



BOARD OF ADJUSTMENT MEETING NOTICE

December 21, 2022

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, January 11, 2023 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-22120002
OWNER:	WOLTKAMP, ERIC W COFFEY, PATRICK ETAL
AGENT:	ANDREW J. SCHEIN, ESQ./LOCHRIE & CHAKAS P.A
ADDRESS:	725 NE 16 TERRACE, FORT LAUDERDALE FL, 33304
LEGAL DESCRIPTION:	LOT 5, BLOCK 4, MACARTHUR PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ZONING DISTRICT:	RCS -15 - RESIDENTIAL SINGLE FAMILY/ MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)</u> <ul style="list-style-type: none"> • Requesting a variance to reduce the minimum 5 feet north side yard setback to 0 feet, a reduction of 5 feet to allow an existing shade carport (See Survey) to be converted into an enclosed garage. • A variance from the 25 feet minimum front yard requirements of Section 47-5.33 Table of Dimensional Requirements to allow an existing non-conforming structure to remain at a front yard setback of 20 feet if it loses its legal nonconformity, measured a total maximum variance request of 5 feet.

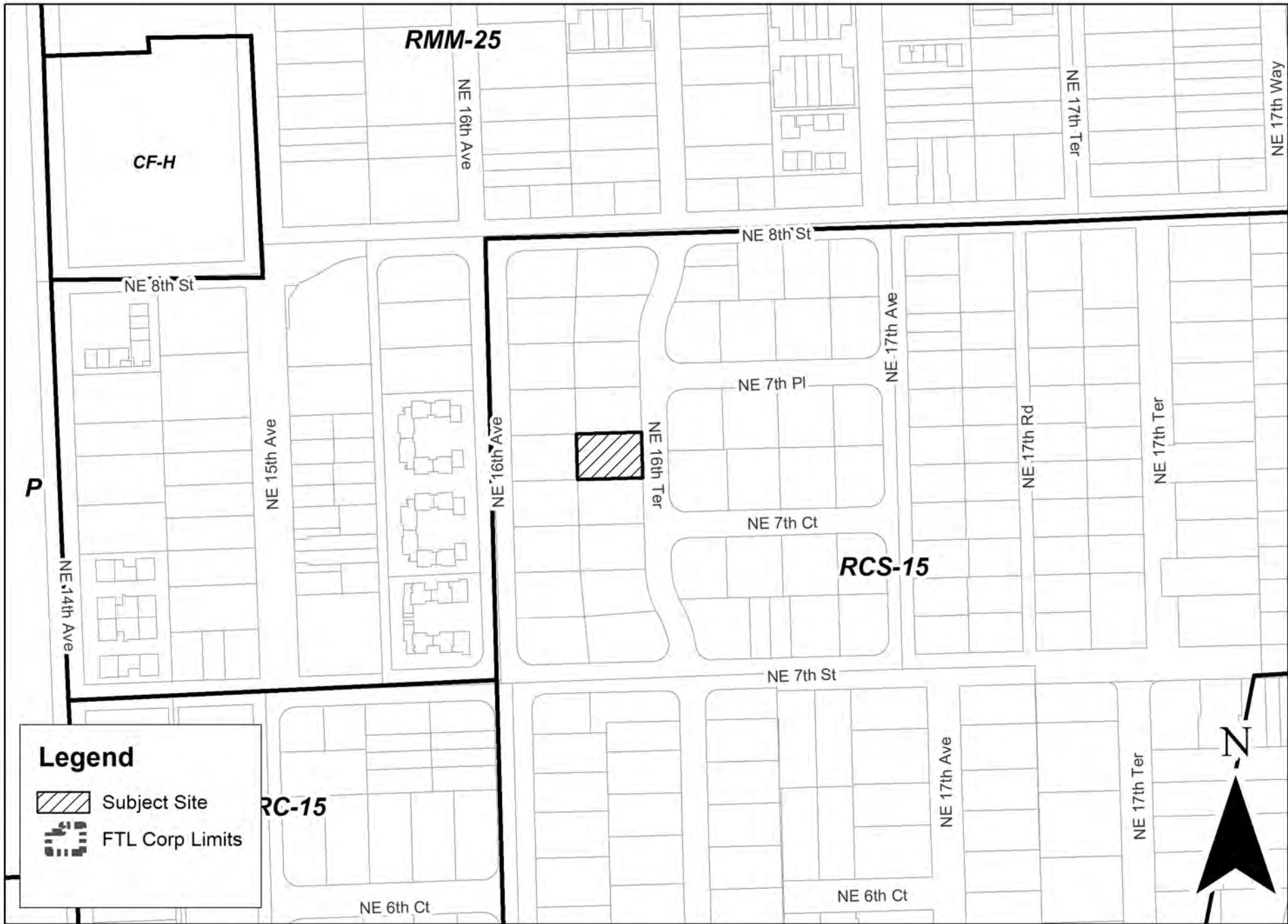
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

If you have any questions, please feel free to contact me directly at 954-828-6342.

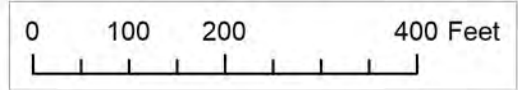
MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-22120002



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: January 11, 2023

TIME: 6:00 PM

CASE: PLN-BOA-22120002

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

- Requesting a variance to reduce the minimum 5 feet north side yard setback to 0 feet, a reduction of 5 feet to allow an existing shade carport (See Survey) to be converted into an enclosed garage.
- A variance from the 25 feet minimum front yard requirements of Section 47-5.33 Table of Dimensional Requirements to allow an existing non-conforming structure to remain at a front yard setback of 20 feet if it loses its legal nonconformity, measured a total maximum variance request of 5 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



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-22120002

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 725 NE 16th Terrace

PUBLIC HEARING DATE: January 11, 2023

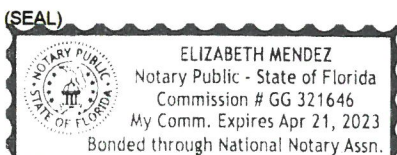
BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

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 Zoning & Landscaping Division **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. AS (initial here)

Affiant [Signature]

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



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: January 11, 2023 TIME: 8:00 PM CASE: FLM 806.221.20902
Item: 47-6-33 - Table of dimensional requirements for the RC-15 and RC-15 districts. (20th A)
*Requesting a variance to reduce the minimum 6-foot front yard setback to 4 feet, a reduction of 2 feet to allow an existing shade canopy (see Report) to be converted into an enclosed garage.
*An inclusion from the 25-foot maximum front yard requirements of Section 47-6-33 Table of Dimensional Requirements to allow an existing non-conforming structure to remain at a front yard setback of 20 feet if it has a legal nonconformity associated a total maximum variance request of 5 feet.
LOCATION: CITY COMMISSION CHAMBERS CITY HALL 100 N ANDERS AVE
INFORMATION: CONTACT: (754) 838-4224 FAX: (754) 838-4224
WWW.FORTLAUDERDALE.GOV

CODE SECTION

Sec. 47-5.33. Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling Attached: Townhouses
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front yard (ft.)	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20
Minimum distance between buildings (ft.)	None	None	None	None	None

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. C-17-47, § 15, 1-3-18)

Created: 2022-08-16 11:17:26 [EST]

(Supp. No. 50)

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **View Log** **Reports** **Help** My Filters --Select-- Module Planning

