



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-22030004**

OWNER: JAMES VERRILLO

AGENT: DEENA GRAY, ESQ.

ADDRESS: 3095 N.E. 42ND STREET, FORT LAUDERDALE, FL., 33308

LEGAL DESCRIPTION: LOT 12, BLOCK L, OF "CORAL RIDGE COUNTRY CLUB ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RS-8 - Residential Single Family/Low Medium Density

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.**

Requesting a variance to allow a glass panel fence/guard be installed between the pilings on the dock where the code permits only mooring devices be installed/attached to a dock or seawall.

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-22030004



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22030004

REQUESTING: Section 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.

Requesting a variance to allow a glass panel fence/guard to be installed between the pilings on the dock where the code permits only mooring devices be installed/attached to a dock or seawall.

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

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



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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: 8

CASE:

PLN-BOA-22030004

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	James Verrillo
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	3095 NW 42 St., Ft. Lauderdale, FL 33308
E-mail Address	JHV@parusa.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Deena Gray, Esq.
Applicant / Agent's Signature	<i>Deena Gray</i>
Address, City, State, Zip	200 E. Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301
E-mail Address	Deena.Gray@gmlaw.com
Phone Number	954-491-1120
Letter of Consent Submitted	

Development / Project Name	Verrillo Residence		
Existing / New	Existing: <input type="checkbox"/>	New: <input type="checkbox"/>	
Project Address	Address: 3095 NE 42 St., Ft. Lauderdale, FL 33308		
Legal Description	Lot 12, Block 1, of Coral Ridge Country Club, according to the plat thereof, as recorded in plat book 52, at page 14, of the public records of Broward County, Florida		
Tax ID Folio Numbers (For all parcels in development)	494224100940		
Variance Request (Describe)	Glass fence pieces between the pilings in the outer edge of the deck		
Applicable ULDR Sections			

Current Land Use Designation	33
Current Zoning Designation	RS-8
Current Use of Property	Homestead
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>	25-0'	+25-0'
Side <input type="checkbox"/>	7-6'	8-6'
Side <input type="checkbox"/>		
Rear <input type="checkbox"/>	25-0'	

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

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

- 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:

- 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

- 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

- 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.

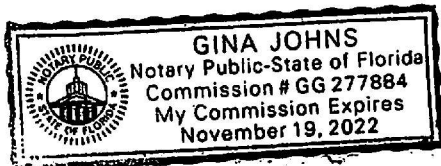
AFFIDAVIT: I, James Verrillo the Owner/Agent of said property ATTEST that I am aware of the following:

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

[Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28th day of March, 2022

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

March 04, 2022

VIA HAND DELIVERY

Mohammed Malik
Zoning Administrator
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19th Avenue
Ft. Lauderdale, FL 33301

**Re: Tempered Glass/Dock Variance Request Narrative/Justification
3095 NE 42nd St. Ft. Lauderdale, FL 33308 (Verrillo Residence)**

Dear Mohammed:

James Verrillo ("Applicant") is the current owner of the single-family home located on the property at 3095 NE 42 St ("Property") in the City of Fort Lauderdale ("City"). The Property is zoned RS-8 and is located adjacent to the Intracoastal Waterway and can be further identified by Broward County folio number 494224100940 (see **Exhibit A**). The Applicant's home includes a dock on the Property. The Applicant is requesting to install tempered glass fencing on the outside perimeter of the dock in-between the dock piers for safety purposes.

Pursuant to Section 47-19.3.b of the Unified Land Development Code ("ULDR"), only davits, hoists or similar mooring devices may be erected on a seawall or dock. The Applicant is proposing installation of tempered glass pieces between the pilings at the outer edge of his dock, around the nook of the boating area, and around from the end of the dock adjacent to the property line. This tempered glass panels will create fencing for the safety of the children, a wheelchair-bound adult, and invited guests on the Property to protect them from falling into the Florida Intracoastal Waterway ("Intracoastal"), falling into the nook when they are entering or exiting a boat, as well as deter children from trespassing onto the neighbor's property. This tempered glass fencing is similar in concept to fencing that is typically installed around pools for the safety of children to protect against potential drowning which is a serious hazard in Florida especially for residents who live on the water. In this case, the Applicant is desiring to protect children from the pool as well as the Intracoastal.

At this time, the Applicant is requesting a variance from Section 47-19.3 (b) of the ULDR as follows:

Variance Criteria Statement pursuant to Section 47-24.12.A.4

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

It is the Applicant's goal to maintain reasonable use of the Property while supporting the intent of the RS-8 zoning district. Per the ULDR, the RS-8 zoning district is intended to provide areas within the city for single-family detached residences and accessory uses. The Applicant's residence is currently under construction with a boat dock that is fully constructed along the Intracoastal. As with most homes along the Intracoastal, the Applicant's home contains a swimming pool. As such, the Applicant's primary concern is protecting the safety of young children from potential water hazards from the pool and the Intracoastal. The elevation of the pool and the Intracoastal are in line with the boat dock. As such, the Applicant is requesting to secure the boat dock with tempered glass fencing to prevent falls into the Intracoastal by both young children and a wheelchair-bound adult.

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

As described above, the Applicant's chief concern is securing the well-being of young children, a wheelchair bound adult, and invited guest from potential water hazards related to the pool and the Intracoastal. The elevation of the pool and the Intracoastal are in line with the boat dock. As such, the Applicant is requesting to secure the boat dock with tempered glass panels that will create an aesthetically pleasing fencing along the perimeter of the boat dock to prevent falls into the Intracoastal. There is a dual safety concern with both a pool and the Intracoastal for the Applicant. Moreover, due to the shape of the property and limited configuration of the pool and dock, the glass panels offer a mechanism that creates safety as well as beautiful fencing. See photographs below that depict the existing conditions of the Property and an example of the proposed glass panels.

c. Literal application of the provision of the ULDR would deprive the applicant of the 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)

As discussed above, a safety concern for the Applicant is presented in which the proposed tempered glass panels can help minimize. The proposed glass panels will aid in preventing a hazardous condition. See below photograph of the Applicant's pool that is currently under construction and the boat dock. The Applicant is proposing to install the tempered glass panels in-between the piers.



- 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**

The unique hardship was not self-created by the Applicant nor a mere disregard or ignorance of the ULDR. The swimming pool and Intracoastal are water hazards that can be minimized by fencing. The Applicant obtained approval to construct the boat dock and is desirous of securing the safety of young children and a wheelchair-bound adult.

- e. The Variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the**

general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

The tempered glass panels is the minimum variance that is in harmony with the general purpose and intent of the ULDR, and is compatible with adjoining properties and the surrounding neighborhood and is not otherwise detrimental to the public welfare. In fact, neighbors have provided letters of support. See below photograph of a property located in Palm Beach County with the very appealingly tempered glass panels on the deck as well as along the waterway:



The requested variance is consistent with the standards of granting a variance as set forth by the City in Section 47-19.3 of the ULDR. The Applicant has demonstrated that 1) special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property; 2) circumstances which cause the special conditions are peculiar to the Property at issue, or to such a smaller number of

properties that they clearly constitute marked exceptions to other properties in the same zoning district; 3) literal application of the provision of the ULDR would deprive the Applicant of the substantial Property right that is enjoyed by other property owners in the same zoning district; 4) 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 5) the variance is the minimum variance that will make possible a reasonable use of the Property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. The Applicant respectfully requests the City grant the requested variance.

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. PLN-BOA-22030004

APPLICANT: James Verrillo

PROPERTY: 3095 NE 42nd St., Ft. Lauderdale, FL 33308

PUBLIC HEARING DATE: April 13, 2022

BEFORE ME, the undersigned authority, personally appeared James Verrillo, 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



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22030004

REQUESTING: Section 47-19.3. - Boat slips, docks, boat davits, hoists and similar mooring structures.

Requesting a variance to allow a glass panel fence/guard to be installed between the pilings on the dock where the code permits only mooring devices be installed/attached to a dock or seawall.

