



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 19th 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

CASE:	PLN-BOA-23060001
OWNER:	F & F INVESTMENT GROUP LLC
AGENT:	ELIZABETH SOMERSTEIN ESQ.; JULIAN BOBILEV
ADDRESS:	2935 RIVERLAND ROAD, FORT LAUDERDALE FL 33312
LEGAL DESCRIPTION:	PARCEL A-A PORTION OF THE EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13, OF THE AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 1, AT PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECT/ON OF THE NORTH RIGHT-OF WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13; THENCE NORTH 83°45'17" EAST A DISTANCE OF 95.12 FEET TO A POINT; THENCE SOUTH 00°00'42" WEST; A DISTANCE OF 106.85 FEET; THENCE SOUTH 78°55'01" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVERLAND ROAD, A DISTANCE OF 96.33 FEET TO THE POINT OF BEGINNING. AND CONTAINING 10,485.39 SQ.FT. OR 0.240 ACRES. (SEE SURVEY)
ZONING DISTRICT:	RS-3.52 – IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-39. A.6.F.1.-Side yards</u> <ul style="list-style-type: none"> • Requesting a variance to allow a newly constructed single family residence building, to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/governement/BOA>
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-23060001


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-23060001

Requesting: Sec. 47-39. A.6.F.1. - Side yards

- Requesting a variance to allow a newly constructed single family residence building, to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH 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



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-23060001

APPLICANT: Neal R. Kalis, Esq., Kalis Kleiman & Wolfe

PROPERTY: 2935 Riverland Road, Fort Lauderdale, FL 33312 - Folio No. 5042 1701 0220

PUBLIC HEARING DATE: August 9, 2023

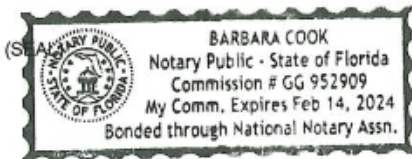
BEFORE ME, the undersigned authority, personally appeared Neal R. Kalis, who upon being duly sworn and cautioned, under oath deposes and says:

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. NK (initial here)

Neal R. Kalis
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25 day of July, 2023



Barbara Cook
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ANOTHER
WATERPROOFING
PROJECT BY:
THE COOPERA GROUP
CALL NOW FOR FREE ESTIMATE
754-273-5880

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

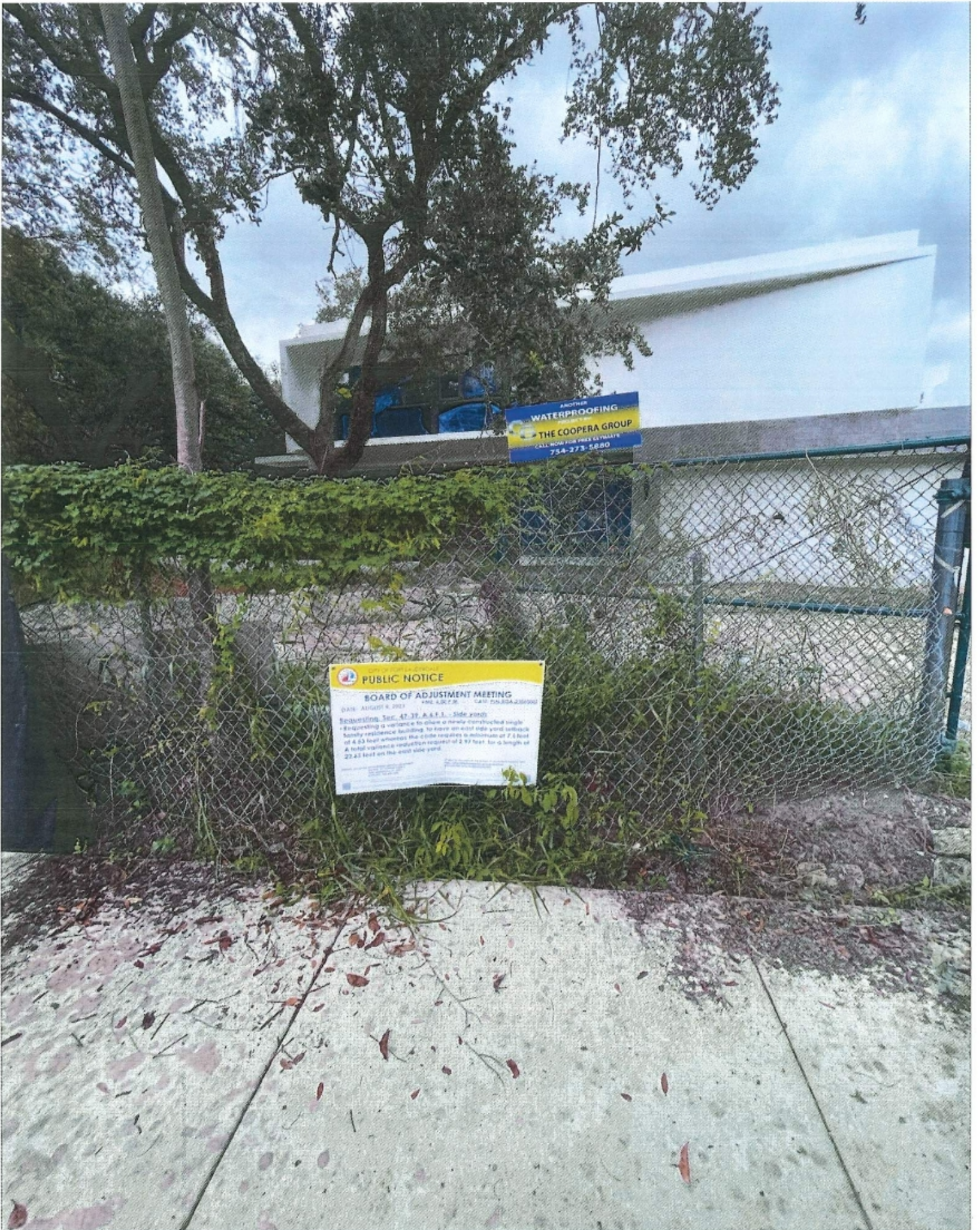
BOARD OF ADJUSTMENT MEETING
DATE: AUGUST 9, 2023 TIME: 8:00 P.M. CASE: FLN-BOA-23060001

Requesting, Sec. 47-39 A.6.F.1. - Side yards

- Requesting a variance to allow a newly constructed single family residence building, to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

MEETING SET & NOTIFIED BY: PLANNING DEPARTMENT
DATE: 08/07/2023
CITY OF FORT LAUDERDALE, FL 33301
CONTACT: THE CLERK

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING, VISIT
www.cityofftlauderdale.com/adjustmentboard
OR VISIT US AT: 200 S. UNIVERSITY AVENUE, 10TH FLOOR, FORT LAUDERDALE, FL 33301



ANOTHER
WATERPROOFING
THE COOPERA GROUP
CALL NOW FOR YOUR ESTIMATE
754-273-5880

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: AUGUST 6, 2021 TIME: 4:30 P.M. CASE: EA-20A-230000
Resolving Sec. 47.37, A.S.F.C. - Side yard
Requesting a variance to allow a newly constructed single family residence building to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.2 feet. A total variance reduction request of 2.67 feet for a length of 22.45 feet on the east side yard.

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-23060001

APPLICANT: Julian Bobilev, Elizabeth Somerstein, Greenspoon Marder LLP, Fort Lauderdale, FL, 33301; 954-527-2485, Julian.Bobilev@gmlaw.com

PROPERTY: 2935 Riverland Road, Fort Lauderdale, FL 33312/ Folio No. # 5042 1701 0220

PUBLIC HEARING DATE: July 12, 2023

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

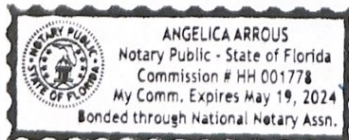
- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public 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.

