



## **BOARD OF ADJUSTMENT MEETING NOTICE**

June 23, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, July 12, 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-23050004</b>
<b>OWNER:</b>	TIBERIO, JOHN & SHARON
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	3304 NE 16 COURT, FORT LAUDERDALE FL 33305
<b>LEGAL DESCRIPTION:</b>	LOT 14, BLOCK 11 LAS OLAS BY THE SEA EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 6,212 SQUARE FEET OR 0.1426 ACRES, MORE OR LESS (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<b><u>Sec. 47-19.5. - Fences, walls, and hedges.</u></b> <ul style="list-style-type: none"> <li>• Requesting a variance to allow an 8-foot-high PVC fence, 96 feet in length, along the west side yard property line starting from the southwest corner, whereas the code allows a maximum height of 6 foot 6 inches above grade. A total variance request of 1 foot 6 inches.</li> </ul>

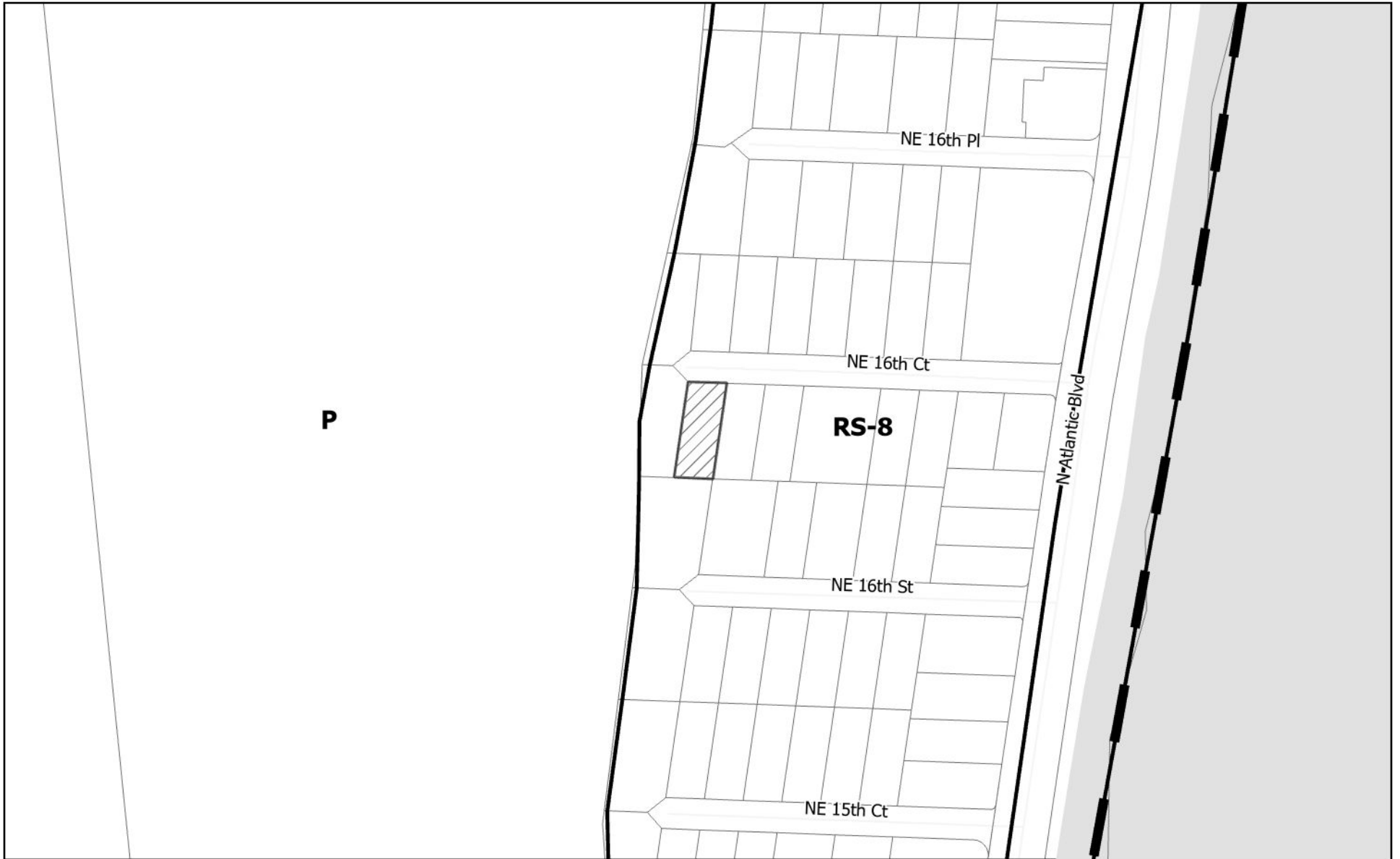
**To watch and listen to the meeting, please visit:** <https://www.fortlauderdale.gov/governement/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

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-23050004


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet





CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: JULY 12, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23050004

## Requesting: Sec. 47-19.5. - Fences, walls, and hedges.

- Requesting a variance to allow an 8-foot-high PVC fence, 96 feet in length, along the west side yard property line starting from the southwest corner, whereas the code allows a maximum height of 6 foot 6 inches above grade. A total variance request of 1 foot 6 inches.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL., 33311  
CONTACT: 954-828-6506

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



*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 PN-BOA Broward

BOA CASE NO. 23050004

APPLICANT: JOHN TIBERIO

PROPERTY: 3304 NE 16th Court Fort Lauderdale, FL

PUBLIC HEARING DATE: July 12 2023

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit \_\_\_\_\_ (initial here)

John Tiberio  
Affiant

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



LINDA MURRAY  
Commission # HH 031792  
Expires September 14, 2024  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

FL DL X28

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 ANN-BOA BROWARD

BOA CASE NO. 23050004

APPLICANT: SHARON TIBERIO

PROPERTY: 3304 NE 16<sup>th</sup> Court Fort Lauderdale FL

PUBLIC HEARING DATE: July 12 2023

BEFORE ME, the undersigned authority, personally appeared Sharon Robinis Tiberio, 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. SRT (initial here)

Sharon Tiberio  
Affiant

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



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: JULY 12, 2023      TIME: 6:00 P.M.      CASE: P.L.N. BOA-23050004

Requesting: Sec. 47-19.5 - Fences, walls, and hedges.  
Requesting a variance to allow an 8-foot-high PVC fence, 96 feet in length, along the west side yard property line starting from the southwest corner, whereas the code allows a maximum height of 6 foot 6 inches above grade. A total variance request of 1 foot 6 inches.

HEARING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
300 S.W. 15TH STREET  
FORT LAUDERDALE, FL 33301  
CONTACT: 784.884.6100

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT  
WWW.CITYOFFORTLAUDERDALE.COM/BOA  
WWW.FORTLAUDERDALEFL.GOV/BOA

**Sec. 47-19.5. Fences, walls and hedges.**

- A. The purpose and intent for the regulations in this section is to promote safety, create buffers, ease the transition between public ways and private property, and promote aesthetics while allowing flexibility and variety in the design of a fence or wall.
- B. Dimensional Requirements. The setback for a fence, wall or hedge shall depend on the height and percentage of transparency as shown in Table 1.

**TABLE 1**

FENCES, WALLS AND HEDGES (Note D)	HEIGHT MAX.  Measured from  Grade According  to Section 47-2.2.G	PERCENT TRANSPARENT  (Note B)	SETBACK (Note A & G)		
			STREET	SIDE	REAR
<b>Residential Zoning Districts</b>					
1a. FENCE/WALL	Up to 2'-6"	N/A	0'-0"	0'-0"	0'-0"
1b. FENCE/WALL	2'-6"—4'-4"	75—100% transparency	0'-0"	0'-0"	0'-0"
1c. FENCE/WALL	2'-6"—4'-4"	Below 75% transparency	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
1d. FENCE/WALL	4'-4"—6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
2. CHAIN LINK FENCE	Up to 6'-6"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
<b>Residential/Non-Residential Zoning Districts</b>					
3. FENCE/WALL	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
4. CHAIN LINK FENCE	Up to 10'-0"	N/A	Min. Average 3'-0" (Note C, E, & F)	0'-0"	0'-0"
5. HEDGES	Up to 10'-0"	N/A	0'-0"	0'-0"	0'-0"