LOCATION: CITY COMMISSION CHAMBERS
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	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22030004		Verrillo Residence	Z- Board of Adjustment (BOA)		3095	NE		42 ST	3/4/2022	Open
CE21120363	BIG SIGN FACING THE WATERFRONT AT THIS PROPERTY, DERAGATORY TOWARDS A COMPANY		Code Case	Malaika Murray	3095	NE		42 ST	12/14/2021	Closed
ELE-LV-21040011	LOW VOLTAGE SPEAKERS, AV, CONTROL		Electrical Low Voltage Permit		3095	NE		42 ST	4/7/2021	Issued
MEC-RES-21030018	INSTALL PREFAB FIREPLACE (BLD-RNC-19110005)		Mechanical Residential Permit		3095	NE		42 ST	3/9/2021	Issued
BLD-ACC-20120013	CONSTRUCT NEW SFR 5BED/7BATH 3 CAR GARAGE 8127 SF-2015 IRC PLAN REVIEW ATTACHED ~7/24/20 REV3	ACC STRUCTURE FOR SFR	Accessory Structure Permit		3095	NE		42 ST	12/16/2020	Issued
BLD-ROOF-20080180	RE-ROOF TILE & FLAT 5900 SF -- BP BLD-RNC-19110005	RE-ROOF TILE & FLAT 5900 SF -- BP BLD-RNC-19110005	Re-Roof Permit		3095	NE		42 ST	8/24/2020	Complete
LND-TREE-20020030	TREE REMOVAL	TREE REMOVAL	Landscape Tree Removal-Relocation Permit		3095	NE		42 ST	2/19/2020	Issued
ELE-RES-19120029	CONDUIT ONLY FOR FUTURE ELECTRIC CONSTRUCT NEW CONCRETE DOCK AND SEAWALL	CONDUIT ONLY FOR FUTURE ELECTRIC	Electrical Residential Permit		3095	NE		42 ST	12/4/2019	Complete
BLD-BDSP-19120002	ER# 000425328 DR# 0069863	CONSTRUCT NEW CONCRETE DOCK AND SEAWALL	Boatlift-Dock-Seawall-Pile Permit		3095	NE		42 ST	12/4/2019	Complete
PLB-RES-19120020	POOL PIPING FOR NEW SFR	POOL PIPING FOR NEW SFR	Plumbing Residential Permit		3095	NE		42 ST	12/3/2019	Issued

ELE-RES-19120021	ELECTRIC WIRING FOR POOL FOR NEW SFR	ELECTRIC WIRING FOR POOL FOR NEW SFR	Electrical Residential Permit	3095 NE	42 ST	12/3/2019 Issued
BLD-RPSF-19120006	SWIMMING POOL FOR NEW SFR	SWIMMING POOL FOR NEW SFR	Residential Pool-Spa-Fountain Permit	3095 NE	42 ST	12/3/2019 Issued
LND-INST-19110005	GENERAL LANDSCAPE FOR NEW SFR	GENERAL LANDSCAPE FOR NEW SFR	Landscape Installation Permit	3095 NE	42 ST	11/18/2019 Issued
PLB-RES-19110088	GROUND DRAINAGE FOR NEW SFR	GROUND DRAINAGE FOR NEW SFR	Plumbing Residential Permit	3095 NE	42 ST	11/18/2019 Issued
BLD-RPAV-19110024	DRIVEWAY AND POOL DECK FOR NEW SFR	DRIVEWAY AND POOL DECK FOR NEW SFR	Residential Paving Permit	3095 NE	42 ST	11/18/2019 In Process
PLB-IRR-19110008	LAWN SPRINKLER FOR NEW SFR	LAWN SPRINKLER FOR NEW SFR	Plumbing Irrigation Permit	3095 NE	42 ST	11/18/2019 Issued
ELE-SERV-19110027	ELECTRICAL CENTRAL VACUUM FOR SFR	ELECTRICAL CENTRAL VACUUM FOR SFR	Electrical Services Permit	3095 NE	42 ST	11/18/2019 Issued
ELE-LV-19110019	LOW VOLTAGE FOR NEW SFR	LOW VOLTAGE FOR NEW SFR	Electrical Low Voltage Permit	3095 NE	42 ST	11/18/2019 Issued
PLB-GAS-19110016	GAS PIPING FOR NEW SFR	GAS PIPING FOR NEW SFR	Plumbing Gas Permit	3095 NE	42 ST	11/18/2019 Issued
PLB-RES-19110086	PLUMBING FOR NEW SFR	PLUMBING FOR NEW SFR	Plumbing Residential Permit	3095 NE	42 ST	11/18/2019 Issued
MEC-RES-19110016	MECHANICAL FOR SFR	MECHANICAL FOR SFR	Mechanical Residential Permit	3095 NE	42 ST	11/18/2019 Issued
ELE-SERV-19110026	TEMP POLE FOR CONSTRUCTION	TEMP POLE FOR CONSTRUCTION	Electrical Services Permit	3095 NE	42 ST	11/18/2019 Void
ELE-RES-19110066	ELECTRICAL FOR NEW SFR	ELECTRICAL FOR NEW SFR	Electrical Residential Permit	3095 NE	42 ST	11/18/2019 Issued
BLD-RNC-19110005	CONSTRUCT NEW SFR 5BED/7BATH 3 CAR GARAGE 8127 SF-2015 IRC PLAN REVIEW ATTACHED ~7/24/20 REV3 SUBMITTED FOR PLB-GAS-19110016 (P) L/S LIEN ONE -0- CASE FOUND	3095 NE 42 ST - CONSTRUCT NEW SFR	Residential New Construction Permit	3095 NE	42 ST	11/18/2019 Issued
CE19042335		3095 CORAL LLC	Code Case	3095 NE	42 ST	4/26/2019 Closed

			Violation-CODE			
VIO-CE19042335_1		3095 CORAL LLC	Hearing	3095 NE	42 ST	4/26/2019 Closed
	LAWN SPRINKLER PERMIT FOR BP # 18081546	LAWN SPRINKLER PERMIT FOR BP # 18081546	Plumbing Irrigation Permit	3095 NE	42 ST	1/16/2019 Void
PM-19011093						
PM-19011104	STORM DRAIN PERMIT FOR BP # 18081546	STORM DRAIN PERMIT FOR BP # 18081546	Plumbing Residential Permit	3095 NE	42 ST	1/16/2019 Void
PM-19011106	NATURAL GAS PERMIT FOR BP # 18081546	NATURAL GAS PERMIT FOR BP # 18081546	Plumbing Gas Permit	3095 NE	42 ST	1/16/2019 Void
PM-18081692	NEW ROOF BP 18081546	NEW ROOF BP 18081546	Re-Roof Permit	3095 NE	42 ST	8/17/2018 Void
PM-18081693	SFR FENCE BP 18081546	SFR FENCE BP 18081546	Fence Permit	3095 NE	42 ST	8/17/2018 Void
PM-18081694	PAVING BP 18081546	PAVING BP 18081546	Residential Paving Permit	3095 NE	42 ST	8/17/2018 Void
PM-18081695	GENERAL LANDSCAPING BP 18081546	GENERAL LANDSCAPING BP 18081546	Landscape Installation Permit	3095 NE	42 ST	8/17/2018 Void
PM-18081691	MECHANICAL BP 18081546	MECHANICAL BP 18081546	Mechanical HVAC New Install Permit	3095 NE	42 ST	8/17/2018 Void
PM-18081690	PLUMBING BP 18081546	PLUMBING BP 18081546	Plumbing Residential Permit	3095 NE	42 ST	8/17/2018 Void
PM-18081689	ELECTRICAL BP 18081546	ELECTRICAL BP 18081546	Electrical Residential Permit	3095 NE	42 ST	8/17/2018 Void
	NEW SFR 3FLR 6BD/8FULL & 2 HALF BTHS, 4 CAR ~GARAGE ~ ~2015 IRC Review Record Attached ~ ~DR 0061039 ER 000416172 ~ ~1/14/2019 RECHECK B					
PM-18081546	FLOOD G L M P Z ~B86 VOID SFR ~52019	NEW SFR 3FLR 6BD/8FULL & 2 HALF BTHS, 4 CAR	Residential New Construction Permit	3095 NE	42 ST	8/16/2018 Void

