



**BOARD OF ADJUSTMENT MEETING NOTICE**

May 25, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 14, 2023 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-23040004</b>
<b>OWNER:</b>	TERRACES DEVELOPMENT LLC
<b>AGENT:</b>	ANDREW J. SCHEIN, ESQ./LOCHRIE & CHAKAS P. A
<b>ADDRESS:</b>	NE 18 AVENUE, FORT LAUDERDALE, FL 33304
<b>LEGAL DESCRIPTION:</b>	LOT 1, LESS THE NORTH 15 FEET THEREOF; TOGETHER WITH LOTS 2,3,4, AND 5, LESS THE SOUTH 5 FEET OF SAID LOT 5, ALL IN BLOCK 5, LAKE RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RC-15 – RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<p><b><u>Sec. 47-18.33. B.5.d. - Yard requirements.</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to remove the 5-foot pedestrian access easement requirement at the rear of the property, whereas the code requires a 5-foot pedestrian access easement at the rear of the property.</li> </ul> <p><b><u>Sec. 47-19.2. Z.1. - Roof mounted structures.</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow the existing 1'-10" parapet 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 topmost surface of the roof mounted structure, for a total variance of a maximum of 2' – 4".</li> </ul> <p><b><u>Sec. 47-25.3.A.3.b.iii. - Screening of rooftop mechanical equipment.</u></b></p> <ul style="list-style-type: none"> <li>Requesting a variance to allow the existing 1'-10" parapet 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 topmost surface of the roof mounted structure, for a total variance of a maximum of 2' – 4".</li> </ul>

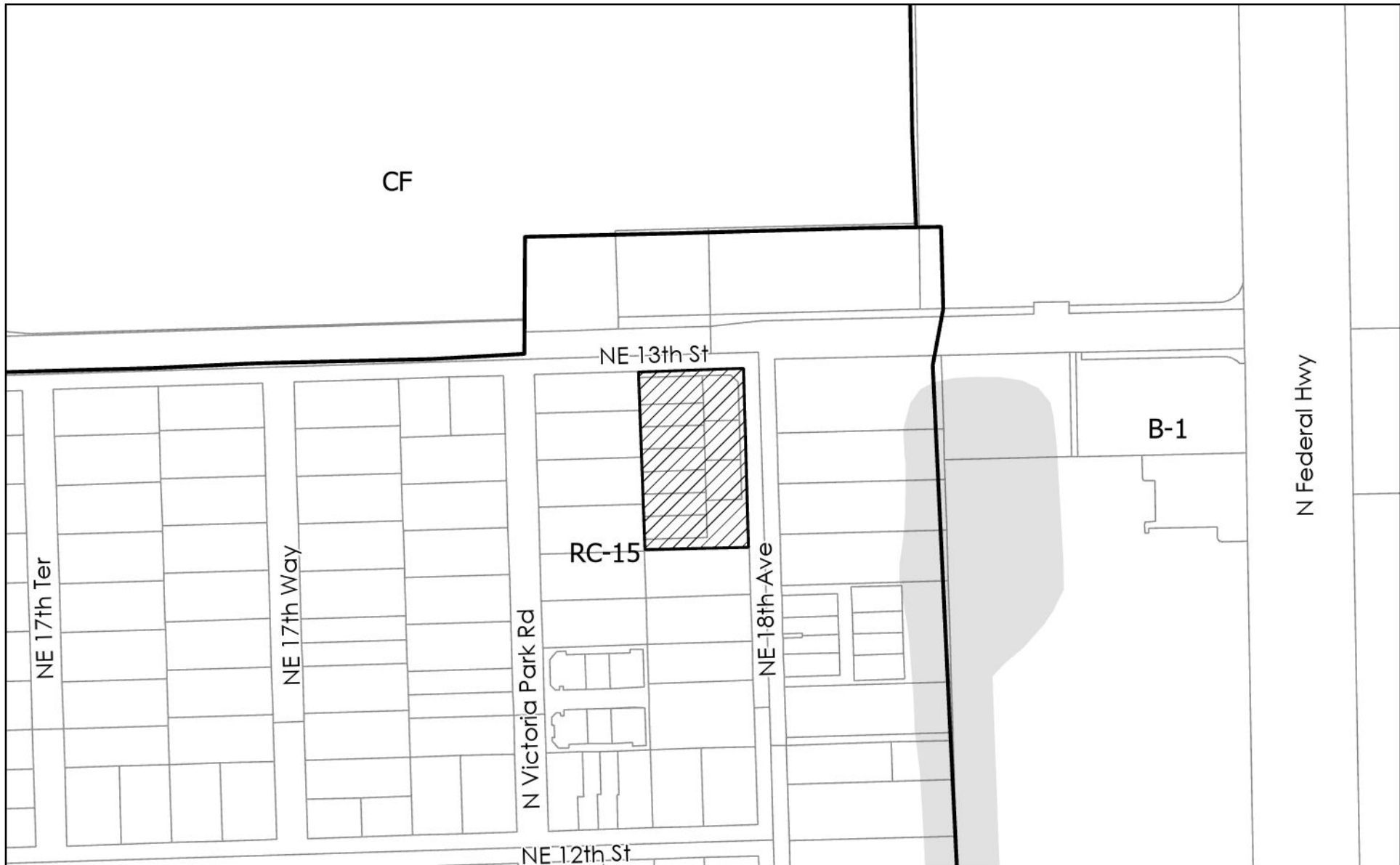
**To watch and listen to the meeting, please visit:** <https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)

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-23040004


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet





CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT VIRTUAL MEETING

**DATE: MAY 10, 2023**

**TIME: 6:00 P.M.**

**CASE: PLN-BOA-23040004**

**Requesting: Sec. 47-18.33. B.5.d. - Yard requirements.**

- Requesting a variance to remove the 5-foot pedestrian access easement requirement at the rear of the property, whereas the code requires a 5-foot pedestrian access easement at the rear of the property.

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

- Requesting a variance to allow the existing 1'-10" parapet 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 topmost surface of the roof mounted structure, for a total variance of a maximum of 2' – 4".

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

- Requesting a variance to allow the existing 1'-10" parapet 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 topmost surface of the roof mounted structure, for a total variance of a maximum of 2' – 4".

**LOCATION:** The City of Fort Lauderdale will be hosting the Board of Adjustment meeting Virtually using audio/video conferencing software

Visit <http://www.youtube.com/CityofFortLauderdale> to watch and listen to the Board of Adjustment meeting.

If you wish to sign up and speak on an item visit:

[https://fortlauderdale.zoomgov.com/webinar/register/WN\\_MS\\_m5licWS0CKtC5t\\_RWtFw](https://fortlauderdale.zoomgov.com/webinar/register/WN_MS_m5licWS0CKtC5t_RWtFw)



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-23040004

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 1231 NE 18th Avenue

PUBLIC HEARING DATE: June 14, 2023

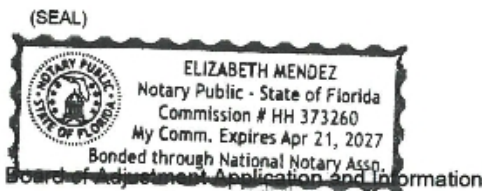
BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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.
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.
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.

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of June, 2023




NOTARY PUBLIC
MY COMMISSION EXPIRES: [Signature]







 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
DATE: JUNE 14, 2023      TIME: 6:00 P.M.      CASE: PLN-BOA-23040004

**Requesting: Sec. 47-18.33, B.5.d. - Yard requirements.**  
Requesting a variance to remove the 5-foot pedestrian access easement requirement at the rear of the property, whereas the code requires a 5-foot pedestrian access easement at the rear of the property.

**Requesting: Sec. 47-19.2, Z.1. - Roof mounted structures.**  
Requesting a variance to allow the existing 1"10" parapet 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 topmost surface of the roof mounted structure, for a total variance of a maximum of 2' - 4".

**Requesting: Sec. 47-25.3 A.3.b.iii. - Screening of rooftop mechanical equipment.**  
Requesting a variance to allow the existing 1"10" parapet 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 topmost surface of the roof mounted structure, for a total variance of a maximum of 2' - 4".

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 1<sup>ST</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL 33311  
CONTACT: 954-838-4806

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/boa>  
[www.fvrb.us.com/cityoffortlauderdale](http://www.fvrb.us.com/cityoffortlauderdale)

This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 14.26, it shall be returned to the City Clerk or sent to any member and auditing or other filing jurisdiction to or under the authority of the City. Failure to return or surrender the notice may be subject to civil penalties imposed by the City. In accordance with City Code Section 14.26, at the date and time on the property will first discussion of the application. This shall include any general questions, requests, or comments, as directed by the staff on-site. The staff discussion shall be conducted in accordance with Section 14.26.

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**Sec. 47-18.33. B.5.d. - Yard requirements.**

B. *Site design criteria.* A single family dwelling: townhouses (Herein referred to as townhouse development) shall meet the following site design criteria:

5. *Yard requirements.*

d. *Rear yard.* The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.

**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.**

iii.

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 1-2 of 2

<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="#">PLN-BOA-23040004</a>	Sec. 47-18.33. B.5.d. - Yard requirements. • Req...	Terraces Development	Z- Board of Adjustment (BOA)	0		1231	NE	18	AVE	04/07/2023	Open
<input type="checkbox"/>	<a href="#">PLB-MET-23030020</a>	REINSTALL SPRINKLER WATER METER 1"		Plumbing Meter Install Permit	0		1231	NE	18	AVE	03/23/2023	Issued

Page 1 of 1 < >



## **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

<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>	Terraces Development LLC
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	
<b>E-mail Address</b>	
<b>Phone Number</b>	
<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>	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
<b>Applicant / Agent's Signature</b>	<i>[Signature]</i>
<b>Address, City, State, Zip</b>	1401 E. Broward Boulevard, Suite 110, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	ASchein@lochrielaw.com
<b>Phone Number</b>	954-617-8919
<b>Letter of Consent Submitted</b>	<input checked="" type="checkbox"/>

<b>Development / Project Name</b>	Galleria Villages/Terraces Development
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 1235-1255 NE 18th Avenue
<b>Legal Description</b>	See survey
<b>Tax ID Folio Numbers</b> (For all parcels in development)	494235640020, 444235640090, 494235640020, 494235640070, 494235640060, 494235640050, 49423564004, 49423564002
<b>Variance Request (Describe)</b>	See below* <i>See description below</i>
<b>Applicable ULDR Sections</b>	47-18.33.B.5.d, 47-19.2.2.1, 47-25.3.A.b.iii
<b>Current Land Use Designation</b>	Medium Residential
<b>Current Zoning Designation</b>	RC-15
<b>Current Use of Property</b>	Townhouses
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	E	15'	15' - 2"
Side	N	15'	15' - 2"
Side	S	10'	15'
Rear	W	20'	20' - 2"

\*Variance Request

Variance to remove the 5' pedestrian access easement requirement at the rear of the property, where ULDR Section 47-18.33.B.5.d requires a 5' pedestrian access easement at the rear of the property

Variance to allow the existing 1' - 10" parapet to serve as adequate mechanical equipment screening in lieu of the requirements of Sections 47-19.2.2.1 and 47-25.3.A.3.b.ii 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 2' - 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.  
See asterisk \* on Page 1 of Application

**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.

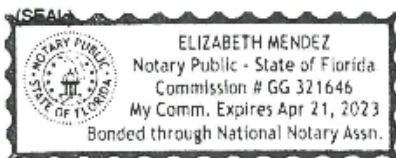
See narrative

**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 10 day of April, 2023



NOTARY PUBLIC  
MY COMMISSION EXPIRES:



<b>Site Address</b>	NE 18 AVENUE, FORT LAUDERDALE FL 33304	<b>ID #</b>	4942 35 64 0020
<b>Property Owner</b>	TERRACES DEVELOPMENT LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	18851 NE 29 AVE STE 1011 AVENTURA FL 33180	<b>Use</b>	09
<b>Abbr Legal Description</b>	LAKE RIDGE 24-47 B LOT 1 LESS N 15 THEREOF, TOG WITH LOTS 2,3,4&5 LESS S 5 OF SAID LOT 5, ALL IN BLK 5, LESS UNITS AKA: PARCEL II LESS UNITS (COMMON AREA) GALLERIA VILLAGE		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$10		\$10	\$10	
2022	\$10		\$10	\$10	
2021	\$10		\$10	\$10	

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$10	\$10	\$10	\$10
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$10	\$10	\$10	\$10
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 20</b>	\$10	\$10	\$10	\$10
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$0.51	6,923	SF
<b>Adj. Bldg. S.F.</b>		

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

[Events](#) **No Name History**

## Detail by Entity Name

Florida Limited Liability Company  
TERRACES DEVELOPMENT, LLC

### Filing Information

Document Number	L17000231040
FEI/EIN Number	N/A
Date Filed	11/07/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/07/2021

### Principal Address

1541 SUNSET DRIVE Suite 303  
coral gables, FL 33143

Changed: 11/03/2021

### Mailing Address

1541 SUNSET DRIVE Suite 303  
coral gables, FL 33143

Changed: 11/03/2021

### Registered Agent Name & Address

THE LAW OFFICE OF VINICIUS ADAM, PLLC  
511 SE 5th Ave.  
Suite 104  
Ft. Lauderdale, FL 33301

Name Changed: 05/01/2019

Address Changed: 05/01/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title M

Lana Construction, Inc.  
1541 SUNSET DRIVE  
Suite 303  
Coral Gables, FL 33143

### Annual Reports

Report Year	Filed Date
2021	10/07/2021
2022	01/24/2022
2023	05/02/2023

## **Detail by Entity Name**

Florida Limited Liability Company

THE LAW OFFICE OF VINICIUS ADAM, P.L.L.C.