Julian Bobilev (initial here)
Affiant


SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28th day of June, 2023

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

ANOTHER
WATERPROOFING
PROJECT BY
THE COOPERA GROUP
CALL NOW FOR FREE ESTIMATE
754-273-5880

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: JULY 12, 2023 TIME: 6:00 P.M. CASE: FLN-BOA-23060001


Requesting: Sec. 47-39, A.6.F.1. - Side yards

- Requesting a variance to allow a newly constructed single family residence building, to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
200 N.W. 11TH AVENUE, SUITE 200
FORT LAUDERDALE, FL 33301
CONTACT: FRANK BIRD

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
Online: <https://www.fortlauderdale.com/government/boa>
Web: <https://www.fortlauderdale.com/government/boa>

ANOTHER
WATERPROOFING
PROJECT BY:
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CALL NOW FOR FREE ESTIMATE
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 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: JULY 12, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23060001

Requesting: Sec. 47-39. A.6.F.1. - Side yards

- Requesting a variance to allow a newly constructed single family residence building, to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 1ST AVENUE (LOBBY)
FORT LAUDERDALE, FL 33311
CONTACT: 954-828-4409

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

In accordance with the provisions of the City of Fort Lauderdale, in accordance with City Code Section 14-26, if it shall be unlawful for any person to remove, tick, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons requiring to remove the building or other thing shall be subject to the penalty imposed.

Notwithstanding with City Code Section 47.2A, in the sign and notice on the property and the distribution of the sign, notice, this shall include any other notice, including, but not limited to, any notice, as contained in the attached form. The sign and notice shall be changed or renewed as indicated in subsection 4.3.3.



PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: 08/11/2021
TIME: 7:00 PM
LOCATION: 4725 S.W. 11th St., Suite 2000
MAYTOWN, FL 32051
AGENDA:
1. Presentation of a request for a variance to the zoning code (Z-10) for the construction of a detached garage on the rear lot of a residential property located at 4725 S.W. 11th St., Suite 2000, Maytown, FL 32051. The proposed garage is 12 feet wide and 12 feet deep, for a total area of 144 square feet. The proposed garage is to be constructed on a lot that is currently zoned Z-10. The proposed garage is to be constructed on a lot that is currently zoned Z-10. The proposed garage is to be constructed on a lot that is currently zoned Z-10.

THE COOPERS GROUP
784.973.8888

WATERPROOFING
PRODUCT BY
THE COOPERA GROUP
CALL NOW FOR FREE ESTIMATE
754-273-5880

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: JULY 12, 2023 TIME: 6:00 P.M. CASE: PIN-BOA-23040001
Requesting: Sec. 47-39, A & F.1 - Side yards
Requesting a variance to allow a newly constructed single family residence building to have an east side yard setback of 4.53 feet whereas the code requires a minimum of 7.5 feet. A total variance reduction request of 2.97 feet, for a length of 22.65 feet on the east side yard.

Sec. 47-39. A.6. F.1 -Side Yards.