VIO-CE17101200_1		DRURY,JOSEPHINE	Violation-CODE			
	L/S ONE-STEP - 0 -	KUTYNEC,WILLIAM	Hearing	3095 NE	42 ST	10/19/2017 Closed
CE17101200	CASE FOUND	DRURY,JOSEPHINE	Code Case	3095 NE	42 ST	10/19/2017 Closed
VIO-CE17081444_1		KUTYNEC,WILLIAM	Violation-CODE			
	L/S ONE STEP - 0 - CASE	DRURY,JOSEPHINE	Hearing	3095 NE	42 ST	8/16/2017 Closed
CE17081444	FOUND	KUTYNEC,WILLIAM	Code Case	3095 NE	42 ST	8/16/2017 Closed
	TREE REMOVAL					
	BP16022349					
	~1 ALEXANDER PALM					
	~1 ARECA PALM					
	~					
	~REPLACEMENT TO BE					
	2 PALM TREES					
	~ANY SPECIES					
	MINIMUM 8 FEET					
	WOOD TRUNK		Landscape Tree			
	~HEIGHT EACH OR	TREE REMOVAL	Removal-			
PM-16040162	EQUIVALENT.	BP16022349	Relocation Permit	3095 NE	42 ST	4/4/2016 Complete
			Plumbing Sewer			
PM-16022484	SEWER CAP	SEWER CAP	Cap Permit	3095 NE	42 ST	2/29/2016 Complete
			Site Prep and			
PM-16022350	MITIGATION FOR	MITIGATION FOR	Erosion Control	3095 NE	42 ST	2/26/2016 Complete
	DEMO BP16022349	DEMO BP16022349	Permit			
	TOTAL DEMOLITION OF					
	SFR AND TENNIS					
	COURT					
	~B-RECHECK4/1/16 P	TOTAL DEMOLITION				
	~SEWER CAP 16022484	OF SFR AND TENNIS	Residential			
PM-16022349	CLOSED	COURT	Demolition Permit	3095 NE	42 ST	2/26/2016 Complete
	HOUSE ABANDONED					
VIO-CE16011914_7	BACK OF THE HOUSE IS	DRURY,JOSEPHINE	Violation-CODE			
	FALLING DOWN	KUTYNEC,WILLIAM	Hearing	3095 NE	42 ST	1/29/2016 Closed
	HOUSE ABANDONED					
VIO-CE16011914_6	BACK OF THE HOUSE IS	DRURY,JOSEPHINE	Violation-CODE			
	FALLING DOWN	KUTYNEC,WILLIAM	Hearing	3095 NE	42 ST	1/29/2016 Closed
	HOUSE ABANDONED					
VIO-CE16011914_5	BACK OF THE HOUSE IS	DRURY,JOSEPHINE	Violation-CODE			
	FALLING DOWN	KUTYNEC,WILLIAM	Hearing	3095 NE	42 ST	1/29/2016 Closed
	HOUSE ABANDONED					
VIO-CE16011914_4	BACK OF THE HOUSE IS	DRURY,JOSEPHINE	Violation-CODE			
	FALLING DOWN	KUTYNEC,WILLIAM	Hearing	3095 NE	42 ST	1/29/2016 Closed

VIO-CE16011914_3	HOUSE ABANDONED BACK OF THE HOUSE IS FALLING DOWN	DRURY,JOSEPHINE KUTYNEC,WILLIAM	Violation-CODE Hearing	3095 NE	42 ST	1/29/2016 Closed
VIO-CE16011914_2	HOUSE ABANDONED BACK OF THE HOUSE IS FALLING DOWN	DRURY,JOSEPHINE KUTYNEC,WILLIAM	Violation-CODE Hearing	3095 NE	42 ST	1/29/2016 Closed
VIO-CE16011914_1	HOUSE ABANDONED BACK OF THE HOUSE IS FALLING DOWN	DRURY,JOSEPHINE KUTYNEC,WILLIAM	Violation-CODE Hearing	3095 NE	42 ST	1/29/2016 Closed
CE16011914	HOUSE ABANDONED BACK OF THE HOUSE IS FALLING DOWN, DANGEROUS, RATS., HOUSE ABANDONED BACK OF THE HOUSE IS FALLING DOWN, DANGEROUS, RATS.	DRURY,JOSEPHINE KUTYNEC,WILLIAM	Code Case	3095 NE	42 ST	1/29/2016 Closed
VIO-CE15021477_1		PRIETO,OCTAVIO E & LYNNE M	Violation-CODE Hearing	3095 NE	42 ST	2/27/2015 Closed
CE15021477	L/S CLEAR CHOICE 0- OPEN CASES	PRIETO,OCTAVIO E & LYNNE M	Code Case	3095 NE	42 ST	2/27/2015 Closed
VIO-CE15011392_1		PRIETO,OCTAVIO E & LYNNE M	Violation-CODE Hearing	3095 NE	42 ST	1/22/2015 Closed
CE15011392	L/S 0-OPEN CASES	PRIETO,OCTAVIO E & LYNNE M	Code Case	3095 NE	42 ST	1/22/2015 Closed

PLN-BOA-22030004

Sec. 47-19.3. Boat slips, docks, boat davits, hoists and similar mooring structures.

- (a) The following words when used in this section shall, for the purposes of this section, have the following meaning:
- (1) *Mooring device* means a subset of mooring structures as defined herein including boat davits, hoists, boat lifts and similar devices that are erected on or adjacent to a seawall or dock and upon which a vessel can be moored. A mooring device does not include docks, slips, seawall or mooring pile.
 - (2) *Mooring structure* means a dock, slip, seawall, boat davit, hoist, boat lift, mooring pile or a similar structure attached to land more or less permanently to which a vessel can be moored.
 - (3) *NGVD 29* or the National Geodetic Vertical Datum of 1929 means the vertical control datum established for vertical control surveying in the United States of America by the General Adjustment of 1929. The datum is used to measure elevation or altitude above, and depression or depth below, mean sea level (MSL).
 - (4) *NAVD88* or the North American Vertical Datum means the vertical control datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.
 - (5) *Seawall* means vertical or near vertical structures placed between an upland area and a waterway. For the purposes of Section 47-19.3(f), rip rap is not considered a seawall.
 - (6) *Rip rap* means a foundation of unconsolidated boulders, stone, concrete or similar materials placed on or near a shoreline to mitigate wave impacts and prevent erosion.
- (b) Boat davits, hoists and similar mooring devices may be erected on a seawall or dock subject to the following limitations on the number and location as follows:
- (1) Except as provided herein, only one (1) mooring device per the first one hundred (100) feet of lot width or portion thereof, and one mooring device for each additional one hundred (100) feet of lot width. A second mooring device may be permitted within the lot area greater than one hundred (100) feet but less than two hundred (200) feet if approved as a Site Plan Level II permit, subject to the following criteria:
 - a. The location of the proposed mooring device will not interfere with the view from adjacent properties to a degree greater than the intrusion already permitted as a result of the berthing of a vessel at applicant's property within the setback and extension limitations provided in the Code.
 - b. The type of mooring device is the least intrusive and most compatible with the view from the waterway.
 - c. No conflict with a neighboring property owner's usage of the waterway will be created as a result of the additional mooring device.

Pursuant to Site Plan Level II review, the development review committee ("DRC") shall determine whether the proposed additional mooring device meets the criteria based on its location and the relationship of applicant's property to abutting properties with regard to height, angle of view of the device from abutting properties and the height, width and length of the mooring device proposed.

Approval of a Site Plan Level II development permit for an additional mooring device shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is approved by the City

Commission seeking to review the application pursuant to the process provided in Section 47-26. The denial of an application for an additional mooring device may be appealed to the City Commission in accordance with the provisions of Section 47-26.

- (2) In addition to the mooring device described in paragraph (b)(1) of this section, one (1) lift designed and used solely for the lifting of a personal watercraft (PWC) per development site is permitted. For purposes of this subsection (2) a PWC is as defined in F.S. Ch. 327.
 - (3) The cross section of the davit, hoist or other mooring device shall not exceed one (1) square foot and have a maximum height of six and one-half (6½) feet above lot grade.
 - (4) The lowest appendage of a vessel may not be hoisted greater than one (1) foot above a seawall cap or if no seawall, above the average grade of the upland property and properties abutting either side of the upland property, whichever is less.
- (c) No boat slips, docks, boat davits, hoists, and similar mooring structures not including mooring or dolphin piles or a seawall, may be constructed by any owner of any lot unless a principal building exists on such lot and such lot abuts a waterway. Mooring structures, not including mooring or dolphin piles, shall not extend into the waterway more than twenty-five (25) percent of the width of the waterway or twenty-five (25) feet whichever is less as measured from the property line.
- (d) Mooring or dolphin piles, shall not be permitted to extend more than thirty (30) percent of the width of the waterway, or twenty-five (25) feet beyond the property line, whichever is less.
- (e) The City Commission may waive the limitations of Sections 47-19.3.(c), 47-19.3.(d) and 47-39.A.1.b.(12).(a) and 47-39.A.1.b.(12).(b) under extraordinary circumstances, provided permits from all governmental agencies, as required, are obtained after approval of the City Commission, after a public hearing and notification to property owners within three hundred (300) feet. In no event shall the extension exceed thirty (30) percent of the width of the waterway and no variance may be approved by the Board of Adjustment or other agency permitting an extension beyond the thirty percent (30%) limitation. Reflector tape shall be affixed to and continually maintained on all mooring or dolphin piles authorized under this subsection to extend beyond the limitations provided in subsection (d). The reflector tape must be formulated for marine use and be in one (1) of the following uniform colors: international orange or iridescent silver. On all such piles, the reflector tape shall be at least five (5) inches wide and within eighteen (18) inches of the top of the pile.
- (f) The top surface of a seawall shall have a minimum elevation of 3.9 feet NAVD88 (see table). The elevation of a seawall or dock shall not exceed a maximum of the base flood elevation (BFE) as identified in the corresponding FEMA Flood Insurance Rate Map (FIRM) for the property, except as specifically set forth herein. For properties with a BFE of 4.0 feet NAVD88, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall be 5.0 feet NAVD88. For waterfront properties with a habitable finished floor elevation of less than 3.9 feet NAVD88, a seawall may be constructed at less than the stated minimum elevation if a waiver is granted by the City Engineer. For properties within an X zone, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall meet the definition of grade as determined by subsection 47-2.2 (g)(1)(a). The maximum height of related structures attached to a seawall shall not exceed the elevation of the seawall to which the structure is attached. In the event of a conflict between subsection 47-19.5.B.Table 1, Note G: subsection 1.a.ii. and the requirements of this section, this section shall govern. Property owners choosing to construct seawalls at less than 5.0 feet NAVD88 are strongly encouraged to have the foundation designed to accommodate a future seawall height extension up to a minimum elevation of 5.0 feet NAVD88.

