



BOARD OF ADJUSTMENT MEETING NOTICE

March 22, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, April 12, 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-23030002

OWNER: SHP VI/HOLDEN FORT LAUDERDALE LLC

AGENT: ANDREW J. SCHEIN, ESQ./LOCHRIE & CHAKAS P. A

ADDRESS: 1290 N FEDERAL HIGHWAY, FORT LAUDERDALE FL 33304

LEGAL DESCRIPTION: A PORTION OF PARCEL "A", THE MAROONE CHERLOT PLAT, AS RECORDED IN PLAT BOOK 164 PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD. (SEE SURVEY)

ZONING DISTRICT: B-1 – BOULVEARD BUSINESS

COMMISSION DISTRICT: 2

REQUESTING: **Sec. 47-19.2. Z.1 - Roof mounted structures.**

- Requesting a variance to allow the existing permitted parapet, which ranges in height from +/- five (5) feet four (4) inches to twelve (12) feet, to serve as adequate mechanical equipment screening in lieu of the requirements of Section 47-19.2. Z.1 of the ULDR, which requires that the rooftop mechanical equipment be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of five (5) feet four (4) inches.

Sec. 47-25.3. A.3.b.iii - Screening of rooftop mechanical equipment.

Requesting a variance to allow the existing permitted parapet, which ranges in height from +/- five (5) feet four (4) inches to twelve (12) feet to serve as adequate mechanical equipment screening in lieu of the requirements of Section 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of five (5) feet four (4) inches.

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.

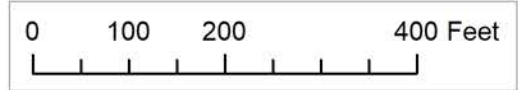
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-23030002



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 12, 2023

TIME: 6:00 PM

CASE: PLN-BOA-23030002

Sec. 47-19.2. Z.1. - Roof mounted structures.

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**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-23030002

APPLICANT: Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.

PROPERTY: 1290 N. Federal Highway

PUBLIC HEARING DATE: April 12, 2023

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

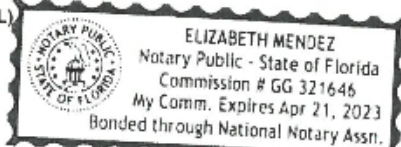
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the 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 20 day of March, 2023

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



PUBLIC NOTICE
BOARD OF ASSESSMENT MEETING
MAY 19th, 2022 10:00 AM
Municipal Administration
1000 Municipal Administration Center
St. Louis, MO 63102
For more information, please contact:
Municipal Administration
1000 Municipal Administration Center
St. Louis, MO 63102
Phone: (314) 241-3300
Fax: (314) 241-3301
www.stlouis.gov



Allegro, holden collection



Allegro
ASSISTED LIVING
MEMORY CARE
NOW LEASING
954-883-9903
SALES CENTER
Across the Street
1517 North Federal Hwy.

NOW LEASING

Allegro

SALES OFFICE
ACROSS THE STREET
1517 FEDERAL HWY.
FORT WOODS/DALE FLD.

SENIOR LIVING
LEVEL OF LIVING
ASSISTED LIVING
MEMORY CARE



CONSTRUCTION NOTICE
WARNING: KEEP OFF OF CONSTRUCTION SITE
UNLESS YOU ARE A MEMBER OF THE
CONSTRUCTION TEAM OR A MEMBER OF THE
GENERAL PUBLIC. ALL OTHERS WILL BE
EJECTED FROM THE SITE.

WALDO

YODOCK

YODOCK

CODE SECTIONS:

Sec. 47-19.2.Z.1 Roof mounted structures.

Z. Roof mounted structures.

1. Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.