Showing 1-27 of 27

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	PLN-BOA-22120002		Woltkamp Residence	Z- Board of Adjustment (BOA)	0		725
<input type="checkbox"/>	PLB-GAS-21030033	INSTALL GAS LINE FOR CUSTOMER SUPPLIED FIREPLACE LOG	INSTALL GAS LINE FOR CUSTOME...	Plumbing Gas Permit	0		725
<input type="checkbox"/>	PM-19021781	REROOF SHINGLES 2100 SF ~ ~NOC	REROOF SHINGLES 2100 SF	Re-Roof Permit	0		725
<input type="checkbox"/>	PM-18120106	REMOVAL OF 1 OAK TREE ~ ~1/22/19 RECHECK L ~ ~TOT...	REMOVAL OF 1 OAK TREE	Landscape Tree Removal-Relocation Permit	0		725
<input type="checkbox"/>	PM-18081440	PARTIAL SEWER REPLACEMENT	PARTIAL SEWER REPLACEMENT	Plumbing Residential Permit	0		725
<input type="checkbox"/>	PM-18060898	INSTALL A 22KW NATURAL GAS GENERATOR	INSTALL A 22KW NATURAL GAS G...	Generator Permit	0		725
<input type="checkbox"/>	PM-18060899	NATURAL GAS PIPING FOR BP 18060898	NATURAL GAS PIPING FOR BP 18...	Plumbing Gas Permit	0		725
<input type="checkbox"/>	PM-17121194	A/C CHANGE OUT 3 TON AND DUCT WORK ~ ~12/18/17 RE...	A/C CHANGE OUT 3 TON AND DUC...	Mechanical HVAC Changeout Permit	0		725
<input type="checkbox"/>	CE17120980	L/S PROPLOGIX - 0 - CASE FOUND	FIGLMILLER,STEPHAN M LE HERN...	Code Case	0		725
<input type="checkbox"/>	VIO-CE17120980_1		FIGLMILLER,STEPHAN M LE HERN...	Violation-CODE Hearing	0		725
<input type="checkbox"/>	PM-17042468	BATH FAN 16120591	BATH FAN 16120591	Mechanical Residential Permit	0		725
<input type="checkbox"/>	PM-16120591	INTERIOR ALTERATIONS TO ADD BATHROOM ~ ~B-OUT FOR...	INTERIOR ALTERATIONS TO ADD ...	Residential Alteration Permit	0		725
<input type="checkbox"/>	PM-16120594	PLUMBING FOR BP 16120591	PLUMBING FOR BP 16120591	Plumbing Residential Permit	0		725
<input type="checkbox"/>	PM-16120423	INSTALL 9,275-GAL POOL 400 SQ FT PAVER DECK ~ ~01...	INSTALL 9,275-GAL POOL 400 S...	Residential Pool-Spa-Fountain Permit	0		725
<input type="checkbox"/>	PM-16120426	CONSTRUCTION MIT FOR NEW SFR POOL BP #16120423	CONSTRUCTION MIT FOR NEW SFR...	Site Prep and Erosion Control Permit	0		725
<input type="checkbox"/>	PM-16120427	POOL PIPING FOR BP #16120423	POOL PIPING FOR BP #16120423	Plumbing Residential Permit	0		725
<input type="checkbox"/>	PM-16120429	ELEC FOR NEW SFR POOL BP #16120423	ELEC FOR NEW SFR POOL BP #16...	Electrical Residential Permit	0		725
<input type="checkbox"/>	PM-16111048	INSTALL 1 PATIO AWNING/CANVAS ~ ~NOC RECVD	INSTALL 1 PATIO AWNING/CANVAS	Awning-Canopy Permit	0		725
<input type="checkbox"/>	PM-16102103	WINDOWS RETROFIT 12 AND DOORS 3 WITH IMPACT	WINDOWS RETROFIT 12 AND DOOR...	Window and Door Permit	0		725
<input type="checkbox"/>	PM-16101796	REPLACE 90 X 6 FT, 16 X 3 FT WOOD FENCE	REPLACE 90 X 6 FT, 16 X 3 FT...	Fence Permit	0		725
<input type="checkbox"/>	PM-11020501	REPLACE 3 TON AC 7.5 KW HEAT	REPLACE 3 TON AC 7.5 KW HEAT	Mechanical HVAC Changeout Permit	0		725
<input type="checkbox"/>	BL-1400513		RINALDI,RUSSELL	General Business Tax Receipt	0		725
<input type="checkbox"/>	PM-02100767	INSTALL NEW WOOD FENCE 105 FT 6 FT HIGH	INSTALL NEW WOOD FENCE 105 F...	Fence Permit	0		725
<input type="checkbox"/>	PM-02060536	INSTALL BRICK PAVERS ON DRIVE/WALK WAY ~ON &...;	INSTALL BRICK PAVERS ON DRIV...	Residential Paving Permit	0		725
<input type="checkbox"/>	PM-02041888	REPAIR ROTTEN ROOF FRAMING	REPAIR ROTTEN ROOF FRAMING	Residential Alteration Permit	0		725
<input type="checkbox"/>	PM-02021270	REROOF SLOPE W/MONIER SPANISH "S" TILE CODE PRES	REROOF SLOPE W/MONIER SPANIS...	Re-Roof Permit	0		725
<input type="checkbox"/>	PM-02012252	REMOVE (1) BLACK OLIVE 30"CAL.FAIR COND.	REMOVE (1) BLACK OLIVE 30"CA...	Landscape Tree Removal-Relocation Permit	0		725



BOARD OF ADJUSTMENT (BOA)

Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

- Cover : Deadlines, Notes, Fees, and General Information
- 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

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. A meeting can be requested by submitting an email request to the [Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City's website at the [Board of Adjustment](#) webpage.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the City's online citizen access portal and payment of fees [LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
- Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
- Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request before the board: \$1,150

Page 1: BOA - Applicant Information Sheet

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

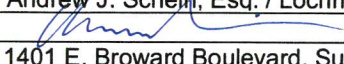
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Eric Woltkamp and Patrick Coffey
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<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	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 E. Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	<input checked="" type="checkbox"/>

Development / Project Name	Woltkamp Residence	
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 725 NE 16th Terrace, Fort Lauderdale, FL 33304	
Legal Description	Macarthur Park 19-31 B Lot 5 Block 4	
Tax ID Folio Numbers (For all parcels in development)	504202250290	
Variance Request (Describe)	<small>Variance to enclose an existing carport at a side setback of 0' where ULDR Section 47-5.33 requires a side yard setback of 5'; Variance to allow an existing non-conforming structure to remain at a front yard setback of 20' where ULDR Section 47-5.33 requires a front yard setback of 25'</small>	
Applicable ULDR Sections	47-5.33	

Current Land Use Designation	Medium Residential
Current Zoning Designation	RCS-15
Current Use of Property	Single Family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	E	25'	20' (EXISTING)
Side	N	5'	0'
Side	S	5'	9.9' (EXISTING)
Rear	W	15'	43' - 4" (EXISTING)

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.

Variance to enclose an existing carport at a side setback of 0' where ULDR Section 47-5.33 requires a side yard setback of 5'

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

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:

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

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

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.

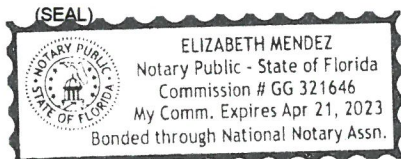
See narrative

AFFIDAVIT: I, Andrew Schein 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.

Andrew Schein
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of December, 2022



Elizabeth Menendez
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

-Submit One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). Note: The plans and survey must be digitally signed and sealed when submitting through LauderBuild OR One (1) Original set signed and sealed with plans/survey at 24" x 36."

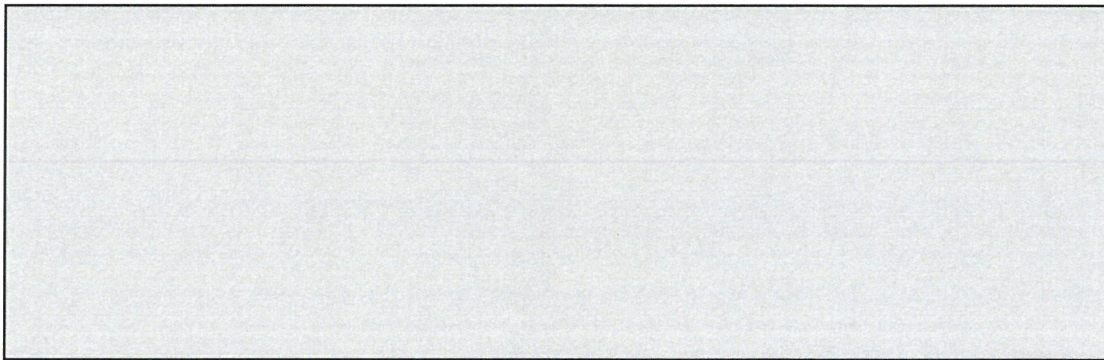
-Submit Fourteen (14) copy sets (stapled) of each item listed below, Survey/Plans at half-size scale 11X17" & One (1) original application submittal AFTER application is deemed complete.

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.

- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan** (if applicable)
- Elevations** (if applicable)
- Additional Plan details as needed**

Note: All 14 copy sets must be clear and legible. Copy sets are due **AFTER** All deficiencies have been MET.

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
Zoning & Landscaping Division -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311**

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.**

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **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



Site Address	725 NE 16 TERRACE, FORT LAUDERDALE FL 33304	ID #	5042 02 25 0290
Property Owner	WOLTKAMP, ERIC W COFFEY, PATRICK ETAL	Millage	0312
Mailing Address	725 NE 16 TER FORT LAUDERDALE FL 33304	Use	01-01
Abbr Legal Description	MACARTHUR PARK 19-31 B LOT 5 BLK 4		

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)**.

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$175,000	\$580,170	\$755,170	\$705,120	
2022	\$175,000	\$579,310	\$754,310	\$705,120	\$579.26
2021	\$175,000	\$509,590	\$684,590	\$684,590	\$569.26

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$755,170	\$755,170	\$755,170	\$755,170
Portability	0	0	0	0
Assessed/SOH 18	\$705,120	\$705,120	\$705,120	\$705,120
Homestead 100%	YES	YES	YES	YES
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 03	\$705,120	\$705,120	\$705,120	\$705,120
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/16/2019	D-T	\$100	115812671
12/29/2017	WD-Q	\$745,000	114805977
10/20/2016	QCD-T	\$100	114001624
9/14/2016	WD-Q	\$499,300	113972366
9/10/2007	WD-Q	\$462,000	44706 / 1022

Land Calculations		
Price	Factor	Type
\$25.00	7,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1621
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1950/1946		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

EXHIBIT "A"

