: Julie Boynton and Terrance Boynton

PROPERTY: 2873 NE 24 ST FORT LAUDERDALE, FL 33305

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)**

_____
Affiant

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

(SEAL)

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8.13.2023

Estefania Mayorga
Commission # GG 365267
Commission Expires 08-13-2023
Bonded Through - Cynanotary
Florida - Notary Public


RT HOMEBUILDER
"SINCE 1987"
ATE CERTIFIED GENERAL CONTRACTOR - CGC047085
CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: APRIL 13, 2022
TIME: 6:00 PM
CASE: PLN-BOA-22030003
REQUESTING: Section 47-19.2.BB.1.- Swimming pools, hot tubs and spas.
Requesting a variance to allow an After the Fact swimming pool be located 3.8 feet from the rear property line where the code requires a minimum of 5 feet from the rear property line. A total reduction of 1.2 feet.
LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE
INFORMATION: CONTACT (954) 828-6506
http://www.fortlauderdale.gov

CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022 **TIME: 6:00 PM** **CASE: PLN-BOA-22030003**

REQUESTING: Section 47-19.2.BB.1.- Swimming pools, hot tubs and spas.

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CITY HALL, 100 N ANDREWS AVENUE

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

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Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22030003		2873 NE 24 ST	Z- Board of Adjustment (BOA)	0		2873	NE	24	ST	3/3/2022	Open
BE22010144	25-14 - 24 HOUR RED TAG		Building Code Case	0	Linda Holloway	2873	NE	24	ST	1/26/2022	Closed
PLB-RES-21120088	P-STORM FOR BLD-RNC-20010006	P-STORM FOR BLD-RNC-20010006	Plumbing Residential Permit	105		2873	NE	24	ST	12/10/2021	In Process
BE21120022	SEDIMENT DISCHARGE INTO STORM DRAINS		Building Code Case	0	Justin Drechsel	2873	NE	24	ST	12/5/2021	Closed
BE21110141	Builder has built a retaining wall on our property line which is only a foot or so below the top of or wall. A child could crawl onto the top of our wall and fall down 6' on to our property causing injury.		Building Code Case	0	Nebojsa "Nash" Madic	2873	NE	24	ST	11/29/2021	Closed
ELE-LV-21100015	LOW VOLTAGE FOR CENTRAL VACUUM SYSTEM INSTALLATION BP MEC-RES-21100036	BOYNTON RESIDENCE	Electrical Low Voltage Permit	0		2873	NE	24	ST	10/20/2021	Issued
MEC-RES-21100036	CENTRAL VACUUM SYSTEM INSTALLATION FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF-2015 IRC PLAN REVIEW ATTACHED BP BLD-RNC-20010006	BOYNTON RESIDENCE	Mechanical Residential Permit	0		2873	NE	24	ST	10/20/2021	Issued
ELE-LV-21100005	SPEAKERS LOW VOLTAGE WIRING FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF-2015 IRC PLAN REVIEW ATTACHED BP BLD-RNC-20010006	BOYNTON RESIDENCE	Electrical Low Voltage Permit	0		2873	NE	24	ST	10/7/2021	Issued
BE21090137	CONSTRUCTION SITE VIOLATION NOTICE ISSUED FOR 25-14 AND 25-111		Building Code Case	0	Hector Suarez	2873	NE	24	ST	9/16/2021	Closed

BE21090087	Contractor has installed helical piles which appear to be, at least partially on my property at 2881 NE 24th Street. Also the contractor dug a trench against and under my wall, which may cause it to weaken, or collapse. - contact the complainant before going		Building Code Case	0	Nebojsa "Nash" Madic	2873 NE	24 ST	9/10/2021	Complied
BE21020070	Construction barrier material blocking users of the canal.	2873 NE 24 ST	Building Code Case	0	Leonardo Martinez	2873 NE	24 ST	2/23/2021	Closed
CE21010259	JACK-HAMMERED THE SEAWALL & LEFT THE DEBRIS IN THE CANAL		Code Case	0	Hector Suarez	2873 NE	24 ST	1/8/2021	Closed
BE20120028	NEIGHBOR COMPLAINT REGARDING ADJACENT CONSTRUCTION SITE POSSIBLY		Building Code Case	0	Alexander Albores	2873 NE	24 ST	12/22/2020	Closed
ENG-SITE-20070009	ROW SITE PREP AND EROSION CONTROL		Site Prep and Erosion Control Permit	0		2873 NE	24 ST	7/27/2020	In Process
PLB-GAS-20060042	UNDERGROUND L.P. TANK.	BOYNTON RESIDENCE	Plumbing Gas Permit	0		2873 NE	24 ST	6/23/2020	In Process
ENG-LAND-20060012	ROW LANDSCAPE & IRRIGATION FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF	G-LANDSCAPE FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF	ROW Landscaping Permit	0		2873 NE	24 ST	6/15/2020	Issued
PLB-GAS-20060023	INSTALL L.P. LINES TO 7 OUTLETS FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF	PLUMBING GAS FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF	Plumbing Gas Permit	0		2873 NE	24 ST	6/15/2020	Issued
MEC-RES-20060046	INSTALL PREFAB FIREPLACE FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF-2015 IRC PLAN REVIEW ATTACHED	FIREPLACE FOR NEW SFR 2 STORY 5 BED 7 BATH 6968 SF	Mechanical Residential Permit	0		2873 NE	24 ST	6/15/2020	Issued
ELE-RES-20060098	NEW SWIMMING POOL NOC	ELECTRICAL FOR SWIMMING POOL BLD-RPSF-20030015	Electrical Residential Permit	0		2873 NE	24 ST	6/15/2020	Issued
PLB-RES-22020030	SEAWALL REPAIR & 100 FT DOCK PLUMBING FOR DOCK	SEAWALL REPAIR & 100 FT DOCK	Plumbing Residential Permit	131.25		2873 NE	24 ST	5/30/2020	Awaiting Client Reply

ELE-SERV-20050048	DOCK POWER - FOR BLD-BDSP-20050031	DOCK POWER - FOR BLD-BDSP-20050031	Electrical Services Permit	26.25		2873	NE	24	ST	5/30/2020	Issued
BLD-BDSP-20050031	SEAWALL REPAIR & 100 FT DOCK	SEAWALL REPAIR & 100 FT DOCK	Boatlift-Dock-Seawall-Pile Permit	126.25		2873	NE	24	ST	5/30/2020	Issued
CE20040391	STAGNANT POOL WATER (BLACK) BREEDING MOSQUITO'S		Code Case	0	Vaughn Malakius	2873	NE	24	ST	4/23/2020	Closed
ELE-RES-20040139	TEMPORARY POWER 60A FOR NEW SFR		Electrical Residential Permit	0		2873	NE	24	ST	4/22/2020	Complete
PLB-GAS-20030029	NEW SWIMMING POOL NOC	GAS SPA HEATER	Plumbing Gas Permit	0		2873	NE	24	ST	3/17/2020	Issued
PLB-RES-20030165	POOL PLUMBING		Plumbing Residential Permit	0		2873	NE	24	ST	3/16/2020	Issued
BLD-RPSF-20030015	NEW SWIMMING POOL NOC	GAS SPA HEATER	Residential Pool-Spa-Fountain Permit	0		2873	NE	24	ST	3/16/2020	Issued
BLD-SIGN-20010018	GROUND SIGN 21 SF BLD-RNC-20010006	Hart Homes	Sign Permit	0		2873	NE	24	ST	1/15/2020	Awaiting Client Reply
LND-INST-20010007	GENERAL LANDSCAPING BLD-RNC-20010006		Landscape Installation Permit	0		2873	NE	24	ST	1/15/2020	Issued
PLB-IRR-20010004	IRRIGATION BLD-RNC-20010006		Plumbing Irrigation Permit	0		2873	NE	24	ST	1/15/2020	Issued
BLD-FEN-20010031	FENCE / SITEWALL BLD-RNC-20010006	Hart Homes	Fence Permit	0		2873	NE	24	ST	1/15/2020	In Process
BLD-RPAV-20010017		PAVING BLD-RNC-20010006	Residential Paving Permit	0		2873	NE	24	ST	1/15/2020	Issued
BLD-ROOF-20010078	NEW ROOF BLD-RNC-20010006	Hart Homes	Re-Roof Permit	0		2873	NE	24	ST	1/15/2020	Issued
MEC-RES-20010031	MECHANICAL BLD-RNC-20010006		Mechanical Residential Permit	0		2873	NE	24	ST	1/15/2020	Issued
PLB-RES-20010086	PLUMBING BLD-RNC-20010006		Plumbing Residential Permit	0		2873	NE	24	ST	1/15/2020	Issued
ELE-RES-20010076	ELECTRICAL BLD-RNC-20010006		Electrical Residential Permit	0		2873	NE	24	ST	1/15/2020	Issued