# Record

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

Showing 1-13 of 13

<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-23050004</a>		8 foot fence height	Z- Board of Adjustment (BOA)	0		3304	NE	16	CT	05/09/2023	Open
<input type="checkbox"/>	<a href="#">BLD-WIN-23010090</a>	REPLACE (6) WINDOWS AND (1) DOOR W/ IMPACT NOC		Window and Door Permit	0		3304	NE	16	CT	01/20/2023	Complete
<input type="checkbox"/>	<a href="#">PM-13060011</a>	FRONT ENTRY DOOR REPLACEMENT	FRONT ENTRY DOOR REPLACEMENT	Window and Door Permit	0		3304	NE	16	CT	06/03/2013	Complete
<input type="checkbox"/>	<a href="#">PM-13050613</a>	RETROFIT 4 WINDOWS & 1 DOOR W/IMPACT	RETROFIT 4 WINDOWS & 1 DOOR ...	Window and Door Permit	0		3304	NE	16	CT	05/08/2013	Complete
<input type="checkbox"/>	<a href="#">PM-12080126</a>	KITCHEN REMODEL & WINDOW/DOOR (2)REPLACEMENT	KITCHEN REMODEL & WINDOW/DOO...	Residential Alteration Permit	0		3304	NE	16	CT	08/02/2012	Complete
<input type="checkbox"/>	<a href="#">PM-12080127</a>	CONNECT KITCHEN SINK BP12080126	CONNECT KITCHEN SINK BP1208...	Plumbing Fixture Replacement Permit	0		3304	NE	16	CT	08/02/2012	Complete
<input type="checkbox"/>	<a href="#">PM-12080128</a>	CONNECT HOOD TO EXISTING VENT BP12080126	CONNECT HOOD TO EXISTING VEN...	Mechanical Residential Permit	0		3304	NE	16	CT	08/02/2012	Complete
<input type="checkbox"/>	<a href="#">PM-12080129</a>	ELECTRIC PER PLANS BP12081026	ELECTRIC PER PLANS BP12081026	Electrical Residential Permit	0		3304	NE	16	CT	08/02/2012	Complete
<input type="checkbox"/>	<a href="#">PM-11101612</a>	REPLACE 3 SLINGING DOORS & REBUILD WALL 186 SQF	REPLACE 3 SLINGING DOORS & R...	Residential Alteration Permit	0		3304	NE	16	CT	10/24/2011	Complete
<input type="checkbox"/>	<a href="#">PM-11101614</a>	ADD 2 LIGHT OUTLETS BP 11101612	ADD 2 LIGHT OUTLETS BP 11101612	Electrical Residential Permit	0		3304	NE	16	CT	10/24/2011	Complete
<input type="checkbox"/>	<a href="#">PM-11091253</a>	REPLACE 4 WINDOWS IMPACT	REPLACE 4 WINDOWS IMPACT	Window and Door Permit	0		3304	NE	16	CT	09/20/2011	Complete
<input type="checkbox"/>	<a href="#">PM-10090581</a>	A/C REPLACEMENT	A/C REPLACEMENT	Mechanical HVAC Changeout Permit	0		3304	NE	16	CT	09/10/2010	Complete
<input type="checkbox"/>	<a href="#">PM-03021909</a>	REPLACEMENT 3TON SPLIT HEAT PUMP	REPLACEMENT 3TON SPLIT HEAT ...	Mechanical HVAC Changeout Permit	0		3304	NE	16	CT	02/27/2003	Complete

# 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>	JOHN & SHARON TIBERIO
<b>Property Owner's Signature</b>	<i>[Signatures]</i> <small>If signed and recorded, the signature can be used in lieu of a signature by the owner.</small>
<b>Address, City, State, Zip</b>	3304 NE 16th COURT, FORT LAUDERDALE, FL 33305-3715
<b>E-mail Address</b>	srtiberio@att.net
<b>Phone Number</b>	954.552.4001
<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>	JOHN & SHARON TIBERIO
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	3304 NE 16th COURT, FORT LAUDERDALE, FL 33305-3715
<b>E-mail Address</b>	srtiberio@att.net
<b>Phone Number</b>	954.552.4001
<b>Letter of Consent Submitted</b>	<input type="checkbox"/>

<b>Development / Project Name</b>	8-foot-high Vinyl Fence	
<b>Existing / New</b>	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>
<b>Project Address</b>	Address: 3304 NE 16th COURT, FORT LAUDERDALE, FL 33305-3715	
<b>Legal Description</b>	SEE SURVEY	
<b>Tax ID Folio Numbers</b> (For all parcels in development)	4943 31 01 0640	
<b>Variance Request (Describe)</b>	Installation of 8-foot-high Vinyl Fence, 96 feet length, west property line	
<b>Applicable ULDR Sections</b>	47-19.5 (fences, walls, and hedges)	

<b>Current Land Use Designation</b>	Low-Medium
<b>Current Zoning Designation</b>	RS 8
<b>Current Use of Property</b>	Single Family
<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		
Side		
Side		
Rear		

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.

INSTALLATION OF A SECTION OF 8-FOOT-HIGH FENCE (EXCEEDS USUAL HEIGHT)

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 NEXT DOOR PROPERTY (3300 NE 16 CT) HAS BEEN NEGLECTED FOR YEARS AND HAS AN ILLEGAL STRUCTURE NEAR OUR PROPERTY LINE. UNKEPT PROPERTY AND ILLEGAL STRUCTURE ARE VISIBLE FROM OUR YARD AND THROUGH OUR WINDOWS.
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: LOTS IN THIS NEIGHBORHOOD ARE ON A SLOPE; EACH LOT HAS A DIFFERENT ELEVATION THAN THE NEXT. WE HAVE A CLEAR VIEW OF THE EYESORE PROPERTY AS A RESULT.
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 A PRIVACY FENCE WOULD RESTORE OUR PRIVACY, CREATE A BUFFER, BLOCK THE VIEW OF THE NEGLECTED PROPERTY AND ILLEGAL STRUCTURE, AND WOULD IMPROVE THE AESTHETICS AND ENJOYMENT OF OUR PROPERTY
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 WE INSTALLED A 12-FOOT HIGH FIGUS HEDGE AND CONFEDERATE JASMINE TRELLISES DECADES AGO, BUT THEY ARE DETERIORATING FROM AGE AND RECURRENT WHITE FLY INFESTATIONS.
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. OUR PROPERTY IS ON A DEAD-END STREET. THE FENCE WOULD BEGIN 35 FEET FROM THE STREET SIDEWALK AND EXTEND TO THE SOUTHWEST POINT OF OUR PROPERTY (BACKYARD.) THE FENCE WOULD BE LOCATED ON THE LOWEST SLOPE OF OUR PROPERTY.

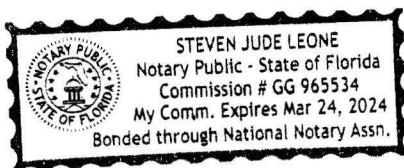
AFFIDAVIT: I, JOHN TIBERID the Owner/Agent of said property ATTEST that I am aware of the following:

- 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 11th day of May, 2023

(SEAL)



NOTARY PUBLIC MY COMMISSION EXPIRES: 3/27/2024

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.

INSTALLATION OF A SECTION OF 8-FOOT-HIGH FENCE (EXCEEDS USUAL HEIGHT)

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 NEXT DOOR PROPERTY (3300 NE 16 CT) HAS BEEN NEGLECTED FOR YEARS AND HAS AN ILLEGAL STRUCTURE NEAR OUR PROPERTY LINE. UNKEPT PROPERTY AND ILLEGAL STRUCTURE ARE VISIBLE FROM OUR YARD AND THROUGH OUR WINDOWS.
- 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: LOTS IN THIS NEIGH BORHOOD ARE ON A SLOPE. EACH LOT HAS A DIFFERENT ELEVATION THAN THE NEXT. WE HAVE A CLEAR VIEW OF THE EYESORE PROPERTY AS A RESULT.
- 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 A PRIVACY FENCE WOULD RESTORE OUR PRIVACY, CREATE A BUFFER, BLOCK THE VIEW OF THE NEGLECTED PROPERTY AND ILLEGAL STRUCTURE, AND WOULD IMPROVE THE AESTHETICS AND ENJOYMENT OF OUR PROPERTY
- 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 WE INSTALLED A 12-FOOT HIGH FIGUS HEDGE AND CONFEDERATE JASMINE TRELLIS DECADES AGO BUT THEY ARE DETERIORATING FROM AGE AND RECURRENT WHITE FLY INFESTATIONS.
- 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. OUR PROPERTY IS ON A DEAD-END STREET. THE FENCE WOULD BEGIN 35 FEET FROM THE STREET SIDEWALK AND EXTEND TO THE SOUTHWEST POINT OF OUR PROPERTY (BACKYARD.) THE FENCE WOULD BE LOCATED ON THE LOWEST SLOPE OF OUR PROPERTY.