F. Side yards.

- (1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

Record

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

Showing 1-74 of 74

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
<input type="checkbox"/>	PLN-BOA-23060001		Variance - side setback 2935...	Z- Board of Adjustment (BOA)	0		2935		RIVERLAND	RD	06/01/2023	Open
<input type="checkbox"/>	CE23050720	PER CASE BE23050138 - CONSTRUCTION SITE IS A HUGE...		Code Case	0	Linda Holloway	2935		RIVERLAND	RD	05/22/2023	Open
<input type="checkbox"/>	BE23050138	CONSTRUCTION SITE IS A HUGE MESS, TRASH AND DEBRI...		Building Code Case	0	Linda Holloway	2935		RIVERLAND	RD	05/19/2023	Closed
<input type="checkbox"/>	CE23020261	BULK TRASH		Code Case	240	Marco Aguilera	2935		RIVERLAND	RD	02/08/2023	Complied
<input type="checkbox"/>	BLD-ROOF-22080221	RE-ROOF FLAT OVER MAIN HOUSE - (WOOD DECK) 1683 S...	RE-ROOF FLAT 1683 SF- NOC	Re-Roof Permit	0		2935		RIVERLAND	RD	08/30/2022	Complete
<input type="checkbox"/>	ELE-RES-22060283	POOL	NEW SFR, 2 STORY- 4 BED, 3 B...	Electrical Residential Permit	0		2935		RIVERLAND	RD	06/30/2022	Issued
<input type="checkbox"/>	PLB-RES-22060276	PLUMB FOR BLD-RPSF-20070016	PLUMB FOR BLD-RPSF-20070016	Plumbing Residential Permit	0		2935		RIVERLAND	RD	06/30/2022	Issued
<input type="checkbox"/>	PLB-RES-22060275	POOL	NEW SFR, 2 STORY- 4 BED, 3 B...	Plumbing Residential Permit	0		2935		RIVERLAND	RD	06/30/2022	Void
<input type="checkbox"/>	BE22050169	NEIGHBOR COMPLAINT OF POSSIBLE WORK WITHOUT PERMI...		Building Code Case	0	George Oliva	2935		RIVERLAND	RD	05/19/2022	Closed
<input type="checkbox"/>	CE22040005	CONSTRUCTION BEFORE ALLOWED START TIME OF 8:00 AM...		Code Case	0	Marco Aguilera	2935		RIVERLAND	RD	04/01/2022	Closed
<input type="checkbox"/>	CE22030712	OVERGROWTH AND FENCE		Code Case	0	Marco Aguilera	2935		RIVERLAND	RD	03/15/2022	Closed
<input type="checkbox"/>	PLB-MET-21110010	BW420--WATER METER DOMESTIC 2"		Plumbing Meter Install Permit	0		2935		RIVERLAND	RD	11/18/2021	Issued
<input type="checkbox"/>	ELE-RES-21050145	New 2 Story Residence	F & F Residence 2935	Electrical Residential Permit	0		2935		RIVERLAND	RD	05/13/2021	Void
<input type="checkbox"/>	ENG-PAV-20120011	NEW SFR, 2 STORY- 4 BED, 3 BATH 2 CAR GARAGE 3362...	NEW SFR, 2 STORY- 4 BED, 3 B...	ROW Paving Permit	0		2935		RIVERLAND	RD	12/31/2020	Void
<input type="checkbox"/>	CT20110004	FAILURE TO REMOVE PUBLIC NUISANCE		Violation-Citation	0	MANUEL G	2935		RIVERLAND	RD	11/03/2020	Closed
<input type="checkbox"/>	CE20080772	OVERGROWN CONDITIONS		Code Case	0	MANUEL G	2935		RIVERLAND	RD	08/18/2020	Closed
<input type="checkbox"/>	ELE-LV-20070026	LOW VOLTAGE	NEW SFR, 2 STORY- 4 BED, 3 B...	Electrical Low Voltage Permit	0		2935		RIVERLAND	RD	07/14/2020	In Process
<input type="checkbox"/>	ELE-RES-20070083	ELECTRICAL	NEW SFR, 2 STORY- 4 BED, 3 B...	Electrical Residential Permit	6.37		2935		RIVERLAND	RD	07/14/2020	Issued
<input type="checkbox"/>	BLD-RPSF-20070016	POOL	NEW SFR, 2 STORY- 4 BED, 3 B...	Residential Pool-Spa-Fountain Permit	0		2935		RIVERLAND	RD	07/14/2020	Issued
<input type="checkbox"/>	ENG-SEW-20070003	ROW SEWER	NEW SFR, 2 STORY- 4 BED, 3 B...	ROW Sewer Permit	0		2935		RIVERLAND	RD	07/14/2020	Void
<input type="checkbox"/>	CE20060296	FAILURE TO REMOVE PUBLIC NUISANCE		Code Case	0	MANUEL G	2935		RIVERLAND	RD	06/06/2020	Closed
<input type="checkbox"/>	PLB-IRR-20030012	NEW SFR, 2 STORY- 4 BED, 3 BATH 2 CAR GARAGE 3362...	NEW SFR, 2 STORY- 4 BED, 3 B...	Plumbing Irrigation Permit	0		2935		RIVERLAND	RD	03/11/2020	In Process
<input type="checkbox"/>	CE-20010930	LANDSCAPE CONDITIONS	LANDSCAPE CONDITIONS	Code Case	0	MANUEL G	2935		RIVERLAND	RD	01/16/2020	Closed
<input type="checkbox"/>	LND-INST-19120015			Landscape Installation Permit	90		2935		RIVERLAND	RD	12/19/2019	Open
<input type="checkbox"/>	LND-TREE-19120021			Landscape Tree Removal-Relocation Permit	285		2935		RIVERLAND	RD	12/19/2019	In Process
<input type="checkbox"/>	MEC-RES-19120058			Mechanical Residential Permit	50		2935		RIVERLAND	RD	12/19/2019	Issued
<input type="checkbox"/>	PLB-RES-19120163			Plumbing Residential Permit	0		2935		RIVERLAND	RD	12/19/2019	Issued
<input type="checkbox"/>	ENG-LAND-19120012			ROW Landscaping Permit	90		2935		RIVERLAND	RD	12/19/2019	Open
<input type="checkbox"/>	ENG-SW-19120008			ROW Sidewalk and Curb Permit	0		2935		RIVERLAND	RD	12/19/2019	Void
<input type="checkbox"/>	ELE-SERV-19120039			Electrical Services Permit	0		2935		RIVERLAND	RD	12/19/2019	Open
<input type="checkbox"/>	CE-19110175			Code Case	0	WILSON Q	2935		RIVERLAND	RD	11/05/2019	Closed
<input type="checkbox"/>	PM-19081363	ON AND OFFSITE DRIVEWAY PAVERS FOR 19080214	ON AND OFFSITE DRIVEWAY PAVE...	Residential Paving Permit	265		2935		RIVERLAND	RD	08/14/2019	In Process
<input type="checkbox"/>	PM-19081361	NEW LOW SLOPE ROOF FOR 19080214	NEW LOW SLOPE ROOF FOR 19080214	Re-Roof Permit	0		2935		RIVERLAND	RD	08/14/2019	Void
<input type="checkbox"/>	VIO-CE19080882_1	FENCE IN DISREPAIR, OVERGROWN BY THE SWALE & THE	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0		2935		RIVERLAND	RD	08/13/2019	Closed
<input type="checkbox"/>	CE19080882	FENCE IN DISREPAIR, OVERGROWN BY THE SWALE & ...	F & F INVESTMENTS GROUP LLC	Code Case	0		2935		RIVERLAND	RD	08/13/2019	Closed
<input type="checkbox"/>	PM-19080214	NEW 2 STORY SFR- 4 BED, 3 BATH, 2 CAR GARAGE. 336...	NEW 2 STORY SFR- 4 BED, 3 BA...	Residential New Construction Permit	0		2935		RIVERLAND	RD	08/02/2019	Issued
<input type="checkbox"/>	PM-19080200	TREE REMOVAL ~ --TOTAL REPLACEENT TO BE ~19 CALIPE...	TREE REMOVAL	Landscape Tree Removal-Relocation Permit	0		2935		RIVERLAND	RD	08/02/2019	Issued
<input type="checkbox"/>	VIO-CE19080013_1	OVERGROWN GRASS AND WEEDS	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0		2935		RIVERLAND	RD	08/01/2019	Closed
<input type="checkbox"/>	CE19080013	OVERGROWN GRASS AND WEEDS	F & F INVESTMENTS GROUP LLC	Code Case	0		2935		RIVERLAND	RD	08/01/2019	Closed
<input type="checkbox"/>	VIO-CE19061464_1	BULK TRASH	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0		2935		RIVERLAND	RD	06/19/2019	Closed
<input type="checkbox"/>	CE19061464	BULK TRASH	F & F INVESTMENTS GROUP LLC	Code Case	0		2935		RIVERLAND	RD	06/19/2019	Closed
<input type="checkbox"/>	PM-19061361	ATF SPECIMEN TREE REMOVAL PER ARBORIST REPORT	ATF SPECIMEN TREE REMOVAL PE...	Landscape Tree Removal-Relocation Permit	0		2935		RIVERLAND	RD	06/12/2019	Complete
<input type="checkbox"/>	CE19052063	BULK TRASH	F & F INVESTMENTS GROUP LLC	Code Case	0		2935		RIVERLAND	RD	05/23/2019	Closed
<input type="checkbox"/>	VIO-CE19052063_1	BULK TRASH	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0		2935		RIVERLAND	RD	05/23/2019	Closed
<input type="checkbox"/>	CE19031685	TRASH AND LITTER	F & F INVESTMENTS GROUP LLC	Code Case	0		2935		RIVERLAND	RD	03/21/2019	Closed
<input type="checkbox"/>	VIO-CE19031685_1	TRASH AND LITTER	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0		2935		RIVERLAND	RD	03/21/2019	Complied
<input type="checkbox"/>	CE19011810	LANDSCAPE DEBRIS, LITTER & TRASH ON THE SWALE...	BERNSTEIN,SHIRLEY	Code Case	0		2935		RIVERLAND	RD	01/25/2019	Closed
<input type="checkbox"/>	VIO-CE19011810_1	LANDSCAPE DEBRIS, LITTER & TRASH ON THE SWALE	BERNSTEIN,SHIRLEY	Violation-CODE Hearing	0		2935		RIVERLAND	RD	01/25/2019	Closed
<input type="checkbox"/>	VIO-CE18120918_1	REPEAT VIOLATION// CUTTING TREE'S W/O PERMIT	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0		2935		RIVERLAND	RD	12/12/2018	Complied
<input type="checkbox"/>	CE18120918	REPEAT VIOLATION// CUTTING TREE'S W/O PERMIT, REP...	F & F INVESTMENTS GROUP LLC	Code Case	0		2935		RIVERLAND	RD	12/12/2018	Closed
<input type="checkbox"/>	VIO-CE18081614_1	PILE OF LANDSCAPE	BERNSTEIN,SHIRLEY	Violation-CODE Hearing	0		2935		RIVERLAND	RD	08/21/2018	Closed
<input type="checkbox"/>	CE18081614	PILE OF LANDSCAPE	BERNSTEIN,SHIRLEY	Code Case	0		2935		RIVERLAND	RD	08/21/2018	Closed
<input type="checkbox"/>	PM-18061055	TCTF \$ 4,245 CK 1658012245 ~REMOVAL OF 6 TREES N...	TCTF \$ 4,245 CK 1658012245	Landscape Tree Removal-Relocation Permit	0		2935		RIVERLAND	RD	06/13/2018	Complete
<input type="checkbox"/>	VIO-CE18032401_1		BERNSTEIN,SHIRLEY	Violation-CODE Hearing	0		2935		RIVERLAND	RD	03/30/2018	Closed
<input type="checkbox"/>	CE18032401	REMOVED A LARGE OAK TREE W/O PERMITS DEBRIS IS, C...	BERNSTEIN,SHIRLEY	Code Case	0		2935		RIVERLAND	RD	03/30/2018	Closed
<input type="checkbox"/>	VIO-CE18030641_1		INVERSIONES INDUSTRIALES Y SERV	Violation-CODE Hearing	0		2935		RIVERLAND	RD	03/08/2018	Closed
<input type="checkbox"/>	CE18030641	L/S ACCURATE - 4 - CASE FOUND, CE03082202, CE1510...	INVERSIONES INDUSTRIALES Y SERV	Code Case	0		2935		RIVERLAND	RD	03/08/2018	Closed
<input type="checkbox"/>	VIO-CE17121445_5	OVERGROWTH. TREES HAVE FALLEN. MARGE MILLER	INVERSIONES INDUSTRIALES Y SERV	Violation-CODE Hearing	0		2935		RIVERLAND	RD	12/14/2017	Closed
<input type="checkbox"/>	VIO-CE17121445_4	OVERGROWTH. TREES HAVE FALLEN. MARGE MILLER	INVERSIONES INDUSTRIALES Y SERV	Violation-CODE Hearing	0		2935		RIVERLAND	RD	12/14/2017	Closed