BLD-RNC-20010006	NEW SFR 2 STORY 5 BED 7 BATH 6968 SF-2015 IRC PLAN REVIEW ATTACHED	BOYNTON RESIDENCE	Residential New Construction Permit	0	2873 NE	24 ST	1/13/2020	Issued
LND-TREE-20010002	TREE REMOVAL	Boynton Demo	Landscape Tree Removal-Relocation Permit	0	2873 NE	24 ST	1/3/2020	Issued
BLD-RDEM-19100008	Complete Demo of SFR ~4/11/20 REV2 SUBMITTED FOR LND-TREE-2001002	Boynton Demo	Residential Demolition Permit	0	2873 NE	24 ST	10/25/2019	Issued
PM-19091818	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0	2873 NE	24 ST	9/20/2019	Complete
VIO-CE19070514_1		3RD AVENUE REALTY TR GRACE,DAVID &	Violation-CODE Hearing	0	2873 NE	24 ST	7/8/2019	Closed
CE19070514	L/S - CLEAR CHOICE - 0 OPEN CASES	3RD AVENUE REALTY TR GRACE,DAVID &	Code Case	0	2873 NE	24 ST	7/8/2019	Closed
PM-19043025	SERVICE UPGRADE TO 200 AMPS ~ ~NOC	SERVICE UPGRADE TO 200 AMPS	Electrical Services Permit	0	2873 NE	24 ST	4/30/2019	Complete
VIO-CE19040336_1		3RD AVENUE REALTY TR GRACE,DAVID &	Violation-CODE Hearing	0	2873 NE	24 ST	4/3/2019	Closed
CE19040336	L/S - PROPLOGIX - 0 OPEN CASES	3RD AVENUE REALTY TR GRACE,DAVID &	Code Case	0	2873 NE	24 ST	4/3/2019	Closed
PM-13060368	INSTALL SOLAR SYSTEM TO ROOF MOUNT BP13060365	INSTALL SOLAR SYSTEM TO ROOF MOUNT BP13060365	Solar Permit	0	2873 NE	24 ST	6/5/2013	Complete
PM-13060365	INSTALL SOLAR SYSTEM	INSTALL SOLAR SYSTEM	Electrical Solar PV Permit	0	2873 NE	24 ST	6/5/2013	Complete
PM-13051737	INSTALL 2552 SQ FT OF PAVERS FOR ON & OFF-SITE ~DRIVEWAY	INSTALL 2552 SQ FT OF PAVERS FOR ON & OFF-SITE	Residential Paving Permit	0	2873 NE	24 ST	5/22/2013	Complete
PM-12120412	TANK AG LP 200 LB AND LINE TO RANGE	TANK AG LP 200 LB AND LINE TO RANGE ON SITE	Storage Tank Permit	0	2873 NE	24 ST	12/7/2012	Complete
PM-11102012	ON SITE RESURFACE POOL DECK	RESURFACE POOL DECK	Residential Paving Permit	0	2873 NE	24 ST	10/31/2011	Complete

PM-10070337	INSTALL 2 ROLL UP SHUTTERS NON ELECTRIC	INSTALL 2 ROLL UP SHUTTERS NON ELECTRIC	Shutter Permit	0	2873 NE	24 ST	7/7/2010	Complete
PM-10032097	ELEC WIRING OF BOAT LIFT (BP #10032095)	ELEC WIRING OF BOAT LIFT (BP #10032095)	Electrical Residential Permit	0	2873 NE	24 ST	3/26/2010	Complete
PM-10032095	5'X 17' SFR DOCK ADDITION,4 PILINGS, & BOATLIFT	5'X 17' SFR DOCK ADDITION,4 PILINGS, & BOATLIFT	Boatlift-Dock-Seawall-Pile Permit	0	2873 NE	24 ST	3/26/2010	Complete
PM-09120789	RETROFIT (4)WINDOWS & (5) DOORS W/IMPACT	RETROFIT (4)WINDOWS & (5) DOORS W/IMPACT	Window and Door Permit	0	2873 NE	24 ST	12/11/2009	Complete
PM-04080083	INSTALL BURGLAR ALARM ~RENEWAL ISSUED 11/16/07	INSTALL BURGLAR ALARM	Electrical Burglar Alarm	0	2873 NE	24 ST	8/2/2004	Complete
PM-04050240	REPL 16 WINDOWS & DOORS	REPL 16 WINDOWS & DOORS	Window and Door Permit	0	2873 NE	24 ST	5/5/2004	Complete
PM-04042584	DEMO OF KITCHEN AND BATH	DEMO OF KITCHEN AND BATH	Residential Demolition Permit	0	2873 NE	24 ST	4/29/2004	Complete
PM-04040771	20X6 ALUM FENCE & 61X48" & 44X42" 3 GATES	20X6 ALUM FENCE & 61X48" & 44X42" 3 GATES	Fence Permit	0	2873 NE	24 ST	4/9/2004	Complete
PM-04040201	PLUMBING FOR REMODEL	PLUMBING FOR REMODEL	Plumbing Fixture Replacement Permit	0	2873 NE	24 ST	4/2/2004	Complete
PM-04040200	ELECTRIC FOR REMODEL	ELECTRIC FOR REMODEL	Electrical Residential Permit	0	2873 NE	24 ST	4/2/2004	Complete
PM-04040199	KITCHEN AND BATH REMODEL	KITCHEN AND BATH REMODEL	Residential Alteration Permit	0	2873 NE	24 ST	4/2/2004	Complete
PM-04030313	INSTALL STAMPED CONCRETE DRIVEWAY	INSTALL STAMPED CONCRETE DRIVEWAY	Residential Paving Permit	0	2873 NE	24 ST	3/3/2004	Complete
PM-03071613	REROOF TILE 4637SF	REROOF TILE 4637SF	Re-Roof Permit	0	2873 NE	24 ST	7/18/2003	Complete
AB-0048905		GRACE,DAVID & JENNIFER	Resident/Business Alarm Registration	0	2873 NE	24 ST	4/7/2003	Active
PM-00081281	REROOF FLAY 600SF	REROOF FLAY 600SF	Re-Roof Permit	0	2873 NE	24 ST	8/16/2000	Complete

PLN-BOA-22030003

Section 47-19.2.BB.1- *Swimming pools, hot tubs and spas.*

(BB). *Swimming pools, hot tubs and spas.*

(1). An outdoor swimming pool, hot tub, spa or similar structure and their related architectural features such as waterfalls, when accessory to a standard single-family dwelling, zero lot line dwelling, duplex or two-family dwelling, townhouse, or cluster dwelling may be permitted in the required front, rear and side yard no closer than five (5) feet from any property line. Such outdoor swimming pool or similar structure when located within the required setback shall not exceed the finished floor elevation of the ground floor of the principal building or buildings. The height of a hot tub, spa or similar structure constructed as part of an outdoor swimming pool and within the required setback shall not exceed two and one-half (2½) feet in height above the finished floor elevation of the ground floor of the principal building or buildings.



0 37.5 75 150 225 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

2873 NE 24 ST
DATE OF PRINT: 03/03/2022

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494225033660	WHITE,ROBERT M JR		2900 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033650	JALANE,AMAL	RABINOVICH,GREGORY	5632 NW 118 DR	CORAL SPRINGS	FL	33076
494225033640	HARTMAN,BARTON		2865 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033630	ROBERTS,NORMAN		2857 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033620	BAUMANN,ROBERT & AMANDA		2849 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033670	TEDESCHI,RALPH E	TEDESCHI,KATHLEEN K	PO BOX 865	GREEN HARBOR	MA	02041
494225033430	ROBERT & MARY LUCAS REV TR	LUCAS,ROBERT & LUCAS,MARY TRSTEE	2878 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033440	ROLFES,MICHAEL & KATHLEEN M		2872 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033450	AURELIUS,JOHN E & DORIS E	AURELIUS FAM REV TR	2864 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033460	BENINATE,VICTOR H & WENDY M		2856 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033470	DISBROW,DAVID J		2848 NE 24 CT	FORT LAUDERDALE	FL	33305
494225033480	BROCK,MATTHEW & JENNIFER		2840 NE 24 CT	FORT LAUDERDALE	FL	33305
494225030012	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494225033400	GRACE,DAVID & JENNIFER	3RD AVENUE REALTY TR	2881 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033390	BOYNTON,JULIE	BOYNTON,TERRANCE	2873 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033380	ANDREWS,JOHN S & DEBRA C		2865 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033370	RUSSELL,MICHAEL K & KAYLA N		2857 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033360	LAZOWICK,STEWART & LYNN		2849 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033350	GREER,JAMES L JR	ODOM,BRETT B	2841 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033410	WALKER,MICHAEL CHARLES		2316 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
494225033210	STEPHANY,KURT E & ELIZABETH G		2864 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033220	KISSLAN,KIMBERLY A		2856 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033230	KATZ,LINDSAY	SCHLANG,SAMUEL	2848 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033240	MAUS,WILLIAM HENRY III & VIDA M		2840 NE 24 ST	FORT LAUDERDALE	FL	33305
494225033420	SHAWKEY,JOHN TYLER & JACQUELYN		2300 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
494236030620	NOOR,MUSTAFA	NEBEKER,GORDON A	3 WARREN DR	MIDDLETON	MA	01949
494236030610	MILTON,GERALDO		2855 NE 23 ST	FORT LAUDERDALE	FL	33305
494236030600	SINGER,JEREMY R	SINGER,RANDI L	2849 NE 23 ST	FORT LAUDERDALE	FL	33305
494236030760	SWARZAK,ANTHONY	SWARZAK,ELIZABETH	2222 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
494236030750	BROMFIELD,STEPHEN & DONNA		2220 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
494225030011	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494307000460	TIITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477
494307000460	TIITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477

CAULFIELD & WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 3591
Civil engineering - Landscape Architecture - Surveying
7900 Glades Road, Suite 100-Boca Raton, Florida 33434
Office (561)392-1991 Fax (561)750-1452

BOUNDARY SURVEY

(POOL, DOCK & WETFACE LOCATIONS)

LEGAL DESCRIPTION

LOT 10, BLOCK 24, OF **CORAL RIDGE GALT ADDITION,** ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES

01. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
02. THIS DRAWING IS THE PROPERTY OF CAULFIELD & WHEELER, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
03. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE UNDERSIGNED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND VERIFIED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
04. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
05. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS NOTED OTHERWISE.
06. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE CENTERLINE OF NE 24TH STREET HAS BEEN ASSIGNED A BEARING S90°00'00"E.
07. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON MAG NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NE 872 FACE SWK 25' W OF C/L BAYVIEW DR. & 2' W OF C/L EXTD. NE 28 AVE. ELEVATION - 4.156 NGVD 29 CONVERTED TO NAVD 88 DATUM USING VERTCON ORTHOMETRIC HEIGHT CONVERSION SOFTWARE. CORRECTION VALUE IS -1.585'.
08. FLOOD ELEVATION INFORMATION:
    A. MAP/PANEL NUMBER. : 12011C 0388 H
    B. DATE OF FIRM MAP : 8-18-14
    C. FIRM ZONE : AE
    D. BASE FLOOD ELEVATION : 5.00 FEET
09. ADDRESS: 2873 NE 24 STREET, FORT LAUDERDALE, FLORIDA 33305
10. AREA OF THIS PROPERTY IS 11,000 SQUARE FEET.
11. THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
    1.
    2.
    3.
    4.
    5.