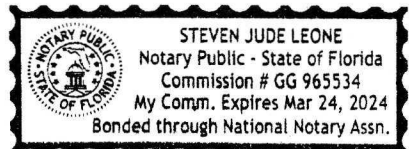
AFFIDAVIT: I, SHARON TIBERIO the Owner/Agent of said property ATTEST that I am aware of the following:

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

Sharon Tiberio (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11th day of May, 2023

(SEAL)



Steven Leone (Signature) NOTARY-PUBLIC MY COMMISSION EXPIRES: 3/24/2024



<b>Site Address</b>	<b>3304 NE 16 COURT, FORT LAUDERDALE FL 33305-3715</b>	<b>ID #</b>	4943 31 01 0640
<b>Property Owner</b>	TIBERIO, JOHN & SHARON	<b>Millage</b>	0312
<b>Mailing Address</b>	3304 NE 16 CT FORT LAUDERDALE FL 33305-3715	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	LAS OLAS BY THE SEA EXT 3-8 B LOT 14 BLK 11		

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*	\$278,820	\$856,920	\$1,135,740	\$331,110	
2022	\$278,820	\$856,920	\$1,135,740	\$321,470	\$5,761.68
2021	\$278,820	\$585,200	\$864,020	\$312,110	\$5,592.38

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,135,740	\$1,135,740	\$1,135,740	\$1,135,740
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 94</b>	\$331,110	\$331,110	\$331,110	\$331,110
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$281,110	\$306,110	\$281,110	\$281,110

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/1/1983	WD	\$155,000	11138 / 417	\$45.00	6,196	SF
12/1/1982	WD	\$130,000				

		Adj. Bldg. Cn. (Garb, Storm)		1968
			<b>Units</b>	1
<b>Eff./Act. Year Built: 1968/1951</b>				

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
03						F1		
R								
1						1		



494331020270 494331020700 494331020191 494331020190

NE 16TH PL

494331020130 494331020140 494331020150 494331020160 494331020170 494331020180

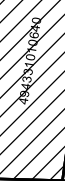
494331020030

494331020120 494331020110 494331020100 494331020090 494331020080 494331020070 494331020060 494331020050

NE 16TH CT

494331020700

494331010630



494331010640

494331010650

494331010660

494331010670

494331010680

494331010690

494331010560

494331010550

N ATLANTIC BLVD

494331000020

N SR A1A

494331010620

494331010610

494331010600

494331010590

494331010580

494331010570

494331010540

494331010530

494331010520

N A1A

NE 16TH ST

494331010000

494331010480

494331010490

494331010481

494331010500

494331010501

494331010502

494331010510

494331010400

494331010390

N STHY A1A

494331010470

494331010460

494331010450

494331010440

494331010430

494331010420

494331010410

494331010381

494331000010

150 75 0 150 Feet

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



3304 NE 16 CT



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494331000010	TIITF/DNR DIV REC & PARKS	HUGH TAYLOR BIRCH STATE PARK	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399
494331020140	3308 16TH PLACE LLC		1524 S OCEAN DR	FORT LAUDERDALE	FL	33316
494331020150	HARA,KEN		3314 NE 16 PL	FORT LAUDERDALE	FL	33305
494331020160	JACKAL HOMES LLC		4240 GALT OCEAN DR #1005	FORT LAUDERDALE	FL	33308
494331020170	GREENE,TRAVIS & DONNA		3322 NE 16 PL	FORT LAUDERDALE	FL	33305
494331020120	GFM 3301 NE 16 CT LLC		411 N NEW RIVER DR E #2706	FORT LAUDERDALE	FL	33301
494331020110	KUSHNER,GLENN A	KUSHNER,MARTHA L	112 N 10 AVE	MELROSE PARK	IL	60160
494331020100	RENOVATED 01 LLC		3309 NE 16 CT	FORT LAUDERDALE	FL	33305
494331020090	SWEITZER,ANTHONY & KELLY		43994 CHELTENHAM CIR	ASHBURN	VA	20147
494331020080	ORANGE GROUP PARTNERS 2 LLC		5600 OAKVIEW TER	FORT LAUDERDALE	FL	33312
494331020070	GREENE,TRAVIS	GREENE,DONNA	3322 NE 16 PL	FORT LAUDERDALE	FL	33305
494331020060	TRIANGOLO,EDWARD P JR		3325 NE 16 CT	FORT LAUDERDALE	FL	33305
494331020050	SALNA 2019 PROPERTY TR	BUCKLY,ISABELLA TRS	234 GLERNROSE AVE	*TORONTO ON	CA	M4T 1
494331010630	JP MORGAN CHASE NATL ASSN	% JPMORGAN CHASE BANK N A	3415 VISION DR	COLUMBUS	OH	43219
494331010640	TIBERIO,JOHN & SHARON		3304 NE 16 CT	FORT LAUDERDALE	FL	33305
494331010650	JEFFREY,ANTHONY		3310 NE 16 CT	FORT LAUDERDALE	FL	33305
494331010660	ADAMS,PATRICIA		3312 NE 16 CT	FORT LAUDERDALE	FL	33305
494331010670	WEISS,MARLENE	WEISS FAM REV TR	3320 NE 16 CT	FORT LAUDERDALE	FL	33305
494331010680	HEUSER,GEORGE K		1744 JACK FROST RD	VIRGINIA BEACH	VA	23455
494331010690	CHIN,KINGSLEY & VANESSA		3328 NE 16 CT	FORT LAUDERDALE	FL	33305
494331010560	PISCITELLI,JUNE & MICHAEL		3332 NE 16 CT	FORT LAUDERDALE	FL	33305
494331010540	GRECU,LETITIA		1609 N FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33305
494331010620	3301 NE 16TH LLC		7901 4TH ST N #300	ST PETERSBURG	FL	33702
494331010610	OCEAN VIEW 7 LLC		4619 MAXWELL DR	MASON	OH	45040
494331010600	MOSKOW,HOWARD & AUDREY		3315 NE 16 ST	FORT LAUDERDALE	FL	33304
494331010590	MENDENHALL,NINA E		3317 NE 16 ST	FORT LAUDERDALE	FL	33304
494331010580	DONALDSON,BRIAN J		PO BOX 480373	FORT LAUDERDALE	FL	33348
494331010570	DENK,JOSEPH & JACQUELINE	JOSEPH J DENK TR ETAL	521 S CLIFTON AVE	PARK RIDGE	IL	60068
494331010530	GRECU,EMMANUELLA L		1605 N FORT LAUDERDALE BCH BLVD	FORT LAUDERDALE	FL	33305
494331010480	ALINNA,LLC		3300 NE 16 ST	FORT LAUDERDALE	FL	33304
494331010500	VAIDYA,RAHUL	DIBACCO,NUNZIATINA	26 HARVARD PL	ANN ARBOR	MI	48104
494331010501	WOOD,JENNIFER M		3315 NE 16 ST	FORT LAUDERDALE	FL	33304
494331010502	KAREN & JERRY BIDERMAN FAM TR	BIDERMAN,KAREN LYNN ETAL	3320 NE 16 ST	FORT LAUDERDALE	FL	33304
494331010510	EGELAND,GAARD	JERNIGAN,MICHAEL WADE	3324 NE 16 ST	FORT LAUDERDALE	FL	33304
494331010470	MARTIN,DAN ST		3275 NE 15 CT	FORT LAUDERDALE	FL	33304
494331010450	BROWN,JAMES CAMERON	MAHARAJ,KUMARI	3311 NE 15 CT	FORT LAUDERDALE	FL	33304
494331010440	MARKHAM,TREVOR		3313 NE 15 CT	FORT LAUDERDALE	FL	33304
494331020700	WEIR,ADDIE C	DDCTD PUBLIC %CITY OF FORT LAUD	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494331010460	RUBIN,RICHARD GARY	RICHARD GARY RUBIN REV TR	3303 NE 15 CT	FORT LAUDERDALE	FL	33304
494331010490	ODER INVESTMENTS LLC		11043 CANARY ISLAND CT	PLANTATION	FL	33324
494331010491	ODER INVESTMENTS LLC		11043 CANARY ISLAND CT	PLANTATION	FL	33324
494331020130	ABBAS,RAMI	ANANI,FATMEH	3300 NE 16 PL	FORT LAUDERDALE	FL	33305

**Narrative: Fence Variance at 3304 NE 16<sup>th</sup> Court, Record # PLN-BOA-23050004**

3304 NE 16<sup>th</sup> Court  
Fort Lauderdale, Florida 33305-3715

Request: Approval for section of 8-foot-high vinyl privacy fence

Relevant ULDR Section: 47-19.5 (Fences, walls, and hedges)

May 10, 2023

The lot immediately to our west is 3300 NE 16<sup>th</sup> Court which has been a neglected property for years and has recently become a bank-owned foreclosure property. There is an illegal structure (garage/shed converted to a granny flat previously used as a rental unit, constructed without permitting, and with multiple safety violations) in the southeast corner of their lot only 4 feet from our property line. We have a direct view of this unkempt property and the illegal structure from our backyard and side yard, as well as it being visible through several windows in our home.

For privacy, decades ago we planted a 12-foot Ficus hedge and later added Confederate Jasmine on trellises between that property and ours. The Ficus hedge and Jasmine are now deteriorating due to age. Our plan is to remove the Ficus hedge and Jasmine and replace them with a solid fence to restore privacy, block the view of the foreclosure property and illegal structure, enhance our enjoyment of our property, as well as to improve overall aesthetics.

Our property is at the end of a dead-end street. The lots on NE 16<sup>th</sup> Court are on a sloped road with each property at a different elevation from the next. The proposed fence would begin at a point 35 feet from the street/sidewalk and extend to the southwest point of our property (our backyard.) The new fence would not be visible from the street and would be at the lowest point on our sloping property line.