<input type="checkbox"/>	VIO-CE17121445_3	OVERGROWTH. TREES HAVE FALLEN. MARGE MILLER	INVERSIONES INDUSTRIALES Y SERV	Violation-CODE Hearing	0	2935	RIVERLAND	RD	12/14/2017	Closed
<input type="checkbox"/>	VIO-CE17121445_2	OVERGROWTH. TREES HAVE FALLEN. MARGE MILLER	INVERSIONES INDUSTRIALES Y SERV	Violation-CODE Hearing	0	2935	RIVERLAND	RD	12/14/2017	Closed
<input type="checkbox"/>	VIO-CE17121445_1	OVERGROWTH. TREES HAVE FALLEN. MARGE MILLER	INVERSIONES INDUSTRIALES Y SERV	Violation-CODE Hearing	0	2935	RIVERLAND	RD	12/14/2017	Closed
<input type="checkbox"/>	CE17121445	OVERGROWTH. TREES HAVE FALLEN. MARGE MILLER, 954-...	INVERSIONES INDUSTRIALES Y SERV	Code Case	0	2935	RIVERLAND	RD	12/14/2017	Closed
<input type="checkbox"/>	VIO-CE17100288_1		INVERSIONES INDUSTRIALES Y SERV	Violation-BLD Hearing	0	2935	RIVERLAND	RD	10/06/2017	Closed
<input type="checkbox"/>	CE17100288	ILLEGAL DUMPING/ BULK FB	INVERSIONES INDUSTRIALES Y SERV	Building Code Case	0	2935	RIVERLAND	RD	10/06/2017	Closed
<input type="checkbox"/>	VIO-CE17080309_1	LANDSCAPING IS ENCROACHING ONTO THE SIDEWALK.	INVERSIONES INDUSTRIALES Y SERV	Violation-BLD Hearing	0	2935	RIVERLAND	RD	08/01/2017	Closed
<input type="checkbox"/>	CE17080309	LANDSCAPING IS ENCROACHING ONTO THE SIDEWALK., WI...	INVERSIONES INDUSTRIALES Y SERV	Building Code Case	0	2935	RIVERLAND	RD	08/01/2017	Closed
<input type="checkbox"/>	VIO-CE15102581_1	POSSIBLE ABANDONED PROPERTY NOT BEING MAINTAINED,	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0	2935	RIVERLAND	RD	10/30/2015	Open
<input type="checkbox"/>	CE15102581	POSSIBLE ABANDONED PROPERTY NOT BEING MAINTAINED,...	F & F INVESTMENTS GROUP LLC	Code Case	705.7	2935	RIVERLAND	RD	10/30/2015	Closed
<input type="checkbox"/>	VIO-CE06040654_2	ILLEGAL DUPING OF A LARGE PILE OF LANDSCAPING	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0	2935	RIVERLAND	RD	04/12/2006	Closed
<input type="checkbox"/>	VIO-CE06040654_1	ILLEGAL DUPING OF A LARGE PILE OF LANDSCAPING	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0	2935	RIVERLAND	RD	04/12/2006	Closed
<input type="checkbox"/>	CE06040654	ILLEGAL DUPING OF A LARGE PILE OF LANDSCAPING, DE...	F & F INVESTMENTS GROUP LLC	Code Case	0	2935	RIVERLAND	RD	04/12/2006	Closed
<input type="checkbox"/>	VIO-CE03082202_1	BULK TRASH IS OUT TOO EARLY	F & F INVESTMENTS GROUP LLC	Violation-CODE Hearing	0	2935	RIVERLAND	RD	08/27/2003	Closed
<input type="checkbox"/>	CE03082202	BULK TRASH IS OUT TOO EARLY	F & F INVESTMENTS GROUP LLC	Code Case	0	2935	RIVERLAND	RD	08/27/2003	Closed

Page 1: BOA - Applicant Information Sheet

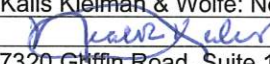
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or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

Case Number	
Date of complete submittal	

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

Property Owner's Name	F&F Investments Group LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2800 NE 48th St., Lighthouse Point, FL 33064
E-mail Address	farounfawzi@yahoo.com
Phone Number	561-305-9638
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Kalis Kleiman & Wolfe: Neal R. Kalis, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	7320 Griffin Road, Suite 109, Davie, FL 33314
E-mail Address	barbara@kklaw.us; neal@kklaw.us
Phone Number	954-791-0477
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Development / Project Name	2935 Riverland Road	
Existing / New	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>
Project Address	Address: 2935 Riverland Road	
Legal Description	See attached survey.	
Tax ID Folio Numbers <i>(For all parcels in development)</i>	5042 17 01 0220	
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Reduce side yard setback by 2.97' (4.53' where 7.5' is required)	
Applicable ULDR Sections <i>(Include all code sections)</i>	47-39.A.6.F.(1)	

Current Land Use Designation	Low (3) Residential	
Current Zoning Designation	RS-3.52	
Current Use of Property	Vacant, Under Construction	
Site Adjacent to Waterway	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25'	25.07'
Side	7.5'	4.53'
Side	7.5'	29.39'
Rear	15'	23.07'

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4,

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

Please see attached variance narrative provided as separate document.

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:

Please see attached variance narrative provided as separate document.

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

Please see attached variance narrative provided as separate document.

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

Please see attached variance narrative provided as separate document.

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.

Please see attached variance narrative provided as separate document.

AFFIDAVIT: I, Neal R. Kalis the Owner/Agent of said property ATTEST that I am aware of the following:

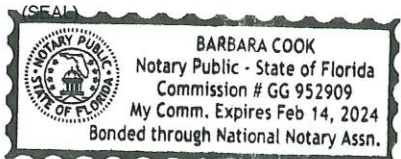
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may 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.

Neal R. Kalis
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 17 day of July, 2023

Barbara Cook
NOTARY PUBLIC

MY COMMISSION EXPIRES:



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

Detail by Entity Name

Florida Limited Liability Company
F & F INVESTMENTS GROUP LLC

Filing Information

Document Number	L14000103212
FEI/EIN Number	47-1242572
Date Filed	06/27/2014
Effective Date	06/27/2014
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/25/2022
Event Effective Date	NONE

