



## **BOARD OF ADJUSTMENT MEETING NOTICE**

February 15, 2023

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, March 7, 2023, at 6:00 P.M**

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

- |           |                             |   |
|-----------|-----------------------------|---|
| <b>3.</b> | <b>CASE:</b>                | <b>PLN-BOA-23020005</b>   |
|           | <b>OWNER:</b>               | CHARLES MINEO H/E; JANET H MINEO  |
|           | <b>AGENT:</b>               | N/A   |
|           | <b>ADDRESS:</b>             | 1524 SW 18 TERRACE, FORT LAUDERDALE, FL., 33312   |
|           | <b>LEGAL DESCRIPTION:</b>   | LOT 45, LAUDERDALE ISLES NO. 1, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 31, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)  |
|           | <b>ZONING DISTRICT:</b>     | RS-8 – RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY   |
|           | <b>COMMISSION DISTRICT:</b> | 4   |
|           | <b>REQUESTING:</b>          | <b><u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.</u></b><br><b><u>(Note A)</u></b>  |
|           |                             | <ul style="list-style-type: none"> <li>• Requesting a variance to allow a rear porch at a setback distance of 20.1 feet, whereas the code allows a minimum setback of 25 feet on waterway, a total setback variance request of 4.9 feet.</li> </ul> |

Note: To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://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-23020005



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

**DATE:** March 7, 2023

**TIME:** 6:00 PM

**CASE:** PLN-BOA-23020005

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

- Requesting a variance to allow a rear porch at a setback distance of 20.1 feet, whereas the code allows a minimum setback of 25 feet on waterway, a total setback variance request of 4.9 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



**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: Charles Mineo

PROPERTY: 1524 SW 18th Terrace

PUBLIC HEARING DATE: March 7, 2023

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

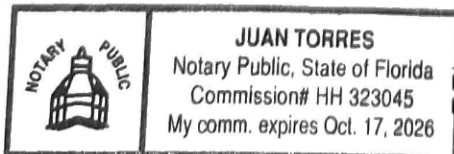
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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. WJM (Initial here)


Affiant [Signature]


SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of February, 2023

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/17/2026

 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: March 7, 2023      TIME: 6:00 PM      CASE: P.N.-BOA-23020005  
Sec. 47-5.31-Table of dimensional requirements for the RS-8 district  
(Note A)  
• Requesting a variance to allow a rear porch at a setback distance of 20.1 feet, whereas the code allows a minimum setback of 25 feet on waterway, a total setback variance request of 4.9 feet.  
LOCATION: CITY COMMISSION CHAMBERS      INFORMATION: CONTACT (954) 838-4504  
CITY HALL, 100 N ANDREWS AVENUE      <http://www.fortlauderdale.gov>

 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
DATE: March 7, 2023  
TIME: 6:00 PM  
CASE: PLN-BOA-23020005

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

- Requesting a variance to allow a rear porch at a setback distance of 20.1 feet, whereas the code allows a minimum setback of 25 feet on waterway, a total setback variance request of 4.9 feet.

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL 100 N ANDREWS AVENUE

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

The Notice is the property of the City of Fort Lauderdale. It is loaned to you for your information only. It shall be returned to the City of Fort Lauderdale upon request. It shall not be used for any other purpose. It shall not be used for any other purpose. It shall not be used for any other purpose.

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

<b>Requirements</b>	<b>RS-8</b>	<b>RS-8A</b>
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.  25 ft. when abutting a waterway  Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.	For a building with a height no greater than 12 ft.- 5 ft.  For a building with a height greater than 12 ft. - 7.5 ft.  That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height  25 ft. when abutting a waterway  Special side yard setbacks as provided in RS-8
Minimum rear yard	15 ft.  25 ft. when abutting a waterway  Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1	25 ft.  25 ft. when abutting a waterway  Special rear yard setbacks as provided in RS-8

Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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

\*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

\*\*An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

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

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

# Record

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

Showing 1-15 of 15

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Opened Date</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">BLD-ROOF-22030183</a>	RE-ROOF FLAT ROOF-Mitigation EXEMPT by Affidavit ...	WALK THRU BW417	Re-Roof Permit	0		1524	SW	18	TER	03/24/2022	Complete
<input type="checkbox"/>	<a href="#">BLD-ROOF-22020103</a>	FLAT ROOF WORK OVER NEW CONSTRUCTION ADDITION 10...		Re-Roof Permit	0		1524	SW	18	TER	02/11/2022	Complete
<input type="checkbox"/>	<a href="#">ELE-RES-21080099</a>	ADDITION	CHUCK MINEO ADDITION	Electrical Residential Permit	0		1524	SW	18	TER	08/16/2021	Void
<input type="checkbox"/>	<a href="#">BLD-PR-20100035</a>		COPIES	Property Record	0		1524	SW	18	TER	10/15/2020	Complete
<input type="checkbox"/>	<a href="#">PM-18042148</a>			Re-Roof Permit	0		1524	SW	18	TER	04/23/2018	Complete
<input type="checkbox"/>	<a href="#">PM-18040977</a>	ATF KITCHEN ADDITION AND FRONT FACADE ~2015 IRC P...	ATF KITCHEN ADDITION AND FRO...	Residential Addition Permit	0		1524	SW	18	TER	04/11/2018	Issued
<input type="checkbox"/>	<a href="#">PM-18040978</a>	ATF ELECTRICAL FOR BP 18040977	ATF ELECTRICAL FOR BP 18040977	Electrical Residential Permit	0		1524	SW	18	TER	04/11/2018	Complete
<input type="checkbox"/>	<a href="#">PM-18040979</a>	ATF PLUMBING FOR BP 18040977	ATF PLUMBING FOR BP 18040977	Plumbing Residential Permit	105		1524	SW	18	TER	04/11/2018	Complete
<input type="checkbox"/>	<a href="#">PM-18040980</a>	ATF MECHANICAL FOR BP 18040977	ATF MECHANICAL FOR BP 18040977	Mechanical HVAC New Install Permit	0		1524	SW	18	TER	04/11/2018	Complete
<input type="checkbox"/>	<a href="#">PM-09080535</a>	REPLACE 5 TON 10 KW HEAT	REPLACE 5 TON 10 KW HEAT	Mechanical HVAC Changeout Permit	0		1524	SW	18	TER	08/07/2009	Complete
<input type="checkbox"/>	<a href="#">PM-07072056</a>	ABANDON SEPTIC TANK FOR SEWER CONNECTION	ABANDON SEPTIC TANK FOR SEWE...	Plumbing Sewer Cap Permit	0		1524	SW	18	TER	07/27/2007	Complete
<input type="checkbox"/>	<a href="#">PM-06060463</a>	SERVICE UPGRADE	SERVICE UPGRADE	Electrical Services Permit	0		1524	SW	18	TER	06/03/2006	Complete
<input type="checkbox"/>	<a href="#">PM-02072188</a>	2600 SQ FT FLAT REROOF	2600 SQ FT FLAT REROOF	Re-Roof Permit	0		1524	SW	18	TER	07/30/2002	Complete
<input type="checkbox"/>	<a href="#">PM-02070844</a>	REROOF (2400 SQ FT) FLAT MODIFIED SYSTEM TO FLAT ...	REROOF (2400 SQ FT) FLAT MOD...	Re-Roof Permit	0		1524	SW	18	TER	07/12/2002	Void
<input type="checkbox"/>	<a href="#">PM-01120311</a>	INSTALL ALARM @ SFR W/ 1 PANEL & 3 DEVICES	INSTALL ALARM @ SFR W/ 1 PAN...	Electrical Burglar Alarm	0		1524	SW	18	TER	12/06/2001	Void