At the Zoning/Board of Adjustment Staff Meeting on January 30, 2023 via Zoom with Mr. Burt Ford, he informed us that a 7-foot-high fence would not require a variance because of our elevation. He said an 8-foot-high fence would require variance approval. We updated our survey in February which substantiated the elevation in the prior survey. An 8-foot-high section of fence will be necessary to block our view of the decrepit property and illegal structure next door.

John and Sharon Tiberio (owners/applicants)  
3304 NE 16<sup>th</sup> Court  
Fort Lauderdale, Florida 33305-3715  
954.552.4001

Color Photographs of properties next-door to 3304 NE 16<sup>th</sup> Court, May 10, 2023, Record # PLN-BOA-23050004



**3310** NE 16<sup>th</sup> Court lot to our east, street view



**3304** NE 16<sup>th</sup> Court (**our property**), street view



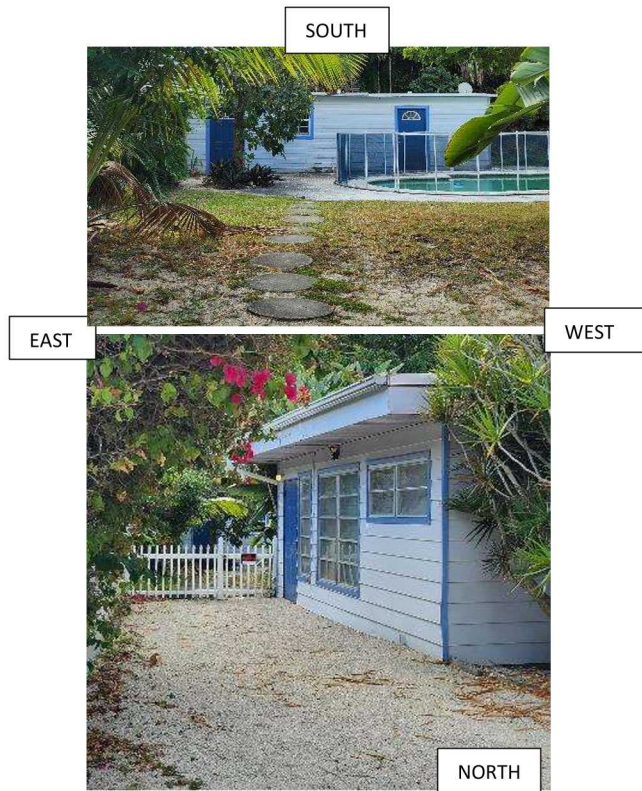
**3304** NE 16<sup>th</sup> Court (**our property**), street view



**3300** NE 16<sup>th</sup> Court (neglected property to our west) street view

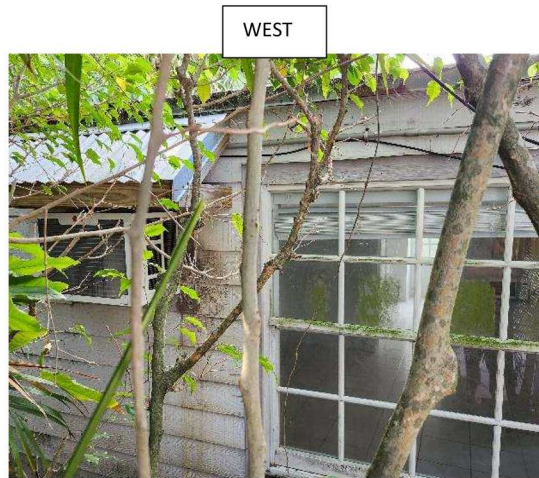


West side of **3304** NE 16<sup>th</sup> Court (**our property**)  
 Site for proposed section of fence to replace hedge



3300 NE 16<sup>th</sup> Court on their side of property line  
 Gravel driveway leads to illegal structure in back yard (upper image)

View of 3300 NE 16<sup>th</sup> Court illegal structure from our backyard patio



WEST



Top of a 6' fence would be here

6FT

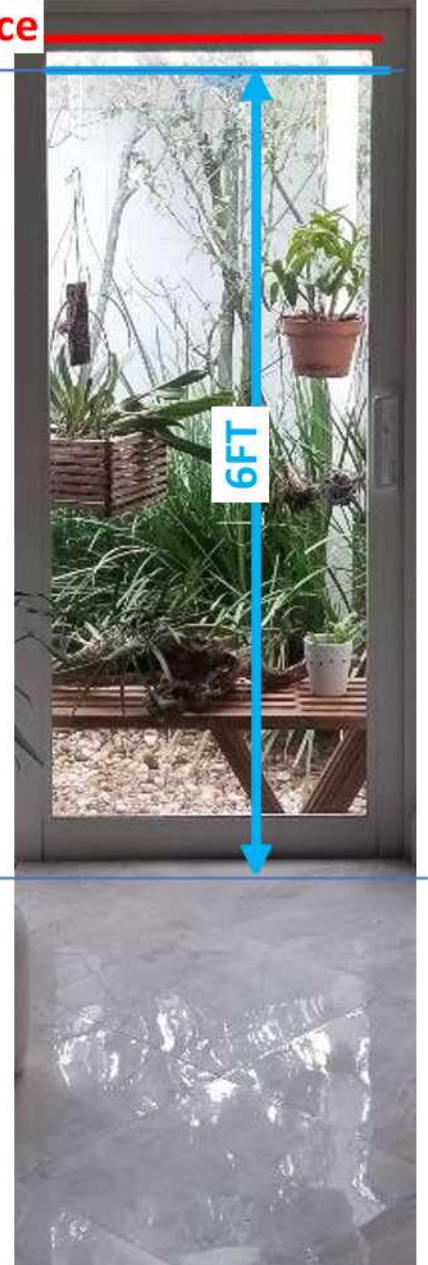
# 1 Interior Sight Views

Top of neighbor's 6' fence



Blue lines are reference.