### Filing Information

Document Number	L16000230906
FEI/EIN Number	81-4785335
Date Filed	12/22/2016
Effective Date	01/01/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/03/2022

### Principal Address

511 SE 5th Ave  
104  
Ft. Lauderdale, FL 33301

Changed: 04/07/2018

### Mailing Address

511 SE 5th Ave  
104  
Ft. Lauderdale, FL 33301

Changed: 04/07/2018

### Registered Agent Name & Address

ADAM, VINICIUS  
511 SE 5th Ave  
104  
Ft. Lauderdale, FL 33301

Name Changed: 06/29/2020

Address Changed: 04/07/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ADAM, VINICIUS  
511 SE 5th Ave  
Suite 104  
Fort Lauderdale, FL 33301

### Annual Reports

Report Year	Filed Date
2021	02/03/2022
2022	02/03/2022
2023	04/25/2023

### Filing Information

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State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/03/2021

### Principal Address

150 SE 2nd Av  
Suite 804  
MIAMI, FL 33131

Changed: 11/03/2021

### Mailing Address

150 SE 2nd Av  
Suite 804  
MIAMI, FL 33131

Changed: 11/03/2021

### Registered Agent Name & Address

THE LAW OFFICE OF VINICIUS ADAM, PLLC  
511 SE 5th Ave.  
Suite 104  
Ft. Lauderdale, FL 33301

Name Changed: 11/03/2021

Address Changed: 05/01/2018

### Officer/Director Detail

#### **Name & Address**

Title President, Director

Castro , Andre  
150 SE 2nd Av  
Suite 804  
MIAMI, FL 33131

Title VP, Director

Hipolito, Rodrigo  
150 SE 2nd Av  
Suite 804  
MIAMI, FL 33131

### Annual Reports

Report Year	Filed Date
-------------	------------



NE 13TH ST

NE 17TH WAY

N VICTORIA PARK RD

NE 18TH AVE

NE 12TH ST

150 225 300  
Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



NE 18 AV  
DATE OF PRINT: 0

Exhibit "A"

1215 NE 18 AVENUE LLC  
285 TROPIC DR  
LAUDERDALE BY THE SEA, FL 33308

ALBANESE, MIKE  
54 NW 52 ST  
MIAMI, FL 33127

BERNSTEIN, SHLOMO  
1228 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

BORODAY, ADRIAN & KERN, GUSTAVE-  
ANDREW  
1235 N VICTORIA PARK ROAD  
FORT LAUDERDALE, FL 33304

BROOKS, TAMMY J  
1771 NE 12 ST  
FORT LAUDERDALE, FL 33304

CHRISTENSEN, DANIEL F & CHRISTENSEN,  
DOREEN R  
4840 NE 13 TER  
OAKLAND PARK, FL 33334

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

D'ANNUNZIO, FRANK P  
1214 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

DAYAN, DAVID  
1756 NE 13 ST  
FORT LAUDERDALE, FL 33305

DE ZEN, LORIS & KATHIE  
1226 NE 18 AVE #1  
FORT LAUDERDALE, FL 33304

DURIG, CHRISTOPHER & CURRY,  
CATHERINE  
1243 NE 18 AVE  
FORT LAUDERDALE, FL 33304

ESTES, DONALD R  
1210 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

FREHER, PAUL E & SLOTNICK, THOMAS  
1224 NE 18 AVE #1  
FORT LAUDERDALE, FL 33304

FT LAUDERDALE PROPERTY LLC  
1812 NW 82 AVE  
DORAL, FL 33126

GALERIA FL LLC  
703 WATERFORD WAY SUITE 805  
MIAMI, FL 33126

GARAY, JAVIER ENRIQUE  
1230 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

GLENN, CHESTER A & DEBRA J GABLE  
1224 N VICTORIA PARK ROAD  
FORT LAUDERDALE, FL 33304

GLUZMAN, STANLEY  
1241 NE 18 AVE  
FORT LAUDERDALE, FL 33304

GREENIDGE, RALPH A & DOUGHTY,  
PATRICIA E  
1124 NE 18 AVE  
FORT LAUDERDALE, FL 33304

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

GUIMARAES, LUIS A & CASA PATENTE TR  
1767 NE 12 ST  
FORT LAUDERDALE, FL 33304

HALL, SCOTT  
1212 N VICTORIA PARK RD #6  
FORT LAUDERDALE, FL 33304

HELMAN, BARBARA  
1245 NE 18 AVE  
FORT LAUDERDALE, FL 33304

HERSHORIN FAM TR & HERSHORIN, DAVID  
TRSTEE ETAL  
26475 RANCHO PKWY S  
LAKE FOREST, CA 92630

HLINKO, RICHARD & GERENT-HLINKO,  
CYBELLE  
1247 NE 18 AVE  
FORT LAUDERDALE, FL 33304

HUSTON, ADAM & HAZATUL ABDULLAH  
1218 N VICTORIA PARK RD #1218  
FORT LAUDERDALE, FL 33304

JOHNSON, ALEXANDRA JEANNE  
1228 NE 18 AVE #2  
FORT LAUDERDALE, FL 33304

KALMAN, SUSAN B  
1226 NE 18 AVE #2  
FORT LAUDERDALE, FL 33304

KLEMZ, THOMAS J & CONNIE  
6360 STERLING DR  
NEWPORT, MI 48166

LEONARD, EMMA A  
1239 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

LOMBARD, SHARON & MCRIPLEY, JAMES  
RONALD  
1235 NE 18 AVE  
FORT LAUDERDALE, FL 33304

MAC, SCOTTY & SCOTTY MAC REV TR  
1217 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

MAKEN INVESTMENT GROUP LLC  
1234 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

MARCELINO, MARC R  
PO BOX 1151  
FORT LAUDERDALE, FL 33302

MEHECH, RODRIGO ARTURO  
2780 NE 183 ST #416  
AVENTURA, FL 33160

MOCARSKI, ERIC J  
1225 N VICTORIA PARK ROAD  
FORT LAUDERDALE, FL 33304

MOORE, ROBERT L  
502 WILSON AVE  
AMBRIDGE, PA 15003

MURTHA, BRENDA A & MURTHA, PETER J  
1200 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

OBRADOR, ANDRES C  
1251 NE 18 AVE  
FORT LAUDERDALE, FL 33304

O'LOUGHLIN, COLLEEN K H/E &  
O'LOUGHLIN, JOHN W & JUDY H  
1224 NE 18 AVE #2  
FORT LAUDERDALE, FL 33304

PALMS POINTE 1033 LLC  
4581 WESTON RD #330  
WESTON, FL 33331

PEREIRA, FERNANDA  
530 INDIAN RD  
\*MISSISSAUGA ON, CA L5H 1

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

RADOMESELSKY TR & HALALI, RUSLANA  
TRSTEE ETAL  
16699 COLLINS AVE #3903  
SUNNY ISLES BEACH, FL 33160

RANDY LEVINE REV TR & LEVINE, RANDY  
TRSTEE  
20533 BISCAYNE BLVD #4218  
AVENTURA, FL 33180

REEVES, VIRGINIA T & JERALD J  
1230 NE 18 AVE  
FORT LAUDERDALE, FL 33304

RODRIGUES, RICARDO & FELTRIN, CARLA  
1255 NE 18 AVE  
FORT LAUDERDALE, FL 33304

SCHOOL BOARD OF BROWARD COUNTY  
ATTN: FACILITY MANAGEMENT  
600 SE 3 AVE  
FORT LAUDERDALE, FL 33301

SCHULZE, RICHARD & TITONE, MARIA  
1234 NE 18 AVE  
FORT LAUDERDALE, FL 33304

SILVA, CARLOS E  
520 COMPTON CT  
COPPELL, TX 75019

SNYDER, GARY & JEANNE & SNYDER, BLAIR  
& PATRICIA  
513 SCOTT PARK DR  
IOWA CITY, IA 52245

SPECK, TERRY & TERRY SPECK REV TR  
1228 NE 18 AVE #1  
FORT LAUDERDALE, FL 33304

STIER, SHARI  
1236 NE 18 AVE  
FORT LAUDERDALE, FL 33304

SUGGS, ANTHONY LAMARR  
PO BOX 100498  
FORT LAUDERDALE, FL 33310

SUNSHINE REV TR & ASHTA, LILLIAN &  
PARTAP S TRSTEEES  
4010 GALT OCEAN DR #502  
FORT LAUDERDALE, FL 33308

TERRACES DEVELOPMENT LLC  
18851 NE 29 AVE STE 1011  
AVENTURA, FL 33180

TOWNHOMES OF VICTORIA PARK ASSN INC  
1212 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

TSC LAKE RIDGE II LTD  
333 W 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  
333 W CAMINO GARDENS BLVD #200  
BOCA RATON, FL 33432

TUNDIDOR, ANGELA &  
TUNDIDOR, LORENZO  
1239 NE 18 AVE  
FORT LAUDERDALE, FL 33304

VILLA LAGUNA HOA INC  
676 PROSPECT ROAD  
FORT LAUDERDALE, FL 33309

WERMERS, MICHAEL L &  
MACIAS, VANINA L  
1216 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

YOUNG, PATRICIA &  
PATRICIA YOUNG REV TR  
1215 N VICTORIA PARK RD  
FORT LAUDERDALE, FL 33304

ELIZABETH MENDEZ, FRP-PLANNER  
LOCHRIE & CHAKAS, P.A.  
1401 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301

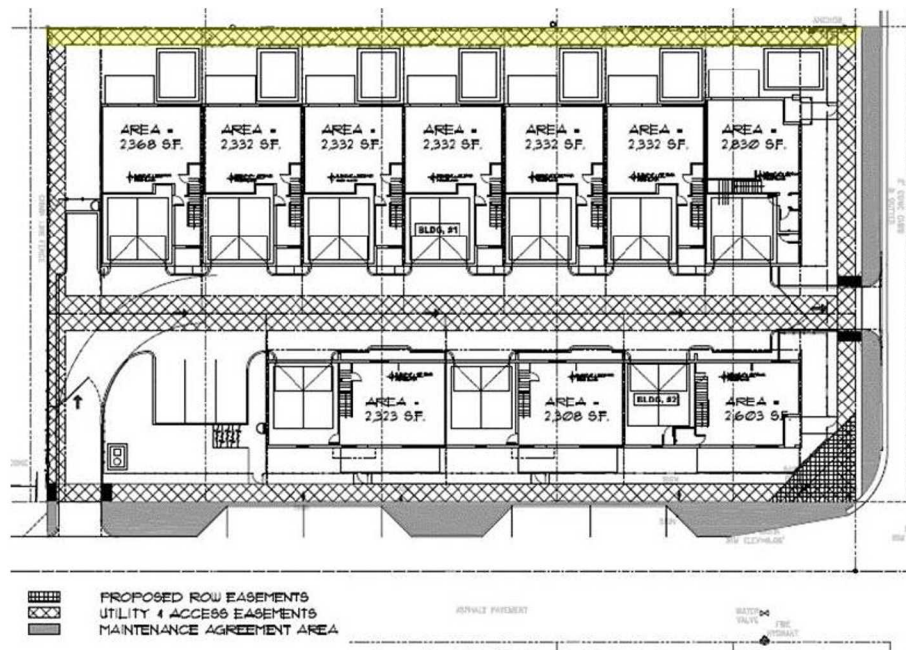
**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner/Developer:** Terraces Development LLC (“Developer”)  
**Address:** 1235-1255 NE 18<sup>th</sup> Avenue (“Property”)  
**Request:** Variance from ULDR Sections 47-18.33.B.5.d, 47-19.2.Z.1, and ULDR Section 47-25.3.A.3.b.ii

**Application for Variance**

**1. General Information and Request**

Developer is the developer of the Property, which is a 10-unit townhouse project, approved pursuant to DRC Case No. R18032 (“Project”). The Project was approved with certain access/utility easements shown on the plans. Additionally, the Project is ultimately subject to the recorded Declarations of Covenants and Restrictions for Galleria Village, recorded as Instrument No. 117163005 of the public records of Broward County (“Restrictive Covenants”). The Restrictive Covenants created a common area, which includes the area pursuant to this variance on which all property owners within the development may use for access.

The plan excerpt below shows the area that is subject to this variance application.



As shown in the image above, the area highlighted in yellow was proposed as a 5’ utility and access easement and was proposed to be free and clear of all obstructions. Although this was the Developer’s plan, issues regarding obstructions in the proposed easement area arose that were ultimately out of the control of the Developer. For the reasons explained below, this 5’ utility and

access easement can no longer be provided, and the Developer is seeking a variance from ULDR Section 47-18.33.B.5.d.

Additionally, this request includes a variance for mechanical equipment screening. Due to supply chain shortages during the construction process, the screening proposed during the DRC process was unavailable. Adding the screening at this time would draw significantly more attention to the rooftop equipment and would increase the overall height of the building. The rooftop equipment will not be visible from the street.