Mineo PLN - BOA - 2302005

**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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	Charles & Janet Mineo
<b>Property Owner's Signature</b>	<i>[Signature]</i> <small>If a signed agent letter is provided, no signature is required on the application by the owner</small>
<b>Address, City, State, Zip</b>	1524 SW 18th TER, Ft. Lauderdale, FL 33312
<b>E-mail Address</b>	chuckmineo@att.net
<b>Phone Number</b>	561-876-3544
<b>Proof of Ownership</b>	<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

<b>Applicant / Agent's Name</b>	
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	
<b>E-mail Address</b>	
<b>Phone Number</b>	
<b>Letter of Consent Submitted</b>	<input type="checkbox"/>

<b>Development / Project Name</b>	Kitchen Addition
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 1524 SW 18th TER
<b>Legal Description</b>	See Survey.
<b>Tax ID Folio Numbers</b> <small>(For all parcels in development)</small>	504216290470
<b>Variance Request (Describe)</b>	Request + variance from 25' rear lot setback to 20.1' 4.9' total variance
<b>Applicable ULDR Sections</b>	Sec. 47-5.31

<b>Current Land Use Designation</b>	Single family residential / low to medium density
<b>Current Zoning Designation</b>	RS-8
<b>Current Use of Property</b>	single family residential
<b>Site Adjacent to Waterway</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front	E	25
Side	N	5
Side	S	5
Rear	W	20.1

## 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,

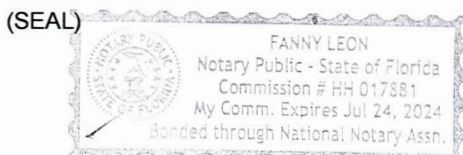
- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions 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, Charles Mineo the Owner/Agent of said property ATTEST that I am aware of the following:

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

[Signature]  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of Feb, 2023



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: July 24/2024

Click here to display your 2022 TRIM Notice.

Site Address	1524 SW 18 TERRACE, FORT LAUDERDALE FL 33312	ID #	5042 16 29 0470
Property Owner	MINEO, CHARLES H/E MINEO, JANET H	Millage	0312
Mailing Address	1524 SW 18 TER FORT LAUDERDALE FL 33312	Use	01-01

Abbreviated Legal Description	LAUDERDALE ISLES NO 1 31-23 B LOT 45
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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).



### IT'S IMPORTANT THAT YOU KNOW:

The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

#### Property Assessment Values

Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$150,000	\$396,250	\$546,250	\$446,780	
2022	\$150,000	\$396,250	\$546,250	\$433,770	\$7,842.00
2021	\$150,000	\$304,930	\$454,930	\$421,140	\$7,614.65

#### 2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$546,250	\$546,250	\$546,250	\$546,250
Portability	0	0	0	0
Assessed/SOH 19	\$446,780	\$446,780	\$446,780	\$446,780
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$396,780	\$421,780	\$396,780	\$396,780

#### Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
6/28/2018	QCD-T	\$100	115333211
10/25/2017	WD-T	\$420,000	114748154
1/27/2017	WD-Q	\$420,000	114190784
5/14/2009	WD-Q	\$150,000	46290 / 807
6/10/2004	WD	\$170,000	37642 / 400

#### Land Calculations

Price	Factor	Type
\$25.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1730
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1955/1954		

#### Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
504216290780	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216200080	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216290530	BUNDY,BOYD	BOYD BUNDY REV LIV TR	1486 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216200050	SHAPIRO,SANFORD B H/E	REED,MARTHA A	1491 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290520	HALD,JEFFREY	KOLMAN,DONNA LEE	1490 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290350	DROUIN,DIMITRY H/E	DROUIN,HEATHER	1491 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216200060	PUSKARICH,CATHERINE C	CATHERINE C PUSKARICH LIV TR	1501 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290510	WALKER,WILLIAM		1500 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290360	ISRAEL,MARILYN R H/E	CARLTON,RANDALL B	1501 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290110	MESTROVIC,DENISA & HELIO		1500 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216200070	LICATA,LEAHANN J	CIHAL,MICHAEL A	1507 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290500	COLTON,COLLEEN M		1506 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290370	STRONG,STEPHANIE		1507 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290100	REED,ANGELA J	ANGELA JANE REED REV TR	1506 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350470	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216350050	NASTA,JOHN P & SHEILA D		1606 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290710	VAN LE,TOMMY H/E	VAN LE,LOAN	1513 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290490	HADDAD,LAILA A	LAILA A HADDAD REV TR	1512 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290380	MUILMAN,JOHN K & ROSELIA H		1513 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290090	DAVIS,MARK CAMERON		1512 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350040	ALVAREZ,ALEXANDER & RUBY A		1612 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290720	COMROE,SEAN & COURTNEY BETH		1519 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290480	MALLOY,PATRICE S		1518 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290390	ARAUJO,NATHAN	ARAUJO,PABLO	1519 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290080	HAGGERTY,BARBARA H/E	HAGGERTY,BRIAN H/E ET AL	1524 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350030	GOLABEK,GREGORY & GRACE		1523 E OAKTON ST STE B	DES PLAINES	IL	60018	DES PLAINES	IL60018
504216290730	ORR,GEOFFREY K		1525 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290470	MINEO,CHARLES H/E	MINEO,JANET H	1524 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290400	MORSE,STEPHEN		1525 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350020	HAGER,JULIE & TIMOTHY		1616 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350021	THOMAS,GARY A & CONSTANCE L		1624 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290740	JUDD,ELIZABETH CHURCH		1531 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290460	MOORE,ROBERT L III H/E	MOORE,BETTY E	1530 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290410	CURTIN,ANNE H/E	ASCIONE,DON	1531 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312

504216290070	MANSUETO,CHRISTOPHER		1530 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290750	JAMES,BETTY HAZELL		1537 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290060	RADANOF,BARRY ROBERT		1536 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290450	WONG,CARLA J	WONG,MICHAEL	1536 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290420	KEITH,HEATHER C		1543 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290440	PARKINSON,EVELYN J EST		1542 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290430	KEITH,HEATHER C		1543 SW 18 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290760	SCHWEBEL,REINER & BARBARA F		1543 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290050	GRIMME,ASHLEY C		1542 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350450	MINTZ,THURMAN H JR		1725 SW 17 ST	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216290770	BELSCHNER,CORY		1549 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216020230	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216020170	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216290800	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216020171	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216350060	WILLIAMS,DEBORAH A	DEBORAH A WILLIAMS REV TR	1600 SW 18 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312
504216350460	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
504216290030	SEITZ,PAMELA W		1550 SW 19 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312

LEGAL_LINE	LEGAL_LI_1
LAUDERDALE ISLES NO 1 31-23 B	ROADS R/W PER PLAT LESS PORTIONS
SHADY BANKS & LAUDERDALE ISLES	NO 1 RESUB OF POR OF 33-13 B
LAUDERDALE ISLES NO 1 31-23 B	LOT 51
SHADY BANKS & LAUDERDALE ISLES	NO 1 RESUB OF POR OF 33-13 B
LAUDERDALE ISLES NO 1 31-23 B	LOT 50
LAUDERDALE ISLES NO 1 31-23 B	LOT 33
SHADY BANKS & LAUDERDALE ISLES	NO 1 RESUB OF POR OF 33-13 B
LAUDERDALE ISLES NO 1 31-23 B	LOT 49
LAUDERDALE ISLES NO 1 31-23 B	LOT 34
LAUDERDALE ISLES NO 1 31-23 B	LOT 9
SHADY BANKS & LAUDERDALE ISLES	NO 1 RESUB OF POR OF 33-13 B
LAUDERDALE ISLES NO 1 31-23 B	LOT 48
LAUDERDALE ISLES NO 1 31-23 B	LOT 35
LAUDERDALE ISLES NO 1 31-23 B	LOT 8
BOSSERT ISLES 46-42 B	ALL CANALS ARE HEREBY DEDICATED
BOSSERT ISLES 46-42 B	LOT 5
LAUDERDALE ISLES NO 1 31-23 B	LOT 76
LAUDERDALE ISLES NO 1 31-23 B	LOT 47
LAUDERDALE ISLES NO 1 31-23 B	LOT 36
LAUDERDALE ISLES NO 1 31-23 B	LOT 6 N1/2,7
BOSSERT ISLES 46-42 B	LOT 4
LAUDERDALE ISLES NO 1 31-23 B	LOT 77
LAUDERDALE ISLES NO 1 31-23 B	LOT 46
LAUDERDALE ISLES NO 1 31-23 B	LOT 37
LAUDERDALE ISLES NO 1 31-23 B	LOT 5,6 S1/2
BOSSERT ISLES 46-42 B	LOT 3
LAUDERDALE ISLES NO 1 31-23 B	LOT 78
LAUDERDALE ISLES NO 1 31-23 B	LOT 45
LAUDERDALE ISLES NO 1 31-23 B	LOT 38
BOSSERT ISLES 46-42 B	PT TRACT B
BOSSERT ISLES 46-42 B	PT OF TRACT B DESC AS BEG AT SW
LAUDERDALE ISLES NO 1 31-23 B	LOT 79
LAUDERDALE ISLES NO 1 31-23 B	LOT 44
LAUDERDALE ISLES NO 1 31-23 B	LOT 39

LAUDERDALE ISLES NO 1 31-23 B	LOT 4
LAUDERDALE ISLES NO 1 31-23 B	LOT 80
LAUDERDALE ISLES NO 1 31-23 B	LOT 3
LAUDERDALE ISLES NO 1 31-23 B	LOT 43
LAUDERDALE ISLES NO 1 31-23 B	LOT 40
LAUDERDALE ISLES NO 1 31-23 B	LOT 42
LAUDERDALE ISLES NO 1 31-23 B	LOT 41
LAUDERDALE ISLES NO 1 31-23 B	LOT 81
LAUDERDALE ISLES NO 1 31-23 B	LOT 2
BOSSERT ISLES 46-42 B	TR A W 70 AKA LOT 45
LAUDERDALE ISLES NO 1 31-23 B	LOT 82
16-50-42	PAR OF LAND AS DESC IN OR 56/633
MRS E F MARSHALLS SUB REV PLAT	1-2 B 16-50-42
LAUDERDALE ISLES NO 1 31-23 B	PARK PARCEL
MRS E F MARSHALLS SUB REV PLAT	1-2 B 16-50-42 1.5 AC
BOSSERT ISLES 46-42 B	POR OF LOT 6 & 7 DESC AS BEG SW
BOSSERT ISLES 46-42 B	ALL AVENUES,STREETS, TERRACES
LAUDERDALE ISLES NO 1 31-23 B	LOT 1 TOG WITH POR OF SW1/4 SEC

Narrative for Variance Request:  
1524 SW 18<sup>th</sup> Terrace, Fort Lauderdale  
Folio 504216290470  
Narrative Prepared By:  
Charles Mineo, owner

This is a request for a variance from a rear setback requirement which I only today learned was an issue. I did a new kitchen addition which included a rear porch. Based on a recent survey, the outer edge of the porch is at approximately 20.1 feet from my property's rear lot line. The applicable ULDR (for properties abutting a waterway) requires a 25' setback, the difference being 4.9 feet. Otherwise, properties in my neighborhood (Shady Banks) require only a 15' setback.