Scott M. Pirtle
Digitally signed by Scott M. Pirtle
Date: 2022.03.14 16:06:21 -04'00'

ABBREVIATIONS

A	= ARC LENGTH	F.P.L.	= FLORIDA POWER & LIGHT CO.	O.S.T.	= OPEN SPACE TRACT
A/C	= AIR CONDITIONER SLAB	FND.	= FOUND	P.B.	= PLAT BOOK
ADJ	= ADJACENT	GAR.	= GARAGE	P.B.C.R.	= PALM BEACH COUNTY RECORDS
B.D.I.C.	= BRASS DISC IN CONCRETE	H.C.	= HANDICAPPED	P.S.U.E	= PORT ST. LUCIE UTILITY EASEMENT
(C)	= CALCULATED	I/R & C.	= IRON ROD AND CAP	P.O.B.	= POINT OF BEGINNING
C.A.T.V.	= CABLE JUNCTION BOX	I/R	= IRON ROD	P.O.C.	= POINT OF COMMENCEMENT
C.B.	= CHORD BEARING	L.A.E.	= LIMITED ACCESS EASEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.E.	= LANDSCAPE EASEMENT	PROP.	= PROPOSED
C.L.F.	= CHAIN LINK FENCE	L.M.A.E.	= LAKE MAINTENANCE ACCESS EASEMENT	P.U.E.	= PRIVATE UTILITY EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT	L.M.E.	= LAKE MAINTENANCE EASEMENT	PVMT.	= PAVEMENT
CH.	= CHORD	L.S.E.	= LIFT STATION EASEMENT	R	= RADIUS
CONC.	= CONCRETE	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRIC	R.E.E.	= ROOF ENCROACHMENT EASEMENT
D	= DELTA (CENTRAL ANGLE)	(M)	= MEASURED	R/W	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	SF	= SQUARE FOOTAGE
E.O.P.	= EDGE OF PAVEMENT	N.T.S.	= NOT TO SCALE	S/W	= SIDEWALK
E.O.W.	= EDGE OF WATER	N/D	= NAIL AND DISK	STY.	= STORY
EL.	= ELEVATION	N/T	= NAIL AND TAB	T.O.B.	= TOP OF BANK
F.F.	= FINISHED FLOOR	O.R.B.	= OFFICIAL RECORD BOOK	U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

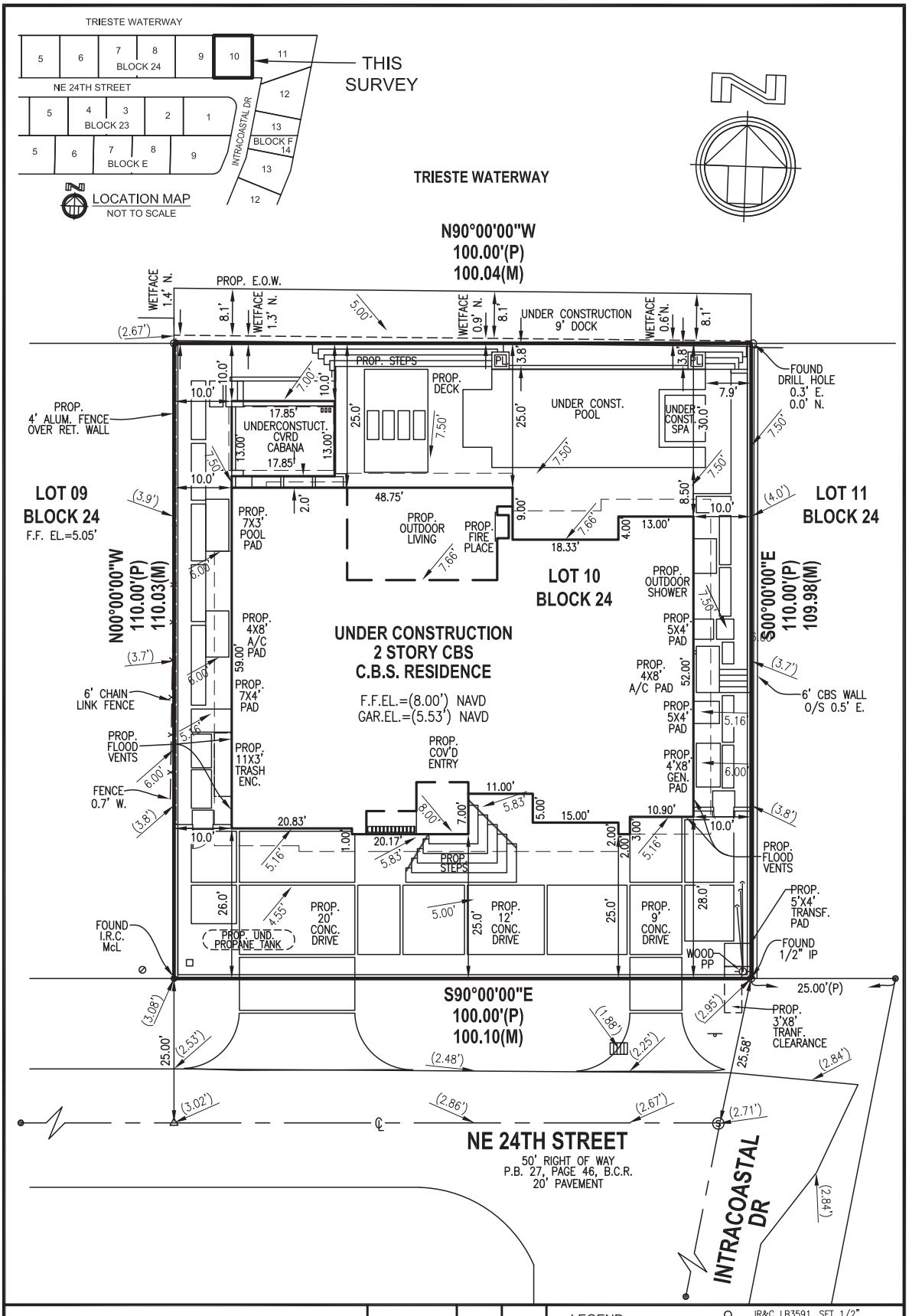
I HEREBY CERTIFY AT THE SURVEY HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT M. PIRTLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5630

DATE OF LAST FIELD WORK: 02-08-2022

SCOTT M. PIRTLE LICENSE NUMBER 5630 STATE OF FLORIDA Professional Surveyor and Mapper

CORAL RIDGE GALT ADDITION	**JOB NO.:** 8728	**DATE:** 01-08-20	**SHEET 1 OF 2 SHEETS**



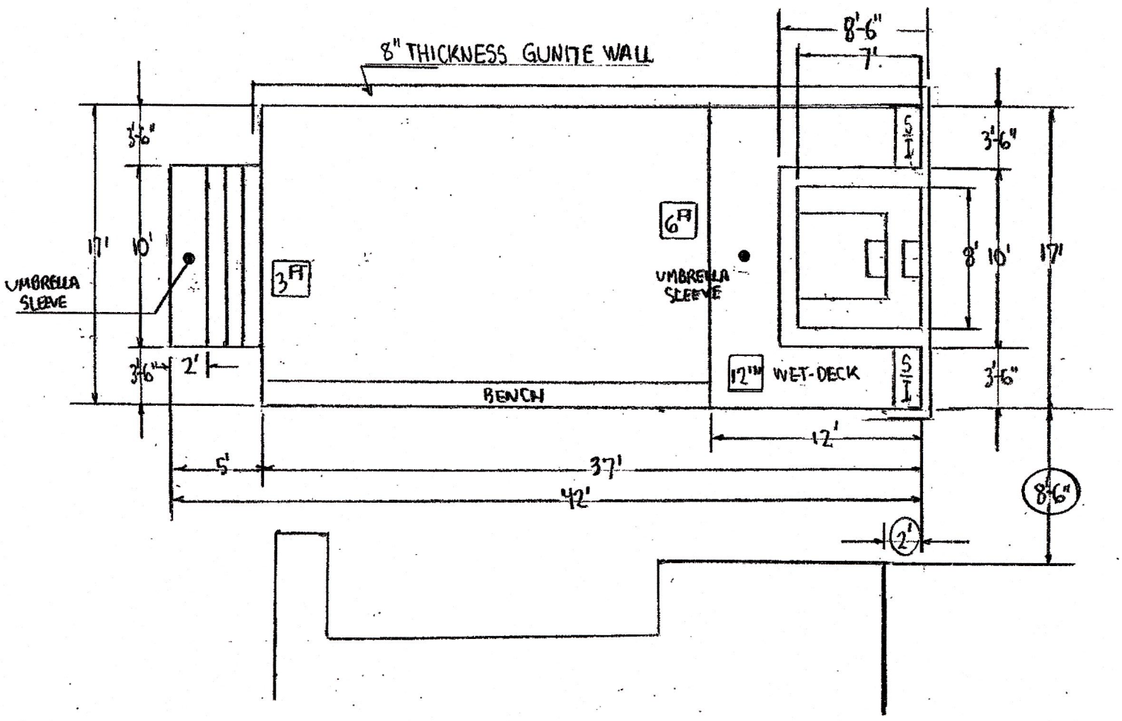
POOL, DOCK & WETFACE LOCATIONS	02-10-2022	ER	SMP
SLAB SPOT	12-04-2020	SMP	
FORMBOARD SPOT	10-09-2020	SMP	
REVISED PER NEW SITE	10-08-2020	ER	SMP
PLOT PLAN	01-08-20	ER	SMP
REVISIONS F.B./PG.	DATE	BY	CK'D