794 INVESTMENT LLC
3370 NE 190 ST APT #803
AVENTURA, FL 33180

BAEZ-ESCUADERO, JOSE
1624 NE 8 ST
FORT LAUDERDALE, FL 33304

BENEROFE, BARRY &
WINTER, MICHELE L
1617 NE 7 PL
FORT LAUDERDALE, FL 33304

BERRY, CLIFFORD L II
2201 SUNRISE KEY BLVD
FORT LAUDERDALE, FL 33304

CANDREA, GREGORY & ALEXANDRA D
1623 NE 7 CT
FORT LAUDERDALE, FL 33304

CARTER, SHERYL L
730 NE 16 TER
FORT LAUDERDALE, FL 33304

CHAPPELL, DANIEL G & DGC REV TR
729 NE 16 TER
FORT LAUDERDALE, FL 33316

COCHRAN, BLAIR A
719 NE 16 AVENUE #719D
FORT LAUDERDALE, FL 33304

COHEN, MICHAEL IRA
1628 NE 8 ST
FORT LAUDERDALE, FL 33304

COX, JOSEPH P
1638 NE 7 PL
FORT LAUDERDALE, FL 33304

CRAMER, TRACEY L & TRACEY L CRAMER LIV TR
1625 NE 7 ST
FORT LAUDERDALE, FL 33304

CRONAUER, EDWARD A & MEGAN L
724 NE 16 TER
FORT LAUDERDALE, FL 33304

CRYSTAL VIEW HOUSE LLC
760 NE 16 AVE
FORT LAUDERDALE, FL 33304

DEBIASI, PHILIP JOSEPH
718 NE 16 AVE
FORT LAUDERDALE, FL 33304

DUNLEVY, ELIZABETH ANN & ELIZABETH ANN
DUNLEVY LIV TR
1635 NE 7 CT
FORT LAUDERDALE, FL 33304

EATON, MICHAEL CHASE H/E &
HEEGAARD, MARGE
732 NE 16 AVE
FORT LAUDERDALE, FL 33304

ENCISO, CITLALI CHEVALI
717 NE 16 AVE #717A
FORT LAUDERDALE, FL 33304

ERNWAY LLC
4897 ANCIENT MARBLE DR
SARASOTA, FL 34240

FIGLER, DEBORAH M &
FIGLER, GEORGE A
1628 NE 7 PL
FORT LAUDERDALE, FL 33304

GOMEZ, JOSE M &
GIRARDI, AGUSTINA MARIA
1624 NE 7 CT
FORT LAUDERDALE, FL 33304

GORDON & FLORA KARTRUDE REV TR &
KARTRUDE, FLORA TRSTEE
592 VILLAGE DR
POMPANNO BEACH, FL 33060

GREENE FAMILY REV LIV TR &
GREENE, RONALD J TRSTEE
189 CAMBRIA DR
DAYTON, OH 45440

GUYETT, JONATHAN
1033 NE 17 WAY #1203
FORT LAUDERDALE, FL 33304

HECKSHER, ALEXANDRA PATRICIA & HECKSHER,
THALIUS
701 NE 16 TER
FORT LAUDERDALE, FL 33304

HOMON, ERIKA & HOMON, MICHAEL
700 NE 16 TER
FORT LAUDERDALE, FL 33304

ISAVA, ALEJANDRO
1520 NE 26 AVE
FORT LAUDERDALE, FL 33304

JAGIELSKI, LAURA MARIE &
SHARP, WILLIAM JR
721 NE 16 TER
FORT LAUDERDALE, FL 33304

JAHNIBEK LIV TR & KARSYBAEV, JAHNIBEK
TRSTEE ETAL
741 NE 16 TER
FORT LAUDERDALE, FL 33304

JONES, JAMES
700 NE 16 AVE
FORT LAUDERDALE, FL 33304

KABEL, GREGORY & GREGORY KABEL REV TR
1632 NE 7 PL
FORT LAUDERDALE, FL 33304

KC GULF INVESTMENTS LLC
1947 NE 21 ST
FORT LAUDERDALE, FL 33305

KEANE, LAURIE L & MARCUS B
724 NE 16 AVE
FORT LAUDERDALE, FL 33304

KIENZLE, ROBERT F
1630 NE 7 CT
FORT LAUDERDALE, FL 33304

KING, CHARLES A
1073 HILLSBORO BLVD #7
HILLSBORO BEACH, FL 33062

LEVANDOWSKI, OLGA
733 NE 16 TER
FORT LAUDERDALE, FL 33304

LEVY, GEOFFREY A & NONDACE
714 NE 16 AVE
FORT LAUDERDALE, FL 33304

LLOYD, RANDY
1643 NE 7 CT
FORT LAUDERDALE, FL 33304

LUMINOUS VENTURES LLC
834 NE 19 AVE
FORT LAUDERDALE, FL 33304

MOGYOROS, LOUIS S & JANET K
707 NE 16 TER
FORT LAUDERDALE, FL 33304

O C 26TH STREET LLC
1947 NE 21 ST
FORT LAUDERDALE, FL 33305

PARK AT VP LLC
2305 NE 12 CT
FORT LAUDERDALE, FL 33304

PEREZ, KARLA H/E & KUSTIN, ROBERT
1634 NE 7 CT
FORT LAUDERDALE, FL 33304

PEREZ, OSCAR G
28 BROADWAY
PASSAIC, NJ 07055

SABLE, CHRISTIANE B & SABLE, VINCENT AIME
9087 BASTILE CIR E
PARKLAND, FL 33076

SALGUERO, GEORGE L & GEORGE L SALGUERO
REV TR
1625 NE 7 PL
FORT LAUDERDALE, FL 33304

SCHMIDT, KEVIN & LOUW, JACOBUS
1635 NE 7 ST
FORT LAUDERDALE, FL 33304

SHAFFER, BARBRA R & BARBRA R SHAFFER TR
715 NE 16 TER
FORT LAUDERDALE, FL 33304

SIGALY CORP
20490 NE 22 CT
MIAMI, FL 33180

SINK, BRETT
5720 NE 19 AVE
FORT LAUDERDALE, FL 33308

TICE, CLAUDE & ZENEIDA &
TICE, SHELBY
746 NE 16 TERRACE
FORT LAUDERDALE, FL 33304

TOOLE, MARTIN & TOOLE, MARY MARGARET
1631 NE 7 PL
FORT LAUDERDALE, FL 33304

TRACEY L CRAMER LIV TR & CRAMER, TRACEY L
TRSTEE
1625 NE 7 ST
FORT LAUDERDALE, FL 33304

VICTORIA PARK INVESTORS LLC & TYLER PACIFIC
VI-VICTORIA B LLC
1803 PONTIUS AVE
LOS ANGELES, CA 90025

VILLA AT VICTORIA PARK LLC
32433 LEGACY POINTE PKWY
AVON LAKE, OH 44012

WALTHO, PAUL K & GROENEDAAL SARA E VAN
900 NE 18 AVE #1408
FORT LAUDERDALE, FL 33304

WEST727 LLC % RYAN LLC
PO BOX 460329 DEPT 909
HOUSTON, TX 77056

WOLTKAMP, ERIC W & COFFEY, PATRICK ETAL
725 NE 16 TER
FORT LAUDERDALE, FL 33304

ELIZABETH MENDEZ, FRP-PLANNER
LOCHRIE & CHAKAS, P.A.
1401 E. BROWARD BLVD., #303
FORT LAUDERDALE, FL 33301

FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	STATE	ZIP	LEGAL_TOTAL
1	794 INVESTMENT LLC	3370 NE 190 ST APT #803	AVENTURA	FL	33180	PARKER SUB 19-15 BLOT 1 BLK 1
2	BAEZ-ESCUERO,JOSE	1624 NE 8 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 W 5,3 E 65 BLK 1
3	BENEROFE,BARRY & WINTER,MICHELE L	1617 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5 BLK 1
4	BERRY,CLIFFORD L II	2201 SUNRISE KEY BLVD	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 16 BLK 4
5	CANDREA,GREGORY & ALEXANDRA D	1623 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 6 E 80 BLK 2
6	CARTER,SHERYL L	730 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 4 BLK 2
7	CHAPPELL,DANIEL G & DGC REV TR	729 NE 16 TER	FORT LAUDERDALE	FL	33316	MACARTHUR PARK 19-31 BLOT 4 BLK 4
8	COCHRAN,BLAIR A	719 NE 16 AVENUE #719D	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 719DPER CDO BK/PG: 41094/1364
9	COHEN,MICHAEL IRA	1628 NE 8 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 LESS W 5 BLK 1
10	COX,JOSEPH P	1638 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 1 BLK 2
11	CRAMER,TRACEY L & TRACEY L CRAMER LIV TR	1625 NE 7 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BW 31 OF E 62 OF LOT 6 BLK 3
12	CRONAUER,EDWARD A & MEGAN L	724 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5,6 W 5 BLK 2
13	CRYSTAL VIEW HOUSE LLC	760 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 18 BLK 4
14	DEBIASI,PHILIP JOSEPH	718 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 13 BLK 4
15	DUNLEVY,ELIZABETH ANN & ELIZABETH ANN DUNLEVY LIV TR	1635 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 2
16	EATON,MICHAEL CHASE H/E & HEEGAARD,MARGE	732 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 15 BLK 4
17	ENCISO,CITLALI CHEVALLI	717 NE 16 AVE #717A	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 717APER CDO BK/PG: 41094/1364
18	ERNWAY LLC	4897 ANCIENT MARBLE DR	SARASOTA	FL	34240	VICTORIA PARK GARDEN CONDOUNIT 729APER CDO BK/PG: 41094/1364
19	FIGLER,DEBORAH M & FIGLER,GEORGE A	1628 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 BLK 2
20	GOMEZ,JOSE M & GIRARDI,AGUSTINA MARIA	1624 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 4 BLK 3
21	GORDON & FLORA KARTRUDE REV TR & KARTRUDE,FLORA TRSTEE	592 VILLAGE DR	POMPANO BEACH	FL	33060	VICTORIA PARK GARDEN CONDOUNIT 719BPER CDO BK/PG: 41094/1364
22	GORDON & FLORA KARTRUDE REV TR & KARTRUDE,FLORA TRSTEE	592 VILLAGE DR	POMPANO BEACH	FL	33060	VICTORIA PARK GARDEN CONDOUNIT 721APER CDO BK/PG: 41094/1364
23	GREENE FAMILY REV LIV TR & GREENE,RONALD J TRSTEE	189 CAMBRIA DR	DAYTON	OH	45440	VICTORIA PARK GARDEN CONDOUNIT 729BPER CDO BK/PG: 41094/1364
24	GUYETT,JONATHAN	1033 NE 17 WAY #1203	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 727APER CDO BK/PG: 41094/1364