Property's FEMA Flood Insurance Rate Map Location	Minimum Allowable	Maximum Allowable Seawall or Dock Elevation
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	Seawall Elevation	
In a floodplain with a base flood elevation greater than or equal to 5.0 feet NAVD88	3.9 feet NAVD88	Base flood elevation of the property
In a floodplain with a base flood elevation equal to 4.0 feet NAVD88	3.9 feet NAVD88	5 feet NAVD88
In an X zone, not in a floodplain	3.9 feet NAVD88	Meet the definition of grade as determined by Section 47-2.2(g)(1)(a)

- (1) Seawalls must be designed and built in a substantially impermeable manner to prevent tidal waters from flowing through the seawall while still allowing for the release of hydrostatic pressure from the upland direction.
- (2) Fixed docks may be constructed at an elevation less than the elevation of the seawall to which it is attached but shall not be constructed at an elevation more than ten (10) inches above the seawall's elevation. The dock elevation may not exceed the maximum elevation as described in subsection (f) of this section. Floating docks shall be allowed and must be permitted and permanently attached to a marginal dock, finger pier, mooring pilings, or seawall.
- (3) Seawall improvements constituting substantial repair at the time of permit application shall meet the minimum elevation and consider the design recommendations (see subsection (f) above) for the continuous seawall for the length of the property. For the purposes of this section, the substantial repair threshold shall mean the following:
 - (i) Any improvement to the seawall of more than fifty percent (50%) of the length of the structure, which for the purposes of this section, shall include both the seawall and cap; or
 - (ii) Any improvement to the seawall which results in an elevation change along more than fifty percent (50%) of the length of the structure.
- (4) All property owners must maintain their seawalls in good repair. A seawall is presumed to be in disrepair if it allows for upland erosion, transfer of material through the seawall or allows tidal waters to flow unimpeded through the seawall to adjacent properties or public right-of-way. Property owners failing to maintain their seawalls may be cited. The owner of the property on which the seawall is constructed is required to initiate a process, including but not limited to hiring a contractor or submitting a building permit, and be able to demonstrate progress toward repairing the cited defect within sixty (60) days of receiving notice from the city and complete the repair within three hundred sixty-five (365) days of citation. If the required repair meets the substantial repair threshold, the property owner shall design, permit, and construct the seawall to meet the minimum elevation requirement and design requirement (see subsection 47-19.3(f)) within three hundred sixty-five (365) days of citation.
- (5) Property owners with seawalls below the minimum elevation, or permeable erosion barriers such as rip rap, or a land/water interface of another nature shall not allow tidal waters entering their property to impact adjacent properties or public rights-of-way. Property owners failing to prevent tidal waters from flowing overland and leaving their property may be cited. The owner of the property is required to initiate a process, including but not limited to, hiring a contractor or submitting a building permit, and be able to demonstrate progress toward addressing the cited concern within sixty (60) days of

receiving notice from the city and complete the proposed remedy within three hundred sixty-five (365) days of citation.

- (g) No boathouse, permanent covering, or temporary covering for a boat shall be permitted within the setback area required for the zoning district in which such shelter is to be located, nor shall any boathouse, permanent covering or temporary covering for a boat, or any other structure not otherwise specifically permitted, be permitted within or cover any public waterway.
- (h) No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway. The owner of real property which would be entitled to the density limitation of a maximum of forty (40) units per acre pursuant to the terms for habitation of floating homes or vessels, Section 47-19.6, may apply for an exception to the setback requirements contained herein. An application for such exception shall be heard by the Planning and Zoning Board (board) at a public hearing called for that purpose. After the public hearing, the board shall make a recommendation to the City Commission that the application be granted or denied, or granted subject to conditions. If the board recommends that the application be either granted or granted subject to conditions, the City Clerk shall place the recommendation on the agenda of the City Commission for a public hearing at a regular meeting. The City Commission shall, by resolution, either grant the application, deny the application, or grant the application subject to such conditions as it finds necessary to the health, safety and general welfare of the citizens of the city. In deciding whether to grant or deny the application, the City Commission shall consider the neighborhood within which the applicant's property lies and the effect that the exception to the setbacks would have on the following:
 - (1) The surrounding property.
 - (2) The ability of adjacent property owners to enjoy abutting waterways.
- (i) Waiver of limitations. Property owners of lands located on the Isle of Venice and Hendricks Isle may dock or anchor watercraft adjacent to their respective properties in a manner which extends beyond side setback lines, required by this section as approved by Resolution No. 85-270.

(Ord. No. C-97-19, § 1(47-19.3), 6-18-97; Ord. No. C-04-2, § 4, 1-12-04; Ord. No. C-10-44, § 2, 12-7-10 ; Ord. No. C-13-18, § 2, 6-4-13 ; Ord. No. C-16-13 , § 1, 6-21-16; Ord. No. C-16-27 , § 1, 12-6-16)



Site Address	3095 NE 42 STREET, FORT LAUDERDALE FL 33308-5803	ID #	4942 24 10 0940
Property Owner	VERRILLO, JAMES	Millage	0312
Mailing Address	2730 NE 58 ST FORT LAUDERDALE FL 33308-2728	Use	00
Abbr Legal Description	CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 12 BLK L		

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*	\$2,797,860		\$2,797,860	\$2,797,860	
2021	\$2,789,630		\$2,789,630	\$2,789,630	\$51,955.74
2020	\$2,789,630		\$2,789,630	\$2,789,630	\$51,682.63

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,797,860	\$2,797,860	\$2,797,860	\$2,797,860
Portability	0	0	0	0
Assessed/SOH	\$2,797,860	\$2,797,860	\$2,797,860	\$2,797,860
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	\$2,797,860	\$2,797,860	\$2,797,860	\$2,797,860

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/28/2019	WD-Q	\$3,100,000	115840025	\$170.00	16,458	SF
10/25/2017	WD-Q	\$2,275,000	114698110			
3/3/2015	WD-Q-SS	\$1,800,000	112880783			
6/25/2004	QCD	\$100	37854 / 1363			
3/29/2002	WD	\$100	33080 / 983			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						16458		



NOTICE AFFIDAVIT

STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

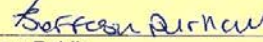
BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTINA MATHEWS
WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of Lot 12 Block L Coral Ridge Country Club Add No. 3 Plat as recorded in Plat Book 52 Page 14 of the Public Records of Broward County, Florida, City of Fort Lauderdale. 3095 NE 42 Street.
- 2.
3. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.


Signature

The foregoing instrument was acknowledged before me this 28th day of February, 2022.