EAST

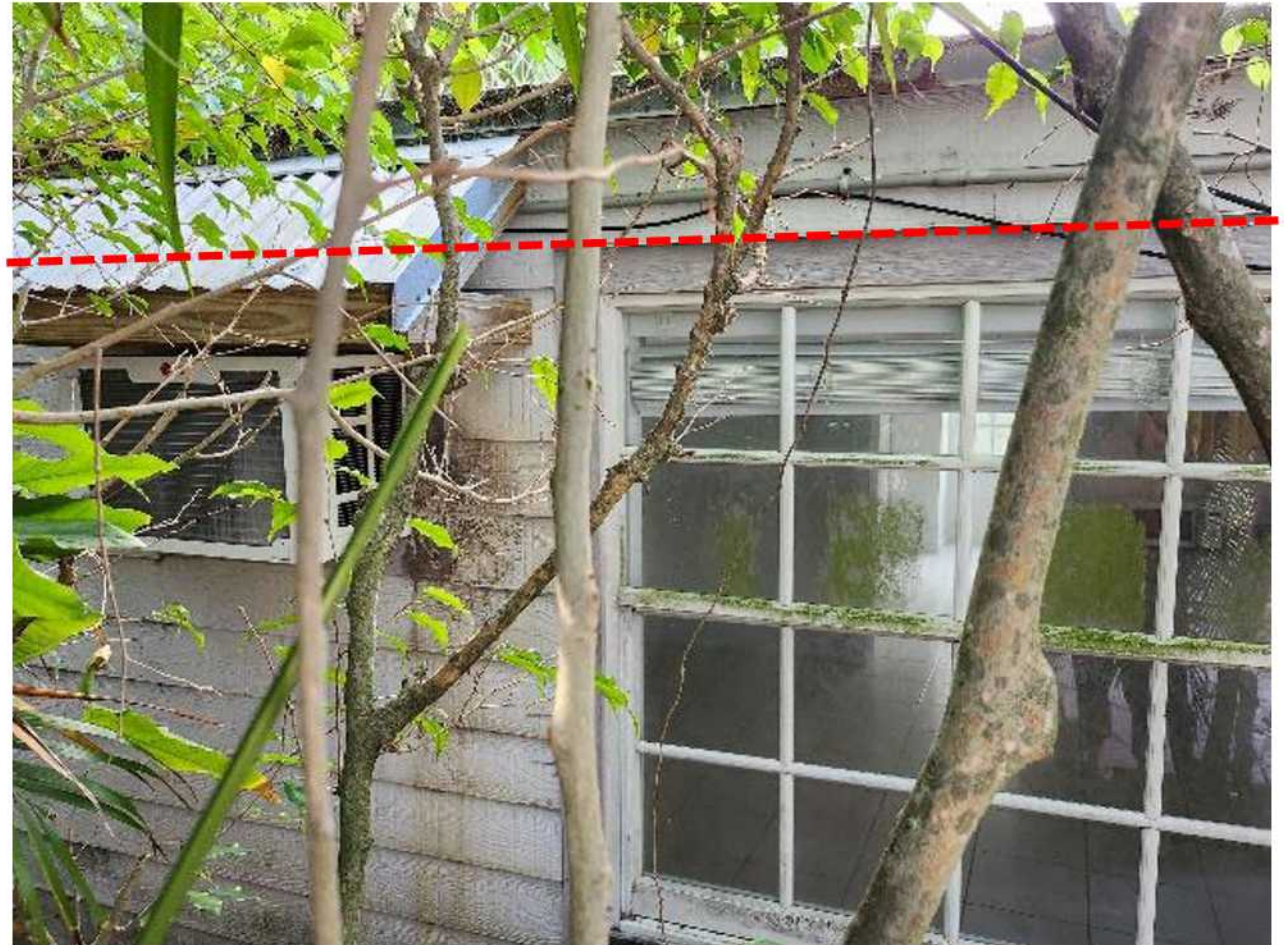


6FT

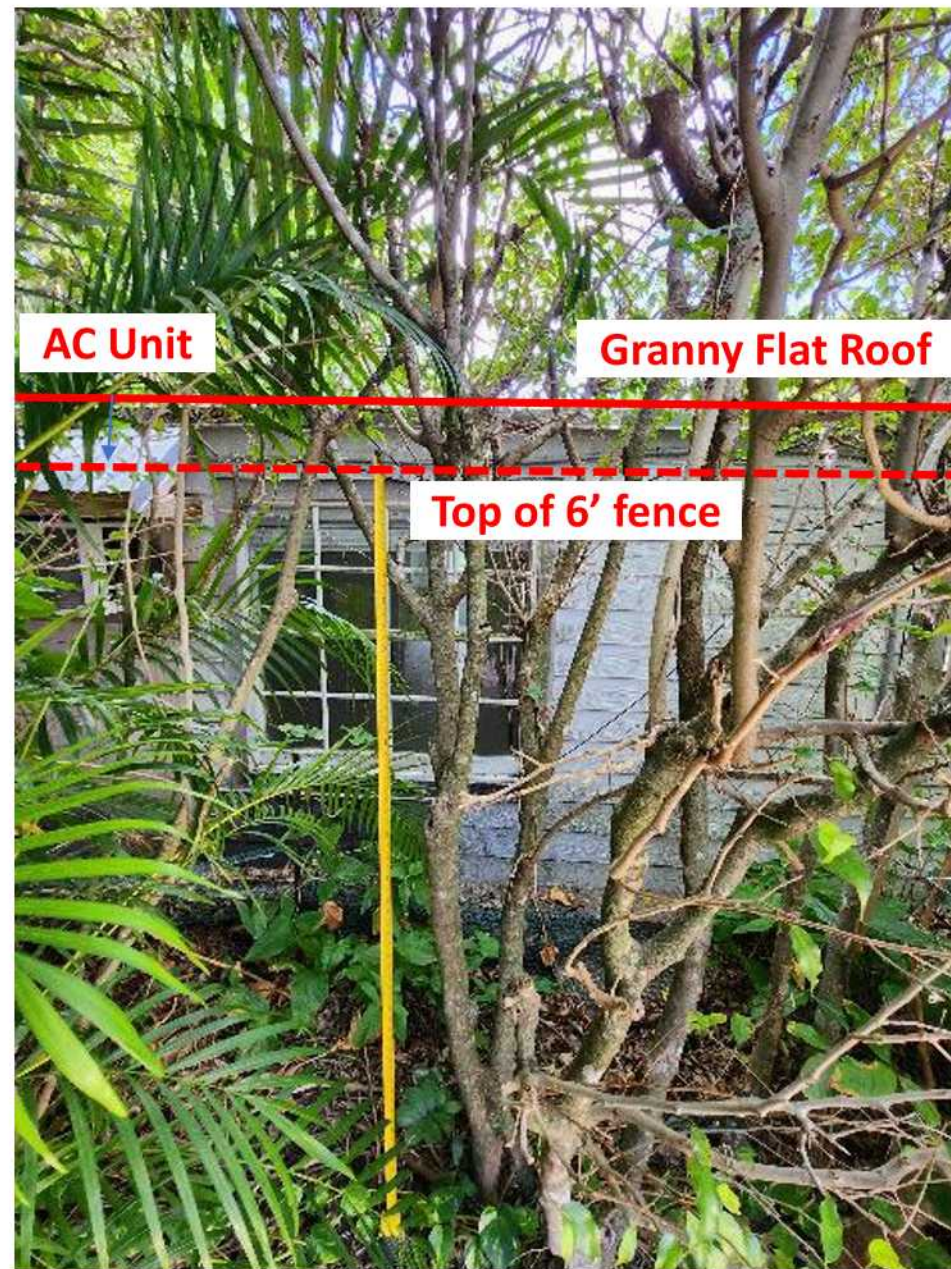
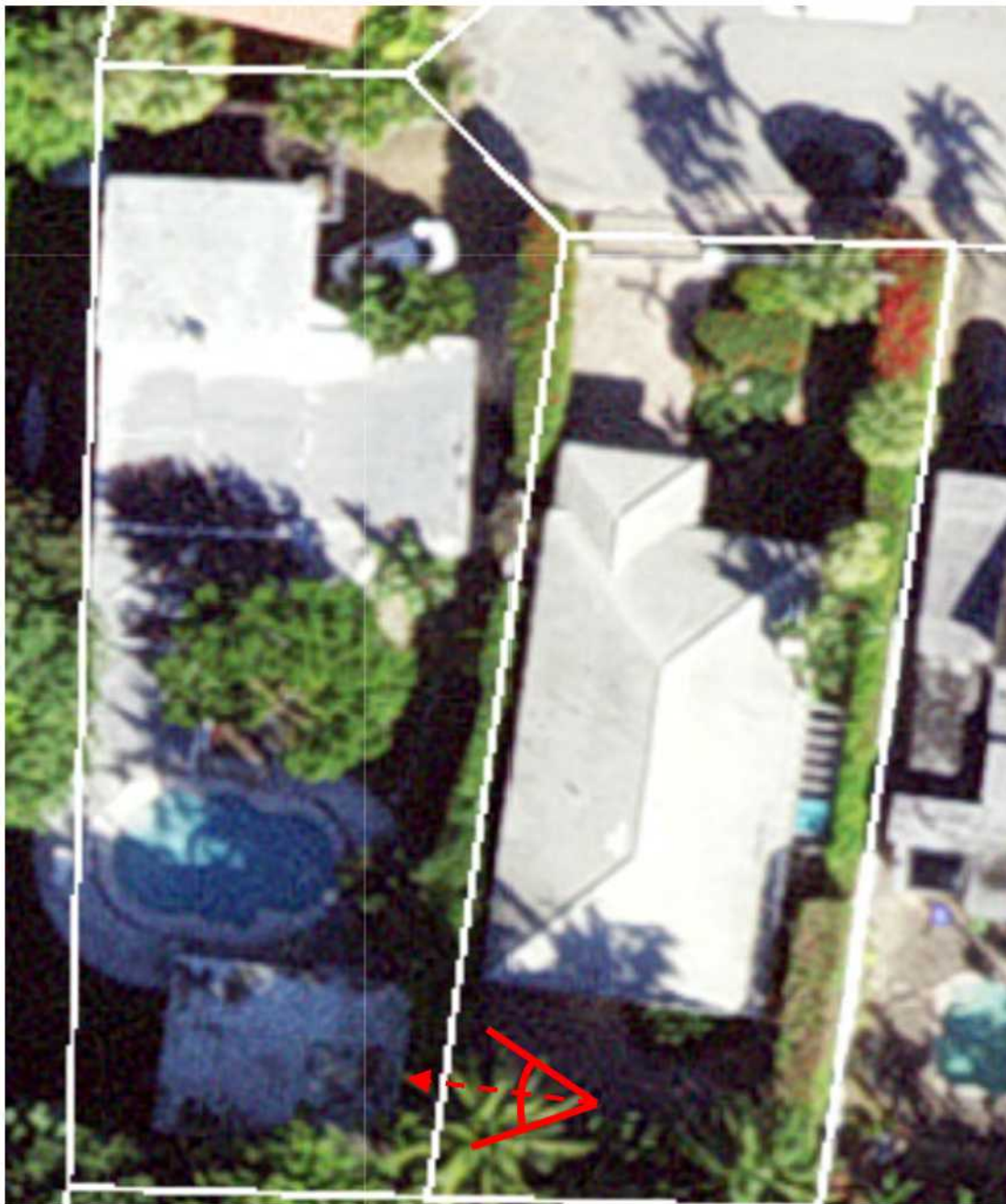
West and East Views from center of living area. Shows west side drop-off and why a 6 ft fence would not provide adequate privacy.