25	504202250321	HECKSHER,ALEXANDRA PATRICIA & HECKSHER,THALUIS	701 NE 16 TER	FORT LAUDERDALE	FL	33304	MCARTHUR PART 19-31 BLOT 9 TOGETHER WITH A POR OF LOT 8 DESC AS: BEG AT SW COR LOT 8;NE 112.50 TO SE COR LOT 8;NLY AN ARC DIST OF 5.70;SW 109.65 TO POB BLK 4
26	504202250210	HOMON,ERIKA & HOMON,MICHAEL	700 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5,6 W 13 BLK 3
27	504202AW0040	ISAVA,ALEJANDRO	1520 NE 26 AVE	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 717CPER CDO BK/PG: 41094/1364
28	504202250300	JAGIELSKI,LAURA MARIE & SHARP,WILLIAM JR	721 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 6 BLK 4
29	504202250260	JAHNIBEK LIV TR & KARSYBAEV,JAHNIBEK TRSTEE ETAL	741 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 BLK 4
30	504202250330	JONES,JAMES	700 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 10 BLK 4
31	504202250100	KABEL,GREGORY & GREGORY KABEL REV TR	1632 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 BLK 2
32	504202AW0130	KC GULF INVESTMENTS LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 721DPER CDO BK/PG: 41094/1364
33	504202250370	KEANE,LAURIE L & MARCUS B	724 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 14 BLK 4
34	504202250190	KIENZLE,ROBERT F	1630 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 BLK 3
35	504202250340	KING,CHARLES A	1073 HILLSBORO BLVD #7	HILLSBORO BEACH	FL	33062	MACARTHUR PARK 19-31 BLOT 11 BLK 4
36	504202250270	LEVANDOWSKI,OLGA	733 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 BLK 4
37	504202250350	LEVY,GEOFFREY A & NONDACE	714 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 12 BLK 4
38	504202250160	LLOYD,RANDY	1643 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 8 BLK 2
39	504202AW0080	LUMINOUS VENTURES LLC	834 NE 19 AVE	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 719CPER CDO BK/PG: 41094/1364
40	504202250320	MOGYOROS,LOUIS S & JANET K	707 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 8 LESS POR DESC IN31787/1399 AS:BEG SW COR LOT 8;NE 112.50 TO SE COR LOT 8;NLY ANARC DIST OF 5.70;SW 109.65 TOPOB BLK 4
41	504202AW0030	O C 26TH STREET LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 717BPER CDO BK/PG: 41094/1364
42	504202AW0010	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 715PER CDO BK/PG: 41094/1364
43	504202AW0110	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 721BPER CDO BK/PG: 41094/1364
44	504202AW0120	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 721CPER CDO BK/PG: 41094/1364
45	504202AW0150	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 725PER CDO BK/PG: 41094/1364
46	504202AW0220	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 729CPER CDO BK/PG: 41094/1364
47	504202AW0230	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 729DPER CDO BK/PG: 41094/1364
48	504202AW0260	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 731CPER CDO BK/PG: 41094/1364
49	504202AW0270	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 731DPER CDO BK/PG: 41094/1364

50	504202AW0280	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 733PER CDO BK/PG: 41094/1364
51	504202AW0050	OCEAN CITY INVESTMENTS LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 717DPER CDO BK/PG: 41094/1364
52	504202AW0140	OCEAN CITY INVESTMENTS LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 723PER CDO BK/PG: 41094/1364
53	504202230020	PARK AT VP LLC	2305 NE 12 CT	FORT LAUDERDALE	FL	33304	PARKER SUB 19-15 BLOT 2 BLK 1
54	504202250180	PEREZ,KARLA H/E & KUSTIN,ROBERT	1634 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 BLK 3
55	504202250400	PEREZ,OSCAR G	28 BROADWAY	PASSAIC	NJ	07055	MACARTHUR PARK 19-31 BLOT 17 BLK 4
56	504202AW0190	SABLE,CHRISTIANE B & SABLE,VINCENT AIME	9087 BASTILLE CIR E	PARKLAND	FL	33076	VICTORIA PARK GARDEN CONDOUNIT 727DPER CDO BK/PG: 41094/1364
57	504202250060	SALGUERO,GEORGE L & GEORGE L SALGUERO REV TR	1625 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 6 BLK 1
58	504202250230	SCHMIDT,KEVIN & LOUW,JACOBUS	1635 NE 7 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 3
59	504202250310	SHAFFER,BARBRA R & BARBRA R SHAFFER TR	715 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 4
60	504202230030	SIGALY CORP	20490 NE 22 CT	MIAMI	FL	33180	PARKER SUB 19-15 BLOT 3 BLK 1
61	504202AW0170	SINK,BRETT	5720 NE 19 AVE	FORT LAUDERDALE	FL	33308	VICTORIA PARK GARDEN CONDOUNIT 727BPER CDO BK/PG: 41094/1364
62	504202AW0240	SINK,BRETT & BIANCO,ROBERTO DAL	5720 NE 19 AVE	FORT LAUDERDALE	FL	33308	VICTORIA PARK GARDEN CONDOUNIT 731APER CDO BK/PG: 41094/1364
63	504202AW0250	SINK,BRETT & DALBIANCO,ROBERTO	5720 NE 19 AVE	FORT LAUDERDALE	FL	33308	VICTORIA PARK GARDEN CONDOUNIT 731BPER CDO BK/PG: 41094/1364
64	504202250040	TICE,CLAUDE & ZENEIDA & TICE,SHELBY	746 NE 16 TERRACE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BPROT LOTS 3 LESS E 65,4 BLK 1DESC AS:BEG AT PI ON N/L OF LOT3 BEING 10 FT E OF NW COR OFSAID LOT 3 BLK 1,W 56.66 TO PION CUR,SWLY 36.48 TO PI ONREVERSE CUR 11.40,E 82.79,N34.26 TO POB
65	504202250041	TICE,CLAUDE & ZENEIDA & TICE,SHELBY	746 NE 16 TERRACE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 LESS E 65,4 BLK 1 LESS PORDESC AS:BEG AT PI ON N/L OF LOT3 BEING 10 FT E OF NW COR OFSAID LOT 3 BLK 1,W 56.66 TO PION CUR,SWLY 36.48 TO PI ONREVERSE CUR 11.40,E 82.79,N34.26 TO POB
66	504202250070	TOOLE,MARTIN & TOOLE,MARY MARGARET	1631 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 1
67	504202250212	TRACEY L CRAMER LIV TR & CRAMER,TRACEY L TRSTEE	1625 NE 7 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BE 31 OF E 62 OF LOT 6 BLK 3
68	504202CH0010	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 1PER CDO BK/PG: 43001/1379
69	504202CH0020	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 2PER CDO BK/PG: 43001/1379
70	504202CH0030	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 3PER CDO BK/PG: 43001/1379
71	504202CH0040	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 4PER CDO BK/PG: 43001/1379
72	504202CH0050	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 5PER CDO BK/PG: 43001/1379

WOLTKAMP - 725 NE 16 TERRACE, FTL
BOA 300' MAILING (ALPHA)

73	504202CH0060	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 6PER CDO BK/PG: 43001/1379
74	504202CH0070	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 7PER CDO BK/PG: 43001/1379
75	504202CH0080	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 8PER CDO BK/PG: 43001/1379
76	504202CH0090	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 21PER CDO BK/PG: 43001/1379
77	504202CH0100	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 22PER CDO BK/PG: 43001/1379
78	504202CH0110	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 23PER CDO BK/PG: 43001/1379
79	504202CH0120	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 24PER CDO BK/PG: 43001/1379
80	504202CH0130	VICTORIA PARK INVESTORS LLC 7 TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 25PER CDO BK/PG: 43001/1379
81	504202CH0140	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 26PER CDO BK/PG: 43001/1379
82	504202CH0150	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 27PER CDO BK/PG: 43001/1379
83	504202CH0160	VICTORIA PARK INVESTORS LLC 7 TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 28PER CDO BK/PG: 43001/1379
84	504202250250	VILLA AT VICTORIA PARK LLC	32433 LEGACY POINTE PKWY	AVON LAKE	OH	44012	MACARTHUR PARK 19-31 BLOT 1 BLK 4
85	504202AW0060	WALTHO,PAUL K & GROENEDAAL SARA E VAN	900 NE 18 AVE #1408	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 719APER CDO BK/PG: 41094/1364
86	504202AW0180	WEST727 LLC %RYAN LLC	PO BOX 460329 DEPT 909	HOUSTON	TX	77056	VICTORIA PARK GARDEN CONDOUNIT 727CPER CDO BK/PG: 41094/1364
87	504202250290	WOLTKAMP,ERIC W & COFFEY,PATRICK ETAL	725 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5 BLK 4

FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	STATE	ZIP	LEGAL_TOTAL
1	794 INVESTMENT LLC	3370 NE 190 ST APT #803	AVENTURA	FL	33180	PARKER SUB 19-15 BLOT 1 BLK 1
53	PARK AT VP LLC	2305 NE 12 CT	FORT LAUDERDALE	FL	33304	PARKER SUB 19-15 BLOT 2 BLK 1
60	SIGALY CORP	20490 NE 22 CT	MIAMI	FL	33180	PARKER SUB 19-15 BLOT 3 BLK 1
9	COHEN, MICHAEL IRA	1628 NE 8 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 LESS W 5 BLK 1
2	BAEZ-ESCUERO, JOSE	1624 NE 8 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 W 5, 3 E 65 BLK 1
64	TICE, CLAUDE & ZENEIDA & TICE, SHELBY	746 NE 16 TERRACE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 LESS E 65, 4 BLK 1DESC AS: BEG AT PION N/L OF LOT3 BEING 10 FT E OF NW COR OF SAID LOT 3 BLK 1, W 56.66 TO PION
65	TICE, CLAUDE & ZENEIDA & TICE, SHELBY	746 NE 16 TERRACE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 LESS E 65, 4 BLK 1 LESS PORDESC AS: BEG AT PION N/L OF LOT3 BEING 10 FT E OF NW COR OF SAID LOT 3 BLK 1, W 56.66 TO PION
3	BENEROFE, BARRY & WINTER, MICHELE L	1617 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5 BLK 1
57	SALGUERO, GEORGE L & GEORGE L SALGUERO REV TR	1625 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 6 BLK 1
66	TOOLE, MARTIN & TOOLE, MARY MARGARET	1631 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 1
10	COX, JOSEPH P	1638 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 1 BLK 2
31	KABEL, GREGORY & GREGORY KABEL REV TR	1632 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 BLK 2
19	FIGLER, DEBORAH M & FIGLER, GEORGE A	1628 NE 7 PL	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 BLK 2
6	CARTER, SHERYL L	730 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 4 BLK 2
12	CRONAUER, EDWARD A & MEGAN L	724 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5, 6 W 5 BLK 2
5	CANDREA, GREGORY & ALEXANDRA D	1623 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 6 E 80 BLK 2
15	DUNLEVY, ELIZABETH ANN & ELIZABETH ANN DUNLEVY LIV	1635 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 2
38	LLOYD, RANDY	1643 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 8 BLK 2
54	PEREZ, KARLA H/E & KUSTIN, ROBERT	1634 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 BLK 3
34	KIENZLE, ROBERT F	1630 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 BLK 3
20	GOMEZ, JOSE M & GIRARDI, AGUSTINA MARIA	1624 NE 7 CT	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 4 BLK 3
26	HOMON, ERIKA & HOMON, MICHAEL	700 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5, 6 W 13 BLK 3
11	CRAMER, TRACEY L & TRACEY L CRAMER LIV TR	1625 NE 7 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BW 31 OF E 62 OF LOT 6 BLK 3
67	TRACEY L CRAMER LIV TR & CRAMER, TRACEY L TRSTEE	1625 NE 7 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BE 31 OF E 62 OF LOT 6 BLK 3