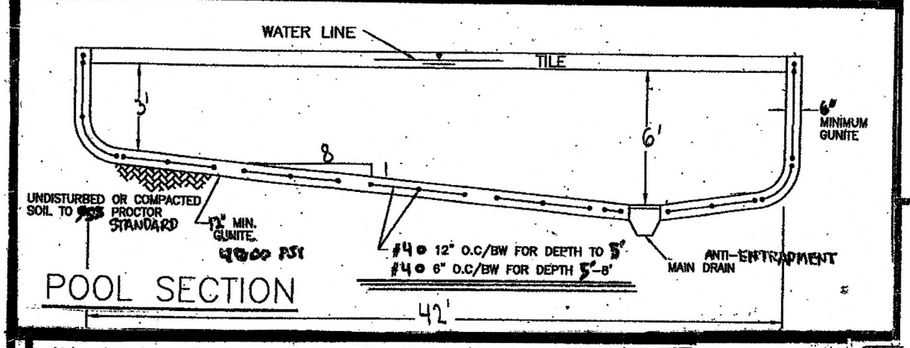
LEGEND:

- CATCH BASIN
- CABLE JUNCTION BOX
- CENTERLINE
- CLEANOUT
- CONCRETE MONUMENT
- ELECTRIC SERVICE
- (7.7') ELEVATION, AS-BUILT
- 7.7' ELEVATION, PROPOSED
- FIRE HYDRANT
- FLOW ARROW
- IR&C LB3591, SET 1/2"
- LIGHT POLE – CONC.
- LIGHT POLE – METAL
- MANHOLE – SANITARY SEWER
- MANHOLE – STORM SEWER
- NAIL & TIN TAB
- NAIL & DISC
- SANITARY SERVICE(S)
- TELEPHONE JUNCTION BOX
- WATER METER
- WATER VALVE
- YARD DRAIN

CORAL RIDGE GALT ADDITION	JOB NO.: 8728	SCALE: 1" = 20'	SHEET 2 OF 2 SHEETS

P:\08728-00-00-00 BOYNTON RES\drawings\survey\permits\8728 CORAL RIDGE GALT PL.dwg, 3/14/2022 4:02:11 PM, estela, 1:20

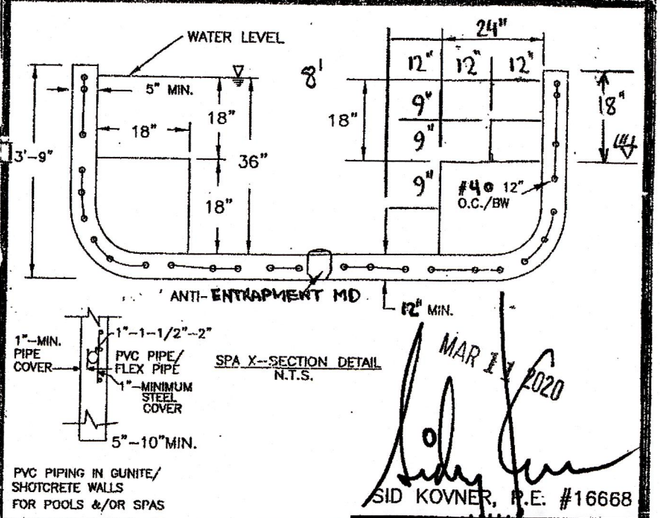


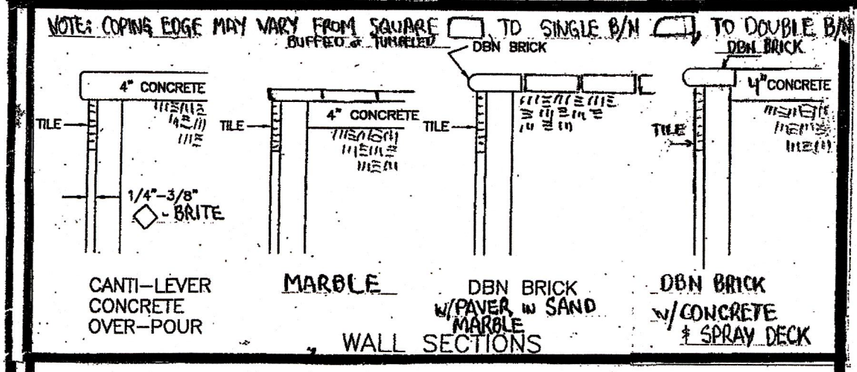


POOL SECTION

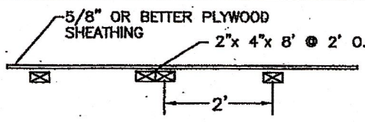
SWIMMING POOL PLAN

SCALE: 1/8"=1'-0"



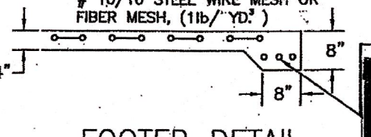


WALL SECTIONS

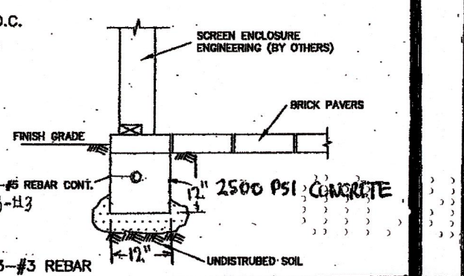


SHORING DETAIL

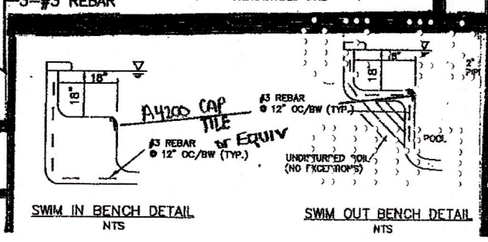
N.T.S.



FOOTER DETAIL



for SCREEN ENCLOSURE



SWIM IN BENCH DETAIL
NTS

SWIM OUT BENCH DETAIL
NTS

MAR 1 2020

SID KOVNER, P.E. #16668

SWIMMING POOL PLAN FOR :

HART HOMES / BOYNTON
2873 NE 24TH ST
FT LAUDERDALE

SIDNEY KOVNER LICENSE No. 16668 STATE OF FLORIDA PROFESSIONAL ENGINEER

EL-SID ENGINEERING
#EB-0006831
139 ISLE VERDE WAY
PALM BEACH GARDENS, FL 33418
For PUGH's POOLS & SPAS

DRAWN BY: SK

SHEET 1 OF 3

JOB NO: REVISION 1

PILING CALCULATIONS

$W_{GUNITE} = 200\ \frac{lb}{ft^3}\left\{\frac{12"}{12}\left[18' \times 43' - 2 \times 3\tfrac{1}{2}' \times 5'\right] + \left[\frac{6"}{12} \times 59' + \frac{12"}{12} \times 59'\right] \times \frac{3'+6'}{12}\right.$

$+ \frac{12"}{12} \times 26' \times 3' + 2 \times 1\tfrac{1}{2}'\left[3\tfrac{1}{2} \times 4\tfrac{1}{2} + 35\tfrac{1}{2} \times \frac{1\tfrac{1}{2}' + 4\tfrac{1}{2}}{2}\right]$

$\left. + 1\tfrac{1}{2}' \times 1\tfrac{1}{2}' \times 5' + 2' \times 1\tfrac{1}{2}' \times 8 + 5' \times 2' \times 10' \right\}$ ——— 305,000 lb