## **2. Code Provisions**

*ULDR Section 47-18.33.B.5.d: Rear yard. The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.*

*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**

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

**RESPONSE:** As shown on the survey included in this submission, there are two (2) significant obstructions within the proposed easement area that are ultimately out of the control of the Developer. These obstructions include the fence of the four (4) abutting owners to the west, five (5) wood power poles, and one (1) concrete power pole.

**Shifting the fence to the west in order to allow for the 5’ easement isn’t feasible for multiple reasons. First, shifting the fence would require the relocation of one of the wood power poles. Second, shifting the fence would require either cooperation with the neighboring property owners to the west (as it is their fence) or extensive litigation. Neither of these situations is feasible at this time, nor are they ideal for the livelihoods of the townhouse owners or the owners to the west.**

**In addition to the fence needing to be moved, the power poles would also need to be removed as they encroach within the 5'. Moving the power poles would require cooperation and coordination with nineteen (19) separate owners on this block, not including the Project's townhouse owners or any owners on the block to the west that would also be affected by the burial/relocation of the power poles. Beyond being extraordinarily expensive, the process of a private developer getting the consent of these owners and securing FPL/Comcast/AT&T easements is not a feasible endeavor.**

**This confluence of obstructions within the proposed easement area is a special condition that affects the Property and prevents this area from being used as a 5' free-and-clear access easement.**

- 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 confluence of obstructions is peculiar to the Property. Applicant was unable to find any other townhouse developments with fence and power pole obstructions. Other developments may have obstructions such as shrubs or other landscaping within a proposed 5' access easement, but those obstructions can reasonably be rectified.**

- 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: Predictability and reliability in the development process are expressly stated as property rights through the Property Rights Element of the City's Comprehensive plan. As it pertains to this application, the City did not err or violate these property rights. Unfortunately, the predictability in the development process of the Project was affected by third parties outside of the control of the Developer and the City – these third parties being FPL and the neighboring property owners.**

**The removal/relocation of the neighbor's fences and the power poles cannot be reasonably accomplished. This is a rare occurrence that other property owners in the same zoning district will likely never have to face. At this stage with such unique obstructions, literal application of the provisions of the ULDR cannot be adhered to.**

- 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

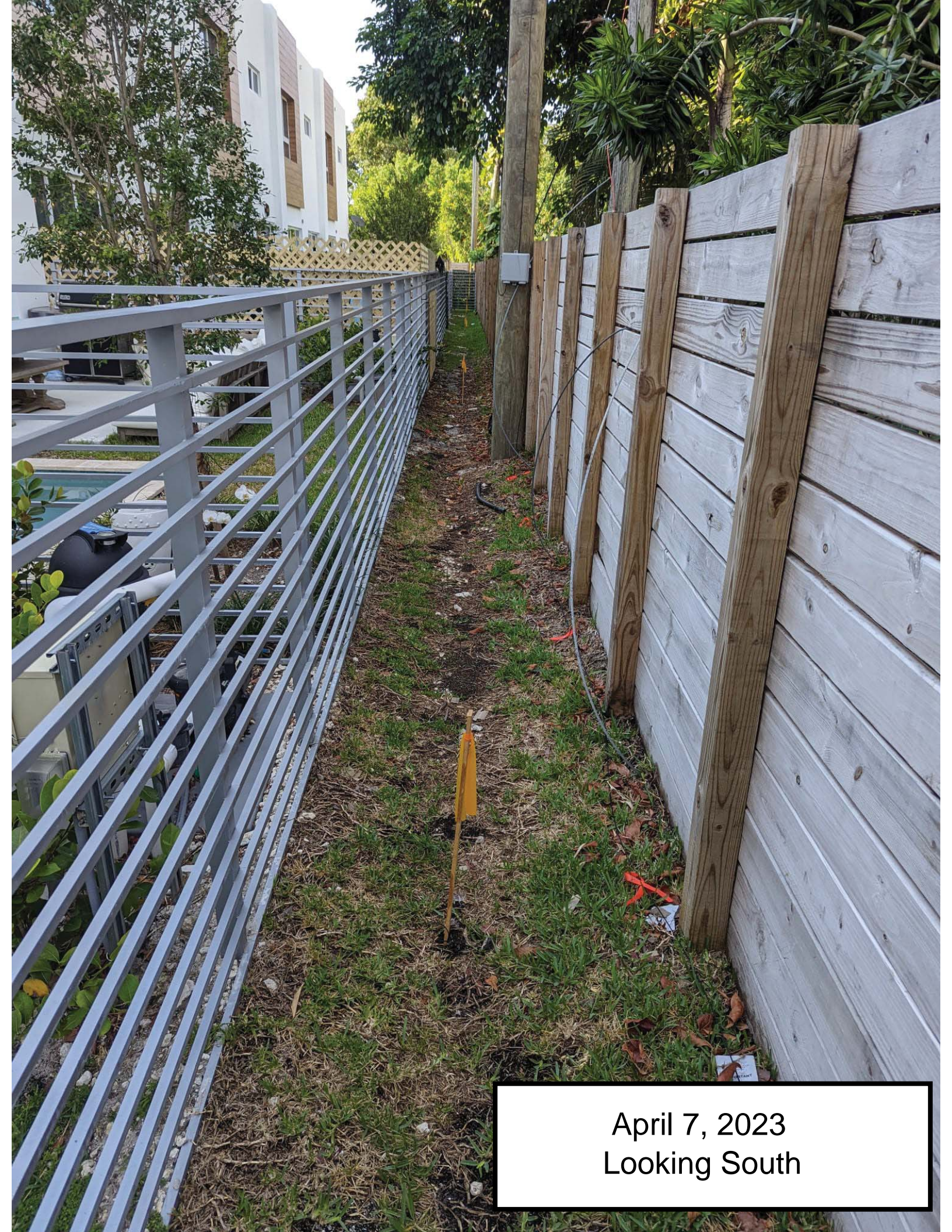
**RESPONSE: The encroachment of the neighbor's fences and the overhead power poles are not created by the applicant or their predecessors, nor is it the result or mere disregard for,**

**or ignorance of, the provisions of the ULDR or antecedent zoning regulations. The hardship was created (likely unintentionally) by the neighbors and FPL.**

- 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 townhouse units are already developed, with tenants or owners currently living in them. The newly-developed townhouse development is the only reasonable use of the Property. The fences and power poles would need to be removed or relocated in order to accommodate the 5' clear access easement – the process of removing or relocating these obstructions would likely be incompatible with adjoining properties and the surrounding neighborhood. However, granting this variance is not incompatible with adjoining properties or the surrounding neighborhood, and only affects the Property subject to this application.**

**The general purpose of this ULDR provision is to ensure access to the rear of the townhouse units. An easement is not necessary for this purpose – the area between the Property's fence and the neighbor's fence is common area (although it is not 5' clear) and can be accessed by any townhouse unit owners. The requirement to grant this easement would be duplicative and is unnecessary to serve the purpose of this ULDR provision.**



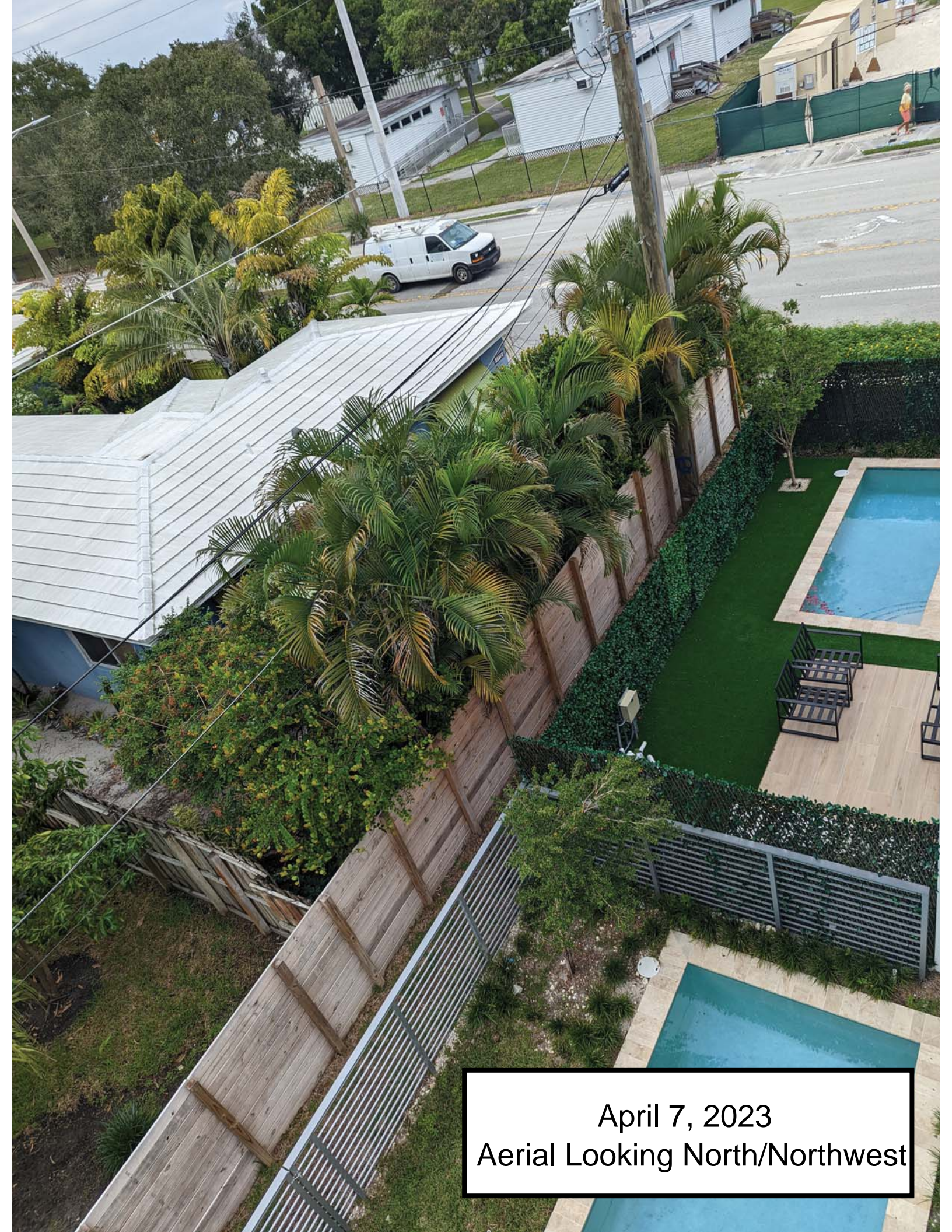
April 7, 2023  
Looking South



April 7, 2023  
Looking West/Northwest



April 7, 2023  
Looking South/Southeast



April 7, 2023  
Aerial Looking North/Northwest

LOCATION MAP 



Proposed Two Story Townhouses for:  
**"VISTA HAUS SOUTH"**  
 1235 TO 1247 NE 18th. Avenue  
 Fort Lauderdale, Florida 33315  
**BUILDING 1**

**DRC #: R1803**

ARCHITECTURAL

- COVER SHEET & INDEX
- A-3 ROOF PLAN
- A-3.1 ROOF PLAN DETAILED
- A-5 BUILDING ELEVATIONS
- A-6 BUILDING ELEVATIONS



**PROJECT TEAM**

ARCHITECT:



**GUSTAVO J. CARBONELL, P.A.**  
 Architect and Planner  
 Member American Institute of Architects

1457 N.E. 4th AVE. Phone: (954) 462-6565  
 Ft. Lauderdale, Florida, 33304 Fax: (954) 527-0857  
 E-Mail: gcarbonell@gjcarch.com

Carlos Ochoa  
 Architectural Project Manager  
 Phone: (954) 462-6565 Ext. 12  
 Fax: (954) 527-0857

SURVEYOR:

CIVIL ENGINEER:


STRUCTURAL ENGINEER:

LANDSCAPING:

CONSULTING ENGINEERS:

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Gustavo J. Carbonell, P.A.