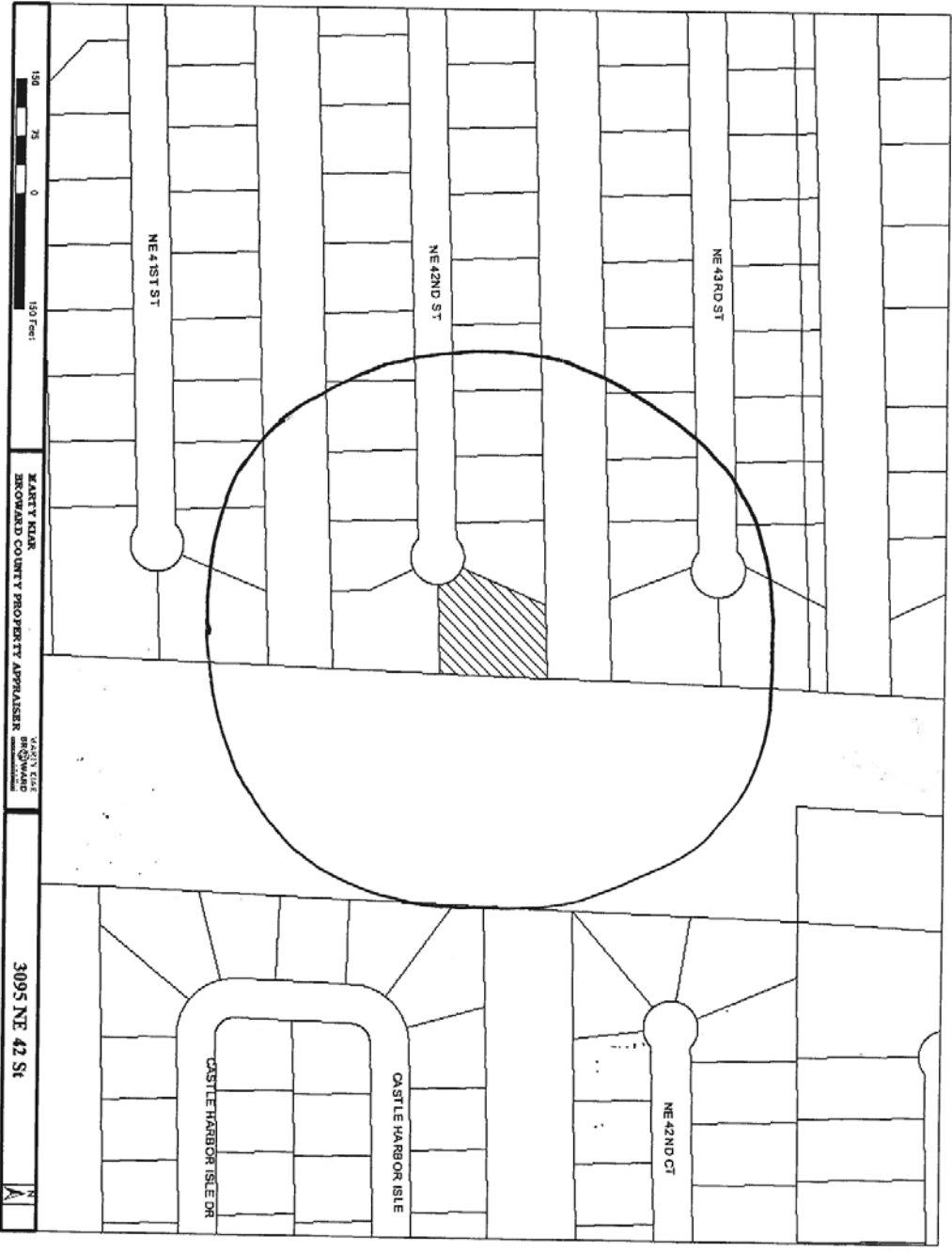
Signature of Person Taking Acknowledgement