Sec. 47-25.3. A.3.b.iii - *Screening of rooftop mechanical equipment*

Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Record

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

Showing 1-85 of 85

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
<input type="checkbox"/>	BLD-CNC-21030002.D010	Exterior Door NOA	Document Type: NOA / Produ...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	03/20/2023	In Process
<input type="checkbox"/>	PLN-BOA-23030002	Sec. 47-19.2. Z.1 - Roof mounted structures. • R...	Allegro Senior Living	Z- Board of Adjustment (BOA)	0		1290	N	FEDERAL	HWY	03/03/2023	Open
<input type="checkbox"/>	BLD-CPSF-21060001.D001	Swimming Pool Railing & Ladder Shop Dwg.	1290 N FEDERAL HWY - Documen...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	02/28/2023	Awaiting Client Reply
<input type="checkbox"/>	BLD-CNC-21030002.D009	Mechanical Louvers NOA	Document Type: Permit Appl...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	02/27/2023	Awaiting Client Reply
<input type="checkbox"/>	BLD-CNC-21030002.D008	Exterior Ceiling & Framing	Document Type: Shop Drawin...	Deferred Submittal (Electronic Document Submittal)	210		1290	N	FEDERAL	HWY	02/06/2023	In Process
<input type="checkbox"/>	BLD-CNC-21030002.D007	Sound Control Underlayment	Document Type: Manufacture...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	01/27/2023	Document Submitted
<input type="checkbox"/>	BLD-CNC-21030002.R001	Drawing Revisions	Holden Fort Lauderdale Senio...	Plan Revision	76.58		1290	N	FEDERAL	HWY	01/11/2023	Awaiting Client Reply
<input type="checkbox"/>	BLD-CNC-21030002.D006	Misc. Metal Package	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	01/11/2023	Complete
<input type="checkbox"/>	TAM-VIO-22110001	UNPERMITTED STORAGE ABOUT THE PUBLIC RIGHT-OF-WAT...	1290 N. FEDERAL HWY PROJECT	ROW Storing Violation	0	Vaughn Malakius	1290	N	FEDERAL	HWY	11/30/2022	Closed
<input type="checkbox"/>	BLD-CNC-21030002.D005	Trusses	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	11/10/2022	Complete
<input type="checkbox"/>	BLD-ROOF-22060073.R001	Revise roof permit to include the Lightweight Ins...	Holden Senior Living	Plan Revision	0		1290	N	FEDERAL	HWY	10/11/2022	Void
<input type="checkbox"/>	BLD-CMIS-22100004	Lightweight Concrete for BLD-ROOF-22060073	Holden Fort Lauderdale Senio...	Commercial Miscellaneous Permit	0		1290	N	FEDERAL	HWY	10/05/2022	Issued
<input type="checkbox"/>	BLD-ROOF-22100026	8 Story Senior Living Facility - Lightweight Conc...	Holden Fort Lauderdale Senio...	Re-Roof Permit	0		1290	N	FEDERAL	HWY	10/04/2022	Void
<input type="checkbox"/>	MEC-COM-21070027.R001	Plan Revision for RTU Curb Engineering	Holden Fort Lauderdale Senio...	Plan Revision	0		1290	N	FEDERAL	HWY	09/08/2022	Complete
<input type="checkbox"/>	MEC-COM-21070027.D001	RTU Curb	Document Type: Permit Appl...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	09/06/2022	Void
<input type="checkbox"/>	BLD-BDSP-22080010	BUILD AND INSTALL A CONCRETE DOCK		Boatlift-Dock-Seawall-Pile Permit	0		1290	N	FEDERAL	HWY	08/15/2022	Issued
<input type="checkbox"/>	ALM-REG-22080063			Resident/Business Alarm Registration	0		1290	N	FEDERAL	HWY	08/12/2022	Auto Created
<input type="checkbox"/>	ELE-COM-22080018	ELECTRICAL FOR BLD-SIGN-22070012	allegro	Electrical Commercial Permit	0		1290	N	FEDERAL	HWY	08/04/2022	Complete
<input type="checkbox"/>	BLD-SIGN-22080004	Sign installation	Allegro	Sign Permit	0		1290	N	FEDERAL	HWY	08/04/2022	Awaiting Client Reply
<input type="checkbox"/>	ELE-COM-22070093	ELECTRICAL FOR BLD-SIGN-22070017	Allegro	Electrical Commercial Permit	0		1290	N	FEDERAL	HWY	07/27/2022	Complete
<input type="checkbox"/>	BLD-SIGN-22070012	INSTALL 3" REVERSE ILLUMINATED CHANNEL LETTERS ON...	Allegro WEST ELEVATION	Sign Permit	0		1290	N	FEDERAL	HWY	07/21/2022	Complete
<input type="checkbox"/>	BLD-SIGN-22070017	Install 3" reverse illuminated channel letters on...	Allegro NORTH ELEVATION	Sign Permit	0		1290	N	FEDERAL	HWY	07/21/2022	Complete
<input type="checkbox"/>	TMP-DEFSUB-22070024	MEC-COM-21070027 - Stands for Roof Top Equipment	Document Type: Shop Drawings	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	07/18/2022	Complete
<input type="checkbox"/>	ENG-WAT-22010004.D001	8 Story Senior Living Facility	Holden Fort Lauderdale Senio...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	06/14/2022	Complete
<input type="checkbox"/>	ENG-WAT-22010003.D001	8 Story Senior Living Facility	Holden Fort Lauderdale Senio...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	06/14/2022	Complete
<input type="checkbox"/>	ENG-WAT-21120004.D001	8-Story Senior Living Facility	Holden Fort Lauderdale Senio...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	06/14/2022	Complete
<input type="checkbox"/>	BLD-ROOF-22060073	NEW ROOF FOR BLD-CNC-21030002	Holden Senior Living	Re-Roof Permit	0		1290	N	FEDERAL	HWY	06/09/2022	Issued
<input type="checkbox"/>	BLD-CMIS-22060003	New Single Ply Flat roof and New Metal Panel Roofs	Holden Senior Living	Commercial Miscellaneous Permit	0		1290	N	FEDERAL	HWY	06/08/2022	Void
<input type="checkbox"/>	BLD-CNC-21030002.D004	WINDOW & DOOR SHOP DRAWING	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	05/18/2022	Complete
<input type="checkbox"/>	BLD-CNC-21030002.D003	Windows & Door Shop Drawing	Holden Fort Lauderdale Senio...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	04/08/2022	Complete
<input type="checkbox"/>	BLD-CNC-21030002.D002	SPOT SURVEY	Holden Fort Lauderdale Senio...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	04/04/2022	Complete
<input type="checkbox"/>	FIR-BDA-22020006	BDA SYSTEM		BDA Fire Radio System	0		1290	N	FEDERAL	HWY	02/17/2022	Issued
<input type="checkbox"/>	FIR-SSA-22020011	Install an NFPA 13 sprinkler system with standpip...	Holden at Ft. Lauderdale	Sprinkler System Aboveground	0		1290	N	FEDERAL	HWY	02/16/2022	Void
<input type="checkbox"/>	ENG-WAT-22010004	New Fire Hydrant for 8-Story Senior Living Facility	Holden Fort Lauderdale Senio...	ROW Water Permit	0		1290	N	FEDERAL	HWY	01/26/2022	Complete
<input type="checkbox"/>	ENG-WAT-22010003	6" Fire Service Tap for 8-Story Senior Living Fac...	Holden Fort Lauderdale Senio...	ROW Water Permit	0		1290	N	FEDERAL	HWY	01/26/2022	Complete
<input type="checkbox"/>	MEC-COM-22010038	Installing a kitchen hood system under Master per...	Holden	Mechanical Commercial Permit	0		1290	N	FEDERAL	HWY	01/24/2022	Void
<input type="checkbox"/>	TMP-DEFSUB-21120022	upload permit application as requested.	dck Worldwide	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	12/29/2021	Void
<input type="checkbox"/>	BLD-CNC-21030002.D001	Shoring and Reshoring Shop Drawings	Holden Fort Lauderdale Senio...	Deferred Submittal (Electronic Document Submittal)	0		1290	N	FEDERAL	HWY	12/17/2021	Complete
<input type="checkbox"/>	ENG-WAT-21120004	TAP FOR DOMESTIC SERVICE BY CONTRACTOR IN R-O-W	Holden Fort Lauderdale Senio...	ROW Water Permit	0		1290	N	FEDERAL	HWY	12/14/2021	Complete
<input type="checkbox"/>	ELE-COM-21120038	Electrical for Commercial Pool Permit BLD-CPSF-21...	Holden Fort Lauderdale Senio...	Electrical Commercial Permit	0		1290	N	FEDERAL	HWY	12/08/2021	Issued
<input type="checkbox"/>	PLB-COM-21120012	PLUMBING FOR BLD-CPSF-21060001	Holden Fort Lauderdale Senio...	Plumbing Commercial Permit	0		1290	N	FEDERAL	HWY	12/08/2021	Issued
<input type="checkbox"/>	ELE-TEMP-21090003	TEMPORARY POWER FOR CONSTRUCTION	Holden Fort Lauderdale	Electrical Temporary Pole	0		1290	N	FEDERAL	HWY	09/08/2021	Complete
<input type="checkbox"/>	BLD-PHZ-21050002.R001	Foundation for BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Plan Revision	0		1290	N	FEDERAL	HWY	08/25/2021	Complete
<input type="checkbox"/>	ELE-COM-21080070	ELECTRICAL FOR BLD-PHZ-21050002	Holden Fort Lauderdale Senio...	Electrical Commercial Permit	0		1290	N	FEDERAL	HWY	08/13/2021	Complete
<input type="checkbox"/>	PLB-COM-21080038	PLUMBING FOR BLD-PHZ-21050002	Holden Fort Lauderdale Senio...	Plumbing Commercial Permit	0		1290	N	FEDERAL	HWY	08/13/2021	Complete
<input type="checkbox"/>	PLB-COM-21080037	ONSITE SANITARY SEWER FOR BLD-PHZ-21050002	Holden Fort Lauderdale Senio...	Plumbing Commercial Permit	0		1290	N	FEDERAL	HWY	08/13/2021	Complete
<input type="checkbox"/>	PLB-COM-21080036	ONSITE STORM DRAINAGE FOR BLD-PHZ-21050002	Holden Fort Lauderdale Senio...	Plumbing Commercial Permit	0		1290	N	FEDERAL	HWY	08/13/2021	Issued
<input type="checkbox"/>	ENG-SEW-21080005	ROW SEWER FOR BLD-PHZ-21050002	Holden Fort Lauderdale Senio...	ROW Sewer Permit	0		1290	N	FEDERAL	HWY	08/13/2021	Complete
<input type="checkbox"/>	MEC-COM-21100007	Ventilation Fans for Boiler Room for BLD-CNC-2103...	Holden Fort Lauderdale Senio...	Mechanical Commercial Permit	0		1290	N	FEDERAL	HWY	08/03/2021	Issued
<input type="checkbox"/>	PLB-COM-21080016	PLUMBING FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Plumbing Commercial Permit	0		1290	N	FEDERAL	HWY	07/22/2021	Issued
<input type="checkbox"/>	MEC-COM-21070026	KITCHEN HOOD SYSTEM FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Mechanical Commercial Permit	0		1290	N	FEDERAL	HWY	07/22/2021	Issued
<input type="checkbox"/>	PLB-GAS-21070036	GAS PIPING FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Plumbing Gas Permit	0		1290	N	FEDERAL	HWY	07/22/2021	Issued
<input type="checkbox"/>	ENG-DEW-21070004	Dewatering for 8-Story Senior Living Facility	Holden Fort Lauderdale Senio...	Dewatering Permit	0		1290	N	FEDERAL	HWY	07/20/2021	Complete
<input type="checkbox"/>	ENG-SEW-21070010	SEWER FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	ROW Sewer Permit	0		1290	N	FEDERAL	HWY	07/20/2021	Void
<input type="checkbox"/>	ELE-LV-21070029	DATA CABLING FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Electrical Low Voltage Permit	0		1290	N	FEDERAL	HWY	07/12/2021	Awaiting Client Reply
<input type="checkbox"/>	MEC-COM-21070016	WALK IN COOLER/FREEZER FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Mechanical Commercial Permit	0		1290	N	FEDERAL	HWY	07/12/2021	Issued
<input type="checkbox"/>	ENG-DEW-21070001	DEWATERING PERMIT FOR NEW CONSTRUCTION	DEWATERING PERMIT FOR NEW CO...	Dewatering Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Void
<input type="checkbox"/>	FIR-SSA-21070008	FIRE SPRINKLER FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Sprinkler System Aboveground	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	FIR-SMU-21070001	FIRE LINE UNDERGROUND FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Sprinkler Main Underground	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	FIR-BDA-21070001	BDA FIRE RADIO SYSTEM FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	BDA Fire Radio System	0		1290	N	FEDERAL	HWY	07/09/2021	Void