DATE AND DESCRIPTION OF REVISION
03-17-2023 MINOR VARIANCE ROOF SCREENING



Gustavo J. Carbonell, P.A.  
Architecture and Planning  
1457 NE 4th Avenue  
Fort Lauderdale  
Florida 33304  
GUS CARBONELL, AIA  
gcarbonell@gjcarc.com  
www.guscarbonell.com  
T: 954.462.6565  
F: 954.527.0857

Townhouse Development for:  
**VISTA HAUS SOUTH**  
1235 TO 1247 NE 18 AVENUE  
FT. LAUDERDALE FL. 33315

**ROOF PLAN**

GUSTAVO J. CARBONELL  
ARCHITECT, P.A.  
AA 26001132

FLORIDA REGISTRATION  
NO. 0007957

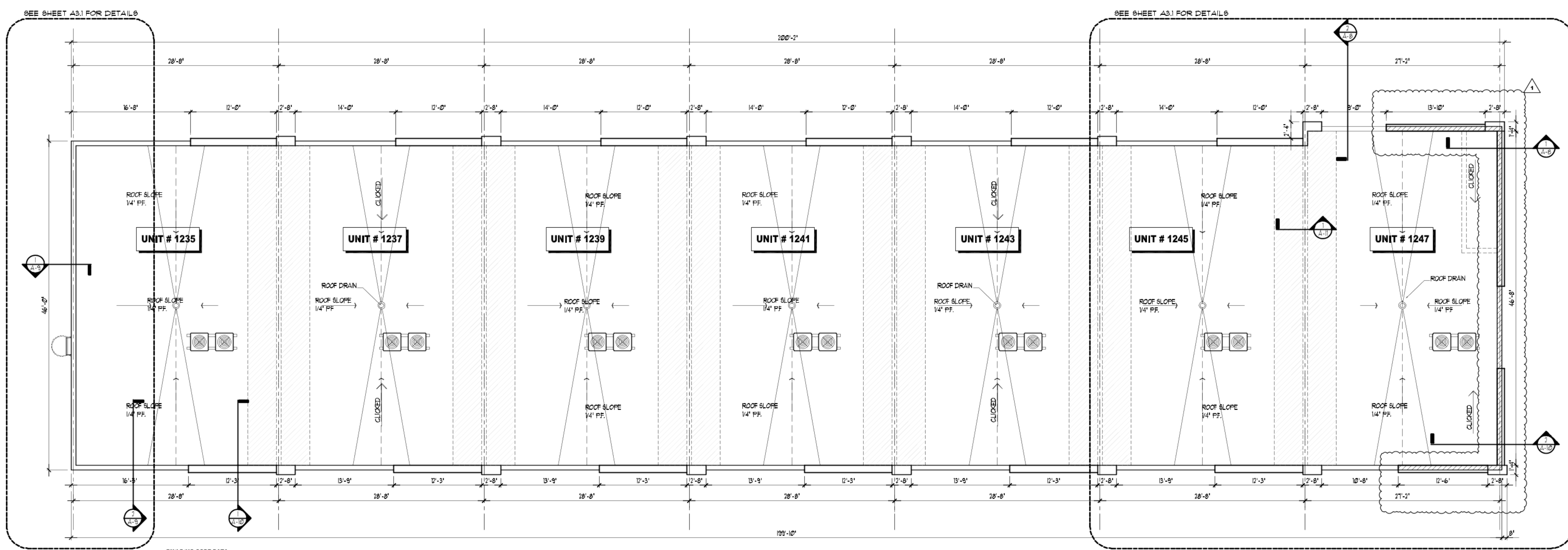
**ISSUED FOR PERMIT**

DRAWN/CK'D **CFOS/GJC**

DATE ISSUED: **16.07.18**

GJC PROJECT: **17-044**

**A-3**

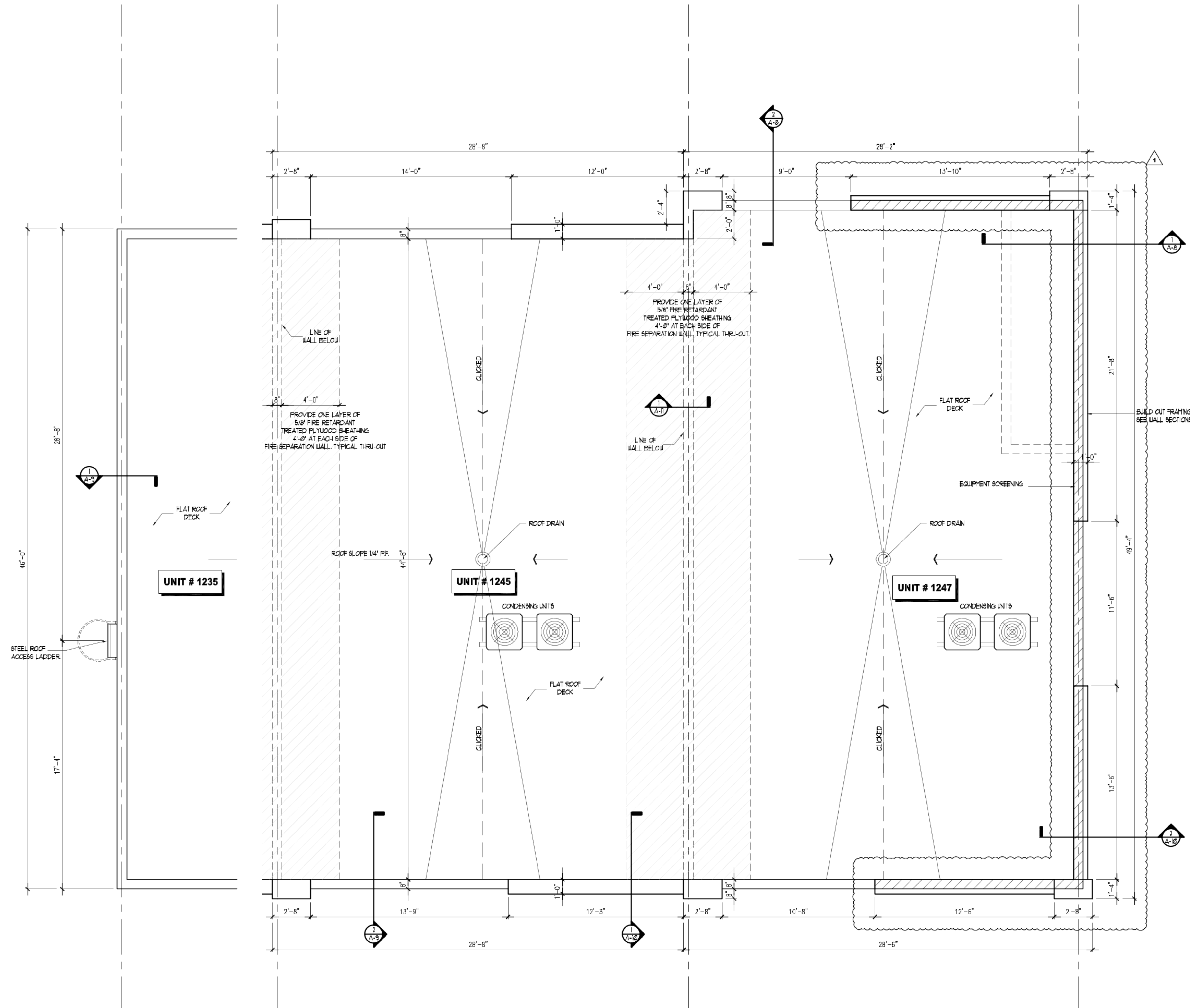


SEE SHEET A3.1 FOR DETAILS

SEE SHEET A3.1 FOR DETAILS

**BUILDING CODE DATA**  
1-BUILDING CODE: FBC 2014 AND ASCE 7-10-170 MPH WIND  
2-OCCUPANCY: H-3  
3-TYPE OF CONSTRUCTION: VB





**WALL LEGEND:**

- PAINTED 1/2" INCH. GYP. WALL BOARD, FLOOR TO CEILING (MOISTURE RESISTANT AT WET WALLS AND DENSHIELD BRAND OR EQUAL AT TUBS AND SHOWER ENCLOSURES) ON 1" x 2" WOOD FLOORING @ 16" O.C. WITH R-4.2 FOIL INSULATION (FULL HEIGHT) OVER 8" INCH C.M.U. WALL REINFORCED AS PER STRUCTURAL PLANS WITH PAINTED 3/8" SMOOTH STUCCO FINISH AT EXTERIOR SIDE ONLY. TYPICAL (U.O.N.)
- CONCRETE COLUMN. REFER TO STRUCTURAL PLANS FOR EXACT LOCATION, SIZE AND REINFORCING DETAILS AND ARCH. SECTIONS FOR INSULATION TYPE, INT. AND EXT. FINISHES. TYPICAL.
- PAINTED 1/2" INCH GYPSUM WALLBOARD, FLOOR TO CEILING ON EACH SIDE OF 3/4" x 1 1/4" OR 8" x 1 1/4" (25 CA) METAL STUDS AT 16" O.C. MOISTURE RESISTANT AT WET WALLS. PROVIDE 1/2" DENSHIELD BRAND BOARD OR EQUAL AT TUBS AND SHOWER ENCLOSURES. TYP. INTERIOR PARTITION (U.O.N.). REFER TO 5/A-8.0 FOR DETAILS.
- SAME AS TYP. PARTITION ABOVE WITH R-11 BATT INSULATION FLOOR TO CEILING BETWEEN GARAGE AND LIVING AREAS. OPTIONAL AT ALL BATHROOM'S WALLS. SEE FLOOR PLAN FOR EXACT LOCATION. TYP.
- SAME AS TYPICAL PARTITION ABOVE. FLOOR TO BOTTOM OF STAIR RUN AND LANDINGS. SEE FLOOR PLAN FOR EXACT LOCATION. TYP.

**DOORS AND WINDOWS (IMPACT RESIST.)**

- ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT GLAZING OR OTHERWISE PROTECTED BY PRODUCT APPROVED STORM SHUTTERS AS SET FORTH IN CHAPTER 16, SECTION 1626 (HIGH VELOCITY HURRICANE ZONES) OF F.B.C. 2010 EDITION. TYPICAL.
- SUBMIT MIAM-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS AND WINDOWS. PRIOR TO INSTALLATION.
- INSTALL ALL EXTERIOR DOORS AND WINDOWS IN ACCORDANCE WITH PRODUCT APPROVAL SPECIFICATIONS.
- ATTACH DOOR AND WINDOW BUCKS WITH FASTENERS. STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 8 INCHES O.C., STAGGERED. APPLY ADHESIVE SEALANT BETWEEN BUCK AND MASONRY. SEE DETAILS.

**PRODUCT APPROVALS**

- SUBMIT MIAM-DADE COUNTY PRODUCT APPROVALS FOR ROOFING, DOORS AND WINDOWS FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION.

**GLASS & GLAZING**

- ALL INTERIOR SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 3/8" INCH. IN THICKNESS PER F.B.C. 2010 EDITION, CHAPTER 24, SECTION 2411 (HIGH VELOCITY HURRICANE ZONES)
- ALL SHOWER OR TUB ENCLOSURES INCLUDING ANY GLAZING WITHING 60 INCH. ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING AND CLASSIFIED AS "CATEGORY II" GLAZING PRODUCTS CAPABLE OF WITHSTANDING A 400 ft-lbs IMPACT TEST.
- GLASS OR MIRRORS INSTALLED LESS THAN 60 INCH ABOVE THE FLOOR OF THE TUB OR SHOWER SHALL BE SAFETY GLAZING AS SET FORTH IN 2411.6.3 OF F.B.C. 2010 EDITION.

**ROOF PERMIT**

- SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION.

**DESIGN PER F.B.C. 2010-RESIDENTIAL**

**BATHROOMS NOTES:**

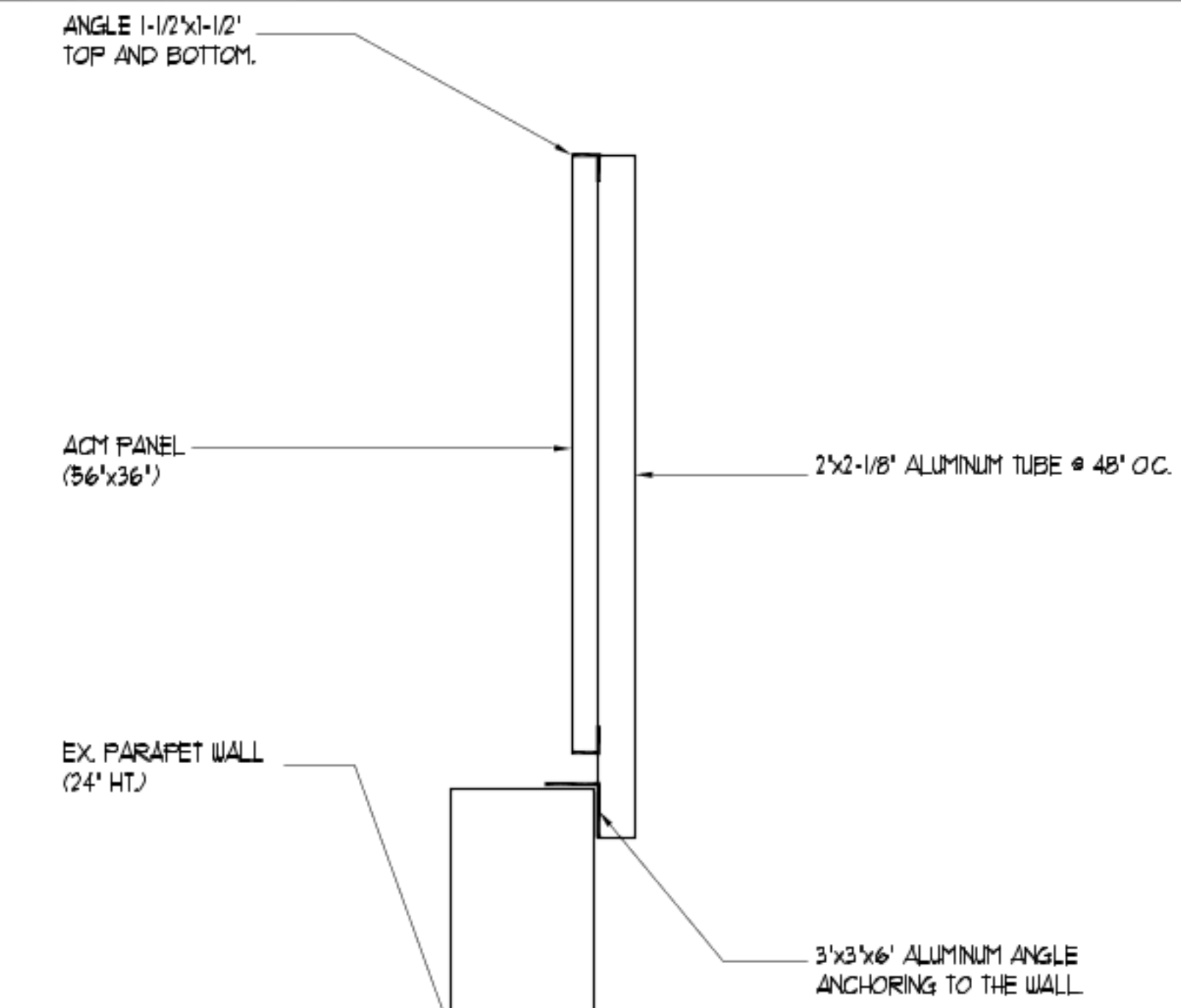
- ALL WATER CLOSETS HAVE BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR AS PER SECTION 405 F.B.C. 2007 EDITION (PLUMBING). VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

**FIRE PROTECTION NOTES:**

FIRE STOPPING: PROVIDE FIRE STOPS AT 8'-0" O.C. AND AT CEILING HEIGHT. TYPICAL.