Principal Address

2800 NE 48TH ST
LIGHTHOUSE POINT, FL 33064

Changed: 07/25/2022

Mailing Address

2800 NE 48TH ST
LIGHTHOUSE POINT, FL 33064

Changed: 07/25/2022

Registered Agent Name & Address

FAROUN, FAWZI
2800 NE 48TH ST
LIGHTHOUSE POINT, FL 33064

Name Changed: 07/25/2022

Address Changed: 04/28/2017

Authorized Person(s) Detail

Name & Address

Title MGR

FAROUN, FAWZI
2800 NE 48TH ST
LIGHTHOUSE POINT, FL 33064

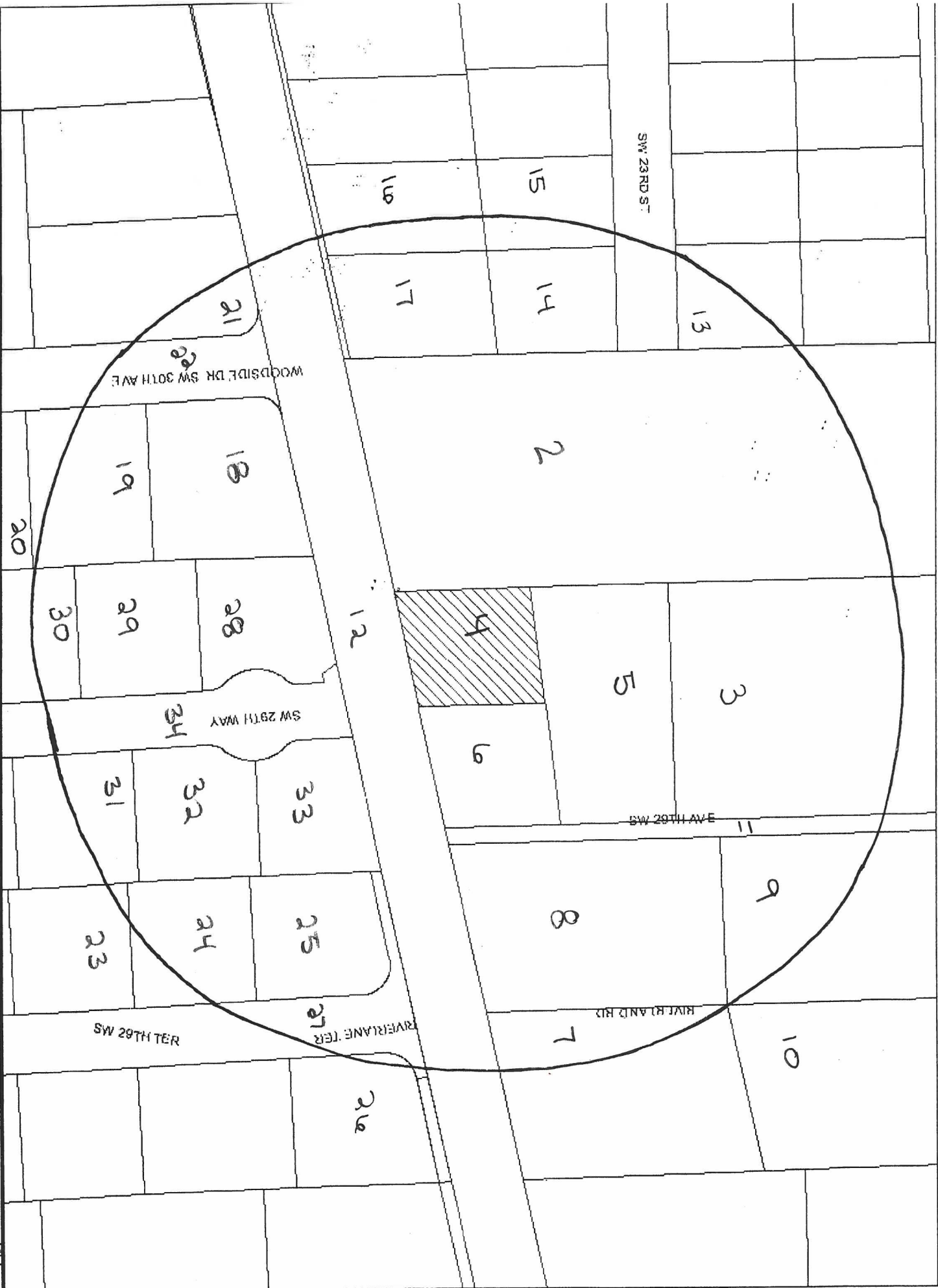
Annual Reports

Report Year	Filed Date
2021	03/16/2021
2022	04/15/2022
2023	04/12/2023

150
75
0
-50 Feet

HARTY KLAR
BROWARD COUNTY PROPERTY APPRAISER
CANNY TER
BR 3 WARD

2935 Riverland Rd



	A	B	C	D	E	F	G	H
	FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
1	504217010190	PII CAIRN TODD H	2973 RIVERLAND ROAD	FORT LAUDERDALE	FL	33312	4374	AMENDED SUB OF 17-50-42 1-72 DW 191 LESS N 525 OF E1/2 BLK 13 LYNG N OF CO RD
2	504217010210	FT EAST INVESTMENTS LLC	153 NE 97 ST	MIAMI SHORES	FL	33138		AMENDED SUB OF 17-50-42 1-72 DBLK 13 E 195 OF W 386 OF E1/2 LYNG N OF CO RD LESS N 670.2 & LESS PT DESC BEG AT INTERSECOF N R/W/L RIVERLAND RD & W/L OF SAID E 195 NLY 230.04 ELY 195 SLY 193.22 SWLY 198.7 TO POB
3	504217010220	F & F INVESTMENTS GROUP LLC	2800 NE 48 ST	LIGHTHOUSE FL	FL	33064		AMENDED SUB OF 17-50-42 1-72 DA PORTION OF E 195 OF W 386 OF E1/2 OF BLK 13, N115.02, NE 95.12, S 106.84, SW96.33 TO POBAKA: PARCEL A
4	504217010221	MASEDA COSTA INVESTMENTS LLC	934 SOROLLA AVE	CORAL GABLES	FL	33134		AMENDED SUB OF 17-50-42 1-72 DA PORTION OF E 195 OF W 386 OF E1/2 OF BLK 13 DESC AS COMM AT INTERSECOF N R/W/L OF RIVERLAND RD & W/LOF SAID E 195 OF W 386 OF E1/2, N 115.02 TO POB, CONT N 115.02, ELY 195, S 95.06, SWLY 196.16 TO POB, BLK 13
5	504217010222	LONDOS, JACOB LONDOS, WILLIAM	2931 RIVERLAND RD	FORT LAUDERDALE	FL	33312		AMENDED SUB OF 17-50-42 1-72 DBEG AT INTER OF N R/W/L OF CO RD & E/L BLK 13 FOR POB, N 200, W PARTO CO RD 143.12, S 200, NE ALG RDR/W 143.12 TO POB, BLK 13
6	504217010250	SHEARER, DAVID	2881 RIVERLAND RD	FORT LAUDERDALE	FL	33312		AMENDED SUB OF 17-50-42 1-72 DBEG 400 N & 138.90 W OF INTEROF N R/W/L OF CO RD & E/L OF BLK 13 FOR POB, W 140.46, S 453.94, NE ALG RD R/W 143.12, N 426.97 TO POB LESS N 226.97
7	504217010260	DILLON, JOSEPHINE C DILLON TR	2889 RIVERLAND RD	FORT LAUDERDALE	FL	33312	4456	AMENDED SUB OF 17-50-42 1-72 DCOMM AT INTER OF N R/W/L OF RIVERLAND RD & E/L OF E1/2 OF BLK 13, NLY 400, WLY 138.90 TO POB, CONT WLY 140.46, SLY 226.97, ELY 140.46, NLY 226.97 TO POB
8	504217010270	FAZIO, D F & NANCY	633 S ANDREWS AVE #403	FORT LAUDERDALE	FL	33301		AMENDED SUB OF 17-50-42 1-72 DBEG 200 N OF INTER OF N R/W/L OF CO RD & E/L OF BLK 13 FOR POB, N 200, W 138.9, S 226.97, E PAR TON R/W/L OF CO RD 143.12 TO POB, BLK 13
9	504217010280	GOODCHILD, G BRADLEY & QUINN F SHADOW LANE HOMEOWNERS ASSO% NATALIE TRACH	2883 RIVERLAND ROAD 2131 SW 29 AVE	FORT LAUDERDALE FORT LAUDERDALE	FL FL	33312 33312		AMENDED SUB OF 17-50-42 1-72 DS 450 OF PT OF E 14 OF W 400 OF E1/2 OF BLK 13 LYNG N OF CO RDR/W
10	504217010290	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	AMENDED SUB OF 17-50-42 1-72 DBEG NW COR OF S1/2 LOT 10, BLK 100F SUB OF SEC 17-50-42, E 30.01, S 5.46, SWLY 1233.32, SW 2007.91, W78.17, N 52.53, ELY 495.44, NE 2007.91, NELY 1150.31, N 7. E 30.01 TO POB
11	504217270280	STENN, HEATHER DAWN	3021 SW 23 ST	FORT LAUDERDALE	FL	33312		STRATOLINER ESTATES 39-22 BLOT 28
12	504217270290	HOLMES, TYLER & AMANDA	3020 SW 23 ST	FORT LAUDERDALE	FL	33312	4363	STRATOLINER ESTATES 39-22 BLOT 29
13	504217270300	LEBOWITZ, JOSEPH & DANIELLE	3030 SW 23 ST	FORT LAUDERDALE	FL	33312		STRATOLINER ESTATES 39-22 BLOT 30
14	504217270350	LESLEY, HELEN	3031 RIVERLAND RD	FORT LAUDERDALE	FL	33312	4376	STRATOLINER ESTATES 39-22 BLOT 35
15	504217270360	SANDOVAL, VIRGLIO A JR	2631 EVERGLADES DR	MIRAMAR	FL	33023		STRATOLINER ESTATES 39-22 BLOT 36
16	504220070020	D'ANNUNZIO GROVES, HEATHER	2972 RIVERLAND RD	FORT LAUDERDALE	FL	33312		RIVERLAND MANORS 27-49 BLOT 1 BLK 1
17	504220070030	ENGEL, HEIDI ANDERSON & MARK	2418 SW 30 AVE	FORT LAUDERDALE	FL	33312	4722	RIVERLAND MANORS 27-49 BLOT 2 BLK 1
18	504220070040	ALAMARY, JACOB DANIEL DAVID	2925 CORAL SHORES DR	FORT LAUDERDALE	FL	33306		RIVERLAND MANORS 27-49 BLOT 3 BLK 1
19	504220070200	OSTROVSKY, STEVE	3000 RIVERLAND RD	FORT LAUDERDALE	FL	33312	4377	RIVERLAND MANORS 27-49 BLOT 1 BLK 2