<input type="checkbox"/>	FIR-ALARM-21070013	FIRE ALARM FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Fire Alarm System Permit	-1586.87		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	LND-INST-21070008	LANDSCAPE INSTALLATION FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Landscape Installation Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	PLB-IRR-21070054	IRRIGATION FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Plumbing Irrigation Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	MEC-COM-21070014	TRASH CHUTE FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Mechanical Commercial Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	ELE-LV-21070028	ACCESS CONTROL FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Electrical Low Voltage Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	ELE-GEN-21070020	GENERATOR FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Generator Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Awaiting Client Reply
<input type="checkbox"/>	MEC-COM-21070027	MECHANICAL A/C FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Mechanical Commercial Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	ELE-COM-21070072	ELECTRICAL FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Electrical Commercial Permit	0		1290	N	FEDERAL	HWY	07/09/2021	Issued
<input type="checkbox"/>	BLD-SIGN-21060042	Temporary Post and Panel Sign	Allegro	Sign Permit	0		1290	N	FEDERAL	HWY	06/29/2021	Complete
<input type="checkbox"/>	BLD-CPSPF-21060001	SWIMMING POOL FOR BLD-CNC-21030002	1290 N FEDERAL HWY - Holden ...	Commercial Pool-Spa-Fountain Permit	0		1290	N	FEDERAL	HWY	06/16/2021	Issued
<input type="checkbox"/>	ENG-SITE-21060003	Site Clearing for new 8-story senior living facil...	Holden Fort Lauderdale Senio...	Site Prep and Erosion Control Permit	30		1290	N	FEDERAL	HWY	06/11/2021	Issued
<input type="checkbox"/>	LND-TREE-21050030	REMOVE TREES 10,12, 14 THRU 30, 32 THRU 39, 41,...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		1290	N	FEDERAL	HWY	05/18/2021	Issued
<input type="checkbox"/>	LND-TREE-21050029	TCTF \$ 29036.00 Specimen trees received 5/26/21. ...	Specimen Tree Removal	Landscape Tree Removal-Relocation Permit	0		1290	N	FEDERAL	HWY	05/18/2021	Complete
<input type="checkbox"/>	BLD-PHZ-21050002	FOUNDATION FOR BLD-CNC-21030002	Holden Fort Lauderdale Senio...	Phase Permit	0		1290	N	FEDERAL	HWY	05/13/2021	Complete
<input type="checkbox"/>	BLD-CNC-21050003	Foundation permit application	Holden Fort Lauderdale Senio...	Commercial New Construction Permit	0		1290	N	FEDERAL	HWY	05/13/2021	Void
<input type="checkbox"/>	LND-TREE-21050014	SPECIMEN TREE REMOVAL FOR BLD-CNC-21030002	Specimen Tree Removal	Landscape Tree Removal-Relocation Permit	0		1290	N	FEDERAL	HWY	05/11/2021	Void
<input type="checkbox"/>	LND-TREE-21050013	TREE REMOVAL FOR BLD-CNC-21030002	Tree Removal	Landscape Tree Removal-Relocation Permit	0		1290	N	FEDERAL	HWY	05/11/2021	Void
<input type="checkbox"/>	BLD-CNC-21030002	New 8 story ALF (1 level parking with 7 levels of...	Holden Fort Lauderdale Senio...	Commercial New Construction Permit	0		1290	N	FEDERAL	HWY	02/26/2021	Issued
<input type="checkbox"/>	UDP-A21003	Plat Note Amendment - Plat No. 065-MP-97	Holden Ft. Lauderdale	AR- Administrative Review	0	Jim Hetzel	1290	N	FEDERAL	HWY	01/12/2021	Approved
<input type="checkbox"/>	PLN-SITE-20020003	SPIII: Assisted Living Facility with 236 Sleeping...	Holden Ft Lauderdale Senior ...	DRC- Site Plan (Level II, III, IV)	685	Jim Hetzel	1290	N	FEDERAL	HWY	02/21/2020	Approved
<input type="checkbox"/>	VIO-CE19070147_1		13TH STREET FEDERAL HIGHWAY ...	Violation-CODE Hearing	0		1290	N	FEDERAL	HWY	07/01/2019	Closed
<input type="checkbox"/>	CE19070147	L/S PROPLIGIX -0- CASE FOUND	13TH STREET FEDERAL HIGHWAY ...	Code Case	0		1290	N	FEDERAL	HWY	07/01/2019	Closed
<input type="checkbox"/>	PM-18112131	GMIT BP 18110618	GMIT BP 18110618	Site Prep and Erosion Control Permit	0		1290	N	FEDERAL	HWY	11/27/2018	Complete
<input type="checkbox"/>	PM-18110618	DEMO ENTIRE BLDG 2100 SF ~ ~NOC	DEMO ENTIRE BLDG 2100 SF	Commercial Demolition Permit	0		1290	N	FEDERAL	HWY	11/06/2018	Complete
<input type="checkbox"/>	PM-18091084	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0		1290	N	FEDERAL	HWY	09/13/2018	Complete



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.

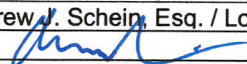
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	SHP VI/Holden Fort Lauderdale LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	7135 E. Camelback Road, Suite 360, Scottsdale, AZ 85251
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 Blvd., 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	Allegro Senior Living
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1290 N. Federal Highway
Legal Description	See survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	494236290020
Variance Request (Describe)	Variance to Permit Mechanical Equipment Higher than Screening
Applicable ULDR Sections	47-19.2.Z.1 and 47-25.3.A.3.b.iii

Current Land Use Designation	Commercial
Current Zoning Designation	B-1
Current Use of Property	Senior Living Facility Under Construction
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	W	20'	25.4'
Side	N	None	16.2'
Side	S	None	8.1'
Rear	E	20'	25.4'

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.

A variance to allow the existing permitted parapet, which ranges in height from +/- 5' - 4" to 12', to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii of the ULDR, which requires that the rooftop mechanical equipment be at least six (6) inches high above the top most surface of the roof mounted structure, for a total variance of a maximum of 5' - 4".

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.

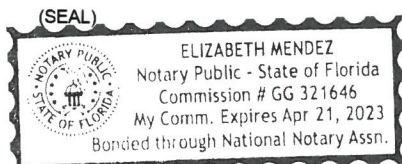
See narrative

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

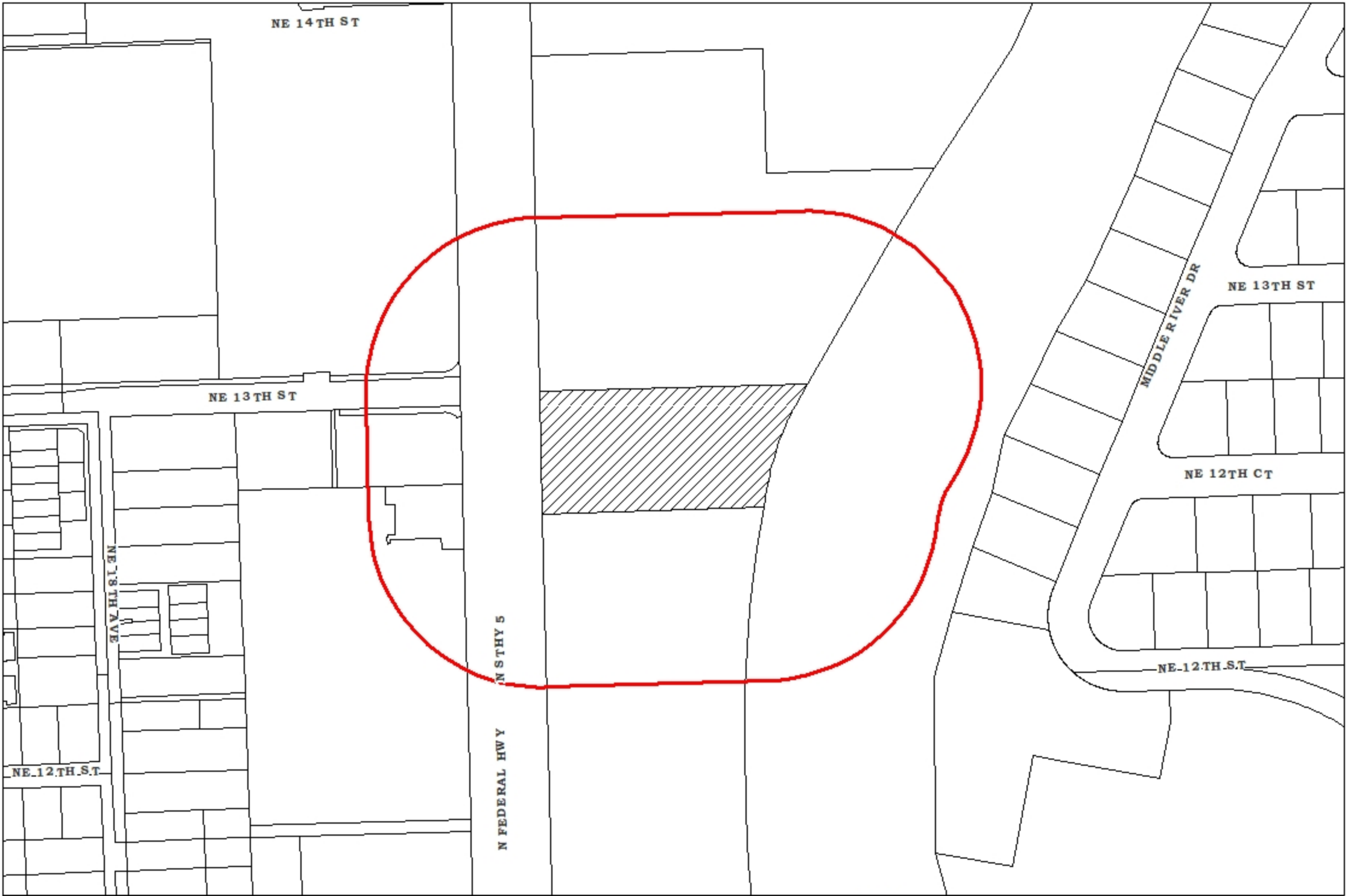
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may 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 or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of March, 2023