58	504202250230	SCHMIDT,KEVIN & LOUW,JACOBUS	1635 NE 7 ST	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 3
84	504202250250	VILLA AT VICTORIA PARK LLC	32433 LEGACY POINTE PKWY	AVON LAKE	OH	44012	MACARTHUR PARK 19-31 BLOT 1 BLK 4
29	504202250260	JAHNIBEK LIV TR & KARSYBAEV,JAHNIBEK TRSTEE	741 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 2 BLK 4
36	504202250270	LEVANDOWSKI,OLGA	733 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 3 BLK 4
7	504202250280	CHAPPELL,DANIEL G & DGC REV TR	729 NE 16 TER	FORT LAUDERDALE	FL	33316	MACARTHUR PARK 19-31 BLOT 4 BLK 4
87	504202250290	WOLTKAMP,ERIC W & COFFEY,PATRICK ETAL	725 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 5 BLK 4
28	504202250300	JAGIELSKI,LAURA MARIE & SHARP,WILLIAM JR	721 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 6 BLK 4
59	504202250310	SHAFFER,BARBRA R & BARBRA R SHAFFER TR	715 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 7 BLK 4
40	504202250320	MOGYOROS,LOUIS S & JANET K	707 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 8 LESS POR DESC IN31787/1399 AS;BEG SW COR LOT 8;NE 112.50 TO SE COR LOT 8;NLY ANARC DIST OF 5.70;SW 109.65 TOPOB BLK
25	504202250321	HECKSHER,ALEXANDRA PATRICIA & HECKSHER,THALUIS	701 NE 16 TER	FORT LAUDERDALE	FL	33304	MACARTHUR PART 19-31 BLOT 9 TOGETHER WITH A POR OFLOT 8 DESC AS: BEG AT SW CORLOT 8;NE 112.50 TO SE CORLOT 8;NLY AN ARC DIST OF 5.70;SW 109.65 TO
30	504202250330	JONES,JAMES	700 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 10 BLK 4
35	504202250340	KING,CHARLES A	1073 HILLSBORO BLVD #7	HILLSBORO BEACH	FL	33062	MACARTHUR PARK 19-31 BLOT 11 BLK 4
37	504202250350	LEVY,GEOFFREY A & NONDACE	714 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 12 BLK 4
14	504202250360	DEBIASI,PHILIP JOSEPH	718 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 13 BLK 4
33	504202250370	KEANE,LAURIE L & MARCUS B	724 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 14 BLK 4
16	504202250380	EATON,MICHAEL CHASE H/E & HEEGAARD,MARGE	732 NE 16 AVE	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 15 BLK 4
4	504202250390	BERRY,CLIFFORD L II	2201 SUNRISE KEY BLVD	FORT LAUDERDALE	FL	33304	MACARTHUR PARK 19-31 BLOT 16 BLK 4
55	504202250400	PEREZ,OSCAR G	28 BROADWAY	PASSAIC	NJ	07055	MACARTHUR PARK 19-31 BLOT 17 BLK 4
13	504202250410	CRYSTAL VIEW HOUSE LLC	760 NE 16 AVE	FORT LAUDERDALE	FL	33304	MAC ARTHUR PARK 19-31 BLOT 18 BLK 4
42	504202AW0010	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 715PER CDO BK/PG: 41094/1364
17	504202AW0020	ENCISO,CITLALI CHEVAILI	717 NE 16 AVE #717A	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 717APER CDO BK/PG: 41094/1364
41	504202AW0030	O C 26TH STREET LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 717BPER CDO BK/PG: 41094/1364
27	504202AW0040	ISAVA,ALEJANDRO	1520 NE 26 AVE	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 717CPER CDO BK/PG: 41094/1364
51	504202AW0050	OCEAN CITY INVESTMENTS LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 717DPER CDO BK/PG: 41094/1364
85	504202AW0060	WALTHO,PAUL K & GROENEDAAL,SARA E VAN	900 NE 18 AVE #1408	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 719APER CDO BK/PG: 41094/1364

WOLTKAMP - 725 NE 16 TERRACE, FTL
BOA 300' MAILING (FOLIO)

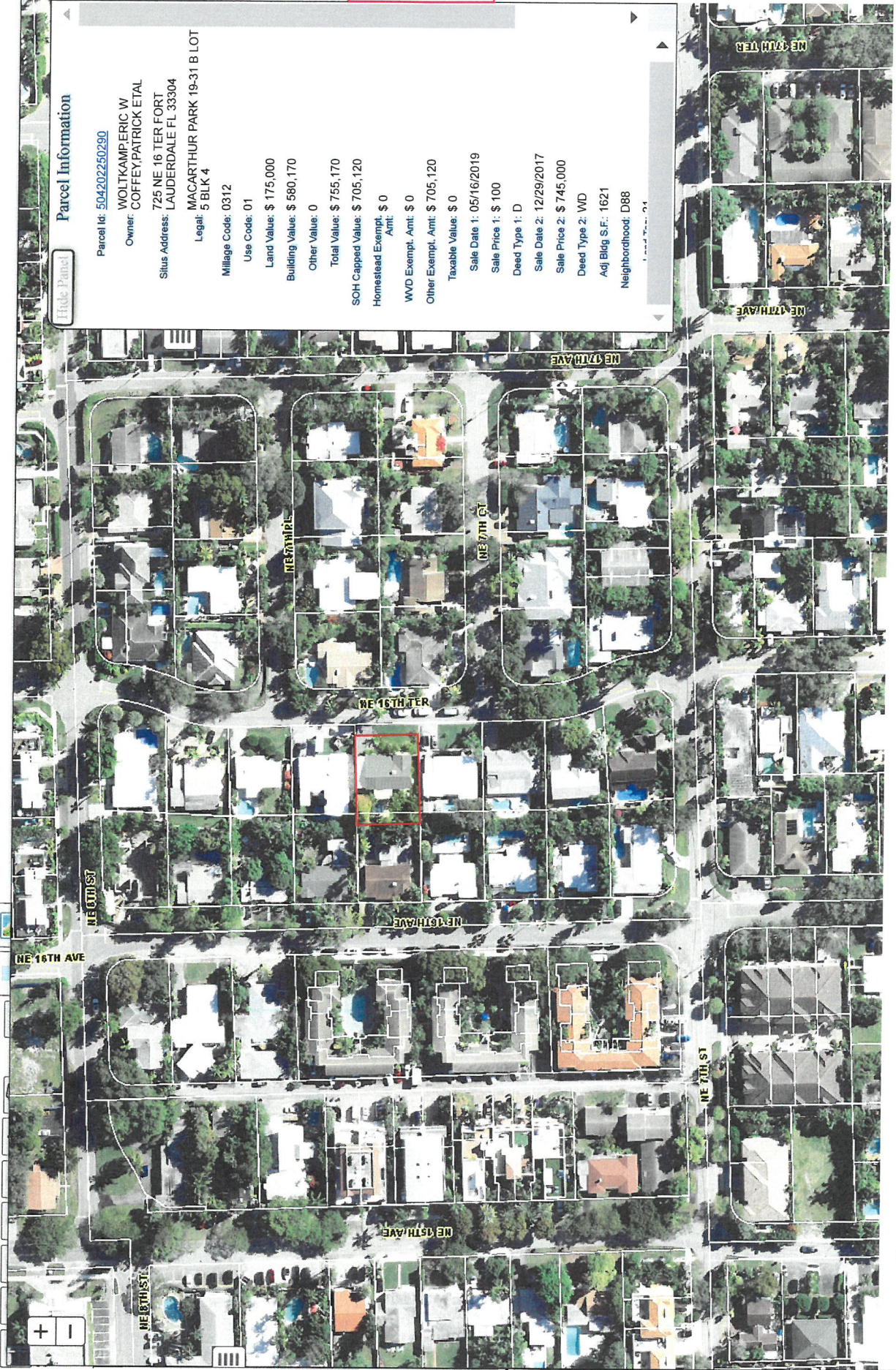
21	504202AW0070	GORDON & FLORA KARTRUDE REV TR & KARTRUDE,FLORA	592 VILLAGE DR	POMPANO BEACH	FL	33306	VICTORIA PARK GARDEN CONDOUNIT 719BPER CDO BK/PG: 41094/1364
39	504202AW0080	LUMINOUS VENTURES LLC	834 NE 19 AVE	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 719CPER CDO BK/PG: 41094/1364
8	504202AW0090	COCHRAN,BLAIR A	719 NE 16 AVENUE #719D	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 719DPER CDO BK/PG: 41094/1364
22	504202AW0100	GORDON & FLORA KARTRUDE REV TR & KARTRUDE,FLORA	592 VILLAGE DR	POMPANO BEACH	FL	33306	VICTORIA PARK GARDEN CONDOUNIT 721APER CDO BK/PG: 41094/1364
43	504202AW0110	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 721BPER CDO BK/PG: 41094/1364
44	504202AW0120	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 721CPER CDO BK/PG: 41094/1364
32	504202AW0130	KC GULF INVESTMENTS LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 721DPER CDO BK/PG: 41094/1364
52	504202AW0140	OCEAN CITY INVESTMENTS LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 723PER CDO BK/PG: 41094/1364
45	504202AW0150	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 725PER CDO BK/PG: 41094/1364
24	504202AW0160	GUYETT,JONATHAN	1033 NE 17 WAY #1203	FORT LAUDERDALE	FL	33304	VICTORIA PARK GARDEN CONDOUNIT 727APER CDO BK/PG: 41094/1364
61	504202AW0170	SINK,BRETT	5720 NE 19 AVE	FORT LAUDERDALE	FL	33308	VICTORIA PARK GARDEN CONDOUNIT 727BPER CDO BK/PG: 41094/1364
86	504202AW0180	WEST727 LLC %RYAN LLC	PO BOX 460329 DEPT 909	HOUSTON	TX	77056	VICTORIA PARK GARDEN CONDOUNIT 727CPER CDO BK/PG: 41094/1364
56	504202AW0190	SABLE,CHRISTIANE B & SABLE,VINCENT AIME	9087 BASTILE CIR E	PARKLAND	FL	33076	VICTORIA PARK GARDEN CONDOUNIT 727DPER CDO BK/PG: 41094/1364
18	504202AW0200	ERNWAY LLC	4897 ANCIENT MARBLE DR	SARASOTA	FL	34240	VICTORIA PARK GARDEN CONDOUNIT 729APER CDO BK/PG: 41094/1364
23	504202AW0210	GREENE FAMILY REV LIV TR & GREENE,RONALD J TRSTEE	189 CAMBRIA DR	DAYTON	OH	45440	VICTORIA PARK GARDEN CONDOUNIT 729BPER CDO BK/PG: 41094/1364
46	504202AW0220	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 729CPER CDO BK/PG: 41094/1364
47	504202AW0230	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 729DPER CDO BK/PG: 41094/1364
62	504202AW0240	SINK,BRETT & BIANCO,ROBERTO DAL	5720 NE 19 AVE	FORT LAUDERDALE	FL	33308	VICTORIA PARK GARDEN CONDOUNIT 731APER CDO BK/PG: 41094/1364
63	504202AW0250	SINK,BRETT & DALBIANCO,ROBERTO	5720 NE 19 AVE	FORT LAUDERDALE	FL	33308	VICTORIA PARK GARDEN CONDOUNIT 731BPER CDO BK/PG: 41094/1364
48	504202AW0260	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 731CPER CDO BK/PG: 41094/1364
49	504202AW0270	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 731DPER CDO BK/PG: 41094/1364
50	504202AW0280	OC 40 ST LLC & OC 26 ST LLC	1947 NE 21 ST	FORT LAUDERDALE	FL	33305	VICTORIA PARK GARDEN CONDOUNIT 733PER CDO BK/PG: 41094/1364
68	504202CH0010	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 1PER CDO BK/PG: 43001/1379