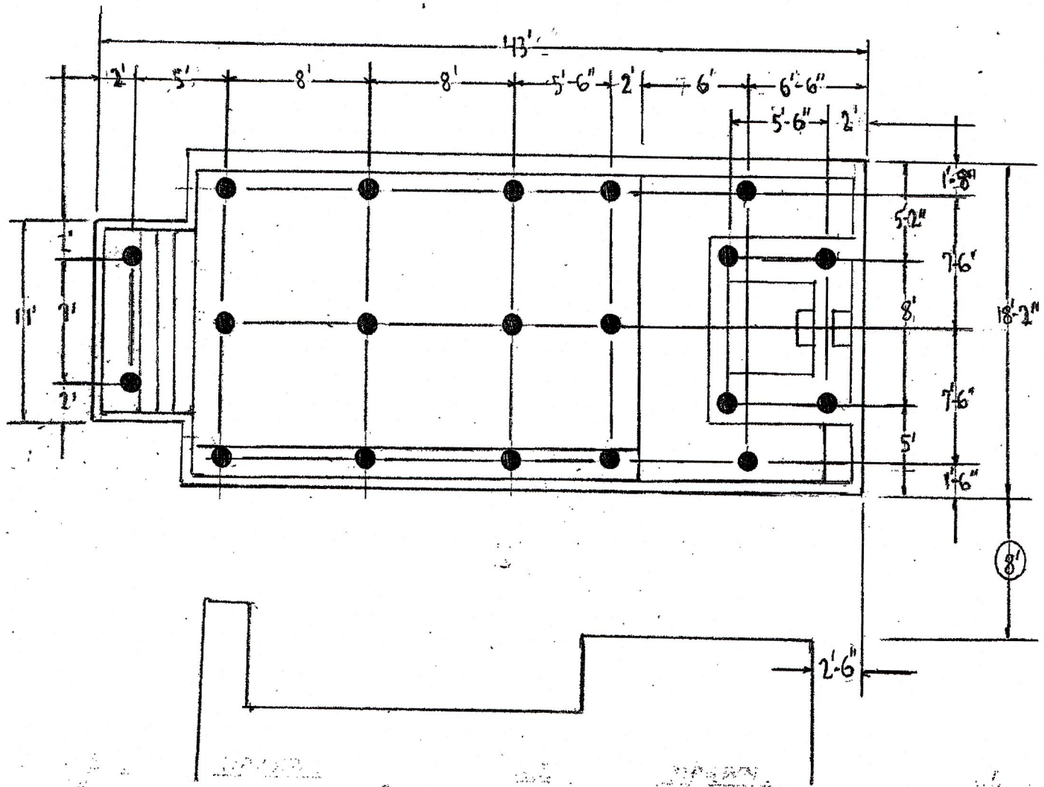
$W_{WATER} = 65\ \frac{lb}{ft^3}\left\{\left[17' \times 42' - 3\tfrac{1}{2}' \times 5'\right] \times \frac{3'+6'}{2}\right\}$ ——— 204,800 lb

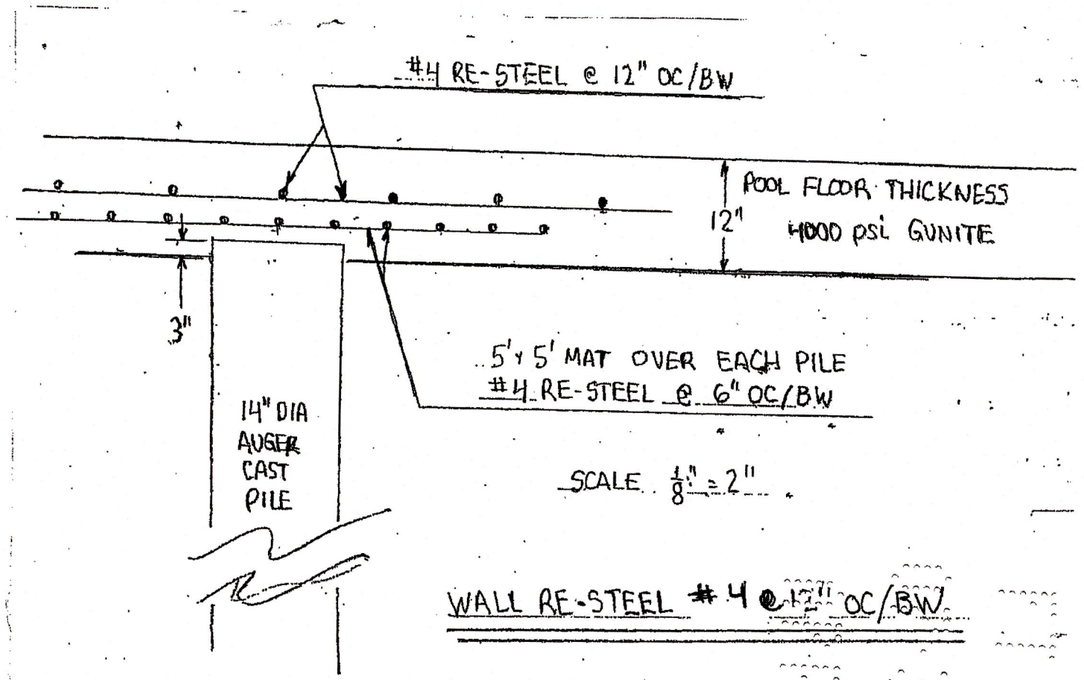
$W_{MISCELLANEOUS}$ RE-STEEL TILE/COPING/O-BRITE ——— 30,200 lb

TOTAL 540,000 lb

$\#\ 14"\ \text{AUGER-CAST PILINGS} = \frac{540{,}000\ lb}{\frac{70{,}000\ lb/\text{PILING}}{2}\ \text{SAFETY FACTOR}} = 15.4 \rightarrow 16\ \text{PILING}_{MIN}$

USE 20 PILINGS





MAR 12 2020

SIDNEY KOVNER LICENSE No. 16668 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIDNEY KOVNER
PE# 16668

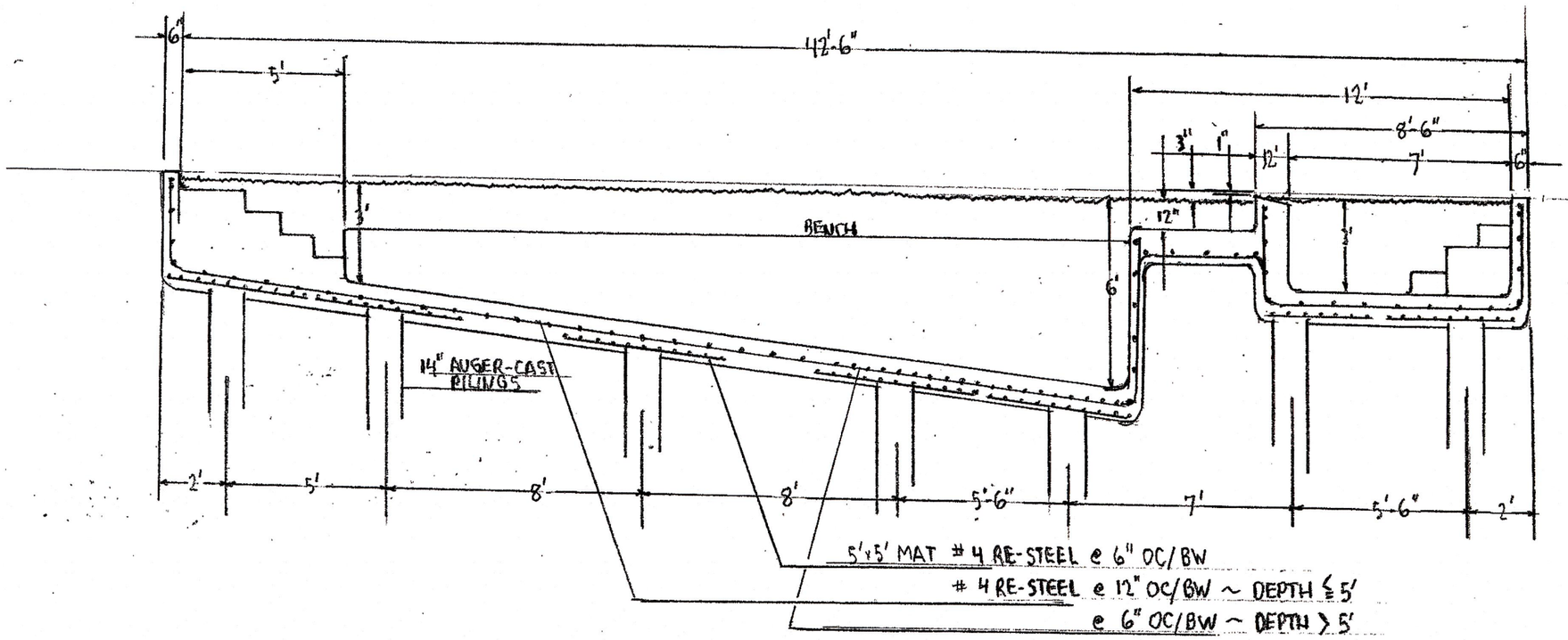
EL-SID ENGINEERING
#EB-0006831
139 ISLE VERDE WAY
PALM BEACH GARDENS, FL 33418

For

DRAWN BY:

SHEET 1 OF

JOB NO:



LONGITUDINAL X-SECTION w/ SUN-SHELF & SPA

SIDNEY KOVNER
LICENSE
No. 16668
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