NOTARY PUBLIC
MY COMMISSION EXPIRES:



NE 14TH ST

NE 13TH ST

NE 13TH ST

NE 12TH CT

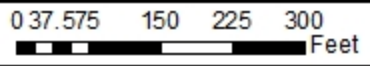
NE 12TH ST

MIDDLE RIVER DR

NE 18TH AVE

NE 12TH ST

N FEDERAL HWY



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1290 N FEDERAL HWY
DATE OF PRINT: 03/01/2023

EXHIBIT "A"

CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

GRIECO FORD FORT LAUDERDALE LLC
2001 S FEDERAL HWY
DELRAY BEACH, FL 33483

GRIECO MOTORS LLC METRO MOTORS
VENTURES INC
2001 S FEDERAL HWY
DELRAY BEACH, FL 33483

MORSE OPERATIONS INC
2850 S FEDERAL HWY
DELRAY BEACH, FL 33483

PUBLIC LAND % CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

SHP VI/HOLDEN FORT LAUDERDALE LLC
7135 E CAMELBACK RD #360
SCOTTSDALE, AZ 85251

TSC LAKE RIDGE LLC
333 CAMINO GARDENS BLVD #200
BOCA RATON, FL 33432

TSC SUNRISE LTD
% SLK REALTY INC
333 W CAMINO GARDENS BLVD #200
BOCA RATON, FL 33432

TSC SUNRISE LTD % SLK REALTY INC
333 CAMINO GARDENS BLVD #200
BOCA RATON, FL 33432

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: SHP VI/Holden Fort Lauderdale LLC
Address: 1290 N. Federal Highway (“Property”)
Request: Variance from ULDR Sections 47-19.2.Z.1 and 47-25.3.A.3.b.iii

Application for Variance

1. General Information and Request

Owner is the developer the Allegro Senior Living facility, located at 1290 North Federal Highway (“Project”). The Project consists of 206 assisted senior living sleeping rooms and 25 memory care units in an 8-story, 80’ – 4” tall building.

Owner is requesting approval of a variance for the screening of mechanical rooftop equipment pursuant to Sections 47-19.2.Z.1 and 47-25.3.A.3.b.ii of the ULDR, which in sum state that rooftop equipment is required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. This screening is usually provided in the form of parapets.

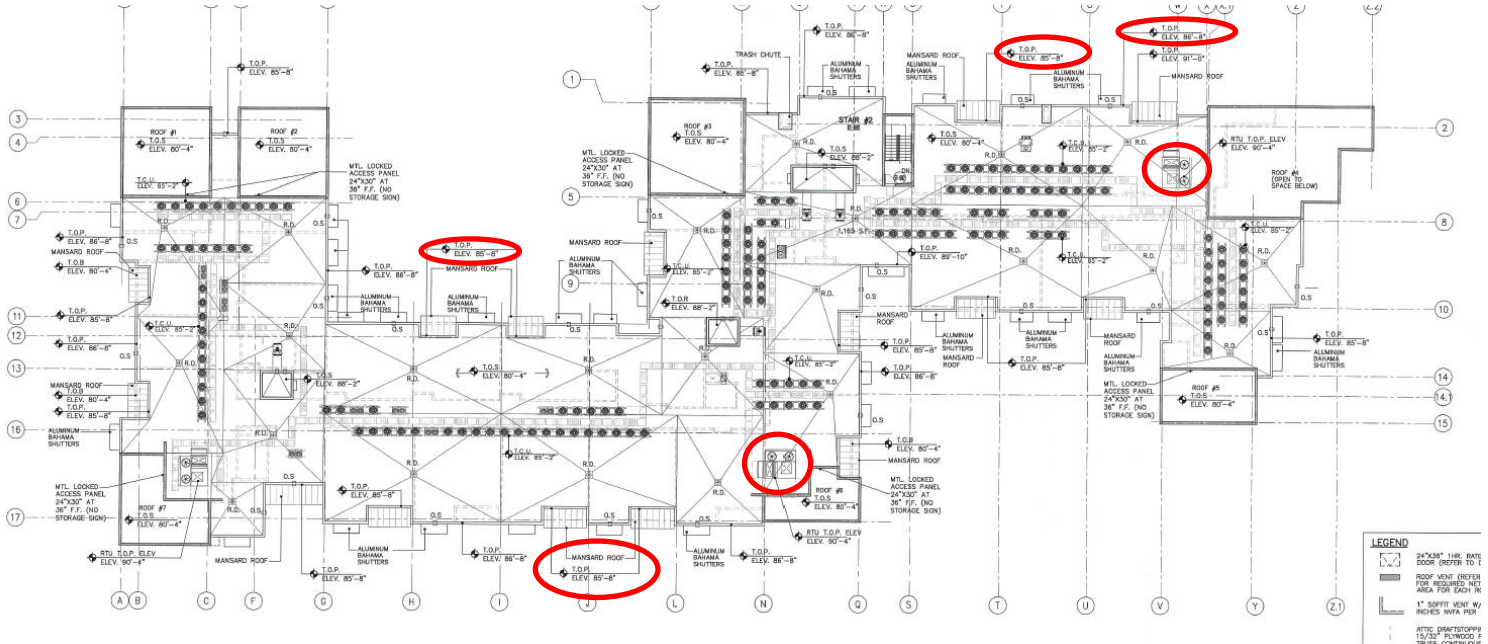
As background, this Project was required to be reviewed and approved by the City’s DRC and Planning and Zoning Board through the site plan approval process. A project’s design through the site plan approval process is a “high level” design where the overall design and layout of the building is finalized. During the building permitting process, the more intricate details of the project are determined and presented to the permitting department for approval (exact mechanical equipment, detailed electrical drawings, etc.) – details that are neither appropriate nor required to be shown during the site plan approval process.

Heights of parapets can be definitively determined through the site plan approval process. Heights of the mechanical equipment can only be reasonably estimated. In this case, the Project was approved by the DRC and the Planning and Zoning Board with varying parapet heights and mechanical equipment heights. In many locations, the Project was approved with parapet heights that are lower than the mechanical equipment. The Project was constructed in 100% conformance with the approved building permit plans. The heights of the mechanical equipment shown in the DRC plans differ slightly from what was constructed (e.g., the highest mechanical equipment in the DRC plans was shown at an elevation of 90’ – 4”, where the final equipment specification had the maximum height at 90’ – 6”). This was due to supply chain issues that occurred during construction, requiring the Owner to install mechanical equipment cabinets that had a smaller footprint than those contemplated at DRC, albeit at a slightly higher elevation.

In any case, the approved DRC plans showed parapets that were lower in height than much of the equipment. The following page contains an excerpt from the rooftop plan that was

approved by the City's DRC and Planning and Zoning Board, highlighting select areas that the City approved parapets lower than the mechanical equipment.

DRC-Approved Rooftop Plan Excerpt



2. Code Provisions

ULDR Section 47-19.2.Z.1: "Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision."

ULDR Section 47-25.3.A.3.b.ii: "All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure."

3. Variance Criteria

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

RESPONSE: The Project was approved by both the DRC and the Planning and Zoning Board with parapet heights lower than the mechanical equipment. The Project received building permit approval with parapet heights lower than the mechanical equipment. The

Project was constructed with parapet heights lower than the mechanical equipment. The rooftop screening issue was only brought up during the building inspection stage, well after the Project was constructed pursuant to the permit plans.

By the time the issue was brought up by the City, the rooftop could not physically be altered to allow for additional screening. Included in this application are two (2) letters: one (1) from J. Eduardo Gonzalez of Diversified Structural Design, a licensed structural engineer, and one (1) from Alejandro Franyie of Franyie Engineers, a certified mechanical engineer. These letters outline the inability to provide additional screening at this stage of construction, namely:

- 1. The building/roof cannot structurally support an increase in the parapet heights;**
- 2. The parapets cannot structurally support separate attached screening to the parapets; and**
- 3. Equipment screening anchored to the roof slab isn't possible since the slab was not designed to withstand the added pressures.**

The building and the operations within the building cannot be reasonably used without the mechanical equipment that was installed on the roof. Removing the equipment is not an option, and all alternative screening options are not viable. This is a special circumstance that affects the reasonable use of the Property.

- 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;**

RESPONSE: The Project was approved with parapet heights lower than the mechanical equipment. In the past, rooftop mechanical equipment screening was not taken as seriously through the DRC/site plan approval process as it is today. Today, the City urges applicants to construct parapets or other screening that are significantly higher than the highest possible rooftop equipment, knowing that the exact specifications of the rooftop equipment cannot be determined at the site plan approval stage.