	A	B	C	D	E	F	G	H
20	504220070040	ALAMARY,JACOB DANIEL,DAVID	2925 CORAL SHORES DR	FORT LAUDERDALE	FL	33306		RIVERLAND MANORS 27-49 BLOT 3 BLK 1
21	504220070200	OSTROVSKY,STEVE	3000 RIVERLAND RD	FORT LAUDERDALE	FL	33312	4377	RIVERLAND MANORS 27-49 BLOT 1 BLK 2
22	504220070580	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		DEDICATED TO PUBLIC PER PLAT
23	504220140160	HERSHER,CARLTON,DANA	2405 RIVERLANE TER	FORT LAUDERDALE	FL	33312	4763	RIVER LANDINGS PHASE 1 83-38 BLOT 16
24	504220140170	CARPENTER,H LEE III	2395 RIVERLANE TER	FORT LAUDERDALE	FL	33312		RIVER LANDINGS PHASE 1 83-38 BLOT 17
25	504220140180	BLACK,RYAN ADARCY,STUART	2385 RIVERLANE TER	FORT LAUDERDALE	FL	33312		RIVER LANDINGS PHASE 1 83-38 BLOT 18
26	504220140190	SWART,CHANTAL RIVERLANDINGS PHASE ONE HOMEOWNERS ASSOC	2300 RIVERLANE TER	FORT LAUDERDALE	FL	33312	4762	RIVER LANDINGS PHASE 1 83-38 BTHAT PT OF TRA & OF PARCEL LABELED - NOT A PT OF THIS PLAT - DESC AS BEG AT SE COR OF SW1/4 OF SW1/4 OF SEC 17,NLY 89.23 TO POB,NLY 120,SWLY 90.10 ALG LINE 10 FT S OF & PARA WITH SLY R/W/LOF RIVERLAND RD WLY & SLY ARCDIST OF 35.02,SLY 80.09,E 107.24 TO POB,AKA LOT 20 OF RIVERLANDINGS PHASE 1,PER AMD DEC OR 7229/274
27	504220140210	INC	2405 RIVERLANE TER	FORT LAUDERDALE	FL	33312	4763	RIVER LANDINGS PHASE 1 83-38 BPRIVATE ROAD
28	504220340010	PEACOCK,WILLIAM G III	2409 SW 29 WAY	FORT LAUDERDALE	FL	33312	4716	AMENDED SUB OF 17-50-42 1-72 DCOMM SE COR OF SW1/4 OF SW1/4 OF SEC 17,WLY 522.50,NLY 23.66 TO POB,CONT NLY 96.98,NELY 89.97,SELY 15.20,ELY 7.43,S 19.69 TOP/C,SLY 11.42,WLY & SLY 57.12 TOP/C,SLY 11.42,S 8.09,W 107.09 TOPBAKA:LOT 1,RIVERLAND WOODS
29	504220340020	MESSER,RYAN L	2411 SW 29 WAY	FORT LAUDERDALE	FL	33312		17-50-42 & 20-50-42 COMM NE COR OF GOVT LOT 3 IN SEC 20 & SE COR OF SW1/4 OF SW1/4 SEC 17,WLY 522.50 TO POB,NLY 23.66,E 107.75,S 100,W 107.75,N 76.34 TO POB,AKA:LOT 2,RIVERLAND WOODS
30	504220340030	CHABERT,ALEXANDRE	2421 SW 29 WAY	FORT LAUDERDALE	FL	33312		20-50-42 BEG NE COR GOVT LOT 3 SEC 20 & SE COR OF SW1/4 OF SW1/4 OF SEC 17,WLY 414.75,S 75.19 TO POB,CONT S 100,W 107.74,N 100,E 107.74 TO POB,AKA:LOT 3,RIVERLAND WOODS
31	504220340190	HIVELY,ROBERT ATAROREH,ANASTASIA M	1789 THOMASON LN	GOODVIEW	VA	24095	2452	100,E 107.74 TO POB,AKA:LOT 19,RIVERLAND WOODS
32	504220340200	APTAKIN,MARC	2390 SW 29 WAY	FORT LAUDERDALE	FL	33312	4700	17-50-42 & 20-50-42 BEG AT NE COR OF GOVT LOT 3 & SE COR OF SW1/4 OF SW1/4 OF SEC 17,THENCE ALG N/L OF SEC 20& S/L OF SEC 17 WLY 261 TO POB,S 29.17,W 107.74,N 63.78 TO PTOF CURVE,N ARC DIST OF 11.42 TOP OF REVERSE CURVE,N ALG CURVE,ARC DIST 28.56,E 94.62,SLY 70.84 TO POB,AKA:LOT 20 OF RIVERLAND WOODS
33	504220340210	APTAKIN,MARCA,APTAKIN,ROSALBA	2390 SW 29 WAY	FORT LAUDERDALE	FL	33312		AMENDED SUB OF 17-50-42 1-72 DPOR OF SE1/4 OF SW1/4 OF SW1/4 OF SEC AS FOL COMM AT NE COR OF GOVT LOT 3,SEC 20-50-42 & SE COR OF SW1/4 OF SW1/4 OF SEC 17,WLY 261,N 70.84 TO POB,CONT N 100.74,SW 112.72,S 45.42 TO P/C,SELY ARC DIST OF 11.42 TOP/C,SELY ARC DIST OF 28.56,E 94.62 TO POB,DESC INDR 5650/693AKA:LOT 21,RIVERLAND WOODS

A	B	C	D	E	F	G	H
34	504220340250	RIVERLAND WOODS HWMNRS ASSN INC	2421 SW 29 WAY	FORT LAUDERDALE	FL	33312	20-50-42COMM AT NE COR OF GOV LOT 3 OF SEC 20, W 368.75 TO POB, S 238.47, SELY & SWLY 79.95, SLY 283.28, SELY & SWLY 79.95, SLY 197.55 TO PT OF CURVE, S 11.42 TO PT OF REVERSED CURVE 174.92, N 11.42, N 197.55, NWLY & NELY 79.95, N283.28, NWLY & NELY 79.95, N271.86, NWLY & NELY 79.95, N37.39, ELY 46.67, S 45.29, SELY & SWLY 57.11, S 11.42, S 33.40 TO POB LESS PT LYING WITHIN SEC 17 & LESS PT IN OR 4957/284, PT ROAD

June 1, 2023

Via Email and LauderBuild

Mohammed Malik
Zoning Administrator
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL, 33301

RE: Side Setback Variance Request Narrative
2935 Riverland Road

Dear Mohammed:

F&F Investments Group LLC (“Applicant”) is the developer of two parcels located at 2935 and 2931 Riverland Road (“West Lot” and “East Lot”, respectively). The parcels can be identified by Broward County folio numbers #5042 1701 0220 (West Lot) and #5042 1701 0222 (East Lot). The parcels are zoned RS-3.52 and each is being developed with a single-family dwelling. The dwellings are under construction and are close to completion. The West Lot is under contract to be sold, while the East Lot has already been sold.