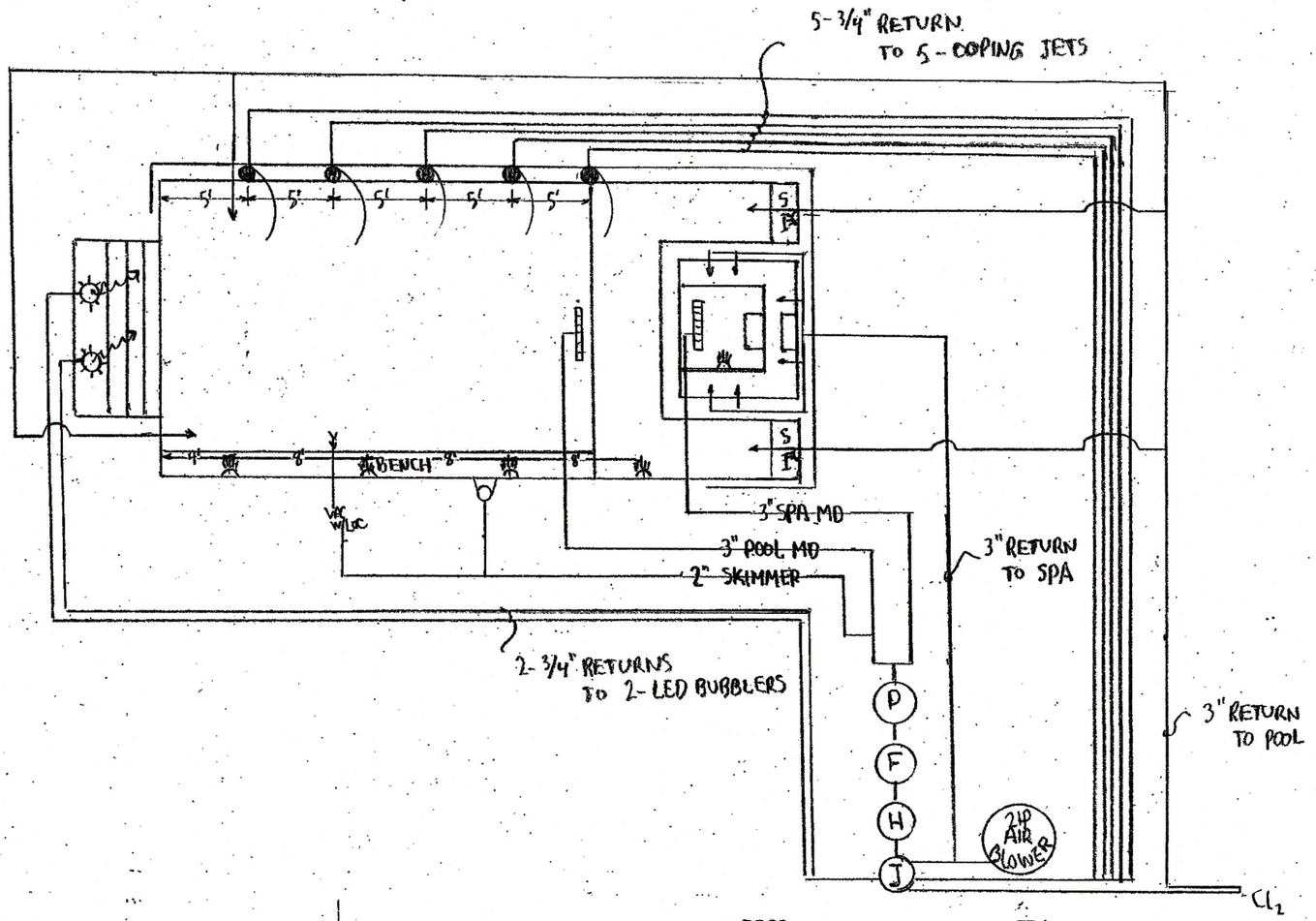
MAR 11 2020

SIDNEY KOVNER
PE# 16668

EL-SID ENGINEERING
#EB-0006831
139 ISLE VERDE WAY
PALM BEACH GARDENS, FL 33418

For

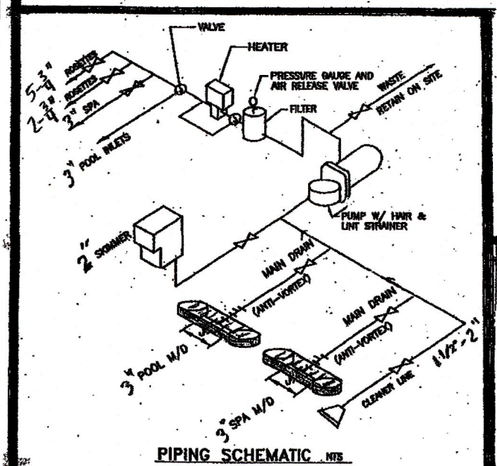
DRAWN BY: | ***SHEET 1 OF***
| ***JOB NO:***



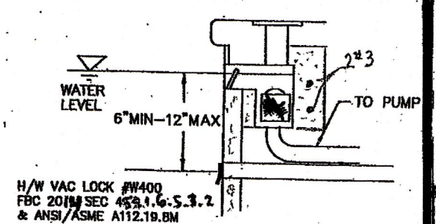
		POOL PIPE SIZE	POOL FLOW (ft/sec)	SPA PIPE SIZE	SPA FLOW (ft/sec)
FLOW THRU CMP MD GRATES					
PIPE FLOW	MAIN DRAIN	3"	6.7 <8	3"	6.7 <8
	SKIMMER	2"	3.4 <8		
	RETURN TO POOL/ SPA	3"	6.7 <10	3"	6.7 <10

ASSUMPTIONS: POOL FLOW 67% MD 33% SKIMMER SPA FLOW 100% MD
POOL RETURN 3" FROM PUMP, 2" FROM TEE, 1½" AT INLET

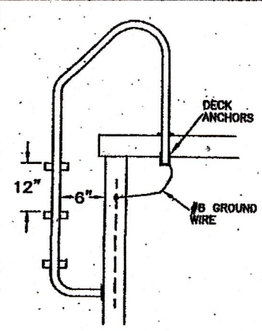
PIPING DIAGRAM



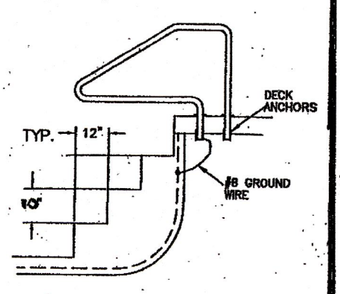
PIPING SCHEMATIC NTS



SKIMMER & VAC DETAIL

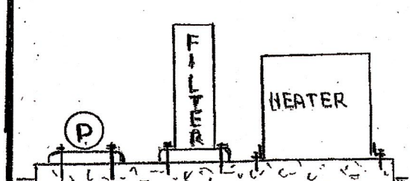


3–TREAD LADDER
N.T.S.



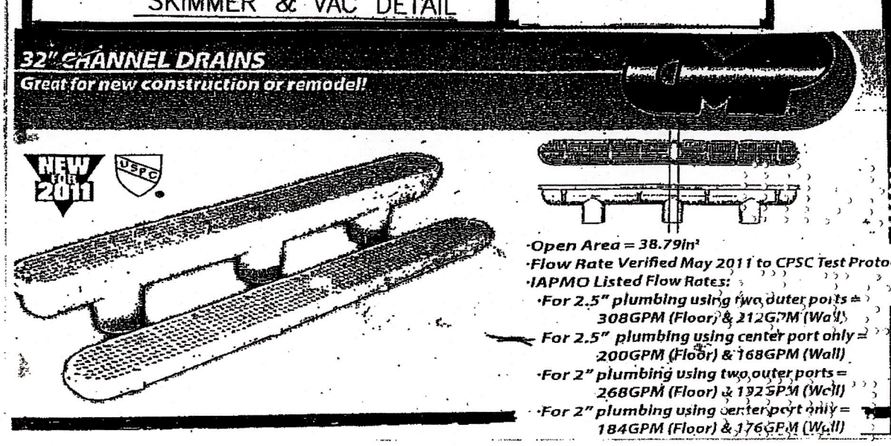
HANDRAIL & STEPS (240–SQ.IN. MIN)
N.T.S.

POOL EQUIPMENT ANCHOR DETAIL



4" CONCRETE SLAB or PAVERS
POOL EQUIPMENT SECURED
w/ 1¾" x ⅜" TAPCONS or EQUIV

MAIN DRAIN DETAILS



- Open Area = 38.79in²
- Flow Rate Verified May 2011 to CPSC Test Protocol
- IAPMO Listed Flow Rates:
- For 2.5" plumbing using two outer ports = 308GPM (Floor) & 212GPM (Wall)
- For 2.5" plumbing using center port only = 200GPM (Floor) & 168GPM (Wall)
- For 2" plumbing using two outer ports = 268GPM (Floor) & 192GPM (Wall)
- For 2" plumbing using center port only = 184GPM (Floor) & 176GPM (Wall)

ANSI/APSP-7 LICENSE
FBC 4501.6.6
SIDNEY KOVNER
No. 16668
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MAR 1 1 2020

SID KOVNER, P.E. #16668

EL SID ENGINEERING
#EB-0006831
139 ISLE VERDE WAY
PALM BEACH GARDENS, FL 33418

For

DRAWN BY:

SHEET 1 OF 3

JOB NO:

NOTES: ONE OF THE FOLLOWING POOL SAFETY FEATURE OPTIONS MUST BE PROVIDED:

1. THE POOL MUST BE ISOLATED FROM ACCESS TO A HOME BY AN ENCLOSURE THAT MEETS THE POOL BARRIER REQUIREMENTS OF 454.2.17 OF THE FLORIDA BUILDING CODE.
2. THE POOL MUST BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER.
3. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85db A AT 10 FEET OR;
4. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR

* APSP-15

MINIMUM FLOW for 6 HR TURNOVER 56 GPM @ 2000 RPM

MINIMUM FILTER AREA:
- ☑ CARTRIDGE 148 FT² < 250
- ☐ SAND FT² <
- ☐ DE FT² <

FILTER PUMP ~ CURVE

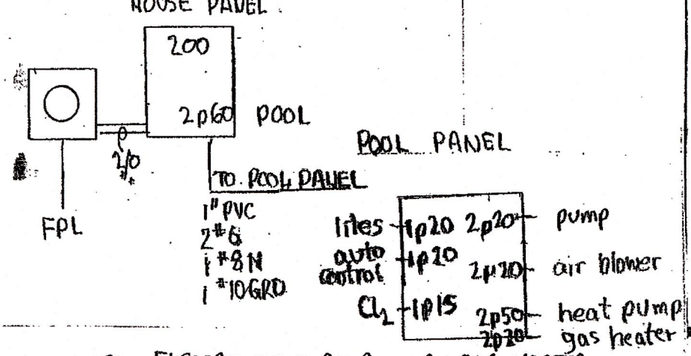
JANDY JEP 2.0 VS 2.7 HP

SPECIFICATIONS:

6TH EDITION 2017 FBC 2017 FEC & 4501 R 101.2.1

1. THESE ENGINEERING PLANS COMPLY WITH FBC 2017 SEC. 4501 ENGINEERING DESIGN, CONSTRUCTION AND WORKMANSHIP ANSI/NSPI -4-92 & NSPI -5. 101.2.1 FBC 454.1 PRIVATE SWIMMING POOL
2. GUNITE/ SHOTCRETE / CONCRETE TO ATTAIN 4000 PSI @ 28 DAYS. ANSI/APSP-15,7 ANSI/NSPI-3, ANSI/ASPC/ICC-4,5,6
3. RE-STEEL TO BE INTERMEDIATE GRADE 40 ASTM 615 STANDARDS, PLACED TO ACI STANDARDS.
4. PIPING & PLUMBING TO BE SCH. 40 & 80 PVC PIPE TO CONFORM TO NSF STANDARDS & FBC 454.2.3, 2.13.2 PURPLE PRIMER APPLIED P RIOR TO ALL GLUB JOINTS FBC PLUMBING SEC. 6.05.21 WATER PLUMBING PRESSURE 35 PSI FOR 15 MINUTES (NO AIR PRESSURE) SEC. 454.2.12.1.
5. ALL RE-STEEL, LITES, LADDERS & HANDRAILS BONDED W / #8 GROUND WIRE TO NEC. # 680./2014
6. SOIL STATEMEMENT: SWIMMING POOL / SPA / PATIO – BEARING PRESSURE 2000 - 2500 PSF MIN
7. POOL / SPA SURROUNDED BY SCREEN ENCLOSURE OR 4' FENCE WITH SELF -CLOSING GATES. HOUSE SAFETY BARRIER TO BE "THE BABY" FENCE OR ALARM SYSTEM PER CODE (BY H/O)
8. POOL / SPA HEATER INSTALLAT ION TO FBC. 2.14.1 HEATER TO HAVE THERMOSTAT AND HIGH PRESSURE CONTROL TO LIMIT WATER TEMPERATURE TO < 104 ° F. FBC. SEC. 454.2.14.4.
9. ALL GAS PAPING TO FBC. FUEL GAS SEC. 24.2.25 / ALL ELECTIRCAL TO NEC. # 680./2014
10. AFTER COMPLETION, THE POOL / SPA MUST NEVER BE DRAINED BY THE HOME OWNER FOR ANY REASON WHAT -SO-EVER. A LICENSED POOL CONTRACTOR MUST BE CONSULTED TO ACCOMPLISH THIS. HYDRO -STATIC RELIEF VALVE IS USED AT ENGINEER'S DISCRETION ONLY. BACK FLOW PREVENTER ON WATER SERVICE (WPB ONLY
11. THE POOL / SPA EQUIPMENT SHALL BE SECURED TO A SUBSTANTIAL PAD SO AS TO ELIMNINATE STRAIN ON PIPING.
12. TYPE 'O' POOL WALLS VERTICAL WITHIN 11 °, DRAINAGE POOL / PATIO TO GRASS (PBC).
13. EL-SID ENGINEERING ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENTS, OR REQUIRED SETBACK AREAS. THE POOL CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS IN FIELD WITH HOUSE AND LOT LINES PRIOR TO CONSTRUCTION; ADDITIONALLY, UNDER AND OVER GROUND UTILITIES AT SITE. WATER EDGE SHALL BE 10' MIN. (HORIZONTAL) FROM OVER HEAD ELECTRIC LINES.
14. THIS ENGINEERING PLAN REMAINS THE SOLE PROPERTY OF EL -SID ENGINEERING AND IS NON -TRANSFERRABLE TO ANYONE WITHOUT EXPRESS PERMISSION OF THIS ENGINEER.
15. WARRANTY: THIS ENGINEER WARRENTS THE SERVICES PERFORMED BY EL -SID ENGINEERING ARE CONDUCTED IN A MANNER CONSISTENT WITH THAT LEVEL OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THIS PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. NO OTHER WARRANTIES EXPRESSED OR IMPLIED ARE MADE.

ELECTRIC RISER DIAGRAM



NOTE: ELECTRIC HEAT PUMP OR GAS HEATER

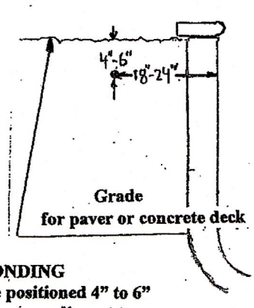
POOL DATA & EQUIPMENT & CRITERIA:

POOL DIMENSIONS 17' x 42' AREA 599 ☐' PERIMETER 118'
DEPTH VARIATION 3'/6' VOLUME 20,000 GALLONS
SPA DIMENSIONS 7' x 8' RAISED W/ 6 JACUZZI JETS
LITE 1 LED - SPA
POOL / SPA PUMP J-JEP 2.0 VS FILTER J-CS 250
PUMP 2.7 HP 150 GPM @ MAX * TURNOVER RATE 2½ HRS.
LITES 6 LED - POOL WATTS HEATER J-JXi 400 BTU GAS FUEL
J-JE 3000 ELECTRIC
HANDRAIL LADDER / SWIM -OUT-IN BENCH + 2 3/J
DIAMOND BRITE / GEM COAT STANDARD COLOR
SLIDE DIVING BOARD AUTO -VAC CLEANER INLINE CL2 JANDY
SHEAR DESCENT WATER FALL LIONS HEAD / ROSETTE 4- COPING JETS
PATIO BY OTHERS MATERIAL WATER 2- LED BUBBLERS
SCREEN ENCLOSURE FENCE
ALARMS / BARRIER POOL & SPA ALARMS
AUTOMATION JANDY RS 8

EQUIPOTENTIAL BONDING GRID
NEC 680.26 (c) 2014
Alternative Method per
FL Senate Bill SR 2836
Executive Order 2007-187 signed June 19, 2007

FBC 101.2.1

Single #8 AWG bare solid copper wire around entire perimeter of pool and conneted to pool re-steel in 4-equally spaced places from #8 solid insulated tails and connected w/approved mechanical fasteners i.e., split bolt, bronze pipe clamp (w/bronze screws)



EQUIPOTENTIAL BONDING
#8 solid ground wire shall be positioned 4" to 6" Into subgrade material adjacent to Pool structure. This #8 wire shall be bonded to Pool structure rebar in 4 equally spaced points This #8 wire shall be placed 18" to 24" in proximity to pool structural wall.

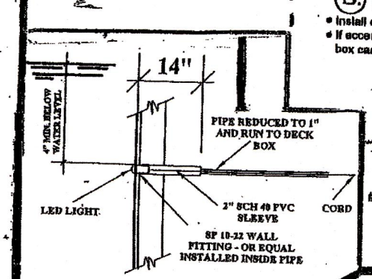


1. Install in Skimmer:
- Using proper sized plastic bushings, PoolBond can be installed in one of the threaded skimmer outlet ports. See "Assembly Procedure" for proper tightening of PoolBond.

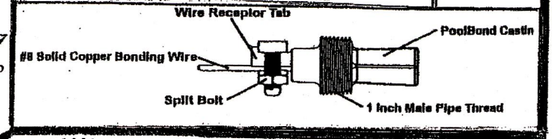
2. Install in a return line:
- PoolBond can be installed in the filtration return line adjacent to inlet fitting. Avoid installations that could trap air.
- If access is required for service purposes, a sprinkler system valve box can be used for access.

Do Not Install as shown
Trapped air will prevent proper contact with water

3. Install on suction side adjacent to equipment pad:
- Install on suction side plumbing at least 3' below water level.
- If access is required for service purposes, a sprinkler system valve box can be used.