The Project was designed, approved by the DRC, approved by the Planning and Zoning Board, and approved by the building department during a time when the City didn't have such strict application of the rooftop mechanical screening provisions of the ULDR. However, the Project was inspected and this issue was first brought up during a time when rooftop screening became a hot button topic for zoning inspectors.

The Project was constructed as approved by the building department, and the Owner relied on the building department approval. The Project was also approved by the DRC and Planning and Zoning Board showing the parapets lower than the rooftop equipment. Reliance on approved plan specifications that are later revoked is rare and is a marked

exception from other developments both within the same zoning district and throughout the City. Even more rare is the inability to fix the issues brought up by building inspectors. At this stage, neither the rooftop nor the equipment can be reasonably altered in a way that would satisfy the rooftop equipment screening requirements of the ULDR.

- 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;

RESPONSE: Property owners in all zoning districts generally have a right to construct their developments as approved by the City. The rooftop equipment was approved at a higher elevation than the parapets by the DRC, Planning and Zoning Board, and building department. Literal application of the ULDR would deprive the applicant of the right to construct their development as approved.

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

RESPONSE: The Owner went through the proper procedures to receive site plan approval, which took approximately six (6) months from the date of submission. The Owner complied with every request made by the DRC regarding changes to the plans. The Owner then complied with every request and condition made by the Planning and Zoning Board. During the middle of construction, the City became significantly more strict in how the rooftop screening provisions of the ULDR were applied. This hardship was not created by the applicant.

Relying on City approvals which are then essentially revoked is a hardship in and of itself. However, in many circumstances, this hardship can be overcome by making design changes to the plans and development. In this circumstance, the constructed roof and parapets cannot structurally be altered for additional screening without jeopardizing the overall structural integrity of the senior living facility, which is a second and arguably more dire hardship.

- 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: The Owner understands that the intent of the mechanical equipment screening provisions of the ULDR is to shield mechanical equipment from public view. Included in this application are line-of-sight diagrams showing how far away from the

building someone would need to be in order to see the rooftop mechanical equipment. From any angle around the building, someone would need to stand between 376' – 10" and 718' – 5" away from the building in order to see any portion of the mechanical equipment. Given the number of buildings and other obstructions within this sight line, it's highly unlikely that anyone will be able to see the mechanical equipment from the ground. The rooftop design and parapet heights meet the intent of the ULDR to shield mechanical equipment from view.

None of the circumstances associated with this variance request will be detrimental to the public welfare or are incompatible with adjoining properties.



3/3/2023
Looking South



3/3/2023
Looking South



3/3/2023
Looking West



3/3/2023
Looking East



COLLISION CENTER

Allstate

COLLISION CENTER OFFICE

3/3/2023
Looking North



3/3/2023
Looking North

Allegro Senior Living

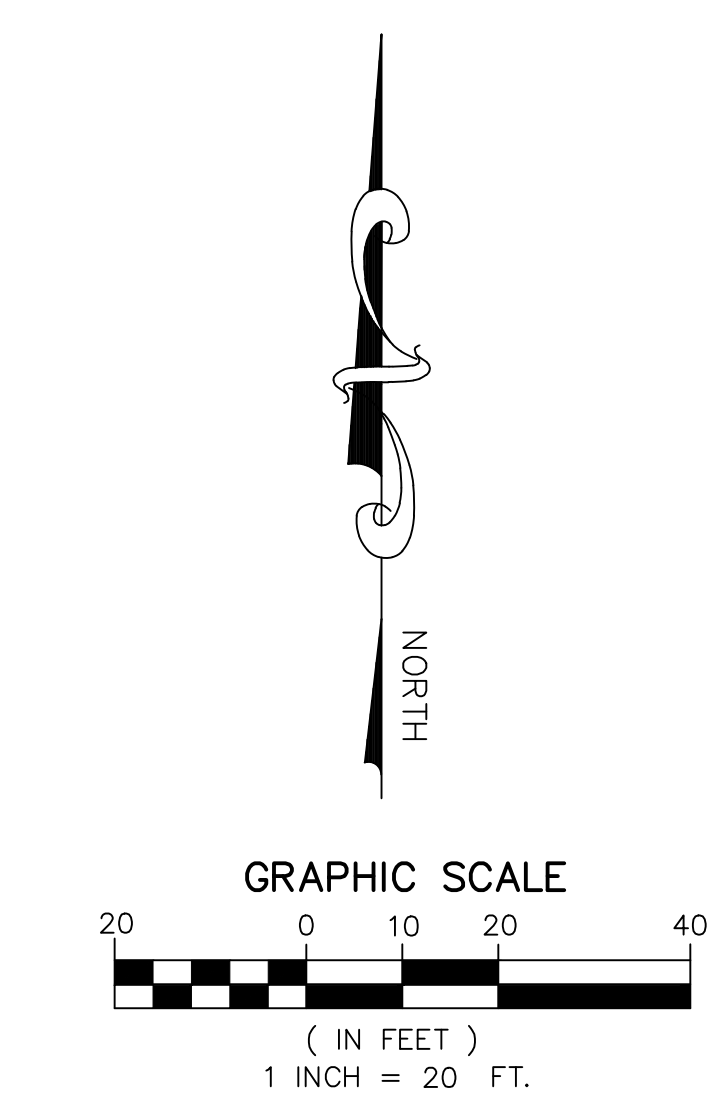
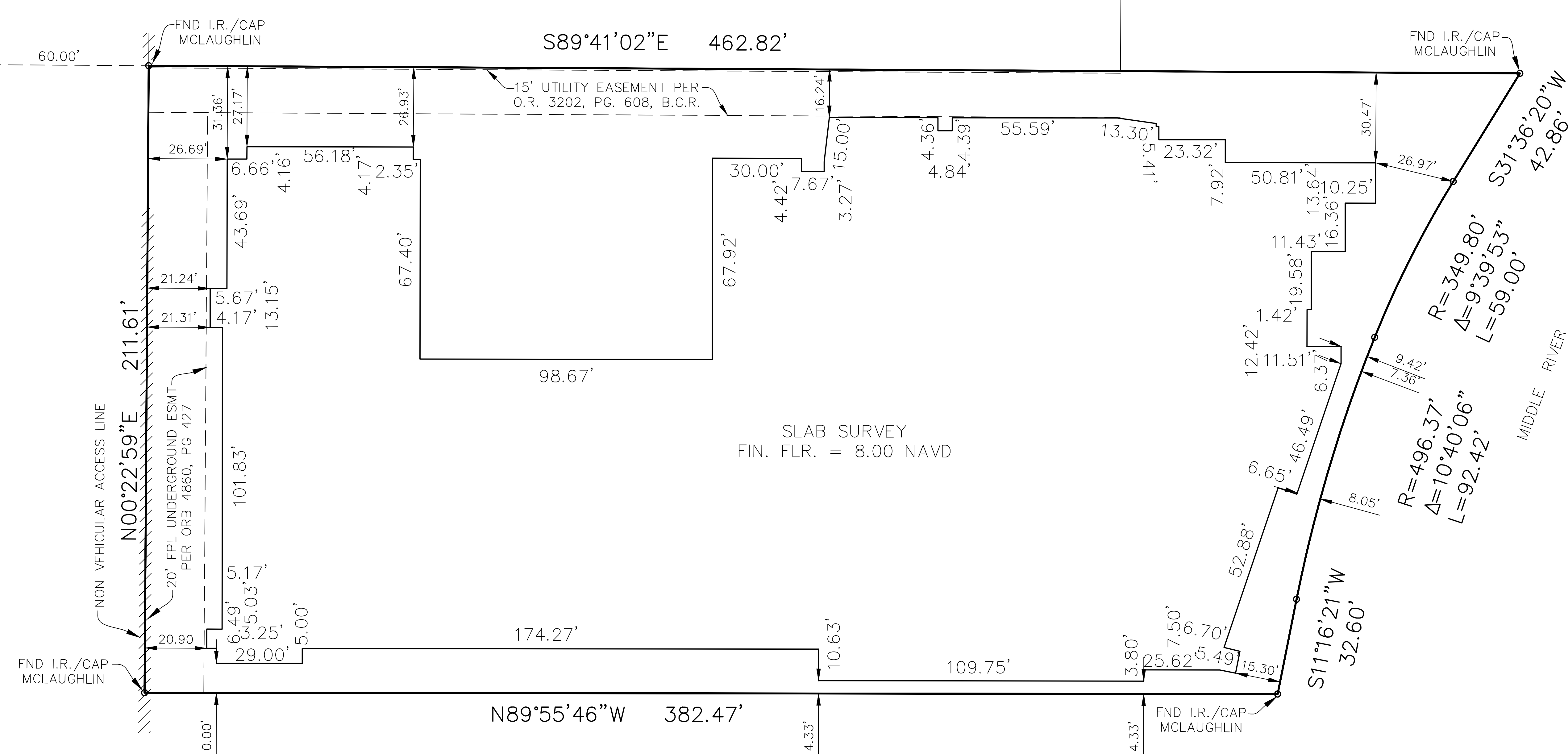
Board of Adjustment Application