The Applicant requests a variance from the side yard requirements in the RS-3.52 district as shown in the table below for the West Lot. The East Lot meets all Code requirements but is included in the below discussion for context.

Applicable Dimensional Requirements: Side Yards (Sec. 47-39.A.6.F(1))

Requirement		Variance Request
Every individual plot used for one-family (...) dwellings shall maintain side yards as follows:		Reduce east side yard to 4.53 feet along 22.65 feet of the 107-foot-long property line. ¹
District	Side Yard	
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet	

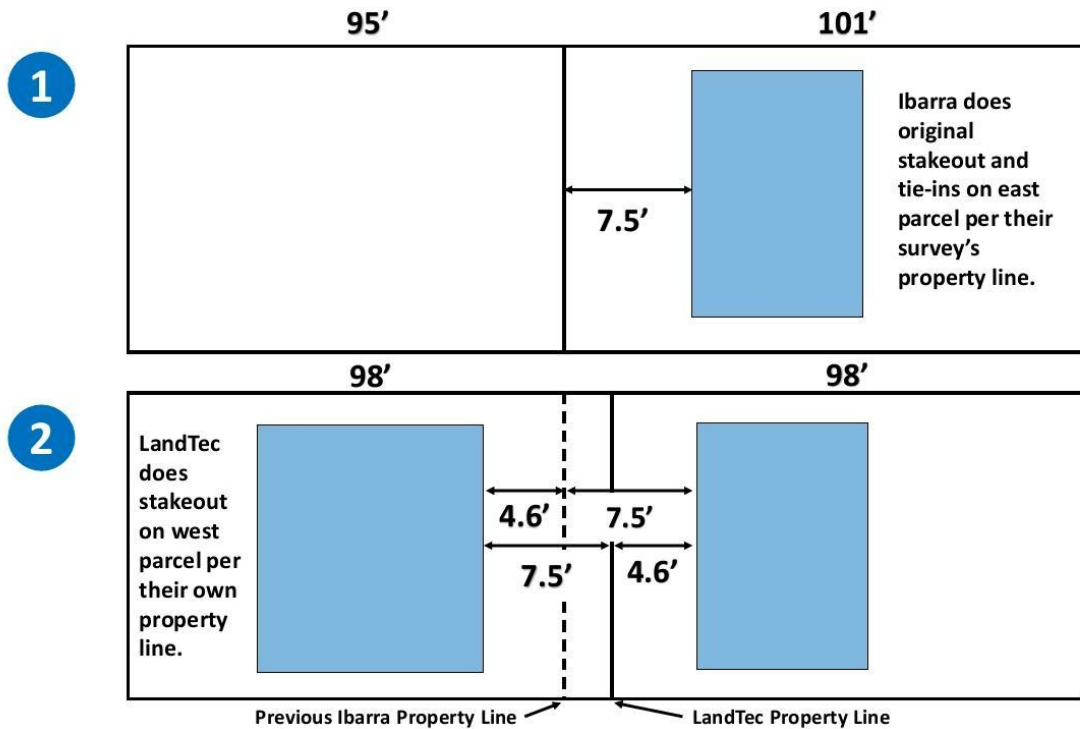
¹ West side yard meets Code requirement. The east elevation of the building is 55.15 feet long; only a 22.65-foot-long portion does not meet the required setback, as this portion projects farther than the rest of the building.

Overview:

The need for a variance was discovered in the middle of construction, as it was not the Applicant's intent to build the house with a reduced side yard. Rather, the actual reduced side yard was a result of a series of errors in the surveying and construction process. The below timeline represents our best understanding of the events as they transpired. The two survey companies involved in the construction process were John Ibarra & Associates, Inc. ("Ibarra") and LandTec Surveying ("LandTec").

- 1) Ibarra prepared a survey on 2/22/2019 ("Ibarra Survey," see **Exhibit A**) to split the 2931-2935 Riverland parcel into two lots ("Riverland Lots"). The Riverland Lots were thereafter split with the West Lot having a north property line length of 95 feet and the East Lot having a north property line length of 101 feet.² Prior to Ibarra, LandTec had prepared a different lot split survey on 11/7/2018, which split the Riverland Lots into equal lengths of 98 feet each ("LandTec Survey").
- 2) Site plans for two (2) houses, one on the West Lot and one of the East Lot, were submitted to and approved by the City based on the Ibarra Survey. Both Lots were 10,000+ square feet in size (see **Exhibits B and C**).
- 3) Building permits were issued by the City based on construction drawings prepared per approved plans (which were based on the Ibarra Survey).
- 4) Ibarra staked out the East Lot but had limited staffing due to the COVID-19 pandemic. Due to this, the applicant asked LandTec to stake out the West Lot. Unbeknownst to the applicant, or to each other, each company staked out their respective Lots based on their own lot split surveys, which (as noted previously) had a discrepancy of approximately 3 feet with respect to the placement of the new property boundary. As a result, the stakes for the West Lot house were placed 7.5 feet from the LandTec Survey property line, but 4.6-4.7 feet from the Ibarra Survey property line and vice versa, resulting in the houses ultimately being built with a 12-foot setback between them where a 15-foot setback is required (7.5-foot side setback each). Please see diagram below for a graphical explanation of this.

² All measurements provided in this timeline are rounded for ease of explanation. Measurements provided elsewhere in this narrative are precise.



- 5) Thereafter, LandTec performed a formboard tie-in survey (**Exhibit D**) on the East Lot, which had been previously staked out by Ibarra. LandTec noted that the formboards were 4.7 feet from LandTec's lot split line but they did not know this was an issue.
- 6) The contractor built the West Lot house and East Lot house 12 feet apart from each other per the stakes and formboards.
- 7) The City required spot surveys to be prepared as part of the building inspection process. Upon review of the spot surveys, City noticed that the East Lot had an insufficient lot size and setback, since the lot line shown is based on the LandTec Survey.
- 8) New spot survey was prepared for the East Lot which moved the East Lot line to where the Ibarra Survey originally placed it, which fixed both the setback and the lot size issue for the East Lot (see **Exhibit E**).
- 9) New spot survey has been prepared for the West Lot (see **Exhibit F**). By shifting the lot line for the East Lot, the West Lot's setback is inadequate. **This is the variance we are applying for.**
- 10) The East Lot has been sold with a post-closing condition to cooperate in this variance process. The West Lot is scheduled to close in a month, subject to a discretionary extension contingent upon a variance being granted.

Variance Review Standards pursuant to Code Section 47-24.12.A.4

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

The special circumstance is the surveying and construction error described in the timeline above, which occurred unbeknownst to any of the parties involved and was not discovered until the house on the West Lot was close to completion of construction. At this point, it is not possible to cure the defect except through the demolition and reconstruction of most of the house, which would be an extreme financial burden on the Applicant.

2. *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;*

The Riverland Lots were developed during the Covid-19 pandemic, which brought varied and unique challenges to their development. The limited staffing and surveying availability due to the Covid-19 pandemic represents the circumstance that caused the error during surveying and construction.

The development of the East Lot and West Lot began in 2019, lasting through the present time of this variance application. The stake-outs of the properties and formboard surveys were done in 2020 and 2021 at the height of the pandemic. While the Applicant originally wanted Ibarra to stake out both lots, staff shortages forced them to hire LandTec to stake out the West Lot after Ibarra had already staked out the East Lot. As described in the timeline above, the two survey companies staked out where the foundations of the houses should go based on two different lot lines. The Applicant would not have chosen to have two different survey companies work on this project if not for the aforementioned staffing shortages arising from the Covid-19 pandemic, and circumstances outside of the Applicant's control.