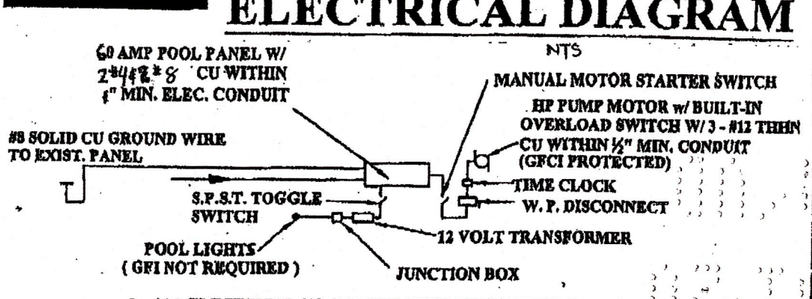


LED LIGHT DETAIL



ELECTRICAL DIAGRAM

NTS



1. ALL ELECTRICAL TO COMPLY WITH 2011 NATIONAL ELECTRIC CODE. ELECTRICAL CONTRACTOR TO VERIFY ADEQUATE CAPACITY AT POINT OF CONNECTION.
2. 3-#12 THHN CU WITHIN 1/2" MIN. CONDUIT FOR POOL LIGHT(S).
3. GROUND ALL BOXES, LIGHTS, MOTORS, ETC. w/ #8 SOLID, BARE COPPER.
4. PROVIDE W.P.G.F.I. OUTLET 10' MIN. - 20' MAX. FROM WATER'S EDGE.
5. ALL POOL PUMPS TO BE GFCI PROTECTED PER NEC 680.22(B). - 2014

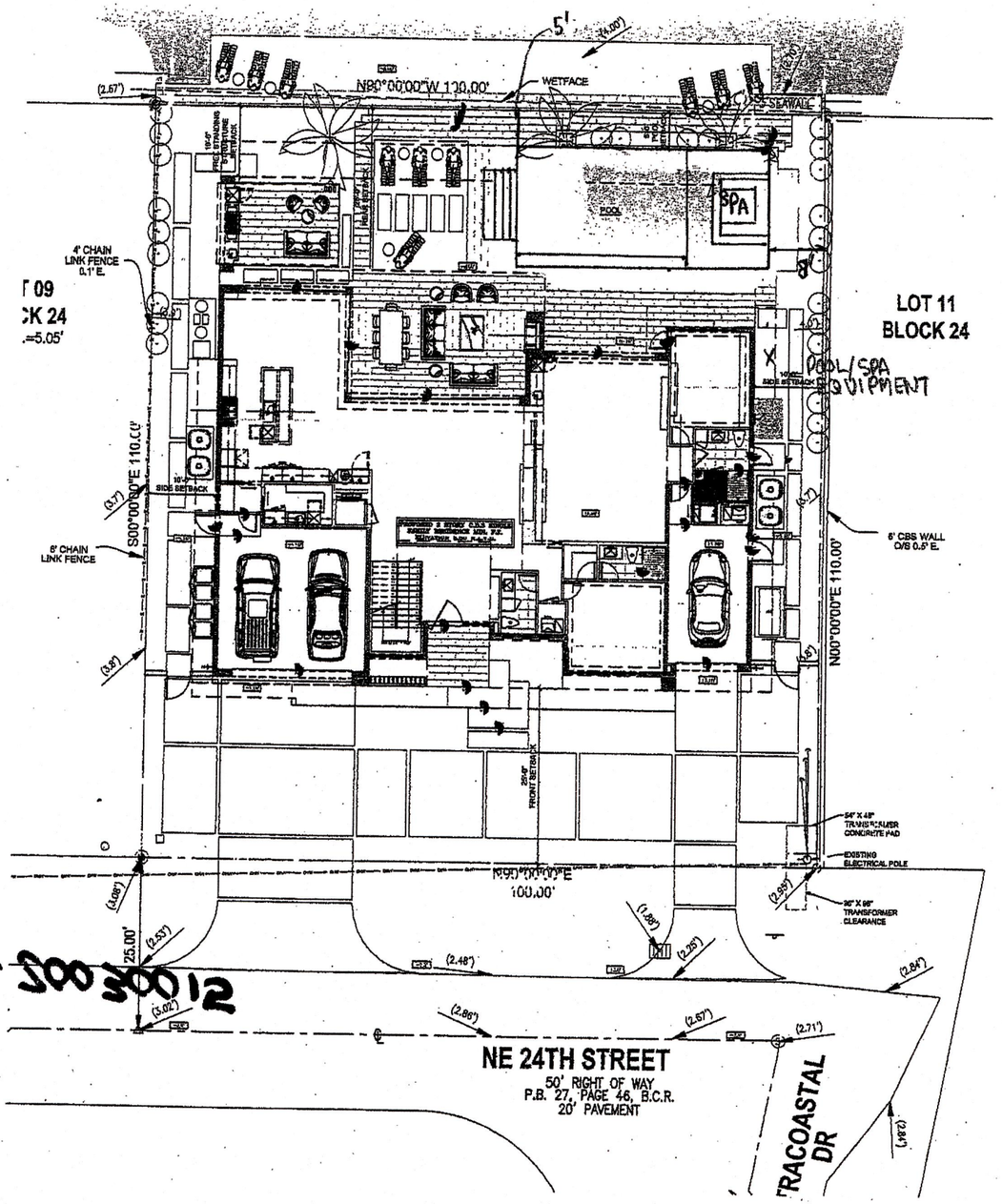
SIDNEY KOVNER LICENSE No. 16668 STATE OF FLORIDA PROFESSIONAL ENGINEER

MAR 11 2020

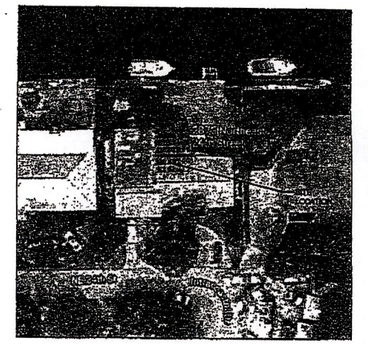
SID KOVNER, P.E. #16668

EL-SID ENGINEERING
#EB-0006831
139 ISLE VERDE WAY
PALM BEACH GARDENS, FL 33418
For

DRAWN BY: SHEET 3 OF 3
JOB NO:



S20-8021-300012



VICINITY MAP
N.T.S.

	ZONING RS-4.4	
	REQUIRED	PROPOSED
LOT SIZE	10,000 SF. MIN.	11,000 SF.
FLOOR AREA	1,250 SF. MIN.	5,850 SF. (A/C)
FLOOR AREA RATIO	.70= 8,250 SF. MAX.	.60 = 6,625 SF.
LOT COVERAGE	40%= 4,969 SF. MAX.	41.7% = 4,583 SF.
FRONT SETBACK	25Ft. MIN.	25'-0"
SIDE SETBACK	10 Ft. MIN-UP TO 22' HT.	10'-0"
SIDE SETBACK ABUTTING WATERWAY	25 Ft. MIN.	NA
REAR SETBACK	15 Ft. MIN.	NA
REAR SETBACK ABUTTING WATERWAY	25 Ft. MIN.	25'-0"
STRUCTURE HEIGHT	35Ft. MAX.	

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2017 EDITION. THE CODE IS COMPLIED WITH THE 2015 ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED SEANDARD NFPA-70...

RESIDENTIAL POOL SAFETY ACT - CHAPTER 41 OF THE FBC RESIDENTIAL 2017

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
2. ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F.
3. ALARMS SHALL BE INSTALLED ON DOORS.
4. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.
5. ALL SITE WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

HABITABLE STRUCTURE AS PER ULDR 47-2.2.G SHALL BE THE GREATER OF THE FOLLOWING

A. AVERAGE GRADE = 2.92'
B. FEMA FLOOD ELEVATION = AE 5.0' NAVD
E. BROWARD COUNTY ON HUNDRED YEAR FLOOD ELEVATION MAP = 6.6' NAVD

SITE PLAN
1' = 20'

PERMIT SET 12-11-19

REVISIONS	BY	DATE
1 ADD'L INFO SET	BM	12.04.19

BOYNTON RESIDENCE
2673 NE 24TH STREET
FT. LAUDERDALE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive, inspirational, architecture.
42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 243-9099 • FAX (561) 243-9199 • RANDALLSTOFFT.COM

JOB No. 19040190

FL-05835 FER14-AA00379

A101

JOB COPY

JOB COPY

BLD-RPSF-20030015

CITY OF FT. LAUDERDALE, FLORIDA
CONSTRUCTION SERVICES

	APPROVED BY	DATE
PLANS EXAM DIV.		7/24/20
ZONING		6-16-20
STRUCTURAL		7/28/20
ELECTRICAL		7/30/20
MECHANICAL	NA	3/17/20
PLUMBING		3/17/20
LANDSCAPING	KS	
		6/18/20
		7.29.2020

...YE CODE ON
...OR GAS-
...ITHOUT THIS
...TION
...ICE IS

Pool master



PROPERTY FACING NORTH



PROPERTY FACING WEST



PROPERTY FACING EAST



POOL FACING EAST



POOL FACING NORTHWEST



POOL FACING NORTHEAST



Site Address	2873 NE 24 STREET, FORT LAUDERDALE FL 33305
Property Owner	BOYNTON, JULIE BOYNTON, TERRANCE
Mailing Address	2873 NE 24 ST FORT LAUDERDALE FL 33305

ID #	4942 25 03 3390
Millage	0312
Use	00

Abbr Legal Description	CORAL RIDGE GALT ADD 27-46 B LOT 10 BLK 24

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*	$1,264,660		$1,264,660	$846,760	
2021	$769,790		$769,790	$769,790	$14,421.05
2020	$714,810	$347,050	$1,061,860	$1,061,860	$20,160.46

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,264,660	$1,264,660	$1,264,660	$1,264,660
Portability	0	0	0	0
Assessed/SOH	$846,760	$1,264,660	$846,760	$846,760
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	$846,760	$1,264,660	$846,760	$846,760

Sales History

Date	Type	Price	Book/Page or CIN
7/30/2019	WD-Q	$1,250,000	115968960
5/24/2010	QCD-T	$100	47178 / 1366
9/25/2009	WD-Q	$950,000	46592 / 1179
9/13/2007	DRR-T	$100	44661 / 1105
8/23/2007	DRR-T	$100	44578 / 1067

Land Calculations

Price	Factor	Type
$115.00	10,997	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						10997		