The applicable code language is found at Sec. 47-5.31 List of permitted and conditional uses, RS-8 and RS-8A Residential Single Family/Low Medium Density District.

As of this writing, the engineering firm that prepared my plans has not responded to my requests for a discussion of what the thinking was here. Did they consider that an open air porch was not subject to the setback? Did they misread the applicable ULDR believing that my addition was subject to a 15' minimum? I may know by the time of the hearing, but I do not presently know the answer.

There are many properties in my neighborhood, several near mine, in fact, that are clearly not set back 25' from the rear lot line – and that is for the main house structure under roof, not merely a porch. In that respect, there is nothing unusual or incompatible with the neighborhood regarding the placement of my rear porch.

Also, my immediate neighbors (and I know them all) are absolutely pleased with the improvements that were made to this property, especially with regard to the rear porch. At hearing March 7<sup>th</sup>, I will furnish letters from multiple neighbors who will attest to this fact.

It would be not just a considerable and costly hardship, but one that would greatly diminish the appeal of this property and the neighborhood, in general, if I were to what? Demolish a portion of a perfectly good and attractive structure?

As a result, all that I can do at this point is request that the Board approve my variance request and authorize the 20.1' setback as presently exists.

Thank you,

Charles Mineo, property owner



**Northern side setback  
from rear.**



**Column line of rear porch to adjoining neighbor roofline**

A photograph of a modern, single-story house with a dark, flat roof and large glass windows. The house is partially obscured by lush tropical landscaping, including several palm trees and dense green shrubs. The scene is captured from a low angle, looking up at the house. The sky is bright blue with scattered white clouds. The overall atmosphere is bright and sunny.

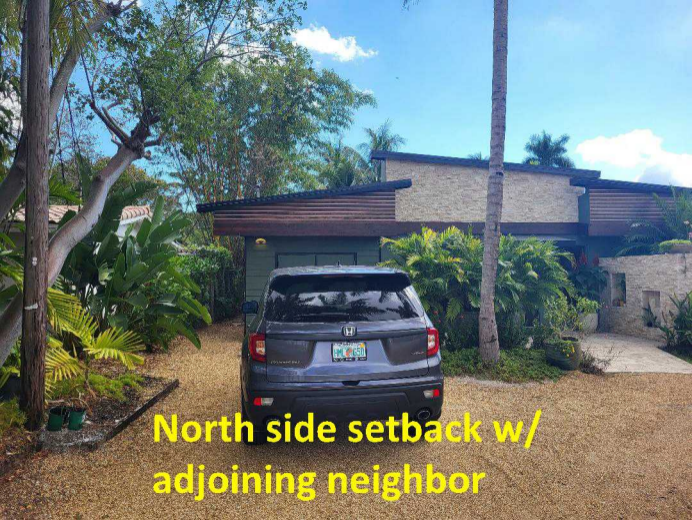
**Rear addition from  
dock SE corner.**

A photograph of a modern house's rear addition, featuring a large covered patio with a dark wood roof and light wood slats. The patio is supported by dark metal columns and has a concrete floor with a set of three steps leading up to it. Large glass windows and doors provide a view into the interior, where a dining table and chairs are visible. The house is surrounded by lush tropical landscaping, including palm trees, various shrubs, and a large tree trunk in the foreground on the right. The sky is bright blue with some clouds.

**Rear Addition viewed  
straight on.**

A photograph of a residential property. On the left is a house with a brick and dark wood exterior. In the center is a large, tall palm tree. To the right is a two-car garage with a brick facade and a dark car parked inside. The driveway is paved with red bricks. The foreground features a gravel area, a black trash bin, and a garden bed with yellow and red flowers. A yellow text overlay is positioned in the lower center of the image.