**GENERAL NOTES:**

DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "V.L.F." (VERIFY IN FIELD).



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Gustavo J. Carbonell, P.A.

DATE AND DESCRIPTION OF REVISION
03-17-2023 MINOR VARIANCE ROOF SCREENING

Gustavo J. Carbonell, P.A.  
Architecture and Planning  
1457 NE 4th Avenue  
Fort Lauderdale  
Florida 33304  
GUS CARBONELL, AIA  
gcarbonell@gjcarc.com  
www.guscarbonell.com  
T: 954.462.6565  
F: 954.527.0857

Townhouse Development for:  
**VISTA HAUS SOUTH**  
1235 TO 1247 NE 18 AVENUE  
FT. LAUDERDALE FL. 33315  
**ROOF PLAN (DETAILED)**

GUSTAVO J. CARBONELL  
ARCHITECT, P.A.  
AA 26001132  
FLORIDA REGISTRATION  
NO. 0007957

**ISSUED FOR PERMIT**

DRAWN/CK'D **CFOS/GJC**  
DATE ISSUED: **16.07.18**  
GJC PROJECT: **17-044**

**A-3.1**


**1 ROOF PLAN BLDG. 1 (DETAILED)**  
SCALE: 1/4" = 1'-0"



**2 ROOF PARAPET SCREEN DETAIL**  
SCALE: NTS

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Gustavo J. Carbonell, P.A.

DATE AND DESCRIPTION OF REVISION
03-17-2023 MINOR VARIANCE ROOF SCREENING

  
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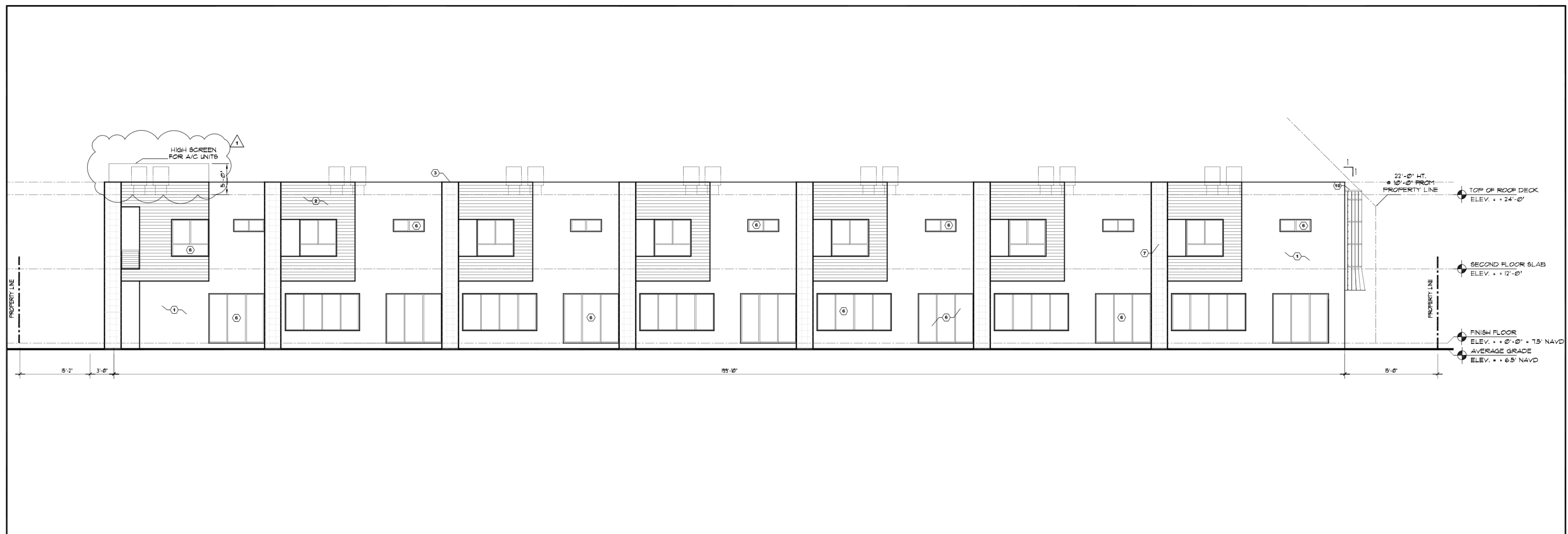
Townhouse Development for:  
**VISTA HAUS SOUTH**  
1235 TO 1247 NE 18 AVENUE  
FT. LAUDERDALE FL. 33315  
**ELEVATIONS BLDG. 1**

GUSTAVO J. CARBONELL  
ARCHITECT, P.A.  
AA 26001132  
FLORIDA REGISTRATION  
NO. 0007957

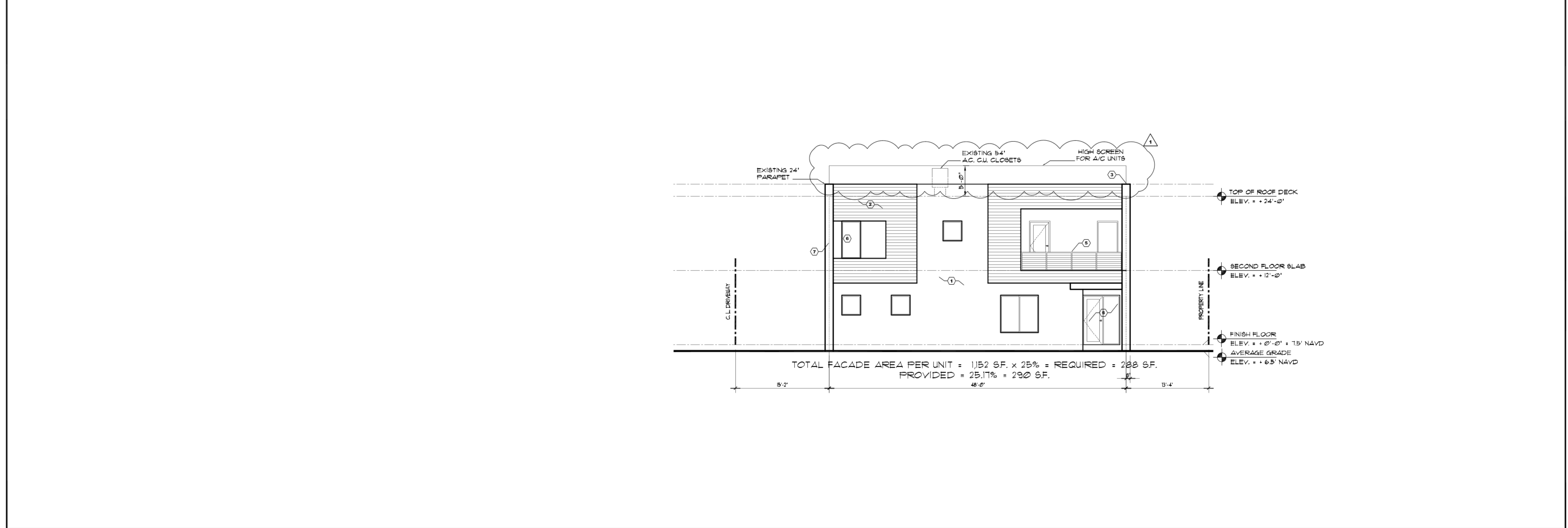
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DRAWN/CK'D: **CFOS/GJC**  
DATE ISSUED: **16.07.18**  
GJC PROJECT: **17-044**

**A-5**




**1 WEST ELEVATION BLDG. 1**  
SCALE: 1/8" = 1'-0"

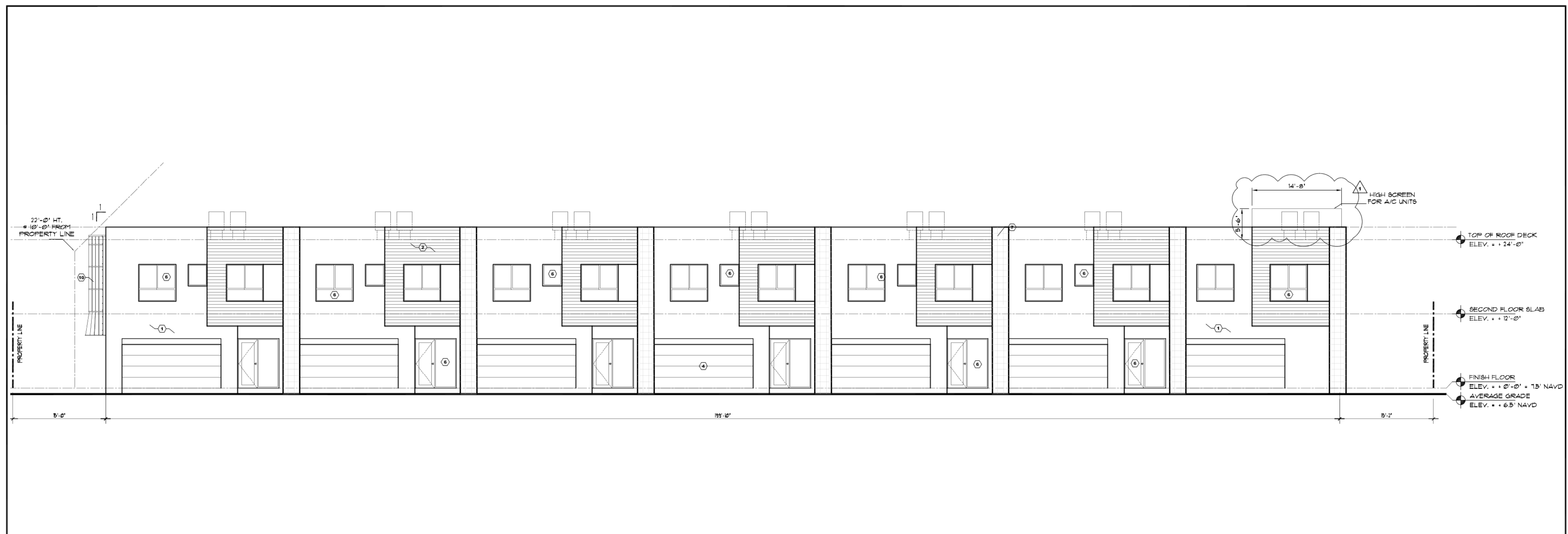


**2 NORTH ELEVATION BLDG. 1**  
SCALE: 1/8" = 1'-0"

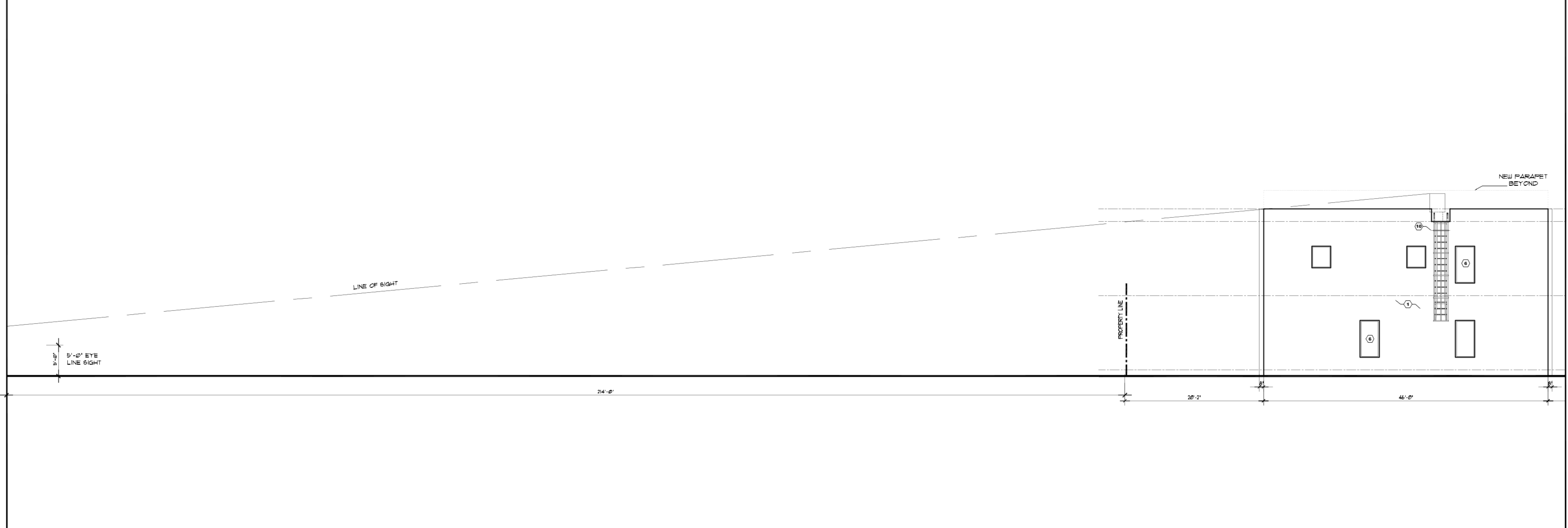
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**1 EAST ELEVATION BLDG. 1**  
 SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION BLDG. 1**  
 SCALE: 1/8" = 1'-0"