② View From Our West Bedroom



### ③ View From Our Backyard

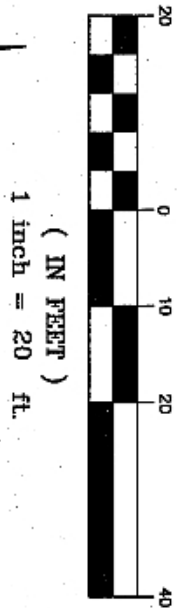




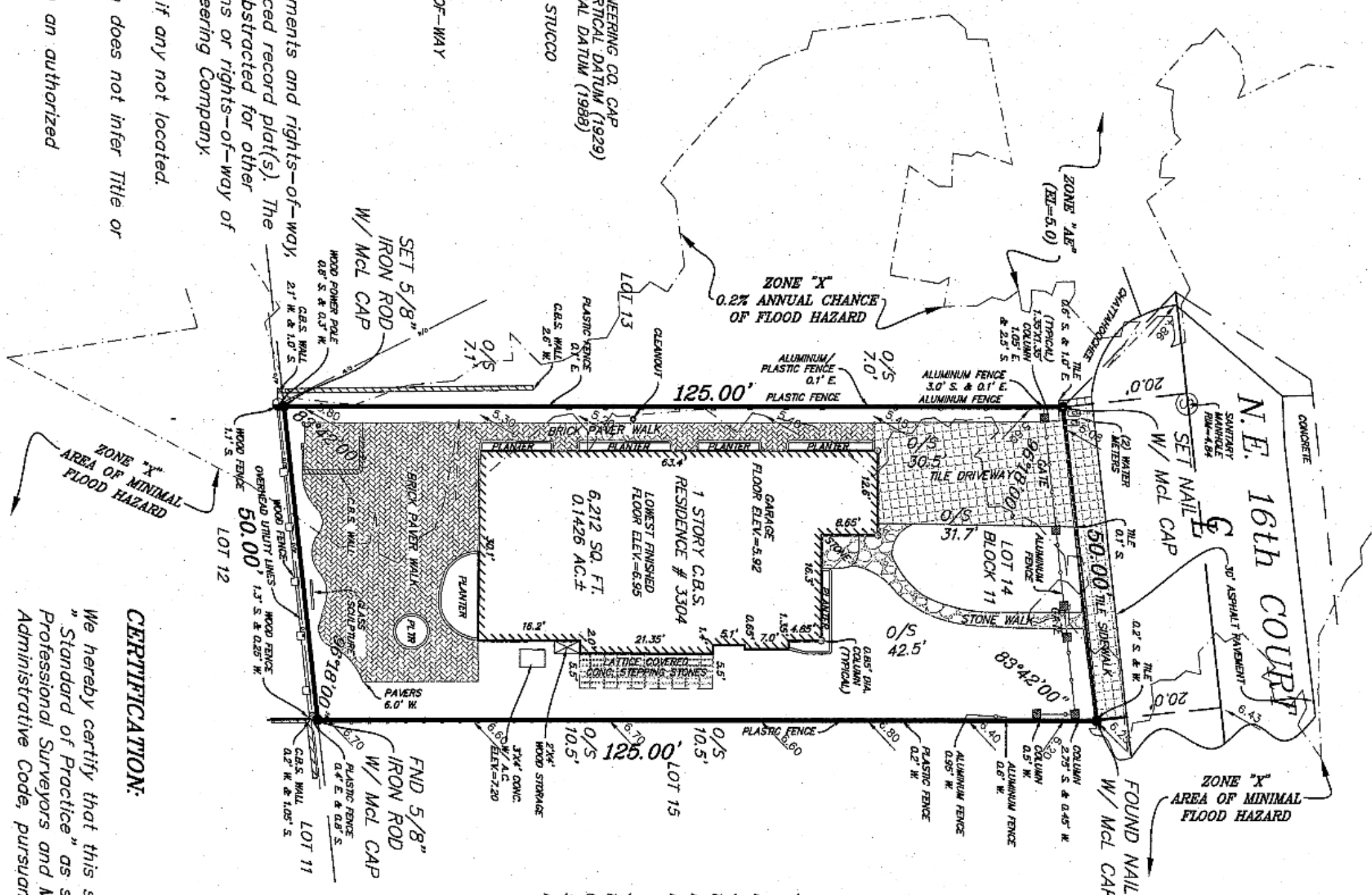
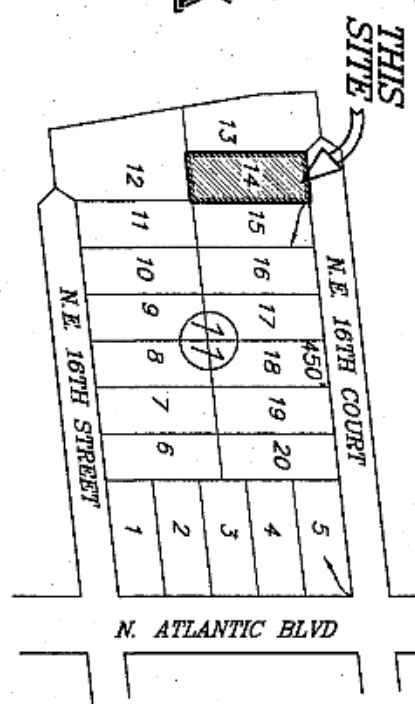




GRAPHIC SCALE



**RECORD LAND SURVEY**  
**LOT 14, BLOCK 11, LAS OLAS**  
**PLAT BOOK 3, PAGE 8, B.C.R.**  
**CITY OF FORT LAUDERDALE,**  
**BROWARD COUNTY, FLORIDA**



**LEGEND**

- W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
- EL OR ELEV. = ELEVATION
- W/ = WITH
- O/S = OFFSET
- M. = MEASURED
- P. = PLAT
- PLTR = PLANTER
- ℄ = CENTERLINE OF RIGHT-OF-WAY

**NOTES:**

- 1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Not valid unless sealed with an authorized surveyors seal.
- 5) Reference Bench Mark: City of Fort Lauderdale, Bench Mark # NE 588, Elevation=6.963 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:  $6.963$  or  $6.963$ , Elev = 6.963
- 7) This property lies in Flood Zones "X" 0.2% Annual Chance of Flood Hazard & Area of Minimal Flood Hazard Per Flood Insurance Rate Map No. 12011C0388 H, Dated: August 18, 2014, Community Panel No. 125105.

**CERTIFICATION:**

We hereby certify that this survey meets the "Standard of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 16th day of February, 2023.

Revised to add topography this 20th Day of June, 2023.

**LEGAL DESCRIPTION:**

Lot 14, Block 11, LAS OLAS BY THE SEA EXTENSION, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,212 square feet or 0.1426 acres, more or less.

**McLAUGHLIN ENGINEERING CO.**

*Scott A. McLaughlin*  
 Professional Surveyor & Mapper No. 5842  
 State of Florida

## 3304 NE 16 CT Property Overview

- Seeking variance for 8 ft. fence.
- Tall hedges and plants currently provide privacy from rundown property at 3300 with Granny-Flat close to property line.
- Hedges are thinning due to age and white fly disease despite regular spraying.
- Due to slope from 3310 to 3300 a 6 ft privacy fence would not be adequate to block view of 3300.
- New fence would not extend beyond the NW corner of our house and would not impact the front yard or street view.





ID	DESCRIPTION	SIZE	REMARKS
BD	Board	7/8" x 6"	Tongue & Groove (OPTIONAL: 7/8" x 11")
CF1	Concrete Footing	10"Ø x 28"	LINE POST: Footing (2,500 psi)
CF2	Concrete Footing	12"Ø x 30"	HINGE POST: Footing (2,500 psi)
CF3	Concrete Footing	12"Ø x 12"	DROP ROD: Footing (2,500 psi) with (RE) Receiver
DR	Drop Rod (lockable)	3/8"Ø x 24"	Rod with guide - (4) self-tapping #10 x 3/4" Hex Head screws
GF	Gate Frame	2" x 6"	Fully Mitered & Welded Corners
GP	Gate Post	5" x 5"	0.135" Economy w/ SI, 0.170" Medium, or 0.250" Heavy Wall
HI	Hinge	4" x 4"	Self Closing, (4) SMS #10 x 3/4" Hex Head screws
HR	Horizontal Rail	1-1/2" x 5-1/2"	Smooth or Ribbed (OPTIONAL: 2" x 7")
LA	Latch	4" x 4"	Self-Latching, (4) self-tapping #10 x 3/4" Hex Head screws
LP	Line Post	5" x 5"	0.135" Economy w/ SI, 0.170" Medium, or 0.250" Heavy Wall
PI	Picket	1" x 1" x 0.60"	-
RE	Receiver	1/2" x 6"	Steel, Galvanized Pipe
SI	Structural Insert	4.6" x 4.6" x 48"	Aluminum (EMS# 52-63-8054), Steel (NW 40001-5)
UC	U-Channel	7/8" x 7/8"	OPTIONAL for Vertical, REQUIRED for Horizontal

**POOL CODE DESIGN NOTES: (FBC 454.2.17)**

- A. GATES: All gates shall open outward, be 48" high and have no opening more than 1/2" within 18" of the latch. Shall be self-closing allowing the latch to fully engage securing the gate leaf.
- B. RAILS: Horizontal rails are to be spaced so that the top of rails shall exceed 45". Bottom rail shall be maximum 2" above grade.
- C. PICKETS: The typical gap spacing shall be 4 inches or less.
- D. HARDWARE: LATCHES: Shall be a minimum of 54" above finished floor, lockable and self-latching. DROP RODS: Shall be lockable on the inactive leaf.