**Side setback south side**



**North side setback w/  
adjoining neighbor**

Mined 1524 SW 18th TER

**REPORT AND MAP  
OF BOUNDARY SURVEY**

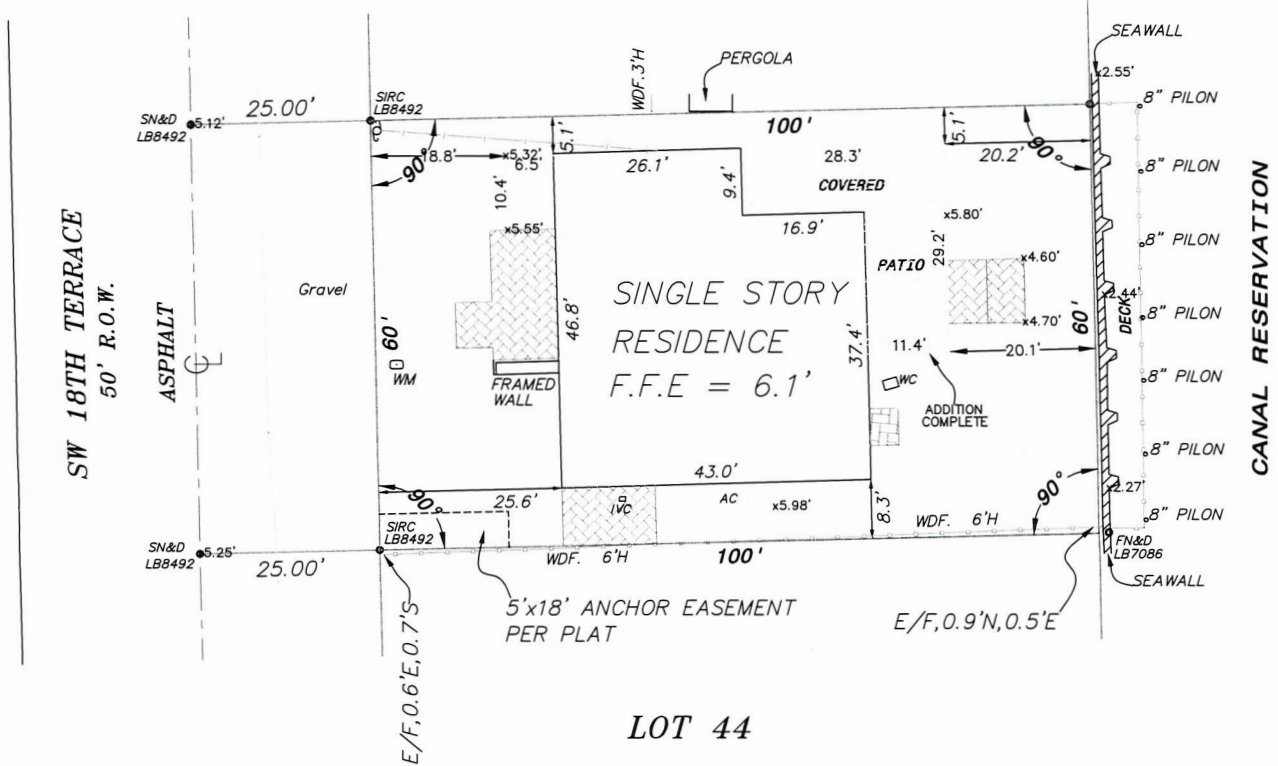
**LEGAL DESCRIPTION:**

LOT 45, LAUDERDALE ISLES NO. 1,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 31, PAGE 23, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:** CHARLES MINEO AND JANET H. MINEO

**PROPERTY ADDRESS:** 1524 SW 18 TERRACE FORT LAUDERDALE,  
FLORIDA 33312

LOT 46



GRID NORTH

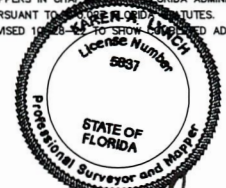
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA CONSTITUTION AND STATUTES. REVISED 11-28-16 TO SHOW UNRECORDED ADDITION.



*Karen A. Lynch*  
KAREN A. LYNCH  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA REGISTRATION No. 5837

ABBREVIATIONS	NOTES
PRM DENOTES PERMANENT REFERENCE MONUMENT	1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
FN&D DENOTES FOUND NAIL AND DISC	2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
FR DENOTES FOUND IRON ROD	3. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
N.T.S. DENOTES NOT TO SCALE	4. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
F/C DENOTES FENCE CORNER	5. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
F/INT DENOTES FENCE INTERSECTION	6. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
F/L DENOTES FENCE LINE	7. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
E/F DENOTES END OF FENCE	8. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
EP DENOTES EDGE OF PAVEMENT	9. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
BW DENOTES BACK OF WALK	10. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.
SN&D DENOTES SET NAIL AND DISC	11. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON NGS BENCHMARK DESIGNATION HALLANDALE RM 5 ELEVATION 12.96 FEET.
BC DENOTES BUILDING CORNER	
POC DENOTES POINT OF COMMENCEMENT	
POB DENOTES POINT OF BEGINNING	
FP&AL DENOTES FLORIDA POWER AND LIGHT COMPANY	
ORB DENOTES OFFICIAL RECORDS BOOK	
FB DENOTES PLAT BOOK	
PG DENOTES PAGE	
P/L DENOTES PROPERTY LINE	
PI DENOTES POINT OF INTERSECTION	
EL DENOTES CENTER LINE	
FRP DENOTES FOUND IRON PIPE	
SIRC DENOTES SET IRON ROD & CAP (1/2")	
(R) (M) DENOTES RECORD / MEASURED	
BM DENOTES BENCHMARK	
W/C DENOTES WALL CORNER	
D DENOTES DELTA ANGLE	
R DENOTES RADIUS LENGTH	
AL DENOTES ARC LENGTH	
MB DENOTES MARK BOX	
PC DENOTES POINT OF CURVATURE	
U/E DENOTES UTILITY EASEMENT	
LME DENOTES LAKE MAINTENANCE EASEMENT	
WC DENOTES WATER CLOSET	

**LEGEND:**

FIRE HYDRANT (FH)	DRAINAGE MANHOLE (DMH)
CABLE JUNCTION BOX (CJB)	SEWER MANHOLE (SMH)
POWER/LIGHT POLE	WATER VALVE
WATER METER	CONTROL VALVE
FP&AL/STB PAD	CLEAN OUT (C/O)
C/LM - COLUMN	CATCH BASIN
CENTERLINE	CONCRETE BLOCK WALL
WOOD FENCE (WDF)	OVERHEAD WIRES
METAL FENCE (MDF)	PROPERTY LINE
CONE	GUY ANCHOR
BLOCK	DENOTES ELEVATION

FILE NUMBER: 22-0149-R1	LAND SURVEYORS 8100 NW 75TH AVE TAMARAC, FL. 33321 WEBSITE: <a href="http://www.geolandsurveying.com">www.geolandsurveying.com</a> LICENSED BUSINESS No. 8492 PHONE: 954-399-6656	
JOB ORDER:		
FILE NAME: 1524SW18TERRACE		
SURVEY DATE: 10/27/22		
F.B. XK001	Page 03	

The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

DRAWN BY: J.P.C.  
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	V.L.C.	10/23/2018
2	V.L.C.	08/04/2020