69	504202CH0020	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC & TYLER PACIFIC VI-	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 2PER CDO BK/PG: 43001/1379
70	504202CH0030	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 3PER CDO BK/PG: 43001/1379
71	504202CH0040	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 4PER CDO BK/PG: 43001/1379
72	504202CH0050	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 5PER CDO BK/PG: 43001/1379
73	504202CH0060	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 6PER CDO BK/PG: 43001/1379
74	504202CH0070	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 7PER CDO BK/PG: 43001/1379
75	504202CH0080	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 8PER CDO BK/PG: 43001/1379
76	504202CH0090	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 21PER CDO BK/PG: 43001/1379
77	504202CH0100	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 22PER CDO BK/PG: 43001/1379
78	504202CH0110	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 23PER CDO BK/PG: 43001/1379
79	504202CH0120	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 24PER CDO BK/PG: 43001/1379
80	504202CH0130	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 25PER CDO BK/PG: 43001/1379
81	504202CH0140	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 26PER CDO BK/PG: 43001/1379
82	504202CH0150	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 27PER CDO BK/PG: 43001/1379
83	504202CH0160	VICTORIA PARK INVESTORS LLC & TYLER PACIFIC VI-VICTORIA B LLC	1803 PONTIUS AVE	LOS ANGELES	CA	90025	VICTORIA BREEZES CONDOUNIT 28PER CDO BK/PG: 43001/1379

EXHIBIT "B"

- [Search By Parcel Id](#)
- [Search By Name](#)
- [Search By Address](#)
- [Help](#)
- [About](#)

Marty Kiar Broward County Property Appraiser Florida



Parcel Information

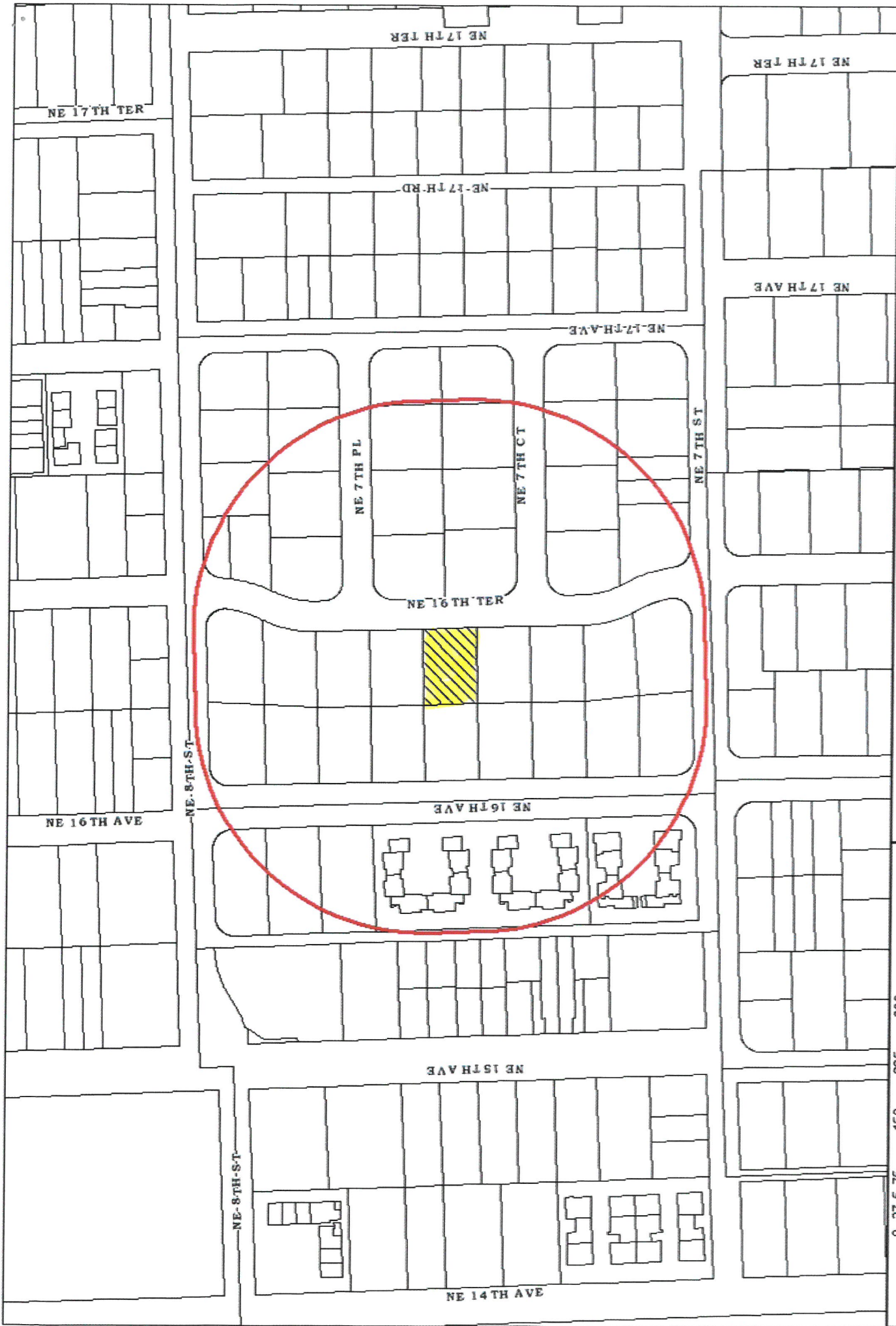
Hide Panel

Parcel Id: 504202250290
 Owner: WOLTKAMP, ERIC W
 COFFEY, PATRICK ETAL
 725 NE 16 TER FORT
 Situs Address: LAUDERDALE FL 33304
 Legal: 5 BLK 4
 MACARTHUR PARK 19-31 B LOT

Millage Code: 0312
 Use Code: 01
 Land Value: \$ 175,000
 Building Value: \$ 580,170
 Other Value: 0
 Total Value: \$ 755,170
 SOH Capped Value: \$ 705,120
 Homestead Exempt. Amt: \$ 0
 WVD Exempt. Amt: \$ 0
 Other Exempt. Amt: \$ 705,120
 Taxable Value: \$ 0

Sale Date 1: 05/16/2019
 Sale Price 1: \$ 100
 Deed Type 1: D
 Sale Date 2: 12/29/2017
 Sale Price 2: \$ 745,000
 Deed Type 2: WD
 Adj Bldg S.F.: 1621
 Neighborhood: D88





725 NE 16 TERR
DATE OF PRINT: 11/01/2022



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



Applicant: Andrew J. Schein
Owner: Eric Woltkamp and Patrick Coffey
Address: 725 NE 16th Terrace
Request: Variance from ULDR Section 47-5.33

Narrative to Accompany Application for Variance

1. General Information

Eric Woltkamp and Patrick Coffey (“Owners”) are the owners of the property located at 725 NE 16th Terrace (“Property”). According to the Broward County Property Appraiser, the Property was constructed in 1946. The Property is currently zoned RCS-15, but prior to the enactment of the current zoning code in 1997, the Property was zoned R-3-B (also referred to as R3B). Below is an excerpt from the pre-1997 zoning map showing the location of the Property and the previous zoning district.