**DESIGN GENERAL NOTES:**

- A. LOCATION: This design is for AT GRADE fencing installations ONLY! Installations above grade shall be designed for specific conditions.
- B. COMPLIANCE: Designed using the requirements of the ASCE 7-16 & FBC 2020, 7th Edition HVHZ 1616.2.1 Fences not exceeding 6 feet (1829 mm) in height from grade may be designed for 75 mph fastest mile wind speed or 115 mph 3-second gust. Exposure C or D, Risk Category I.
- C. FLOOD ZONES: Solid fences, privacy walls, and fences prone to trapping debris have been designed and constructed to fail under base flood conditions without causing harm to nearby buildings.
- D. GATES: Gate leaf (single or double) widths can be installed up to the allowable size as shown in Gate Details. All gate corners are to be fully welded. Gate shall be securely locked in place during High Velocity Wind Events > 75 mph.
- E. SOIL: All soil around footings shall be compacted to a 90% optimum density (2,000 pcf minimum capacity) and shall be classified or verified by others to be sandy gravel class or better.
- F. RAILS: All rails shall be notched twice on each side. An intermediate horizontal rail may be added without affecting the design or engineering.
- G. POSTS: LINE & GATE posts can be selected from (0.135" Wall) Economy with Structural Insert stiffener or Concrete filled 3 feet high, (0.170" Wall) Medium, or (0.250" Wall) Heavy.

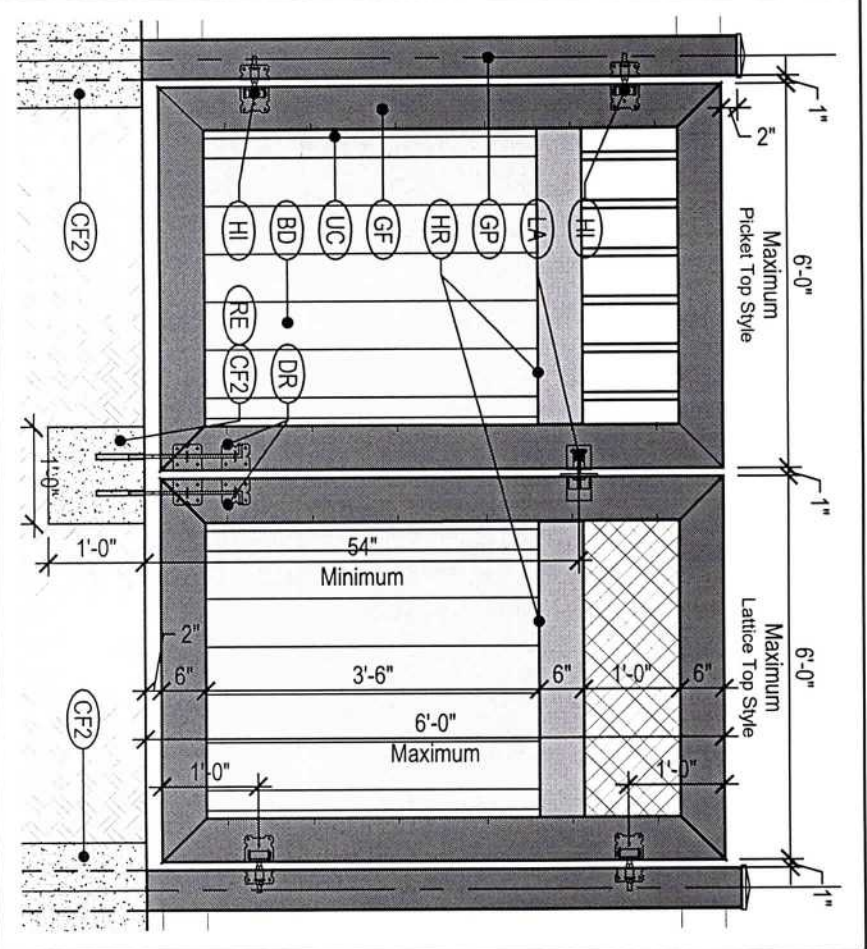
**INSTALLATION GENERAL NOTES:**

- 1. POSTS:
  - 1.1. GRADE: Anchored in (2,500 psi) concrete (See Footing Schedule for sizing).
  - 1.2. CONCRETE: Use Structural Insert (SI) minimum 24" embed into footing or Steel Insert with (4) 1/4"Ø x 4" Tapcons or (1) 5/8"Ø x 4" Large Diameter Tapcon or expansion bolt.
  - 1.3. WALL MOUNT: Use (2) 1/4"Ø x 2-1/2" Tapcons each at top & bottom rail openings and secure the post to masonry/concrete wall.
- 2. U CHANNEL: (OPTIONAL VERTICALLY ONLY) Attach using Clear PVC Cement full length OR structural silicone full length OR #10 x 3/4" @ 18" o.c. & 6" maximum from ends.
- 3. PICKETS: May be installed VERTICALLY or HORIZONTALLY. If Horizontal, use U Channel and screw (#10 x 1/2" SS Pan Head) each picket @ center.

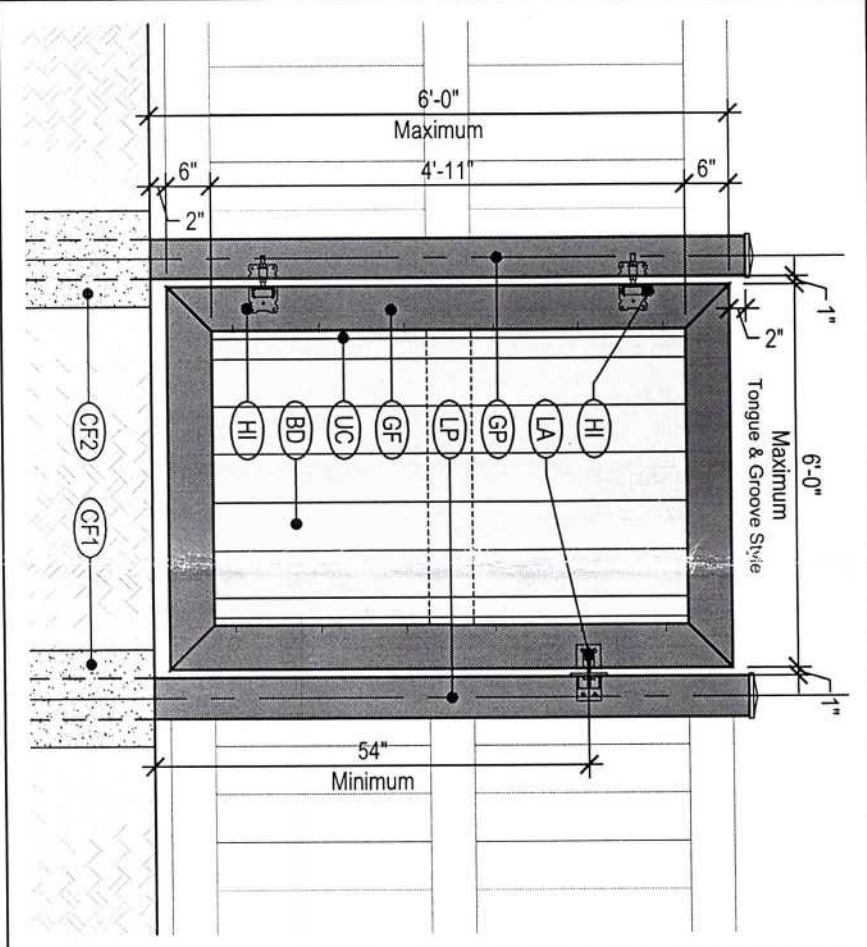
**MATERIALS GENERAL NOTES:**

- A. PVC: All PVC extrusions shall be made of PVC Resin ASTM 1784 unless noted otherwise. Flexural Strength = 9,700 psi.
- B. ALUMINUM: All aluminum extrusions shall be made of alloy 6063 Temper T-6 unless noted otherwise.
- C. CONCRETE: All concrete used for footings or post grid shall reach a compressive strength of 2,500 psi within 7 days.
- D. SOIL: All surrounding soil used for structural installation purposes shall be well compacted by mechanical means to optimal density and shall be free of deleterious or organic materials.
- E. FASTENERS & ACCESSORIES: All fasteners shall be A300 non-magnetic alloy, stainless steel, or other corrosion resistant material unless specified otherwise. Any accessories (receivers, hinges or latches, etc...) shall be of structural quality aluminum, molded polymers, or zinc coated metal and shall be installed in accordance with manufacturers recommendations.