SEAL

VANDIN CALITU, P.E.  
FL. REG. NO. 57982

DATE  
**04-03-2018**

PROJECT NO.  
-

SHEET  
**A-2.0**

**TYPICAL 4" NON-BEARING WALL SECTION DETAIL**  
SCALE: N.T.S.

**WALL TYPE LEGEND**

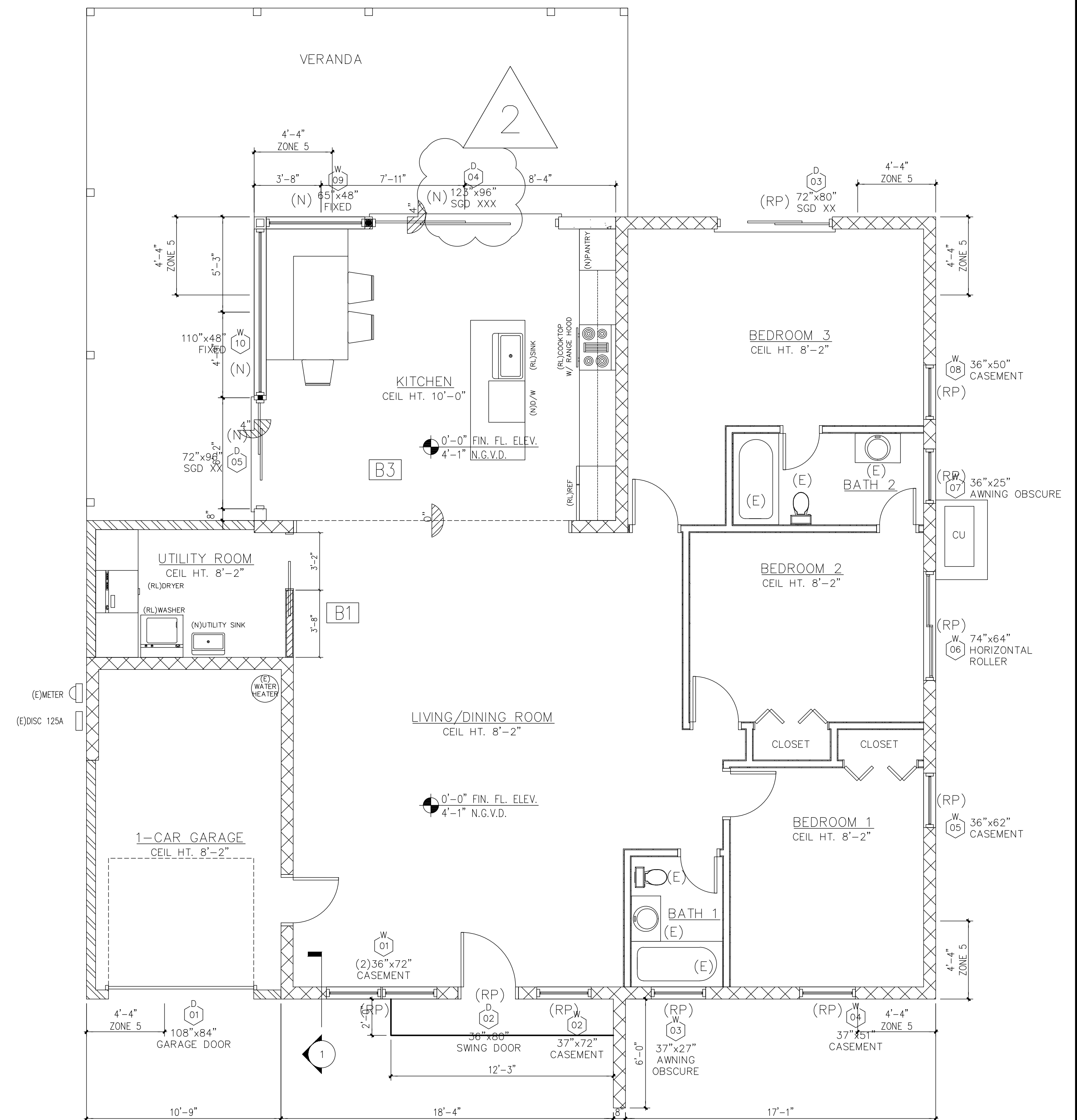
- WT EXTG 8" CMU BLOCK EXTERIOR WALL
- W2 EXTG 4" NON-BEARING INTERIOR PARTITION WALL TO REMAIN
- W3 4" NON-BEARING INTERIOR PARTITION WALL TO BE REMOVED
- W4 NEW 4" NON-BEARING INTERIOR PARTITION WALL. SEE TYP. PARTITION DETAIL
- W5 EXTG 2X6 WD FRAMED WALL

**BUILDING SCOPE OF WORK - B\***

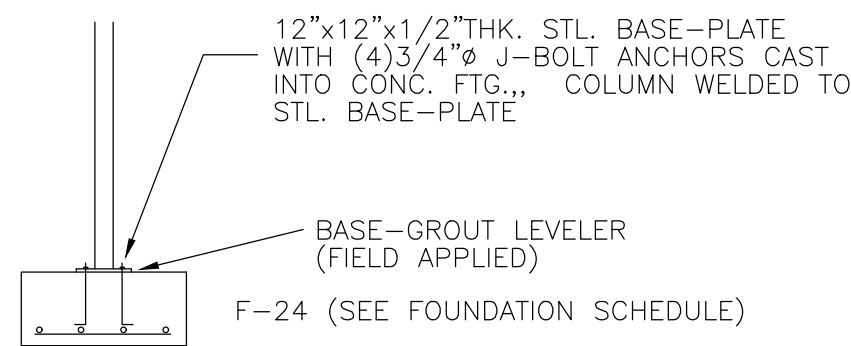
- PROVIDE NEW INTERIOR NON-BEARING PARTITION AS INDICATED ON PLAN @ UTILITY ROOM W/ 3068 POCKET DOOR. SEE TYPICAL NON-BEARING 4" WALL SECTION DETAIL.
- PROVIDE NEW WINDOWS AND DOOR AS INDICATED ON PLAN AND WINDOW & DOOR SCHEDULE.
- PROVIDE NEW 4" CONCRETE OVER EXISTING CONCRETE SLAB TO MATCH FIN. FL. ELEV.
- PROVIDE NEW KITCHEN CABINETS AND APPLIANCES AS SHOWN ON PLAN.