Previous Zoning



The Property was constructed to the R-3-B zoning district standards, which at the time required minimum side yard setbacks of 10’ and minimum front yard setbacks of 20’. Today, in the RCS-15 zoning district, the minimum side yard setback is 5’ and the minimum front yard setback is 25’.

Although the minimum side yard setback in the R-3-B zoning district was 10', the applicable code at the time allowed for parking structures to encroach into the setbacks. The applicable excerpt from the pre-1997 zoning code is shown below. Consequently, the Property was constructed with a covered parking awning as shown in the pictures submitted with this application.

Pre-1997 R-3-B Zoning Code Excerpt

ZONING

§ 47-10.8.5

(b) *Side yard*: Shall be a minimum of ten (10) feet in width for residential buildings and twenty (20) feet for other uses.

(c) *Rear yard*: Shall be a minimum of twenty (20) feet.

(d) Yard dimensions are the minimum requirements for buildings which do not exceed twenty-two (22) feet in height. Where a building exceeds twenty-two (22) feet in height, that portion of the building above twenty-two (22) feet in height shall be set back an additional one (1) foot per foot of additional height.

(e) The distance between buildings on the same plot shall be as follows:

<i>Height</i>	<i>Side to Side (feet)</i>	<i>Site to Front or Rear (feet)</i>	<i>Front to Front Front to Rear Rear to Rear (feet)</i>
From ground to 11 feet	15	20	40
Over 11 feet to 22 feet	20	25	40
Over 22 feet to 35 feet	25	25	50

(f) All yards shall be measured at ground level and be unoccupied and unobstructed from the ground upward except for parking structures and other encroachments specifically authorized. (Code 1953, § 47-10.8.4; Ord. No. C-94-8, §§ 3, 4, 3-15-94)

Sec. 47-10.8.5. Minimum floor area.

(a) Single-family dwellings shall have a minimum floor area of seven hundred fifty (750) square feet exclusive of porches, terraces, carports and garages.

(b) Two-family and multiple-family dwellings shall have a minimum floor area of four hundred (400) square feet per dwelling unit exclusive of porches, terraces, carports and garages.

Due to severe weather events, increased flooding in the area and general safety concerns, the Owners wish to enclose the unenclosed carport at the existing setback of 0'.

2. Specific Variance Request

Variance from ULDR Section 47-5.33 to enclose an existing carport at a side setback of 0' where ULDR Section 47-5.33 requires a side yard setback of 5'.

Variance from ULDR Section 47-5.33 to allow an existing non-conforming structure to remain at a front yard setback of 20' where ULDR Section 47-5.33 requires a front yard setback of 25'.

3. Variance Criteria

The Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence all of the following criteria:

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

RESPONSE: The Property was constructed under the old zoning code, which was stricter than the current zoning code in some regards and less strict in others. Particularly, the Property was constructed at a side yard setback of 10', where today's code only requires a side yard setback of 5'. Had the Property been constructed today, a 10'-wide enclosed carport could be constructed within the required setbacks as the Property would have cumulatively required 10' less setbacks than it did under the pre-1997 code.

Enclosed carports are hardly considered a luxury – in today's day and age, new single-family developments nearly always include garages or enclosed carports. Reasonable use of a property includes the ability to safely and securely store your personal possessions, and this variance will allow the Owners to accomplish this reasonable use.

- 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

RESPONSE: Older homes are not rare in Fort Lauderdale, but older homes that were constructed with unenclosed carports are intrinsically less common. The Board of Adjustment has historically recognized this when granting variances to enclose carports that were constructed under the pre-1997 code, granting a

handful of these variances each year. Although these other examples exist, they clearly constitute a marked exception to other properties.

- 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 to the property; and

RESPONSE: As stated above, the ability to safely secure your personal possessions within your property is a reasonable use of a property. The Board of Adjustment has historically granted variances for enclosing carports that were constructed under the pre-1997 code, which permitted parking structures within the setbacks. Other property owners in this same zoning district are allowed to benefit from the reduced setbacks from 10' to 5', essentially allowing an extra 10' in buildable area to construct a garage or enclosed carport. Literal application of the ULDR would deprive the Owners of this right and would be tantamount to a "one-two combo", forcing the Owners to comply with the current setback requirements while not permitting them to enjoy the parking structure setback relief that was permitted as-of-right when the house was constructed.

- 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

RESPONSE: This hardship is not self-created by the applicant. The Property was constructed pursuant to the pre-1997 zoning code, which permitted parking structures to be within the setback. Rather than being a result of ignorance or disregard for the antecedent zoning regulations, this variance is being requested to make the Owners whole under the antecedent zoning regulations.

- 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.

RESPONSE: This variance is the minimum variance necessary; the sole request is to enclose an existing unenclosed carport at the existing setback. The request is not egregious; the proposed enclosed carport will remain within the existing

front and rear yard setbacks, allowing space for one (1) car. The request will not be incompatible with adjoining property owners; this application includes numerous letters of support, including from the adjacent property owner to the north. This request is also not detrimental to the public welfare.

This variance request is also in harmony with the general purposes and intent of the ULDR. Section 47-1.17 of the ULDR states in part:

“Development proposed in an application submitted to the city which has been reviewed, approved, or both, by the city pursuant to zoning provisions in effect prior to the effective date of the ULDR shall continue to be required to meet the zoning regulations in effect at the time of the application.”

The Property was part of a development application that was approved prior to the enactment of the ULDR, and should therefore, under the code, be reviewed pursuant to the zoning regulations in affect at the time of said application. The intent appears to be to allow grandfathered properties to continue to meet the code in effect at the time that it was constructed, meaning this variance request is in harmony with the general purposes and intent of the ULDR.



Side Elevation (South)
12/12/2022



Side Elevation (South)
12/12/2022



Front Elevation (East)
12/12/2022



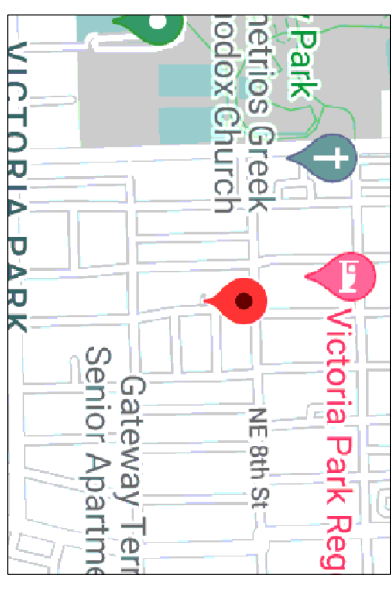
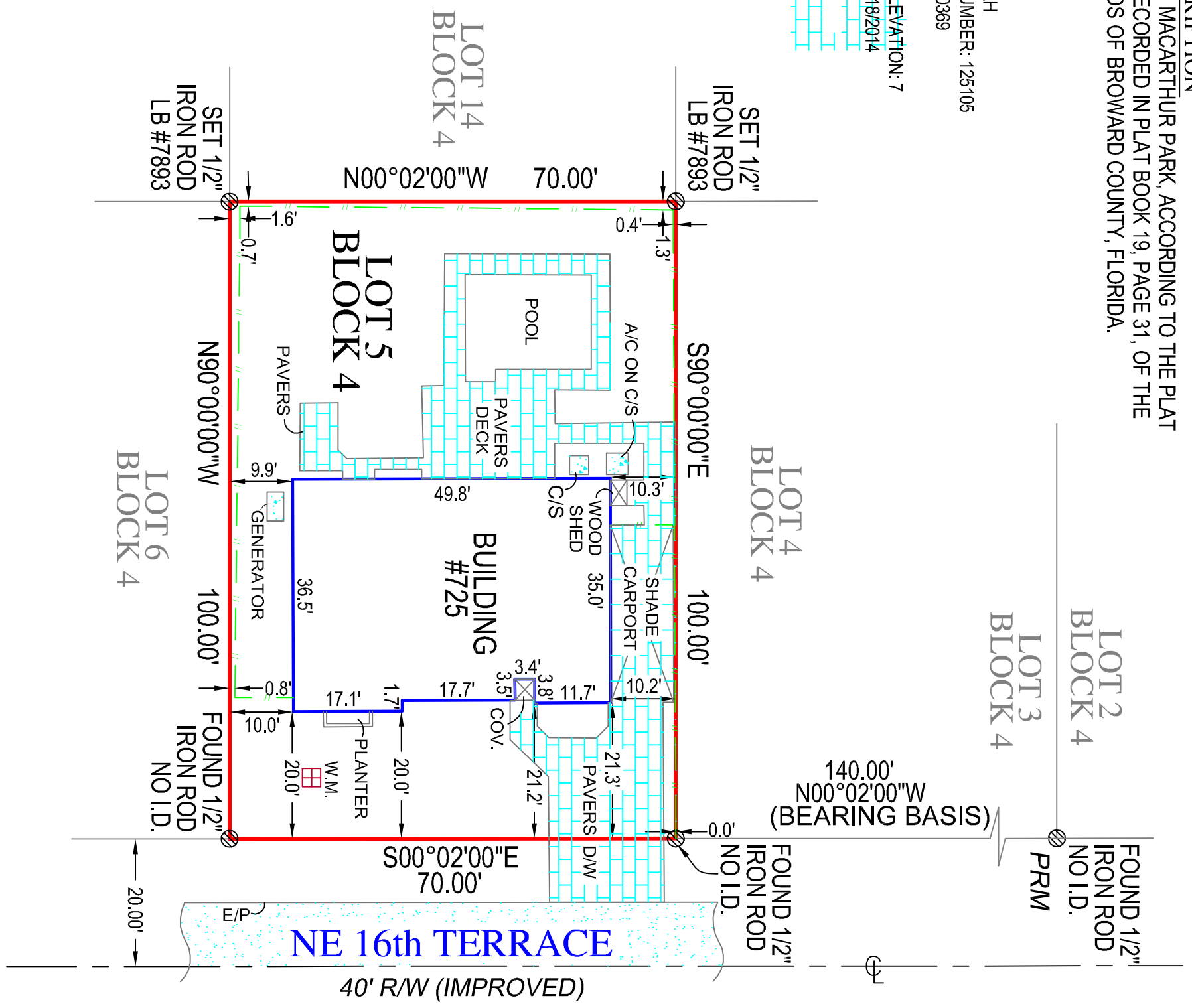
West Elevation (rear)
12/12/2022