Sheet Index

- 1 – Survey
- 2 – DRC/PZB Approved Roof Plan
- 3 – Permit Approved Roof Plan
- 4 – Permit Approved Roof Plan (cont.)
- 5 – Roof Screening Plan As-Built
- 6 – East/West Line of Sight
- 7 – North/South Line of Sight

NORTH FEDERAL HIGHWAY

ACREAGE



SLAB SURVEY
FIN. FLR. = 8.00 NAVD

PARCEL A

LEGEND

- | | |
|---------------------------------------|------------------------------------|
| A/C - AIR CONDITIONER | SQ. FT. - SQUARE FEET |
| L - ARC LENGTH | TWP. - TOWNSHIP |
| ALUM. - ALUMINUM | TYP. - TYPICAL |
| B.E. - BUFFER EASEMENT | U.E. - UTILITY EASEMENT |
| C.O. - CLEANOUT | W.M. - WATER METER |
| CLF - CHAIN LINK FENCE | W.E. - WATER EASEMENT |
| CONC. - CONCRETE | S.E. - SANITARY EASEMENT |
| COV. - COVERED | ☉ - LIGHT POLE |
| D.E. - DRAINAGE EASEMENT | ⚡ - FIRE HYDRANT |
| ELEC. - ELECTRIC | ☼ - CATCH BASIN |
| ELEV. - ELEVATION | ⚡ - WATER VALVE |
| EQUIP. - EQUIPMENT | ⊙ - SET 5/8" IR/CAP LB 3591 |
| ESMT. - EASEMENT | ⊙ - SANITARY MANHOLE |
| EXST. - EXISTING | ⊙ - DRAINAGE MANHOLE |
| F.P.L. - FLORIDA POWER & LIGHT | ⊙ - WOOD POWER POLE (UNLESS NOTED) |
| FIN. - FINISHED | ⊙ - CENTER LINE |
| FLR. - FLOOR | ⊙ - EXISTING ELEVATION |
| FND. - FOUND | ⊙ - TRAFFIC SIGN |
| I.R./CAP - IRON ROD & CAP | ⊙ - ELECTRICAL WIRES OVERHEAD |
| INV. - INVERT | ⊙ - ANCHOR |
| IRR. - IRRIGATION | ⊙ - WATER METER |
| L.A.E. - LIMITED ACCESS EASEMENT | ⊙ - RPZ |
| O/S - BUILDING OFFSET | ⊙ - GROUND LIGHT |
| O.R.B. - OFFICIAL RECORD BOOK | ⊙ - ELECTRIC HAND HOLE |
| P.B. - PLAT BOOK | ⊙ - IRRIGATION CONTROL VALVE |
| P.B.C.R. - PALM BEACH COUNTY RECORD | |
| P.O.B. - POINT OF BEGINNING | |
| P.O.C. - POINT OF COMMENCEMENT | |
| PSS - PAGE(S) | |
| P.R.M. - PERMANENT REFERENCE MONUMENT | |
| PROP. - PROPOSED | |
| R - RADIUS | |
| R/W - RIGHT-OF-WAY | |
| RGE. - RANGE | |
| SEC - SECTION | |
| Δ - DELTA (CENTRAL ANGLE) | |

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY OF N. FEDERAL HIGHWAY, BEARING N00°22'59"E.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "AE"; (EL. 7.0) COMMUNITY PANEL NO. 12011CO 0388 J; DATE: 1/10/22.
10. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

DESCRIPTION

A PORTION OF PARCEL "A", THE MAROONE CHEROLET PLAT, AS RECORDED IN PLAT BOOK 164 PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

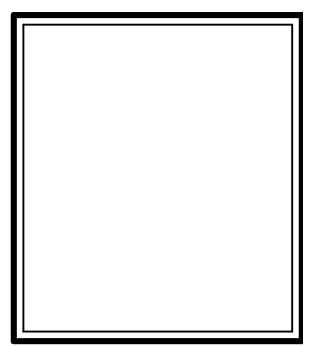
I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 10, 2022. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, PLS
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-4452

HOLDEN FT. LAUDERDALE
SENIOR LIVING
SPECIFIC PURPOSE SURVEY

DATE	1/10/22
DRAWN BY	TW
F.B./ PG.	n/a
SCALE	noted



JOB #	9507
SHT.NO.	1
OF 1 SHEETS	

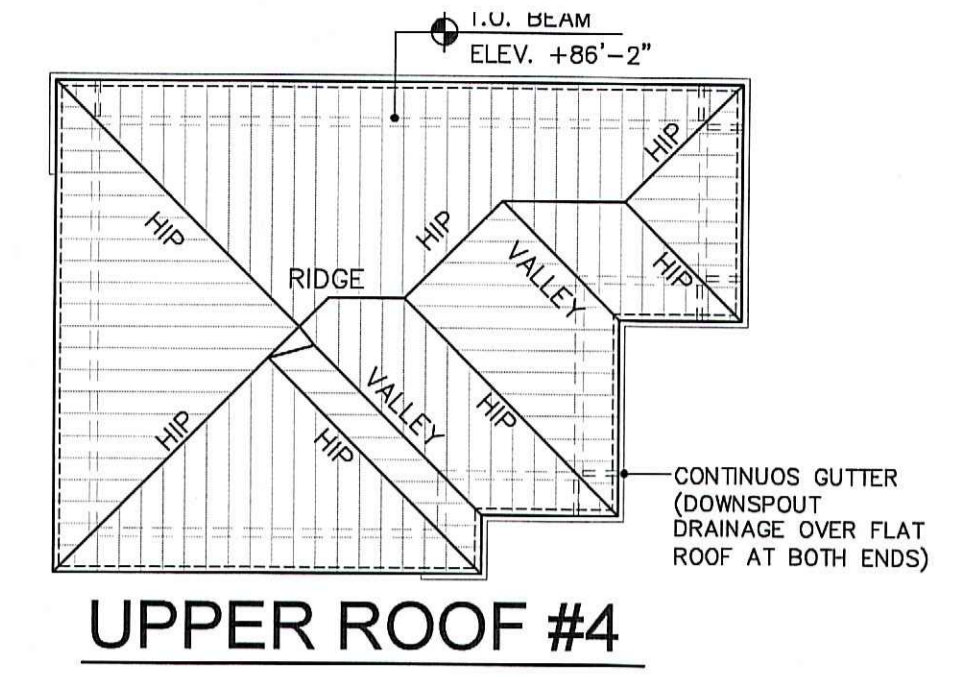
SLAB SURVEY	2/17/22	TW	BY
PARTIAL FORMBOARD SURVEY	1/10/22	TW	DATE
REVISIONS			
FILE NAME	9507FORM		

**HOLDEN FT. LAUDERDALE
SENIOR LIVING**
FOR:
ALLIANCE RESIDENTIAL
LOCATED AT:
1290 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA, 33304

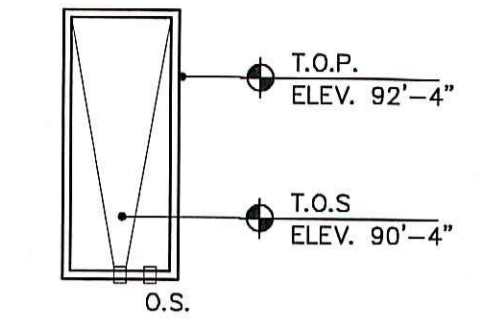
JS
MAY 12 2021
JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
ARCHITECTS
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