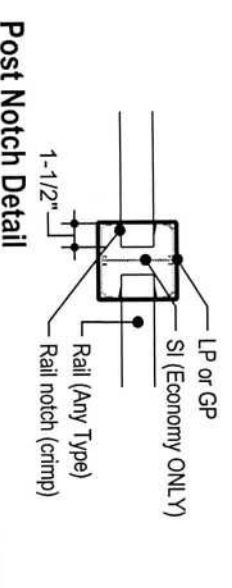
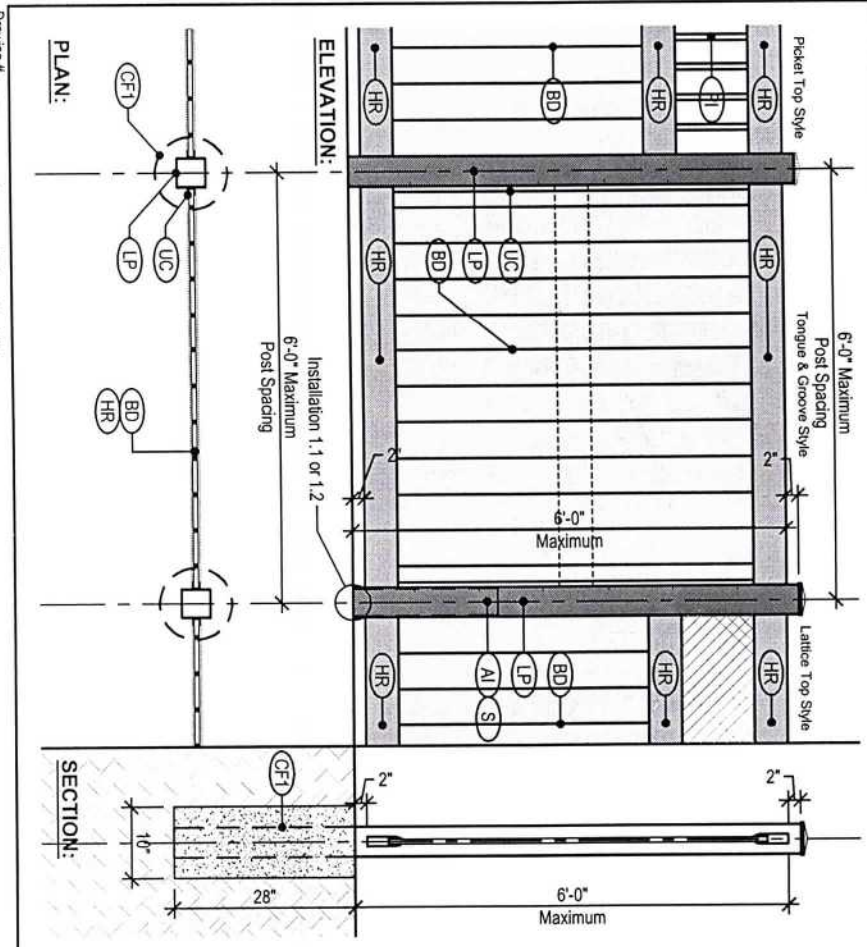
**6 Component Schedule and General Notes**  
Scale: Not to Scale.



**POOL CODE COMPLIANT !! can be used around pools but must adhere to the POOL CODE REQUIREMENTS!**



**1 Fencing Details**  
Scale: 3/8" = 1'-0"



**ARCURB**  
200 Diplomat Parkway, Suite 220  
Hallandale Beach, Florida 33009  
O/C: 719.246.6182  
Orders@Arcurb.com

John Scott Conner, AIA  
AR #91737  
REGISTERED ARCHITECT

City Approval Stamp

**3 Double Swing Gate Details**  
Scale: 1/2" = 1'-0"

**2 Single Swing Gate Details**  
Scale: 1/2" = 1'-0"

**1 Fencing Details**  
Scale: 3/8" = 1'-0"

Permit Drawing

Client: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_

**PVC FenceWholesale**  
1320 Stirling Road, Suite 5A, Dania Beach, Florida 33004  
Email: Info@PVCFences.com Phone: 954.933.5280

FILE NO: 2021Fencing-P1.0.dwg  
DRAWN BY: JSC  
PROJECT NO: 2021 Fencing  
DATE: 12/15/20  
REVISION: \_\_\_\_\_

PVC Fencing: Privacy (T&G)  
P1.0

Copyrighted property of John Scott Conner, AIA & ArcUrb Design Build, Inc. Copyright 2022



# XL FENCING

20 NW 3rd Avenue • Suite 102 • Deerfield Beach, FL 33441  
Office: (954) 482-0531 • Fax: (954) 945-7718 • office@xlencing.com • www.XLfencing.com  
Palm Beach License# U-22428 • Broward License# 20-F-22100-R

# Proposal

Customer's Name Sharon Tiberio Date 3/4/2023  
Street 3304 Northeast 16th Court City Fort Lauderdale State FL Zip 33305  
Cell Phone 954-552-4001 Alt. Phone \_\_\_\_\_ Email rtiberio@att.net

Take Down **96'**  
and haul away material

Type of fence to be removed

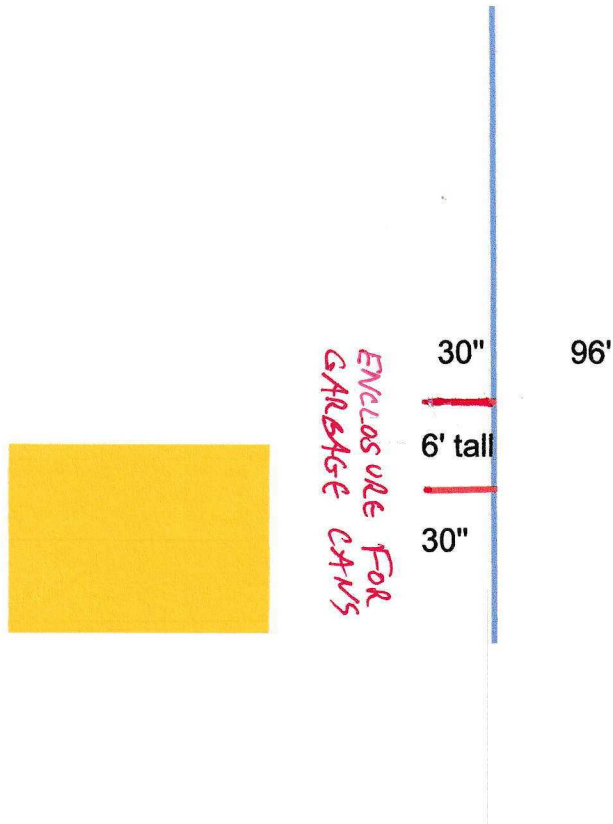
Chain Link  PVC   
Aluminum  Wood

Gate Details:

Gate Swing Direction:  IN  OUT

Latch:  
Hinge:  
Color:

Core Drills  
 Asphalt  
 Stock Product  
 Custom Order  
 Pool Barrier  
 Permitting  
 Clearing Needed  
**no pool**



<b>PRODUCT:</b> PVC	
Style: TNG Privacy	Height: 8
Footage: 100'	Gates: none
Picket Spacing: none	Color: White
Number of rails: 2	Post Size: 5x5
Picket Size: 1/6	
<b>PRODUCT:</b>	
Style:	Height:
Footage:	Gates:
Picket Spacing:	Color:
Number of Rails:	Post Size:
Picket Size:	
<b>PRODUCT:</b>	
Style:	Height:
Footage:	Gates:
Picket Spacing:	Color:
Number of Rails:	Post Size:
Picket Size:	

FENCE TO BE STRAIGHT WITH HIGHEST GRADE. CUSTOMER TO FILL IN GAPS

SLOPE WHERE FENCE CANNOT RACK ENOUGH TO FOLLOW GRADE. MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE. HOMEOWNER TO FILL IN GAP

SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND. FENCE WILL BE UNEVEN AT TOP

Permit fee to be added to final invoice at cost from municipality



We accept all major credit card, however, we do not build in the cost for processing credit cards into our pricing. If you choose to pay by credit card there will be a 3% convenience fee added to your invoice

50% DEPOSIT DUE UPON AGREEMENT OF WORK AND FINAL BALANCE DUE UPON JOB COMPLETION.

PERMIT FEE TO BE ADDED TO FINAL INVOICE AT COST

FENCE PRICE:	
DISCOUNT	
TOTAL CONTRACT PRICE:	<b>10,550.00</b>

PROPOSAL BY: Isma Cardona DATE: 3/4/2023 GOOD FOR 10 DAYS  
CLIENT'S NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

By agreeing to this proposal, the customer is authorizing XL Fencing LLC to the perform the proposed work and is accepting the prices and specifications shown. XL Fencing will not be liable for any damages caused to unseen underground structures such as pipelines, wires, irrigation or cable lines, etc. Excess soil, dirt and rocks will be spread throughout.