Townhouse Development for:  
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 1235 TO 1247 NE 18 AVENUE  
 FT. LAUDERDALE FL. 33315  
**ELEVATIONS BLDG. 1**

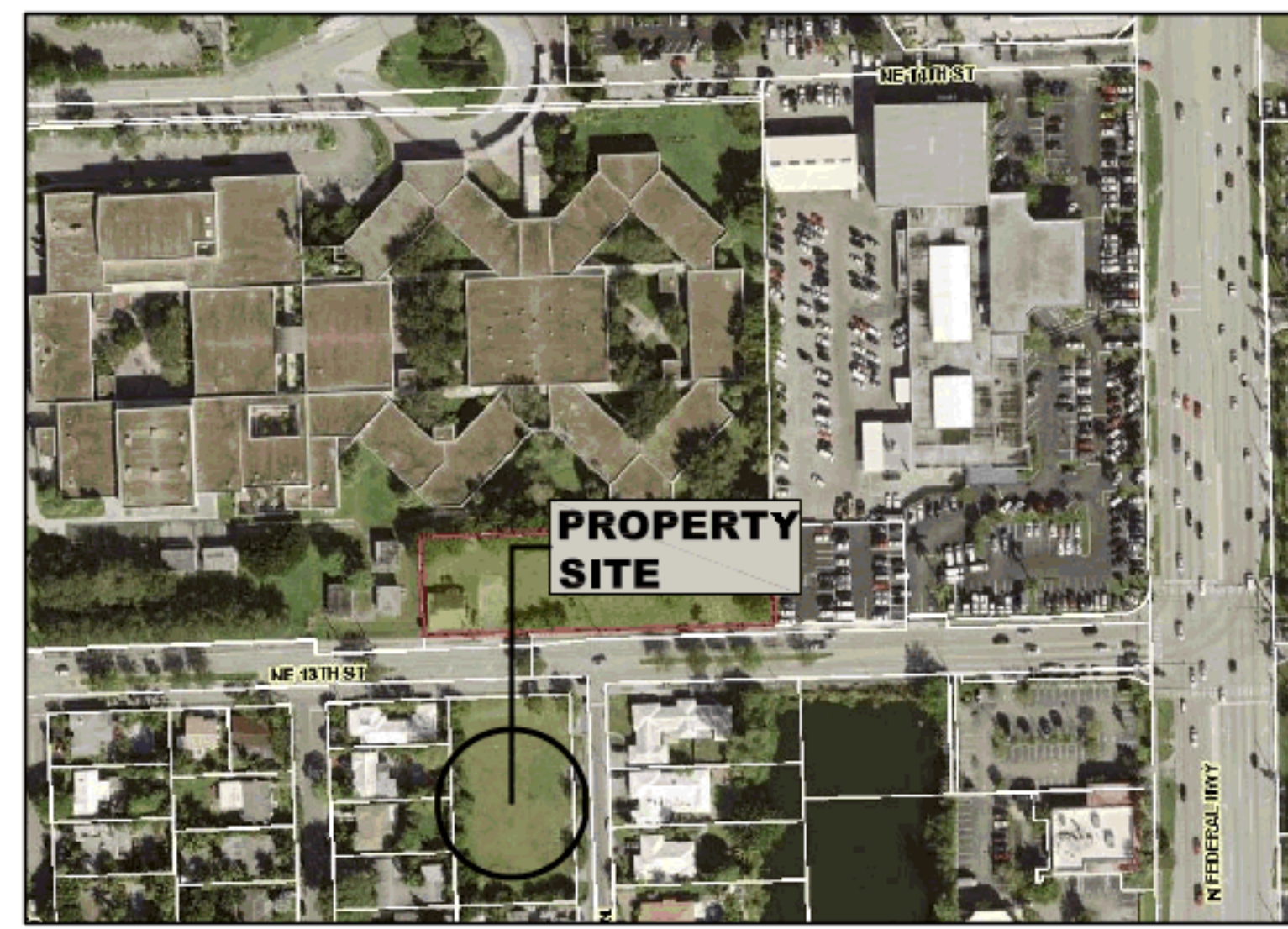
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 DATE ISSUED: **16.07.18**  
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**A-6**

LOCATION MAP 



Proposed Two Story Townhouses for:  
**"VISTA HAUS SOUTH"**  
 1251 TO 1255 NE 18th. Avenue  
 Fort Lauderdale, Florida 33315  
**BUILDING 2**

**DRC #: R1803**

ARCHITECTURAL

COVER SHEET & INDEX

A-3 ROOF PLAN  
 A-3.1 ROOF PLAN DETAILED

A-5 BUILDING ELEVATIONS  
 A-6 BUILDING ELEVATIONS



PROJECT TEAM

ARCHITECT:



Carlos Ochoa  
 Architectural Project Manager  
 Phone: (954) 462-6565 Ext. 12  
 Fax: (954) 527-0857

SURVEYOR:

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

LANDSCAPING:

CONSULTING ENGINEERS:

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DATE AND DESCRIPTION OF REVISION



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Townhouse Development for:  
**VISTA HAUS SOUTH**  
1251 TO 1255 NE 18 AVENUE  
FT. LAUDERDALE FL. 33315

**ROOF PLAN**

GUSTAVO J. CARBONELL  
ARCHITECT, P.A.  
AA 26001132

FLORIDA REGISTRATION  
NO. 0007957

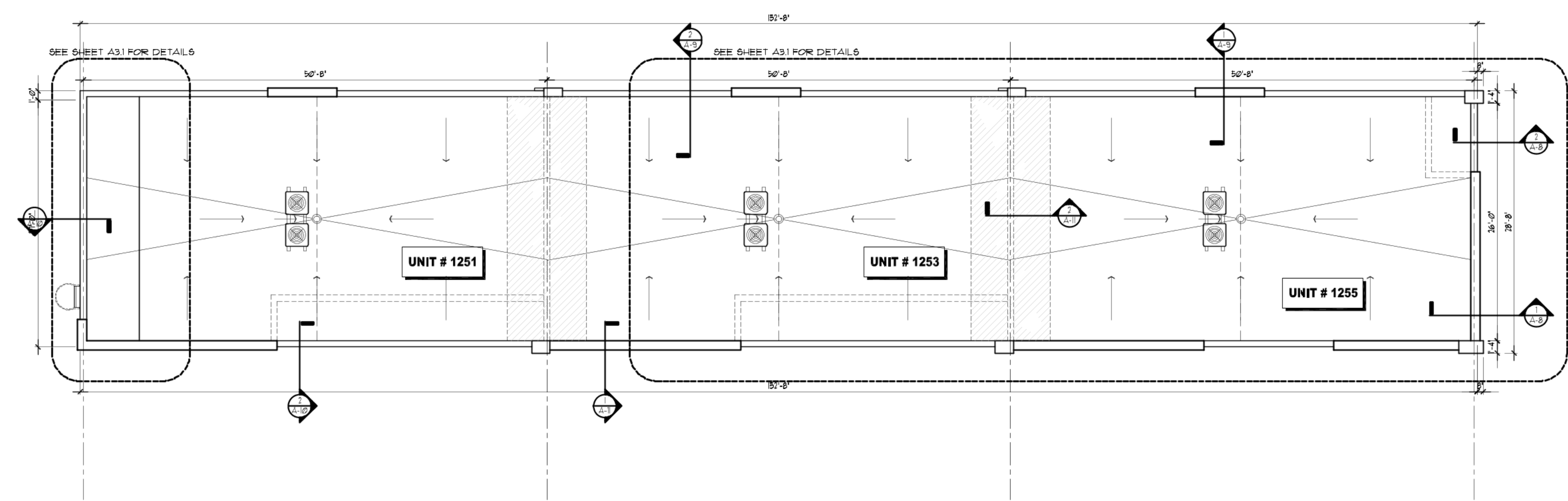
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**A-3**



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Gustavo J. Carbonell, P.A.

DATE AND DESCRIPTION OF REVISION

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**ROOF PLAN DETAILED)**

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FLORIDA REGISTRATION  
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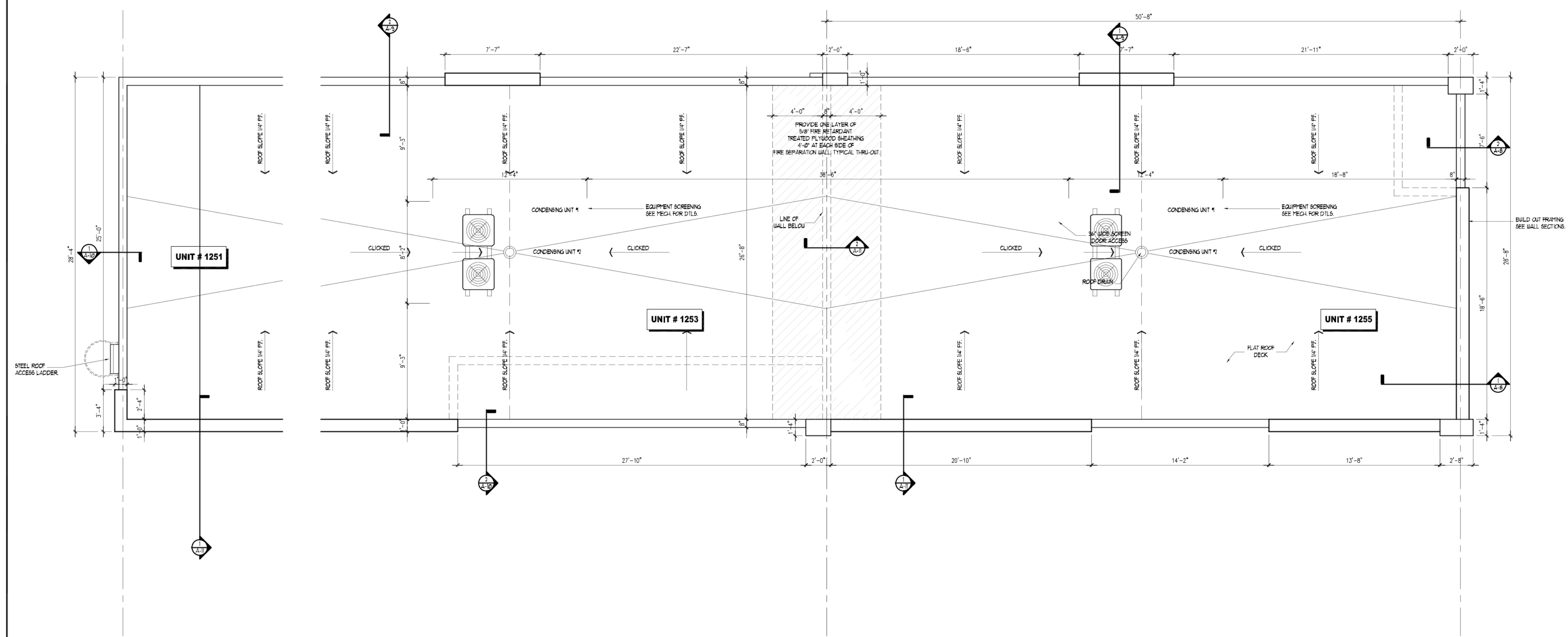
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DRAWN/CK'D **CFOS/GJC**

DATE ISSUED: **16.07.18**

GJC PROJECT: **17-044**

**A-3.1**



**1 ROOF PLAN BLDG. 2 (DETAILED)**  
SCALE: 1/4" = 1'-0"



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DATE AND DESCRIPTION OF REVISION