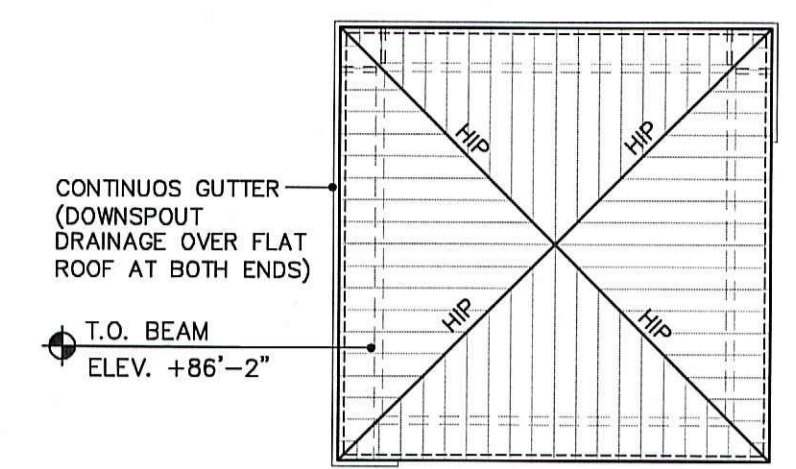
MSA ARCHITECTS
ARCHITECTURE & PLANNING



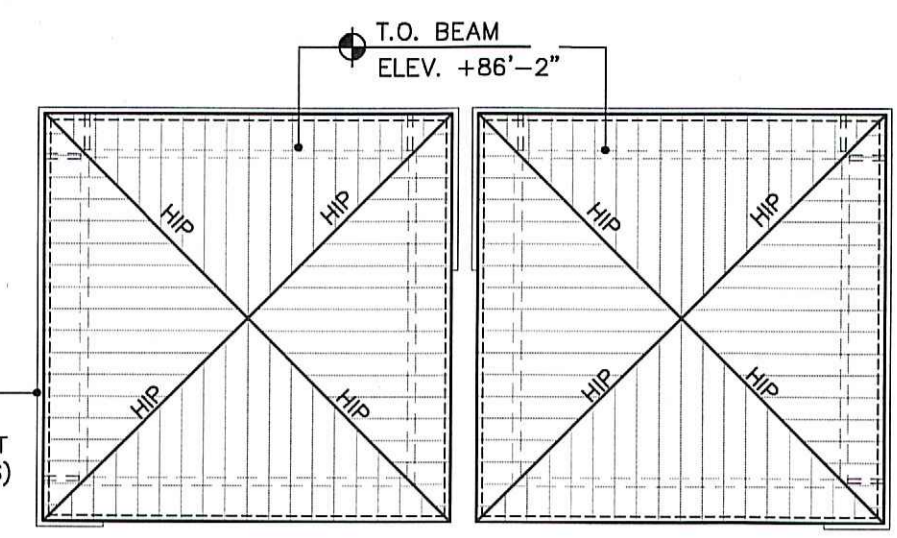
UPPER ROOF #4



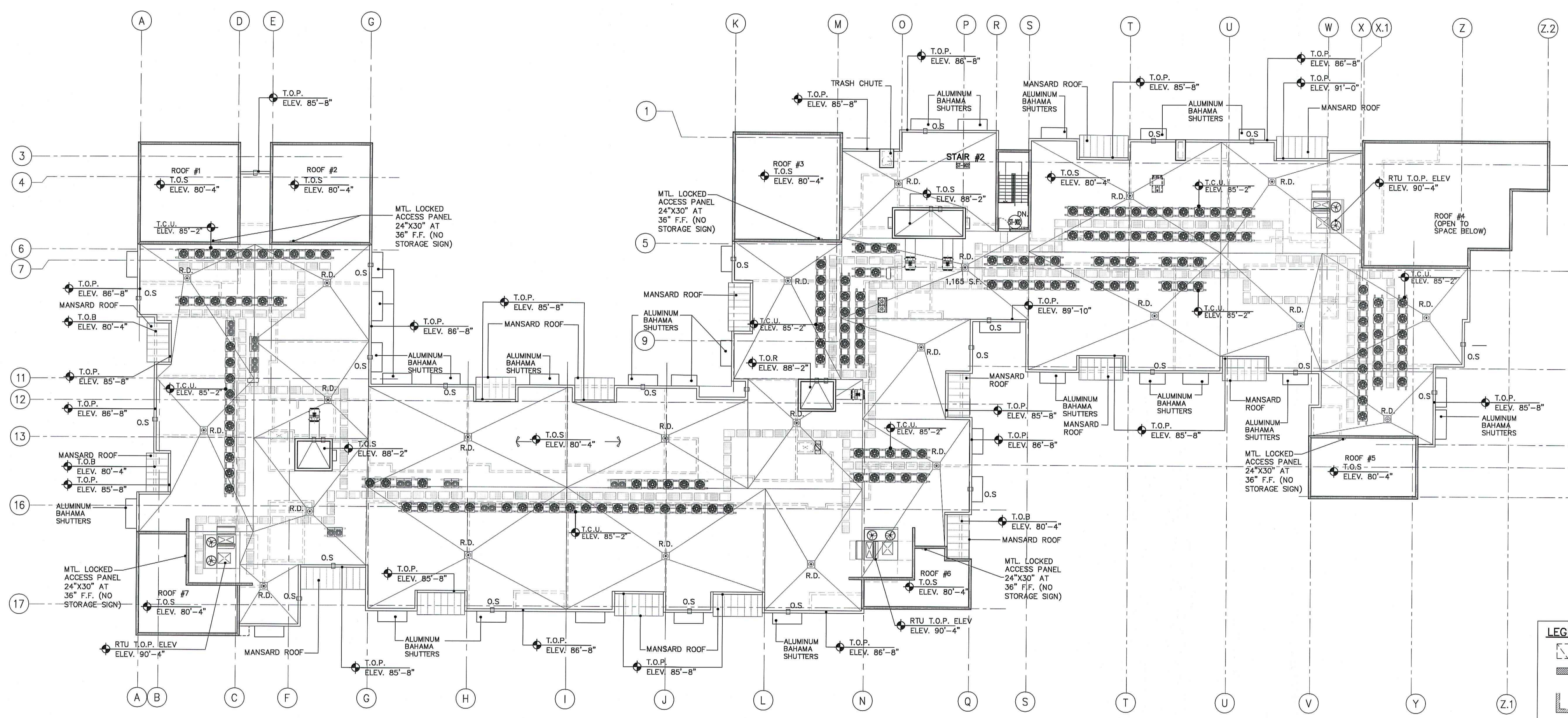
STAIR #2 ROOF



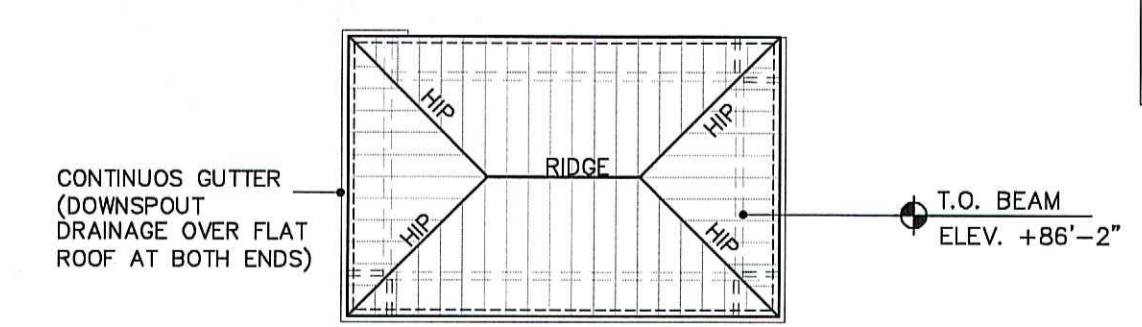
UPPER ROOF #3



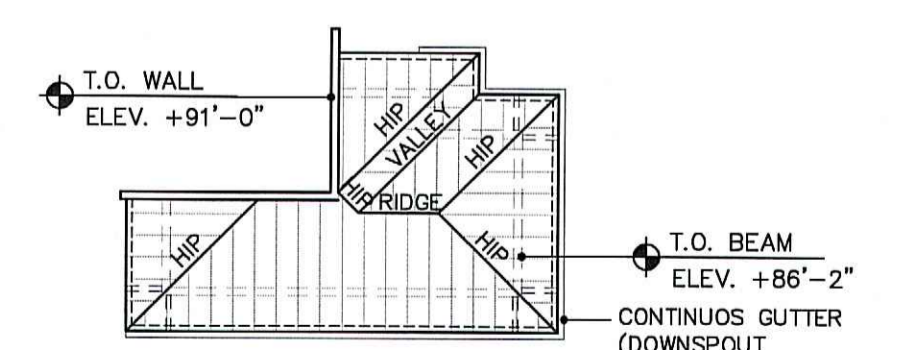
UPPER ROOF #1 & #2



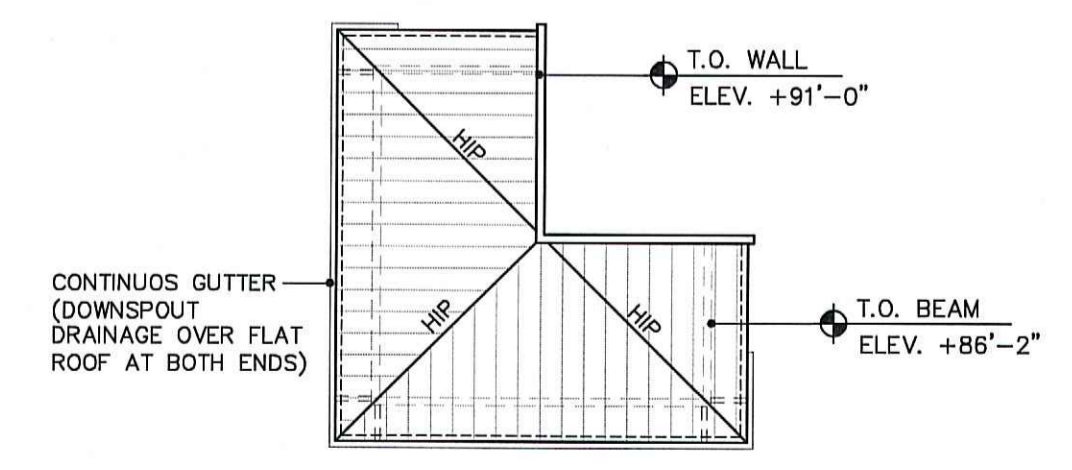
- LEGEND**
- 24"x36" 1HR. RATED ATTIC ACCESS DOOR (REFER TO DET. 8/A-8.1)
 - ROOF VENT (REFER TO CALCULATIONS FOR REQUIRED NET FREE VENTILATION AREA FOR EACH ROOF AREA).
 - 1" SOFFIT VENT W/ MINIMUM 10 SQ. INCHES NVFA PER LINEAR FOOT.
 - ATTIC DRAFTSTOPPING - CONTINUOUS 15/32" PLYWOOD FASTENED TO ONE TRUSS CONTINUOUS TO ROOF DECK.
 - 24"x48" ATTIC ACCESS @ DRAFTSTOPPING W/ SELF CLOSING DOOR (REFER TO DET. 15/A-8.2)
 - ATTIC WALKING PATH (19/32" PLYWOOD DECK FASTENED TO TOP OF TRUSS BOTTOM CHORD) MAINTAIN 30" MIN. HEAD CLEARANCE
 - ALUMINUM DOWNSPOUT & GUTTER SEE ROOF PLAN NOTES FOR DETAIL.



UPPER ROOF #5



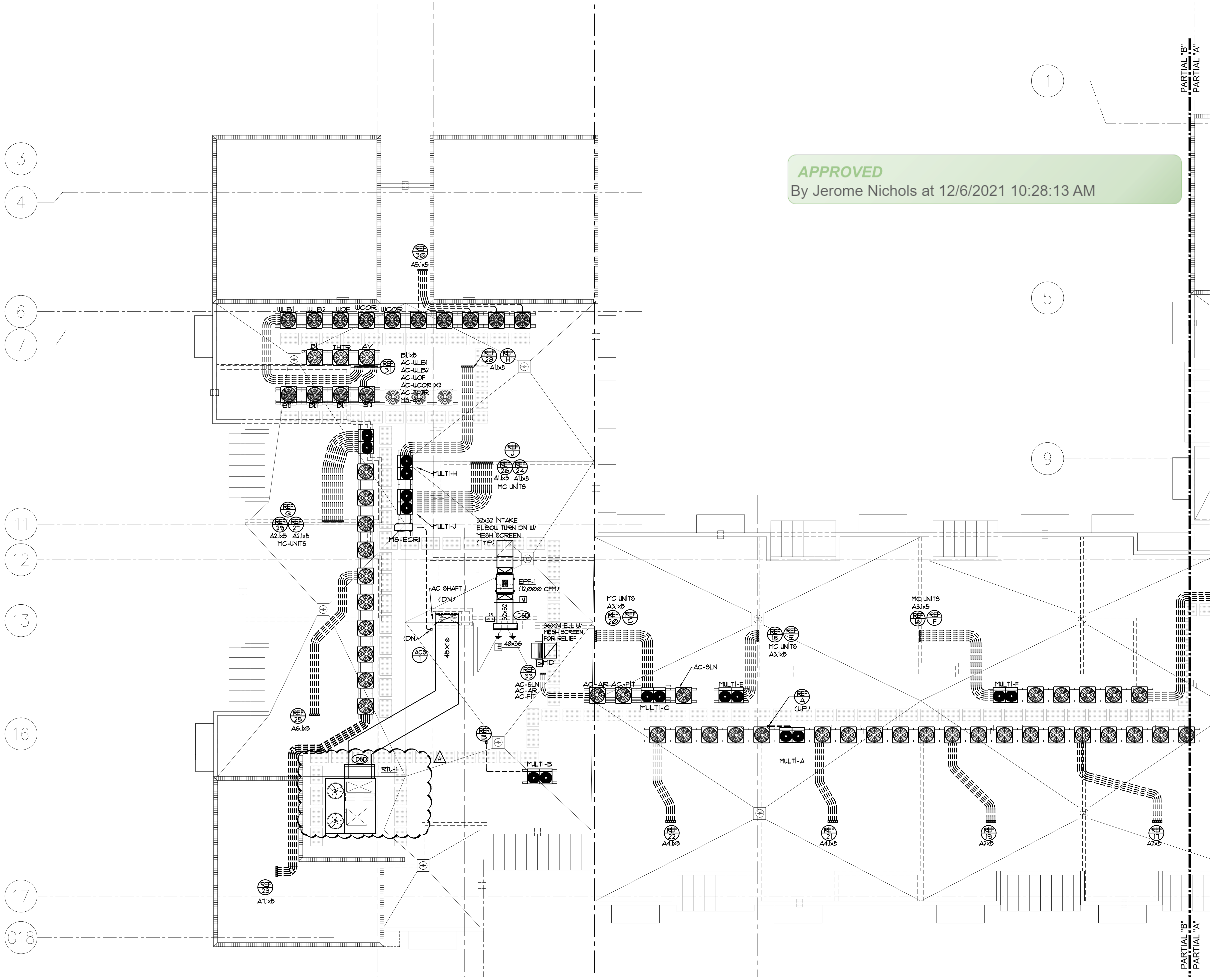
UPPER ROOF #6



UPPER ROOF #7

ROOF PLAN

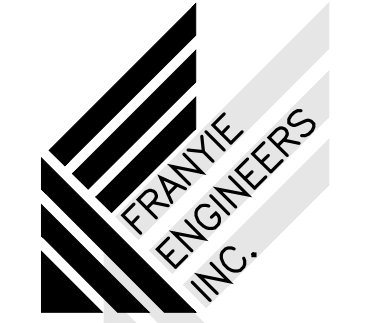
SCALE: 1/16" = 1'-0"



APPROVED
 By Jerome Nichols at 12/6/2021 10:28:13 AM

REVISIONS	
PERMIT SET	02-12-2021
COORDINATION	04/14/2021