Notary Public

Notary's Seal



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com



150
75
0
150 Feet

MARTY KIRK
BROWN COUNTY PROPERTY APPRAISER

3095 NE 42 St



NE 1ST ST

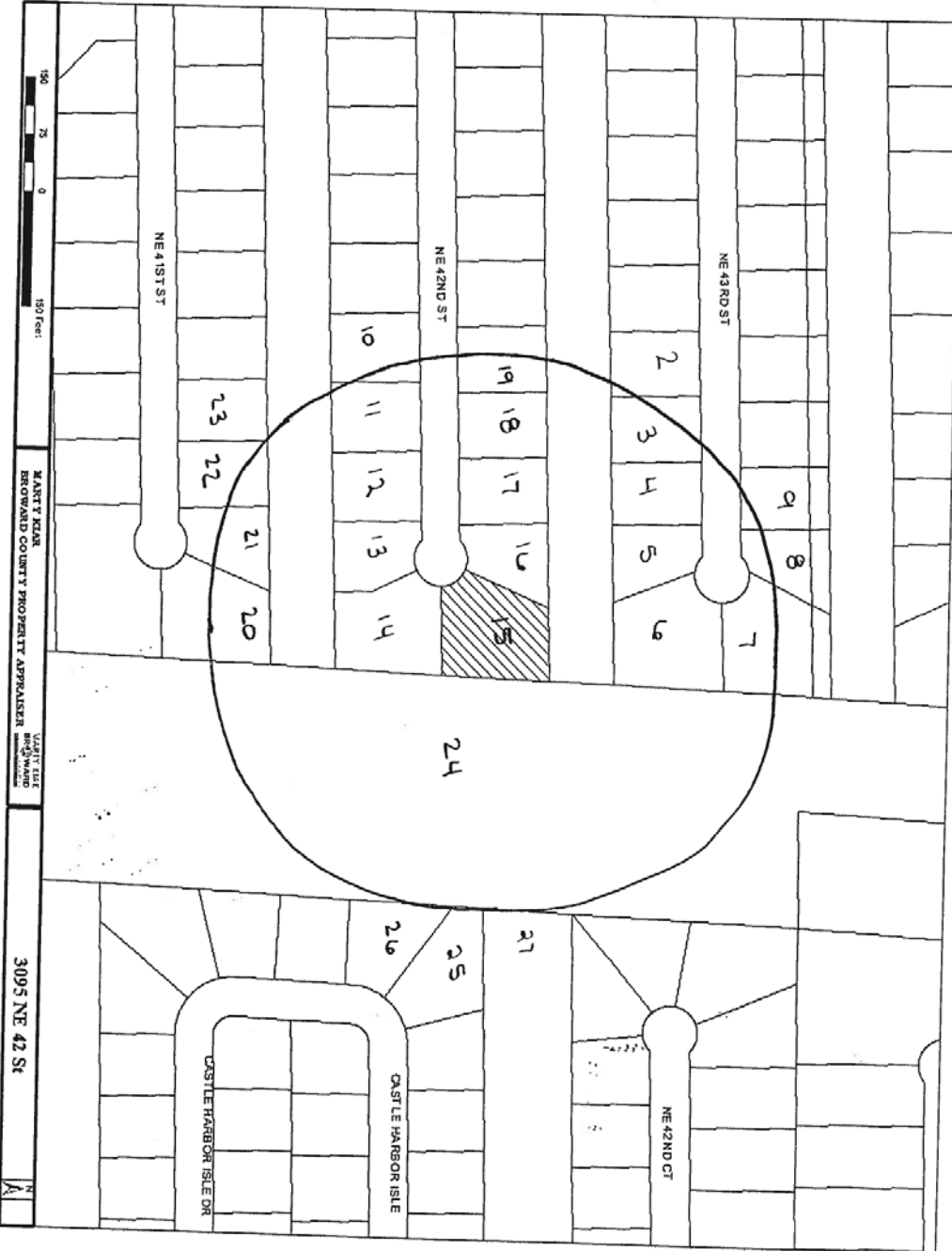
NE 2ND ST

NE 3RD ST

NE 42ND CT

CASTLE HARBOR ISLE DR

CASTLE HARBOR ISLE



NE 43RD ST

NE 42ND ST

NE 41ST ST

2

3

4

5

6

7

9

8

19

18

17

16

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10

11

12

13

14

23

22

21

20

24

27

25

26

NE 42ND CT

CASTLE HARBOR ISLE DR

CASTLE HARBOR ISLE DR

150 Feet

MARTY KEAR
REGULATED COUNTY PROPERTY APPRAISER
TARRANT COUNTY, TEXAS

3095 NE 42 St

N
A

A	B	C	D	E	F	G	H
1	NAME	ADDRESS	CITY	STATE	ZIP	ZIP4	LEGAL
1	494224100640 RASHID OMAR M	3070 NE 43 ST	FORT LAUDERDALE	FL	33308	5806	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 8 BLK K
2	494224100650 BOSTROM PETER HERBOSTROM,CHERIE	3080 NE 43 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 9 BLK K
3	494224100660 CARVALLO MORET,ORLANDO&VILA DE	603 MISTY OAKS LN	POMPAHO BEACH	FL	33069		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 10 BLK K
4	494224100670 BURGER JASON ROGLFASON,ROBERT	6340 WOODBINE CT	LITTLETON	CO	80125	8308	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 11 BLK K
5	494224100680 FERNICOLA ANTHONY, MANTHONY, M FERNICOLA	3130 NE 43 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 12,13 S1/2 BLK K
6	494224100690 LYDEN MARY B LYDEN TR	3121 NE 43 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 13 N1/2 BLK K & THAT PT LOTT 4 IN SEC 19-49-43
7	494224100710 BAUER BRIAN	3111 NE 43 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BPT LOT 15 IN SEC 19-49-43 BLK K
8	494224100720 WOODS JACQUELINE	3101 NE 43 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BPT LOT 16 IN SEC 19-49-43 BLK K
9	494224100890 SHOEMAKER CALVIN S & DIANE WDIANE W	3060 NE 42 ST	FORT LAUDERDALE	FL	33308	5804	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 7 BLK L
10	494224100900 GONCALVES VIEIRA,RENATO&ELIENI,LOREDANE	3070 NE 42 ST	FORT LAUDERDALE	FL	33308	5804	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 8 BLK L
11	494224100910 PURGER MARIAMY PURGER REV LIV TR ETAL	3080 NE 42 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 9 BLK L
12	494224100920 3090 NE 42ND STREET LLC	267 BOMBAY AVE	LAUDERDALE BY THE SEA	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 10 BLK L
13	494224100930 HAWCOCK KELLY D & GLORIA LEE	3100 NE 42 ST	FORT LAUDERDALE	FL	33308	5841	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 11 BLK L
14	494224100940 VERRELLI JAMES	2730 NE 58 ST	FORT LAUDERDALE	FL	33308	2728	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 12 BLK L
15	494224100950 SWEERS RANDALL & KIM	3091 NE 42 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 13 BLK L
16	494224100960 ZUCKER MATTHEW&MATTHEW ZUCKER REV TR	3081 NE 42 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 14 BLK L
17	494224100970 POHORENCE MIRIAM	3071 NE 42 ST	FORT LAUDERDALE	FL	33308	5803	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 15 BLK L
18	494224100980 SCHEFF RICHARD S & GLORIA D	3061 NE 42 ST	FORT LAUDERDALE	FL	33308	5803	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 16 BLK L
19	494224101170 DAVID RICHARD	3091 NE 41 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 11 BLK M
20	494224101180 GREEROV BETTY	3081 NE 41 ST	FORT LAUDERDALE	FL	33308	5801	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 12 BLK M
21	494224101190 MORRIS PATRICK SR & SUSAN B	3071 NE 41 ST	FORT LAUDERDALE	FL	33308		CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 13 BLK M
22	494224101200 MACHEK ERIN & MICHAEL	3061 NE 41 ST	FORT LAUDERDALE	FL	33308	5801	CORAL RIDGE COUNTRY CLUB ADDNO 3 52-14 BLOT 14 BLK M
23	494307000460 TITTE/STATE OF FLORIDA% FL INLAND	1314 MARCINSKI RD	JUPITER	FL	33477		FLORIDA EAST COAST CANAL 17-1 BPOF OF THE FLA EAST COAST CANAL LOCATED IN THE CITY OF FORT LAUDERDALE
24	494319030620 27 CASTLE HARBOR LLC%LINE MERSON	27 CASTLE HARBOR ISLE DR	FORT LAUDERDALE	FL	33308		BERNADA-RIVERA SUB OF GAL TOCEAN MILE 38- 46 BLOT 14 BLK C
25	494319030630 SINGER CLIFFORD PSINGER JUDY R	440 BEDFORD PARK AVE	TORONTO ON	CA	M5M 1	K1	BERNADA-RIVERA SUB OF GAL TOCEAN MILE 38- 46 BLOT 15 BLK C

	A	B	C	D	E	F	G	H
27	494319031910	PUBLIC LAND% CITY OF FORT LAUDERDALE	00 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		BERNADA-RIVERA SUB OF GALLOCEAN MILE 38-46 BVA/TERMINA'S AS SHOWN PER PLAT



PINNELL SURVEY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCONUT CREEK, FLORIDA 33073
 PHONE: (954)418-4940 FAX: (954)418-4941
 LICENSED BUSINESS #6857

PROJECT ADDRESS: 3095 N.E. 42nd STREET
FORT LAUDERDALE, FLORIDA 33308

CERTIFY TO:
 1. JAMES O. VERRILLO
 2.
 3.
 4.


LEGAL DESCRIPTION:
 LOT 12, BLOCK L, OF "CORAL RIDGE COUNTRY CLUB ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:
 1. C.B.S. WALL ENCROACHING INTO 6 FOOT X 18 FOOT ANCHOR EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.

GENERAL NOTES:
 1) TYPE OF SURVEY: BOUNDARY
 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 11) REFERENCE BENCHMARK: FORT LAUDERDALE BENCHMARK "NE 481" ELEVATION = 5.002'(NGVD '29) / 3.471'(NAVD '88)
 12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSCON 6.0.1.
 13) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 5 FEET AND FLOOD ZONE "X(0.2%) WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 125105-0386-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14 AND AN INDEX MAP REVISION DATE OF 08/18/14.
 14) DATE FIELDWORK PERFORMED: 12/09/21 (FIELD BOOK 676, PAGE 58)
 15) DRAWN BY: K.M. CHECKED BY: K.M. / J.P.

CERTIFICATION:
 THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

Digitally signed by Jason H. Pinnell,
Jason H. Pinnell, P.S.M.
 P.S.M.
 Date: 2022.03.11 09:26:09 -05'00'



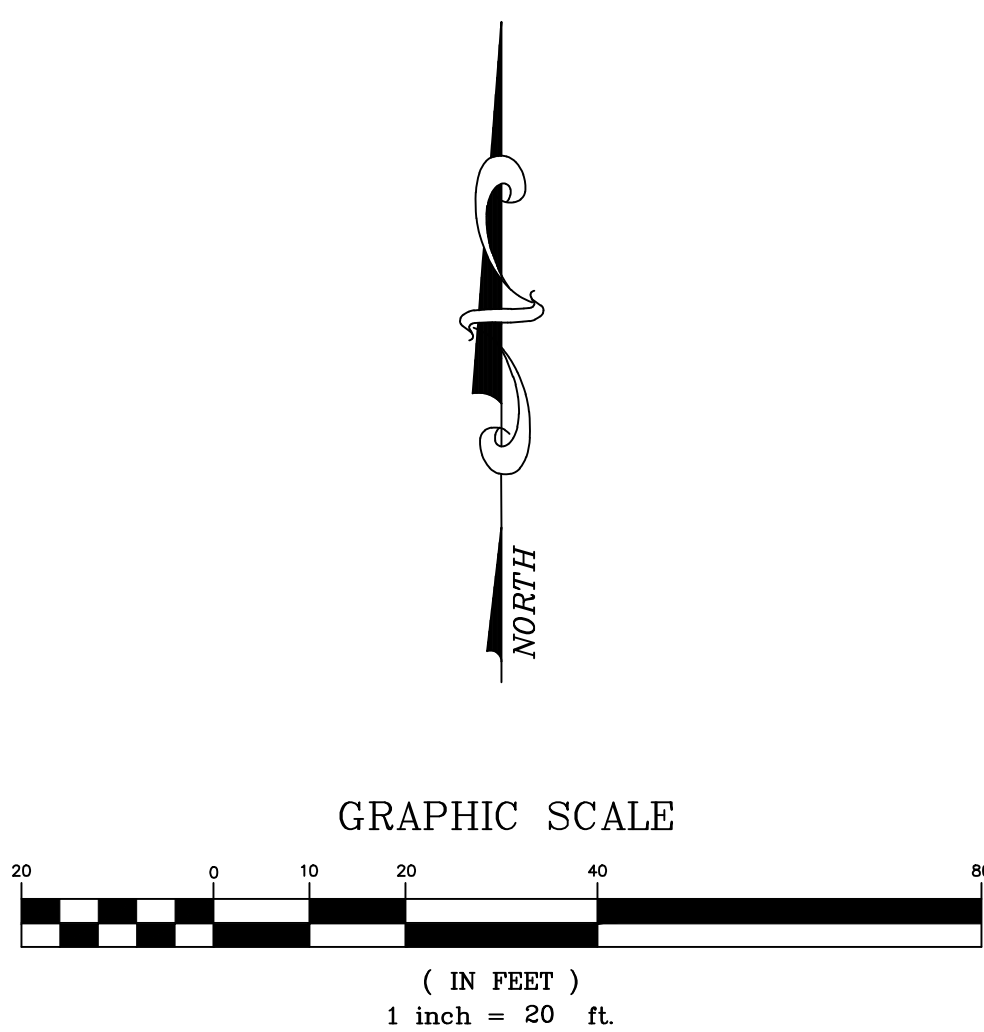
JASON H. PINNELL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5734 - STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