1



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**ELEVATIONS BLDG. 2**

GUSTAVO J. CARBONELL  
 ARCHITECT, P.A.  
 AA 26001132

FLORIDA REGISTRATION  
 NO. 0007957

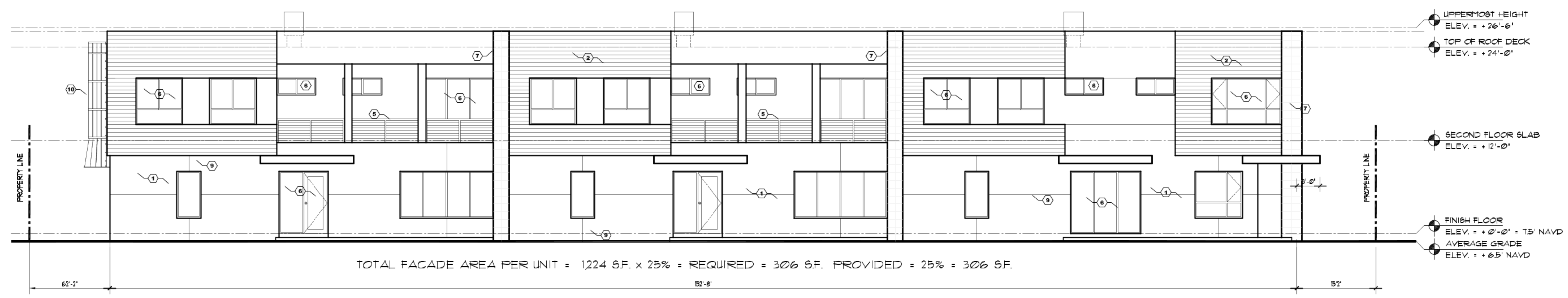
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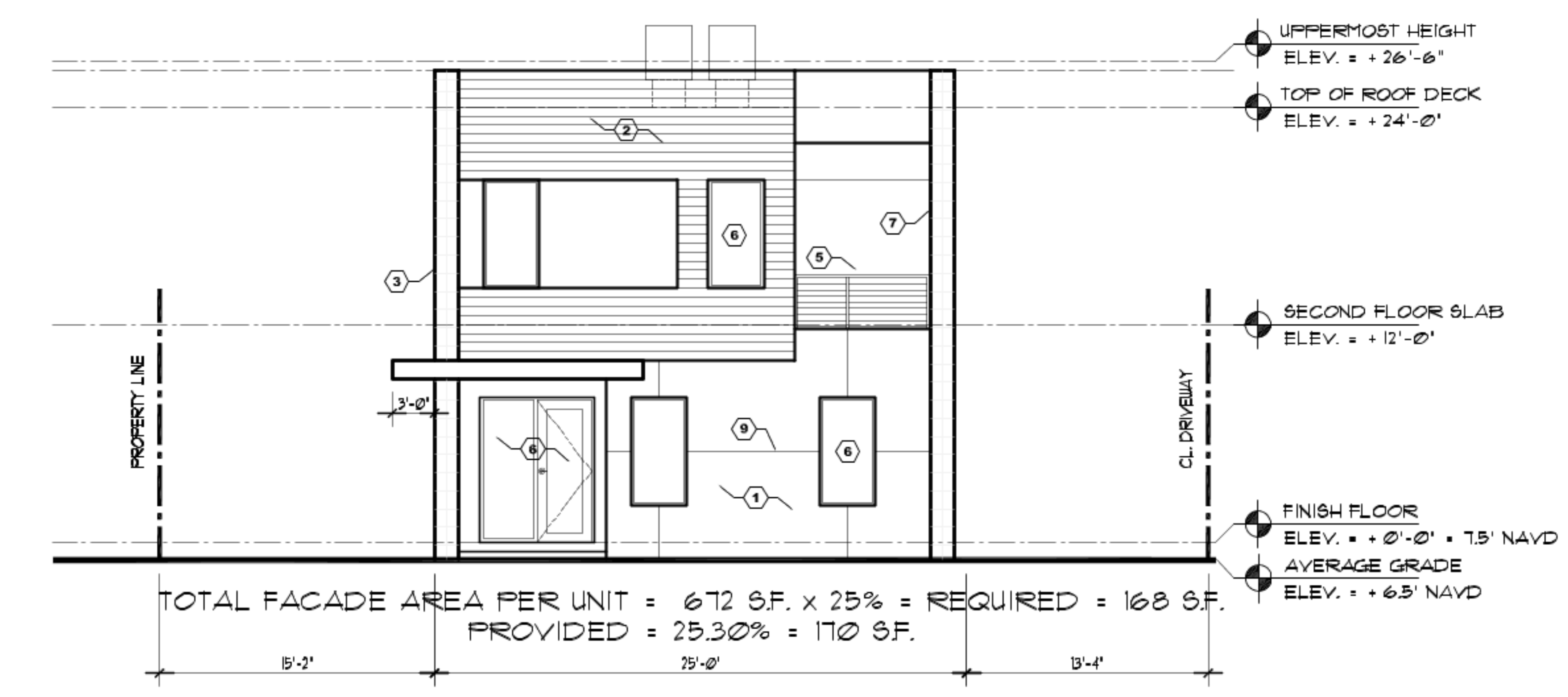
DATE ISSUED **16.07.18**

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**A-5**




**1 EAST ELEVATION BLDG. 2**  
 SCALE: 1/8" = 1'-0"

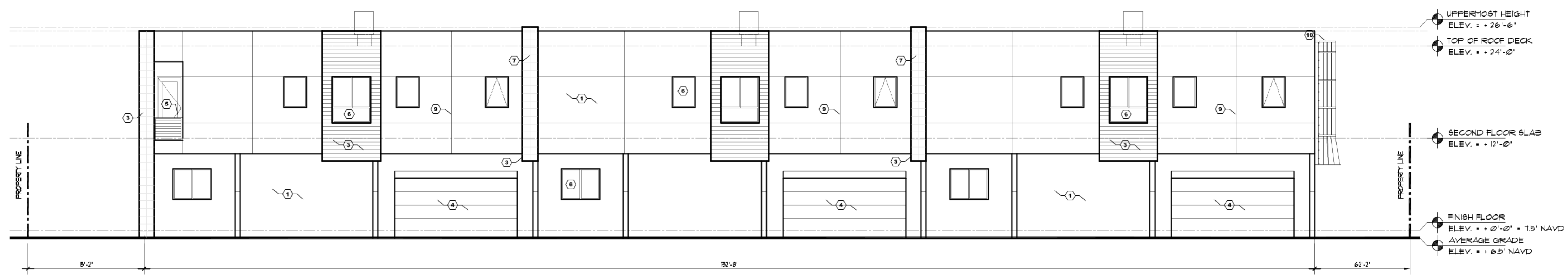


**2 NORTH ELEVATION BLDG. 2**  
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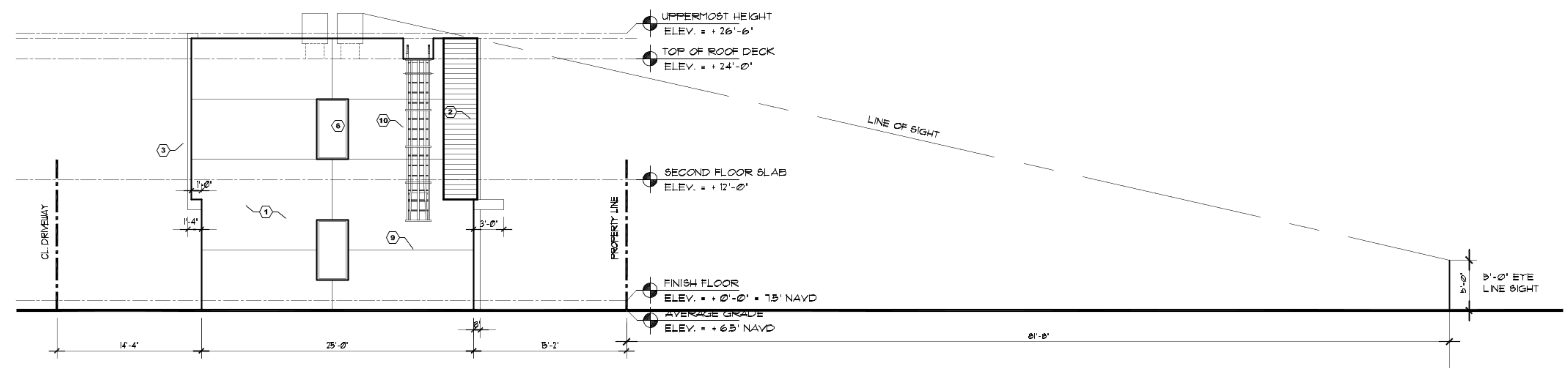
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**1 WEST ELEVATION BLDG. 2**  
 SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION BLDG. 2**  
 SCALE: 1/8" = 1'-0"

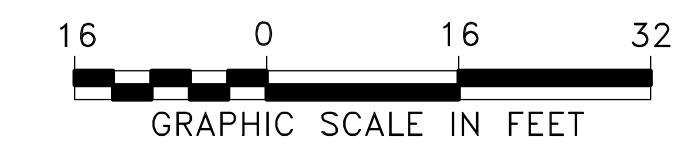
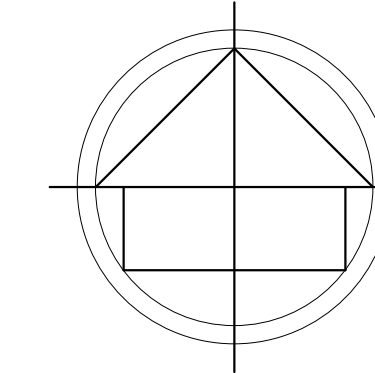
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 FT. LAUDERDALE FL. 33315  
**ELEVATIONS BLDG. 2**

GUSTAVO J. CARBONELL  
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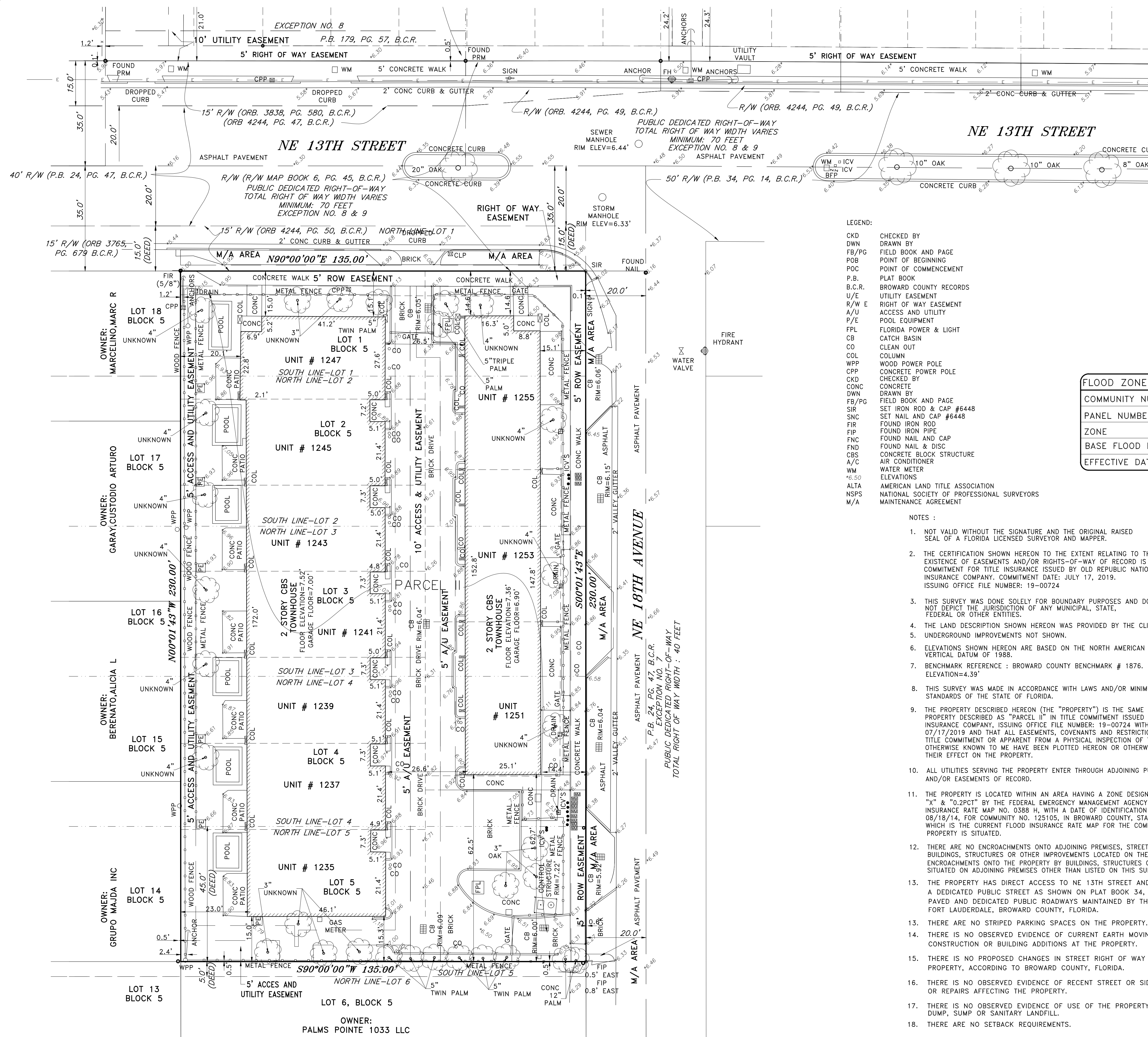
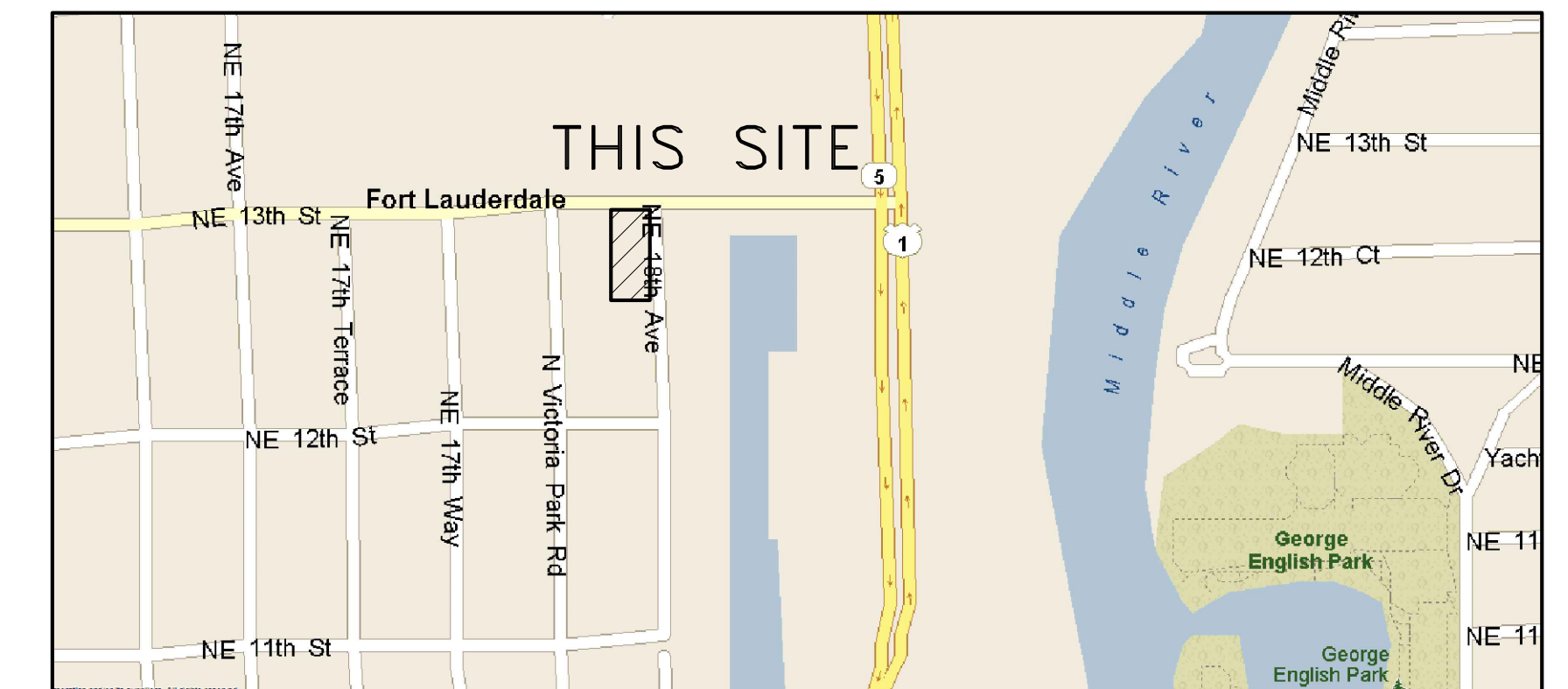
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 DATE ISSUED: **16.07.18**  
 GJC PROJECT: **17-044** ©