HOLDEN FT. LAUDERDALE
 SENIOR LIVING
 ALLIANCE FOR RESIDENTIAL
 LOCATED AT:
 1290 NORTH FEDERAL HIGHWAY
 FORT LAUDERDALE, FLORIDA, 33304

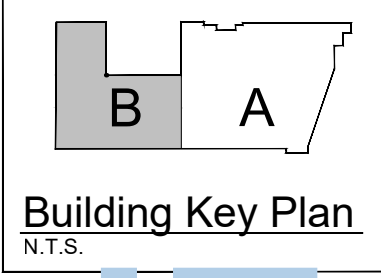


Certificate of VIVIANA FRANYE
 Authorization # PE # 49985 MECH
 00002906 ALEJANDRO FRANYE
 PE # 73089 MECH

10610 NW 27 Street, Miami FL 33172
 T: (305)592-1360 F: (305)594-9279
 www.franyeengineers.com

MECH-DE-AF
 PLUMB-EP
 ELEC-OC-VF

JOB NUMBER 20-160
 DATE PERMIT SET 02-12-2021



Building Key Plan
 N.T.S.

Digital signed by:
 Alejandro Franye P.E.
 Date: 12/25/2021 12:25:46 PM
 Alejandro Franye P.E., D., Franye
 Engineers, Inc.
 CAES
 Date: 2021.12.25.12:25:46 PM



Jun 3 2021
 THIS DRAWING HAS BEEN
 ELECTRONICALLY SIGNED BY ALEJANDRO FRANYE
 BY USING A DIGITAL SIGNATURE AND
 DATE. PRINTED COPIES OF THIS
 DOCUMENT ARE NOT CONSIDERED
 VALID UNLESS THE ORIGINAL
 SIGNATURES MUST BE VERIFIED ON ANY
 ELECTRONIC COPIES.

JOB NO.-MSA	1917.PRJ
SHEET TITLE:	
PARTIAL B BLDG. ROOF PLAN	
SHEET NUMBER:	
M-2.6B	

PARTIAL B - BUILDING ROOF PLAN
 TYPICAL
 SCALE: 1/8" = 1'-0"

P:\PROJECTS\2020\MSA\20-160\Holden Ft. Lauderdale Alliance M-2.6B - Level Roof.dwg, M-2.6B, 6/2/2021 3:33:17 PM, C:\p\franye\full\bleed D:\0500-24\01\mchb\11