West Elevation (rear)
12/12/2022

LEGAL DESCRIPTION
 LOT 5, BLOCK 4, MACARTHUR PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: AH
 COMMUNITY NUMBER: 125105
 PANEL: 12011C0369
 SUFFIX: H
 BASE FLOOD ELEVATION: 7
 FIRM DATE: 08/18/2014



LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.L. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK PARKER KYLON NAIL
- R. RADIUS
- CL CENTERLINE
- Δ AND NUMBER
- Δ OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY PROPERTY LINE, HAVING A BEARING OF S00°02'00"E.

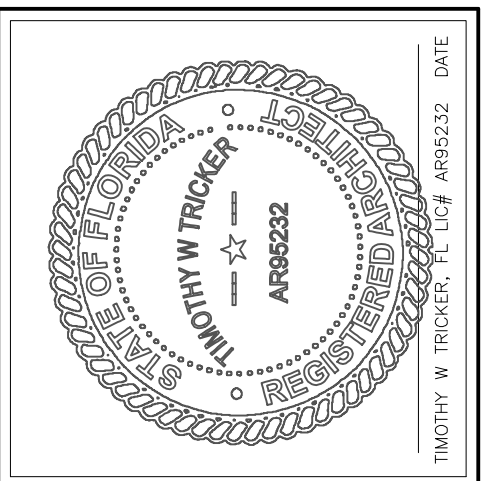
DATE OF FIELD WORK: 10/24/2022
 DATE OF MAP: 10/26/2022

BOUNDARY SURVEY OF
725 NORTHEAST 16TH TERRACE
 FORT LAUDERDALE, FL 33304
 PREPARED FOR
ERIC WOLTKAMP

Project	C-563799	Sheet	1 of 1
Date	10/24/2022	Scale	1"=20'

26250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576



TERRA NOVA ARCHITECTURE, LLC
 128 SURFSIDE DRIVE
 SANTA ROSA BEACH, FLORIDA, 32409
 PHONE: 386-686-0637
 FL. LIC. AB95232



A NEW GARAGE ADDITION FOR:
WOLTKAMP-COFFEY RESIDENCE
 725 NE 16TH TERRACE
 FORT LAUDERDALE, FLORIDA



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

DRAWN BY: TWT

REVISIONS:

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 TERRA NOVA ARCHITECTURE, LLC

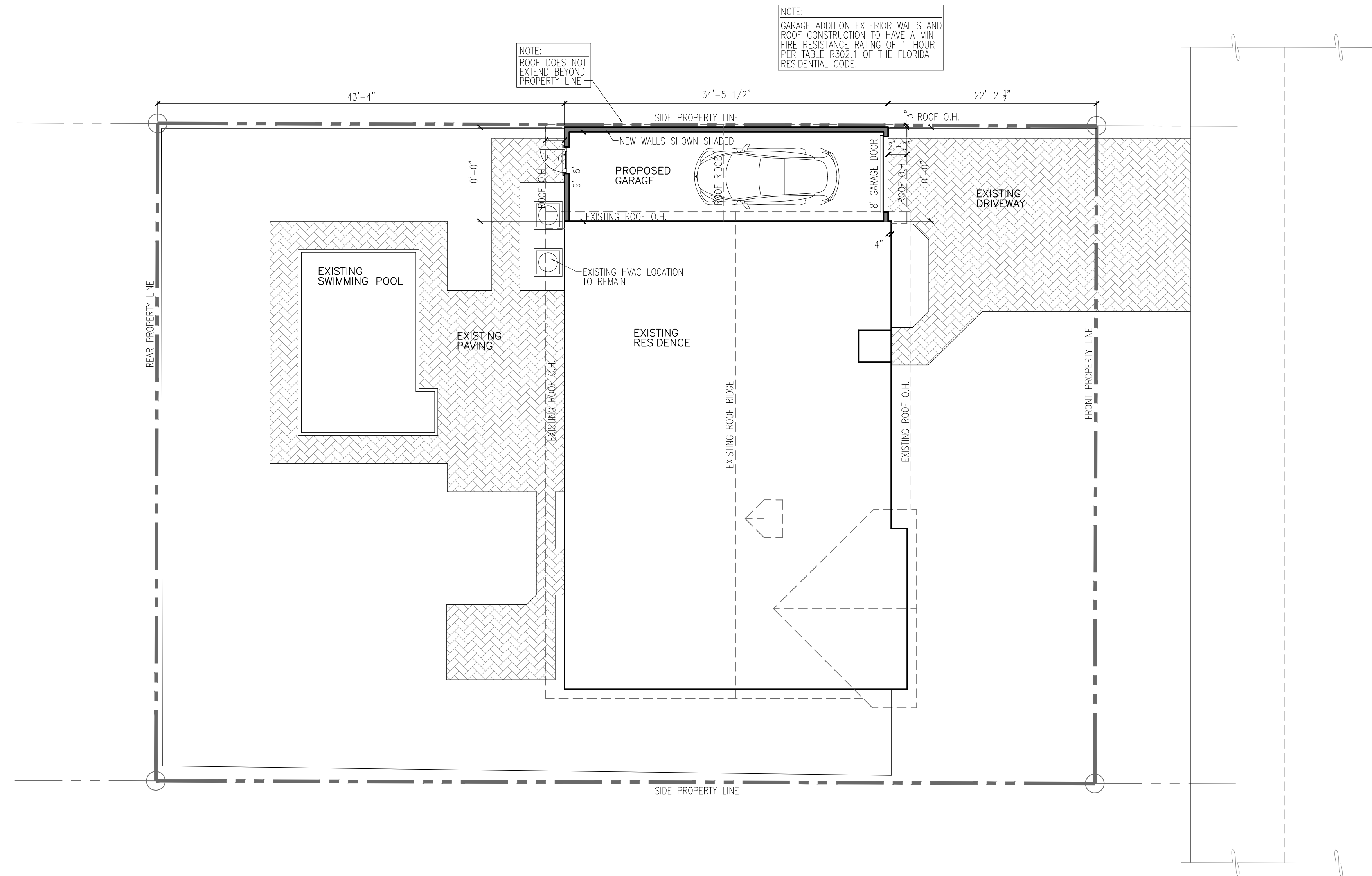
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DWG. TITLE
BUILDING ELEVATIONS

DATE 12/14/22	DWG. NO. A201
SHEET 2 OF 2	PROJECT NO. 22007

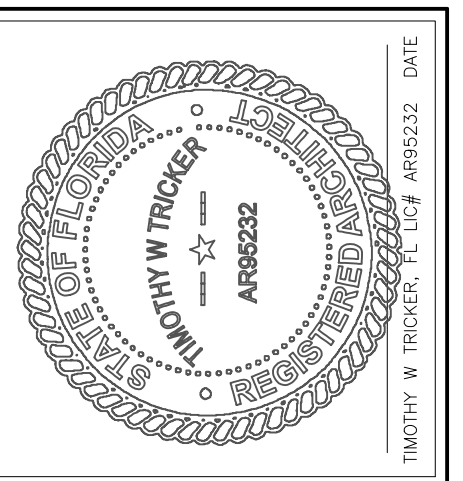
1 PROPOSED GARAGE ADDITION

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



NOTE:
ROOF DOES NOT
EXTEND BEYOND
PROPERTY LINE.

NOTE:
GARAGE ADDITION EXTERIOR WALLS AND
ROOF CONSTRUCTION TO HAVE A MIN.
FIRE RESISTANCE RATING OF 1-HOUR
PER TABLE R302.1 OF THE FLORIDA
RESIDENTIAL CODE.



**TERRA NOVA
ARCHITECTURE, LLC**
129 STURSIDE DRIVE
FORT LAUDERDALE, FLORIDA 32609
PHONE: 850-486-6237
FL LIC. AR98232



A NEW GARAGE ADDITION FOR:
**WOLTKAMP-COFFEY
RESIDENCE**
725 NE 16TH TERRACE
FORT LAUDERDALE, FLORIDA

DRAWN BY: TWT

REVISIONS:

NO.	DESCRIPTION

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DWG. TITLE
**PROPOSED
GARAGE
FLOOR PLAN**

DATE 12/14/22	DWG. NO. A101
SHEET 1 OF 2	PROJECT NO. 22007