**A-6**



LOCATION MAP (NTS)



- LEGEND:
- CKD CHECKED BY
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - PFB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - P.B. PLAT BOOK
  - B.C.R. BROWARD COUNTY RECORDS
  - U/E UTILITY EASEMENT
  - R/W E RIGHT OF WAY EASEMENT
  - A/U ACCESS AND UTILITY
  - P/E POOL EQUIPMENT
  - F/L FLORIDA POWER & LIGHT
  - CB CATCH BASIN
  - CO CLEAN OUT
  - COL COLUMN
  - WPP WOOD POWER POLE
  - CPP CONCRETE POWER POLE
  - CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - CBS CONCRETE BLOCK STRUCTURE
  - A/C AIR CONDITIONER
  - WM WATER METER
  - ELEVATIONS ELEVATIONS
  - ALTA AMERICAN LAND TITLE ASSOCIATION
  - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - M/A MAINTENANCE AGREEMENT

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0388 H
ZONE	X / 0.2PCT
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT DATE: JULY 17, 2019. ISSUING OFFICE FILE NUMBER: 19-00724
  - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
  - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  - UNDERGROUND IMPROVEMENTS NOT SHOWN.
  - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1876. ELEVATION=4.39'
  - THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
  - THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED AS "PARCEL II" IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 19-00724 WITH AN COMMITMENT DATE OF 07/17/2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
  - ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
  - THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" & "0.2PCT" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0388 H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125105, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
  - THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES OTHER THAN LISTED ON THIS SURVEY.
  - THE PROPERTY HAS DIRECT ACCESS TO NE 13TH STREET AND NE 18TH AVENUE, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 34, PAGE 14, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
  - THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
  - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
  - THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
  - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
  - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - THERE ARE NO SETBACK REQUIREMENTS.

- LAND DESCRIPTION:
- PARCEL II
- LOT 1, LESS THE NORTH 15 FEET THEREOF; TOGETHER WITH LOTS 2, 3, 4 AND 5, LESS THE SOUTH 5 FEET OF SAID LOT 5, ALL IN BLOCK 5, LAKE RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- SITE AREA:
- PARCEL II 31,050 SQ.FT. 0.7128 ACRES
- ZONING: RC-15-RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
- ENCROACHMENTS:
- SIGNS AT POINTS ALONG EAST LINE PARCEL II; POWER POLES AND OVERHEAD WIRES ALONG WEST SIDE OF PARCEL II; WATER METER AND BACK FLOW PREVENTER ON EAST SIDE OF LOT 1 OF PARCEL II, ALL LOCATED OUTSIDE OF OR WITHOUT RECORDED EASEMENT. ENCROACHMENT OF FENCE ACROSS PART OF SOUTH LINE OF LOT 5 OF PARCEL II AND ENCROACHMENT OF ASPHALT PAVEMENT ACROSS EAST LINE OF SAID LOT 5.
- REVIEW OF TITLE COMMITMENT (SCHEDULE B-II)
- ALL MATTERS AS CONTAINED ON THE PLAT OF LAKE RIDGE, RECORDED IN PLAT BOOK 24, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (PARCEL II). (AFFECTS/PLOTTED)
  - ALL MATTERS AS CONTAINED ON THE PLAT OF LAKE RIDGE ADDITION, RECORDED IN PLAT BOOK 34, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (PARCEL I). (AFFECTS/PLOTTED)
  - ALL MATTERS AS CONTAINED ON THE PLAT OF POINSETTIA RIDGE, RECORDED IN PLAT BOOK 179, PAGE 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (PARCEL III). (AFFECTS/PLOTTED)
  - EASEMENT AGREEMENT BETWEEN POWELL MOTOR CO., A FLORIDA CORPORATION AND GRACE LUTHERAN CHURCH MISSOURI SYNOD, RECORDED SEPTEMBER 3, 1987 IN OFFICIAL RECORDS BOOK 14772, PAGE 607, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (PARCEL II). (DOES NOT AFFECTS/NOT PLOTTED)
  - OFF-STREET PARKING AGREEMENT RECORDED IN O.R. BOOK 14846, PAGE 919, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (PARCEL I). (AFFECTS/NOT PLOTTABLE)
  - AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN O.R. BOOK 46865, PAGE 364, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (PARCEL II). (AFFECTS/NOT PLOTTABLE)

CERTIFIED TO:

TERRACES DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 C BRIDGE, INC, A FLORIDA CORPORATION ISAOA/ATIMA  
 FLEITAS PLLC  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 08, 2021.

*Richard E. Cousins*

RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.  
 3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
 LANA CAPITAL

1245 NE 18TH AVENUE  
 FORT LAUDERDALE, FLORIDA

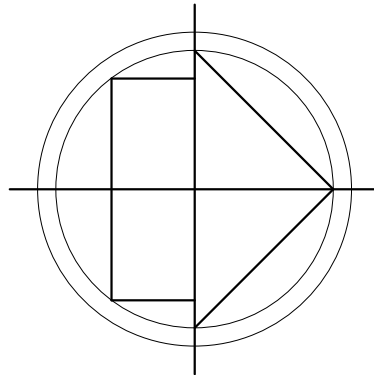
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REVISED TO AN ALTA/NSPS SURVEY	10/30/17	-----	AM	REC
REVISED PER COMMENTS	11/13/17	-----	AM	REC
REVISED SCALE	07/09/18	-----	AM	REC
ADDITIONAL ELEVATIONS ADDED	11/08/18	-----	JD	REC
REVISED CERTIFICATIONS	05/17/19	-----	AC	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY / NO FIELD CHANGES	07/29/19	-----	AM	REC
FINAL SURVEY	11/08/21	-----	AM	REC
HATCH EASEMENTS/DARKEN PROPERTY LINES	03/22/22	-----	AM	REC
ADDED TREES	04/13/22	-----	JD	REC

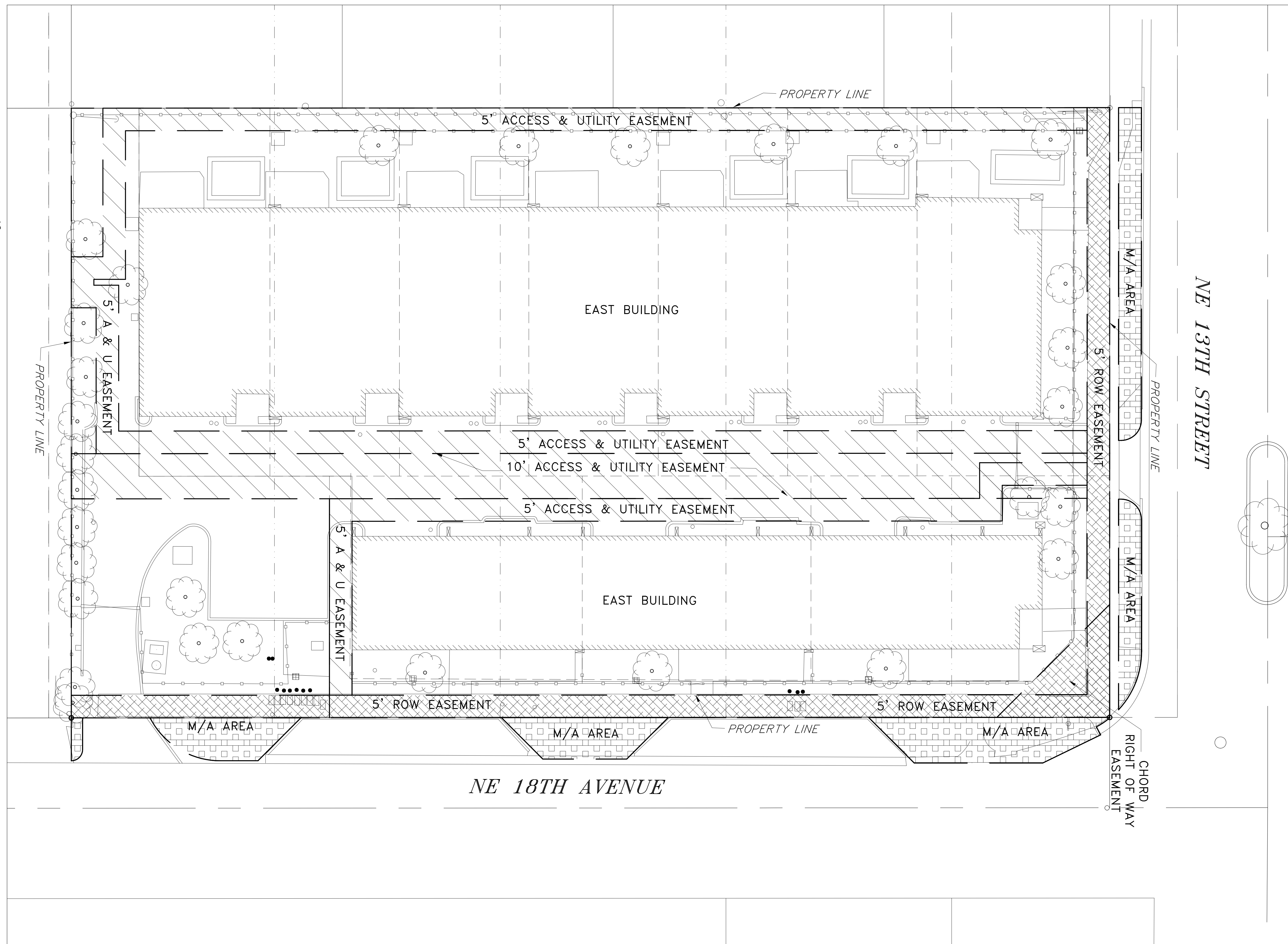
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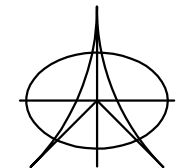
SHEET  
 1  
 OF  
 2  
 SHEETS



-  RIGHT OF WAY EASEMENTS
-  MAINTENANCE AGREEMENT AREAS
-  ACCESS & UTILITY EASEMENTS



COUSINS SURVEYORS & ASSOCIATES, INC.



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 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

LANA CAPITAL

1245 NE 18TH AVENUE  
 FORT LAUDERDALE, FLORIDA

EASEMENT DEPICTION

PROJECT NUMBER : 8474-17

SCALE : 1" = 10'

SHEET  
 2  
 OF  
 2  
 SHEETS