NOTE: ALL OTHER ITEMS TO REMAIN U.N.O.

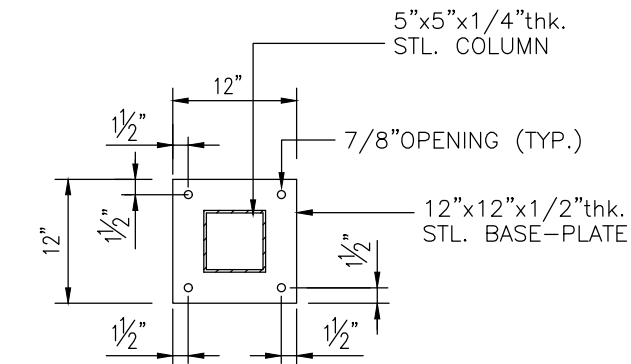
JOB ADDRESS: 1524 SW 18 TERR FT LAUDERDALE, FL				CITY OF FORT LAUDERDALE WINDOW/DOOR SCHEDULE						
*WINDOWS & DOORS # size	*APPROVED PRESSURE psf/meg	*REQUIRED PRESSURE psf/meg	U-Factor	SHGC	WINDOWS/DOORS		MULLION BARS			
					PRODUCT APPROVAL #	Y/N	YES/NO	NDA #	BAR SIZE - # FASTENERS CLIPBAR	
W1	2186"x72"	+59.3-59.3	+33.3-39.6	1.05	0.32	17-0614.14	N	Y	17-0630.01	1"x2.75"-(4#10 @ 2.25" O/C
W2	37"x72"	+60.0-60.9	+33.2-39.5	1.05	0.32	17-0614.14	N	N		
W3	37"x27"	+70.0-90.0	+34.6-41.0	1.05	0.32	17-0614.20	N	N		
W4	37"x51"	+70.0-74.3	+34.0-40.3	1.05	0.32	17-0614.14	N	N		
W5	36"x62"	+70.0-70.1	+33.6-39.9	1.05	0.32	17-0614.14	N	N		
W6	74"x64"	+63.8-63.8	+32.0-38.1	1.09	0.38	17-0411.06	N	N		
W7	36"x35"	+70.0-90.0	+34.6-41.0	1.08	0.53	17-0614.20	N	N		
W8	36"x59"	+70.0-89.2	+34.1-40.4	1.05	0.32	17-0614.14	N	N		
W9	60"x48"	+80.0-80.0	+33.1-47.2	0.99	0.41	17-0614.11	N	N		
W10	110"x48"	+80.0-80.0	+31.7-44.2	0.99	0.41	17-0614.11	N	N		
D1	108"x84"	+/-	+30.5-41.6	-	-	-	N	N		
D2	36"x80"	+/-	+33.0-39.3	-	-	-	N	N		
D3	72"x80"	+46.7-60.0	+31.5-35	1.11	0.34	17-0420.12				
D4	120"x96"	+60.0-60.0	+50.0-54.8	1.11	0.34	17-0420.12				
D5	72"x96"	+46.7-60.0	+31.5-35.1	1.11	0.34	17-0420.12				



**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



TYPICAL COLUMN DETAIL  
SCALE: 1/4" = 1'-0"



BASE PLATE, PLAN VIEW

FOUNDATION SCHEDULE

ITEM	DIMENSION			REINFORCING LONGITUDINAL		TIES	REMARKS
	WIDTH	HEIGHT	LENGTH	QTY	SIZE		
WF-18	16"	16"	CONC.	(2)	#5	CONT.	#6 TIES @ 12" O/C
F-24	24"	14"	24"	(3)	#5	EA. WAY BOT.	-
P-1	-	-	-	-	-	-	4" SCH 40 PIN PILE MIN 9,000# BEARING CAP.

FOUNDATION NOTES

SOIL COMPACTION AND CERTIFICATION NOTE:  
FOUNDATION CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEERS FOR SOIL COMPACTION AND CERTIFICATION REQUIRED PRIOR TO STEEL PLACEMENT. PROVIDE ENGINEER OF RECORD WITH COPY OF SIGNED AND SEALED TESTING REPORTS AND CERTIFICATION OF SOIL BEARING CAPACITY PRIOR TO INSPECTION.

TERMITE PROTECTION NOTE:  
FOUNDATION CONTRACTOR TO PROVIDE SOIL TREATMENT AND CONSULT WITH CLIENT FOR METHOD TO BE APPLIED. PROVIDE ENGINEER OF RECORD FOR APPROVAL WITH TERMITE TREATMENT OPTION TO BE USED PRIOR TO APPLICATION. PROVIDE VISQUEENE PRIOR TO STEEL PLACEMENT AT ALL EARTHWORK AREAS.

TERMITE NOTE (PER FBC SS-1816):  
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED TERMITE TREATMENT COMPANY WHICH CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

DIFFERENTIAL SETTLEMENT NOTE:  
E.O.R. DOES NOT ASSUME RESPONSIBILITY FOR DIFFERENTIAL SETTLEMENT WHICH MAY OCCUR BETWEEN NEW ADDITION AND PREVIOUS EXISTING STRUCTURE AS A RESULT OF NOT INSTALLING PILES UNDER EXISTING HOUSE FOUNDATION & NEW LOAD BEARING ON EXISTING HOUSE.