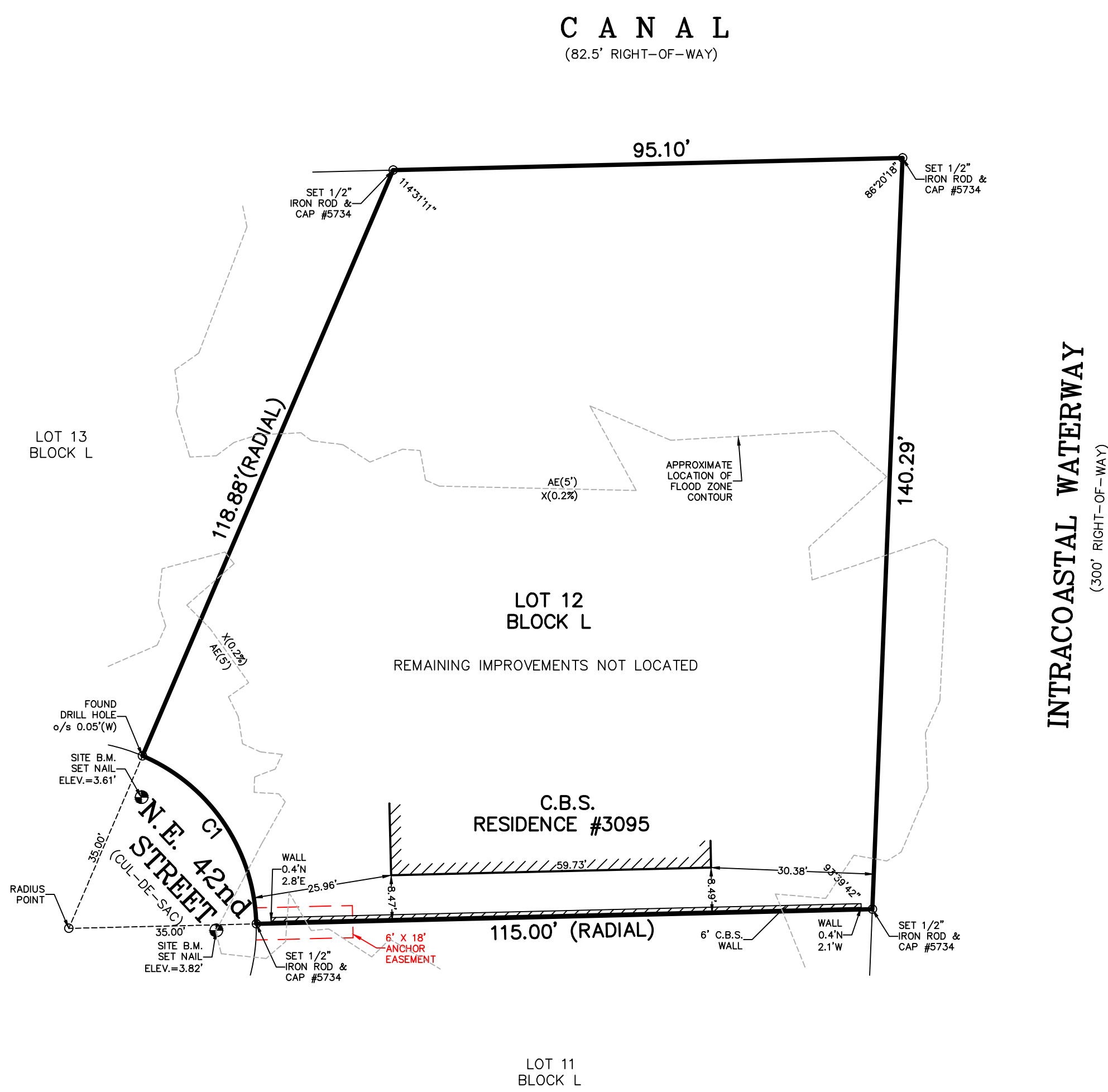
REVISION	DATE	CHECKED BY

PROJECT NAME: VERRILLO **JOB NO.: 21-2595**



C1
 RADIUS=35.00'
 DELTA=65°28'50"
 ARC=40.00'

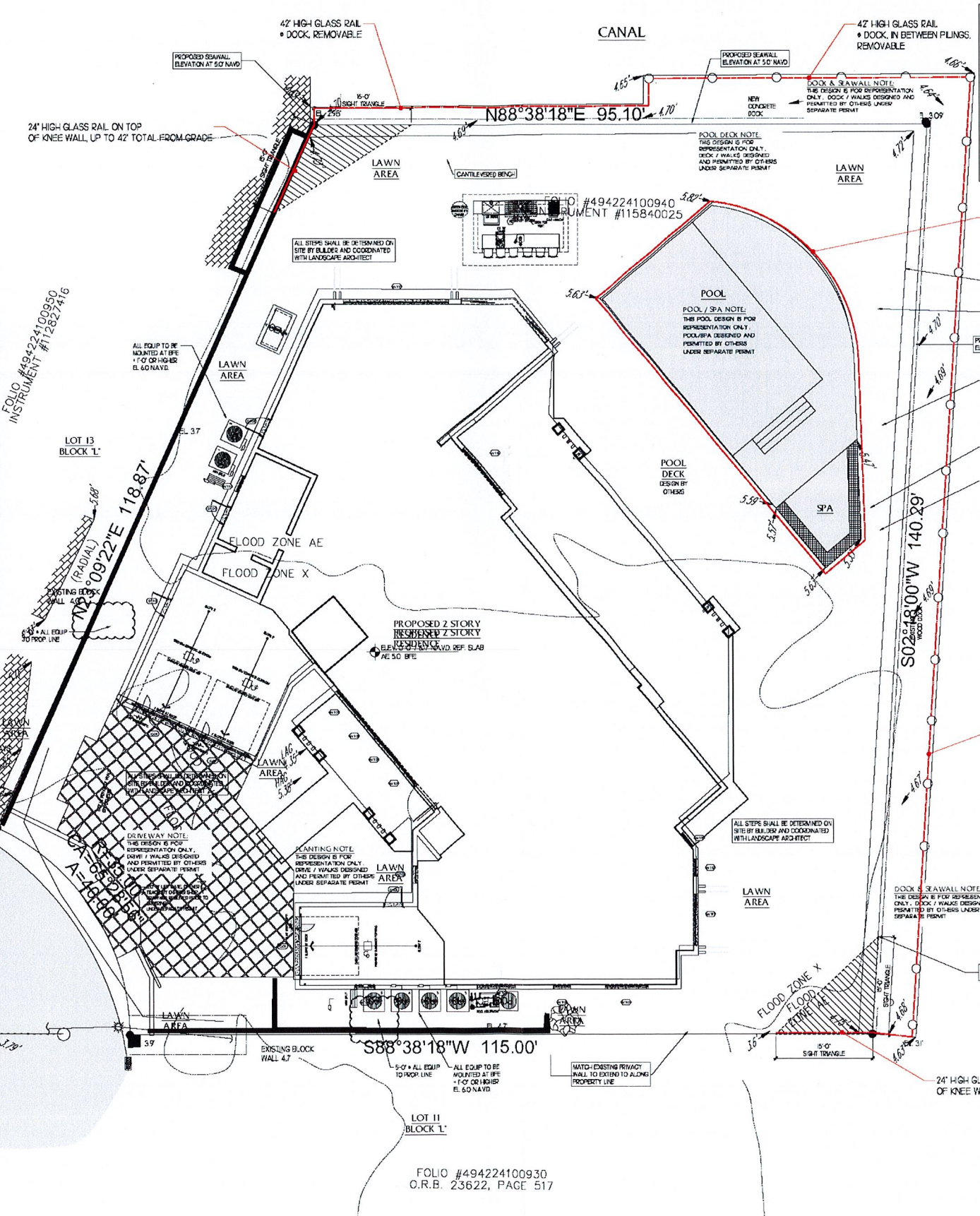
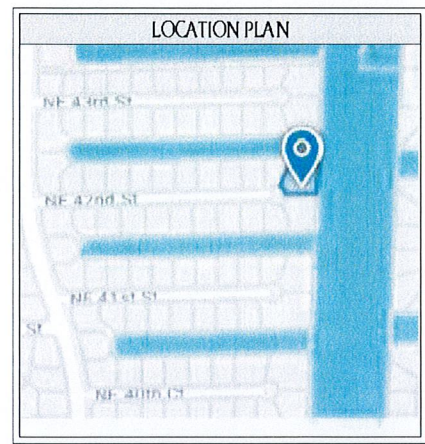
- LEGEND:**
- B.M. = BENCHMARK
 - B.C.R. = BROWARD COUNTY RECORDS
 - C = CALCULATED MEASUREMENT
 - CL = CENTERLINE
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.L.F. = CHAIN LINK FENCE
 - C.O. = CLEAN OUT
 - CONC. = CONCRETE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.R. = CABLE RISER
 - D = DEED MEASUREMENT
 - E.S. = ELECTRIC SERVICE
 - ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - G.A. = GUY ANCHOR
 - G.V. = GATE VALVE
 - L.P. = LIGHT POLE
 - M = MEASURED
 - M-D.C.R. = MIAMI-DADE COUNTY RECORDS
 - M.H. = MANHOLE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P = PLAT MEASUREMENT
 - P.B. = PLAT BOOK
 - P.E. = POOL EQUIPMENT
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - TYP. = TYPICAL
 - W.M. = WATER METER
 - P.P. = POWER POLE
 - A/C = AIR CONDITIONING UNIT
 - o/s = OFFSET
 - R/W = RIGHT-OF-WAY
 - Hand-Capped Parking Symbol = HANDI-CAPPED PARKING
 - Fire Hydrant Symbol = FIRE HYDRANT
 - Utility Pole Symbol = UTILITY POLE
 - Spot Elevation Symbol = SPOT ELEVATION