SHELL CONTRACTOR & WINDOW/DOOR INSTALLER TO CONFIRM ALL R/O DIMENSIONS PER P.O. & NOA'S

COLUMN SCHEDULE

ITEM	SIZE	VERTICAL REINFORCING	TIES	REMARKS
FC-1	8"x8"	(1)#5	-	FILLED CELL @ 32" O/C TYP.
SC-1	3"x3"x1/4"	-	-	GROUT FILLED STEEL COL. SEE DETAIL
SC-2	5"x5"x1/4"	-	-	GROUT FILLED STEEL COL. SEE DETAIL
SC-3	5"Ø	-	-	GROUT FILLED STEEL COL. SEE DETAIL
C-2	8"x14"	(3)#5	#5 HOOPS @ 10" O/C	MIN 3,000 PSI CONCRETE

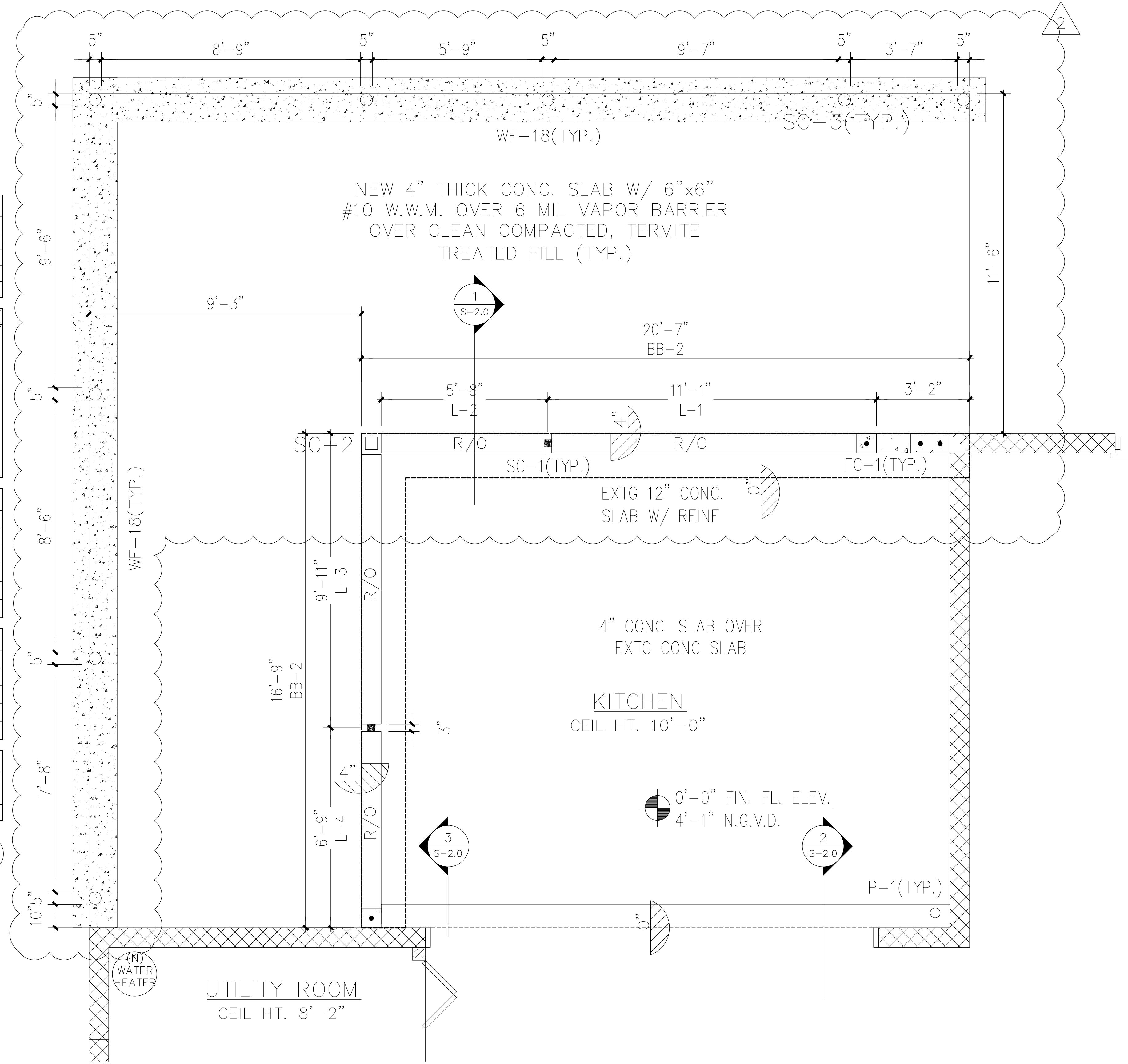
LINTEL SCHEDULE

ITEM	SIZE	TOP REINFORCING	BOT REINFORCING	OPENING
LINTEL 1	8"x11'-1"	2 - 7/32" WIRE	2 - #4 REBAR	D04
LINTEL 2	8"x5'-8"	2 - #3 REBAR	2 - #5 REBAR	W09
LINTEL 3	8"x9'-11"	2 - #3 REBAR	2 - #4 REBAR	W10
LINTEL 4	8"x9'-11"	2 - #3 REBAR	2 - #4 REBAR	D05

BOND BEAM SCHEDULE

ITEM	DIMENSION		REINFORCING			REMARKS
	WIDTH	HEIGHT	TOP	MID.	BOT.	
BB-1	8"	24"	-	-	(1)#7 (EA. BLOCK)	T.O. BB @ 12'-0" A.F.F.

FOUNDATION NOTE:  
CONTRACTOR TO ASSUME ALL RESPONSIBILITY TO FIELD VERIFY EXTG SITE CONDITIONS PERTAINING TO SIZE AND REINFORCEMENT OF EXISTING CONCRETE SLAB. CONTRACTOR SHALL NOTIFY E.O.R. OF ANY DISCREPANCIES. CONTRACTOR TO ASSUME ALL LIABILITY PERTAINING TO CONSTRUCTION OF NEW WALL OVER EXISTING CONCRETE SLAB.



PROPOSED FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

VLC ONE, INC.  
1093 NW 82ND AVE  
CORAL SPRINGS, FL 33071  
954-864-2775

SFR ALTERATION  
MINEO RESIDENCE  
1524 SW 18TH TERRACE  
FORT LAUDERDALE, FLORIDA 33312

DRAWN BY:	J.P.C.	
CHECKED BY:	V.L.C.	
NO.	REVISION/ISSUE	DATE
1	VLC	10/23/2018
2	VLC	08/04/2020

SEAL

VANDIN CALITU, P.E.  
FL. REG. NO. 57982

DATE  
04-03-2018

PROJECT NO.  
-

SHEET  
S-1.0