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Updated 3.16.2022



SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.
- SITE DRAINAGE BY CIVIL ENGINEER

Project Number:
19074

VERRILLO RESIDENCE
3095 NE 42ND STREET
FORT LAUDERDALE, FL

Affinity
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITYARCHITECTS.COM

Revisions

Date	Checked	By
3/16/2022		
9/20/19		
11/20/19		

LEGAL DESCRIPTION

LOT 12, BLOCK L OF ODRAL RIDGE COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:
FENCING SHALL BE WITHIN PROPERTY LINES PER SEC. 47-105.9
PROPERTIES ADJACENT TO A WATERWAY, NO ORNAMENTAL FENCE, HEDGE OR WALL SHALL BE PERMITTED TO EXCEED 2' IN HEIGHT AS MEASURED IN ACCORDANCE WITH SEC. 47-22 C WHEN LOCATED WITHIN 10' OF THE EDGE OF THE WATERWAY. SEC. 47-103.6.11

CONTRACTOR SHALL HAVE NO STORM WATER RUNOFF TO SURROUNDING NEIGHBORS

CONTRACTOR SHALL REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE AND NOTES

SEE LANDSCAPE / CIVIL DRAWINGS FOR ALL POOL, PATIOS WALLS DRIVEWAYS GRADING PLAN AND DRAINAGE CALC. ETC.

NORTHEAST 42ND STREET

FOLIO #494224100930
O.R.B. 23622, PAGE 5/7

SITE PLAN
1/8 - F-0

A1.1



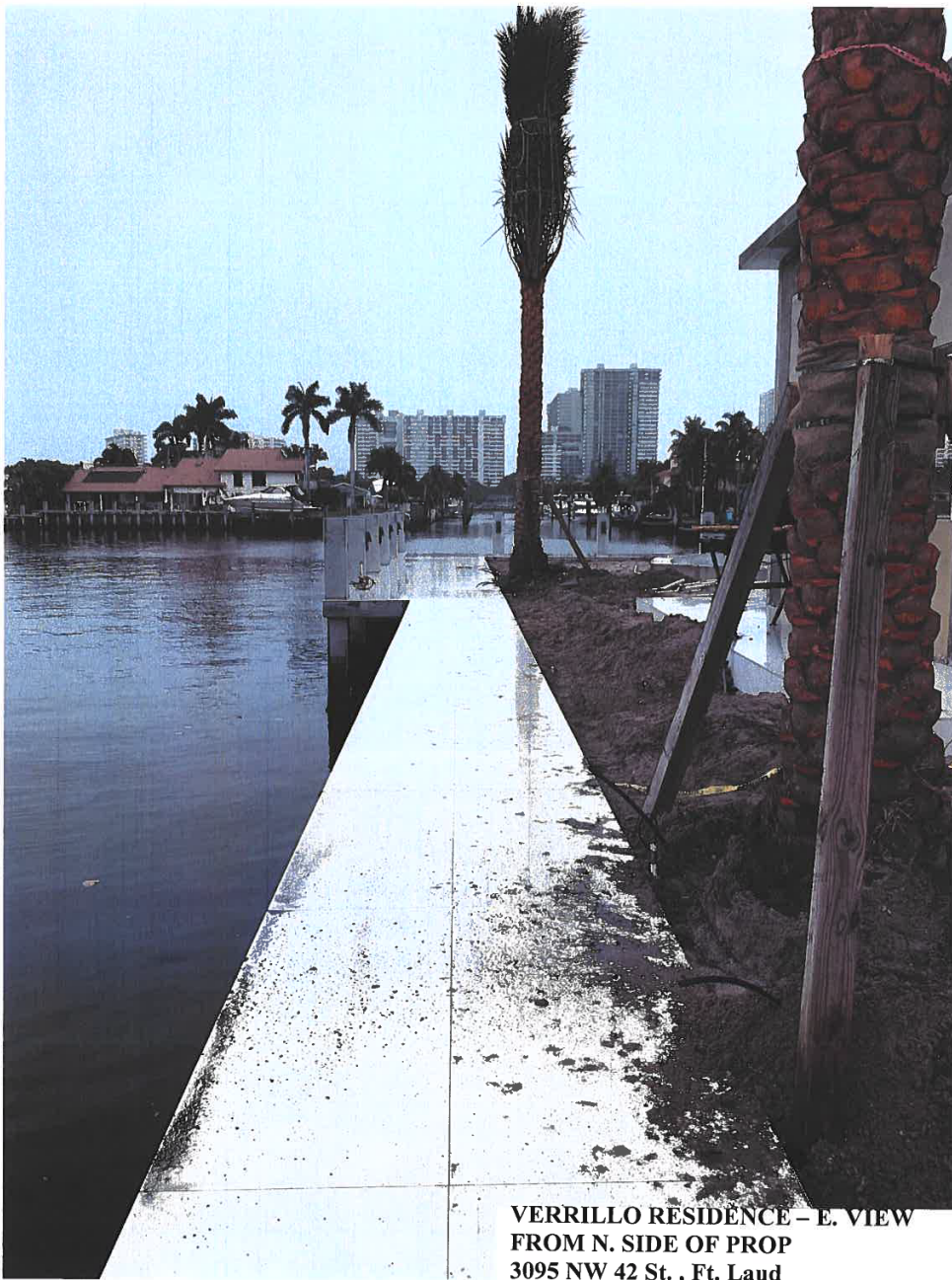
VERRILLO RESIDENCE – S. VIEW
3095 NW 42 St. , Ft. Laud



VERRILLO RESIDENCE – W. VIEW
3095 NW 42 St. , Ft. Laud



VERRILLO RESIDENCE - N. VIEW
3095 NW 42 St. , Ft. Laud



**VERRILLO RESIDENCE - E. VIEW
FROM N. SIDE OF PROP
3095 NW 42 St. , Ft. Laud**



Site Address	3095 NE 42 STREET, FORT LAUDERDALE FL 33308-5803	ID #	4942 24 10 0940
Property Owner	VERRILLO, JAMES	Millage	0312
Mailing Address	2730 NE 58 ST FORT LAUDERDALE FL 33308-2728	Use	00
Abbr Legal Description	CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 12 BLK L		

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*	\$2,797,860		\$2,797,860	\$2,797,860	
2021	\$2,789,630		\$2,789,630	\$2,789,630	\$51,955.74
2020	\$2,789,630		\$2,789,630	\$2,789,630	\$51,682.63

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,797,860	\$2,797,860	\$2,797,860	\$2,797,860
Portability	0	0	0	0
Assessed/SOH	\$2,797,860	\$2,797,860	\$2,797,860	\$2,797,860
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	\$2,797,860	\$2,797,860	\$2,797,860	\$2,797,860

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/28/2019	WD-Q	\$3,100,000	115840025	\$170.00	16,458	SF
10/25/2017	WD-Q	\$2,275,000	114698110			
3/3/2015	WD-Q-SS	\$1,800,000	112880783			
6/25/2004	QCD	\$100	37854 / 1363			
3/29/2002	WD	\$100	33080 / 983			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						16458		