3. *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;*

The house on the West Lot is only a month from completion³ and the entire shell is built. The portion of the house projecting into the setback is a part of the two-car garage. Demolishing this portion would reduce the garage below the minimum size

³ As of June 1, 2023, the date of this variance narrative.

for a two-car garage, whereas the Code requires two off-street parking spaces for a single-family dwelling.⁴ More importantly, this area has a load-bearing column which supports the second floor of the house and cannot be demolished without destroying the structural integrity of the house.⁵ Curing the side setback would require the demolition and reconstruction of most of the house on the West Lot. Accordingly, literal application of the provisions of the ULDR would be an extreme financial burden to the Applicant.

The Applicant did not maximize the permitted building envelope when developing the house. As shown in the site plan for West Lot, the lot coverage is only 29% where a maximum of 40% is permitted.⁶ Furthermore, all actual yards (except for the one we are seeking a variance for) are significantly larger than the Code requirement, as shown in the below table as well as on the variance application.⁷ It should be noted that the reduction of the side yard on the east resulted in a greater side yard on the west.

		Required	Actual
Front	South	25'	25.07'
Side	East	7.5'	4.53'
Side	West	7.5'	29.39'
Rear	North	15'	23.07'

Since the Applicant did not develop the site to its maximum potential, the reduction of the east side yard by less than 3 feet is a reasonable accommodation to cure the error that occurred in the construction process, and denying this variance would deprive the Applicant of substantial property rights. The reduced side yard setback does not make the sale of the houses more profitable to the Applicant; it was simply the result of several honest errors.

- 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*

The unique hardship is not self-created, as it is a result of the Covid-19 pandemic and the business disruptions it created. Staffing shortages, particularly in the surveying industry, are widely known to have negatively affected development timelines during that period. As noted in more detail under *Criterion 2*, the stake-outs of the properties and formboard surveys were done in 2020 and 2021 at the height of the pandemic. Staff shortages forced the Applicant to hire two separate survey companies to stake out the West and East Lots, resulting in the discrepancy between the lot split

⁴ Fort Lauderdale ULDR Sec. 47-39.A.14.N, *Amount of off-street parking*

⁵ Email communications with Denise Preschel, principal at Preschel Bassan Studio, architect of record for 2935 Riverland. May 31, 2023.

⁶ Fort Lauderdale ULDR Sec. 47-39.A.6.B, *Plot coverage*

⁷ Actual measurements based on LandTec spot surveys (provided as **Exhibits E and F**).

boundary and resulting construction error. Further, the Applicant was unaware of the discrepancy and relied upon the design professionals hired to perform the work.

The Applicant prepared and had site plans approved for both 2931 and 2935 Riverland with the required 7.5-foot side yard setbacks. Therefore, the hardship was not a result of disregard for, or ignorance, of the provisions of the ULDR. Rather, the hardship was due to the Covid-19 pandemic, the resulting necessity to hire two different surveyors and the resulting errors in the locations of the houses that were not discovered until it was too late.

- 5. 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.*

Both the 2935 and 2931 Riverland buildings are two stories. Both the second story and most of the first story of 2935 Riverland is set back 7.95 feet from the east property line, complying with the required 7.5-foot side yard. Of the 55.15-foot length of 2935 Riverland along the east property line, only 22.65 feet project into the required setback, less than half of this building length, as shown in the photo below. In addition, the east property line is 107 feet and the reduced setback affects less than a quarter of the property line. This represents the minimum variance necessary to make use of this property.



2935 and 2931 Riverland viewed from rear yard, 2935 Riverland is on the right. Arrow points to portion that projects into required yard.

The East Lot has been sold with the buyers fully aware of this issue and the West Lot will also be sold with the required disclosure to the prospective buyer. Both parties have provided a statement that they have no objection to the proposed variances (see **Exhibits G and H**). The variance will only affect these two properties and will not negatively affect the surrounding neighborhood.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in black ink, appearing to read 'Julian Bobiley', written over a horizontal line.

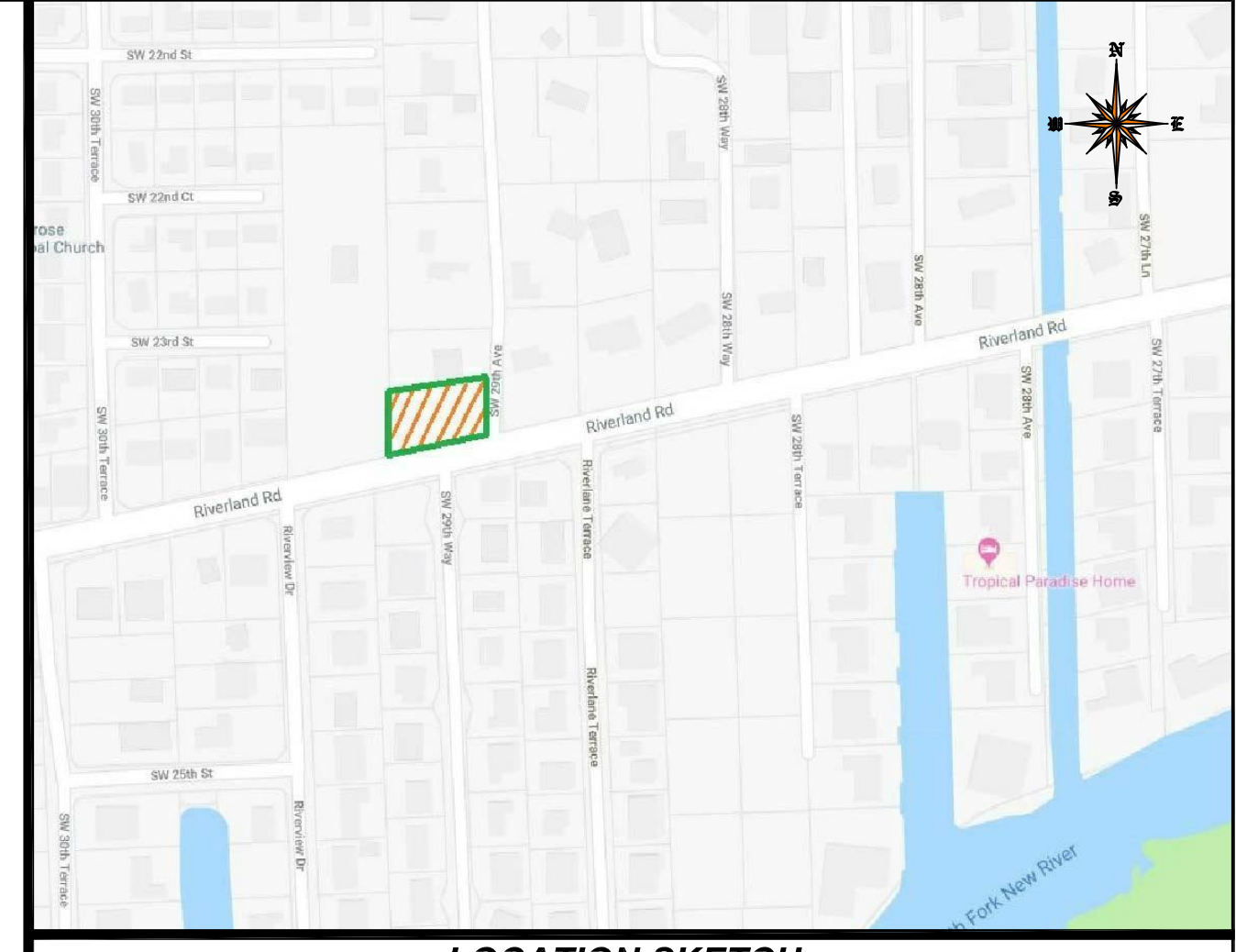
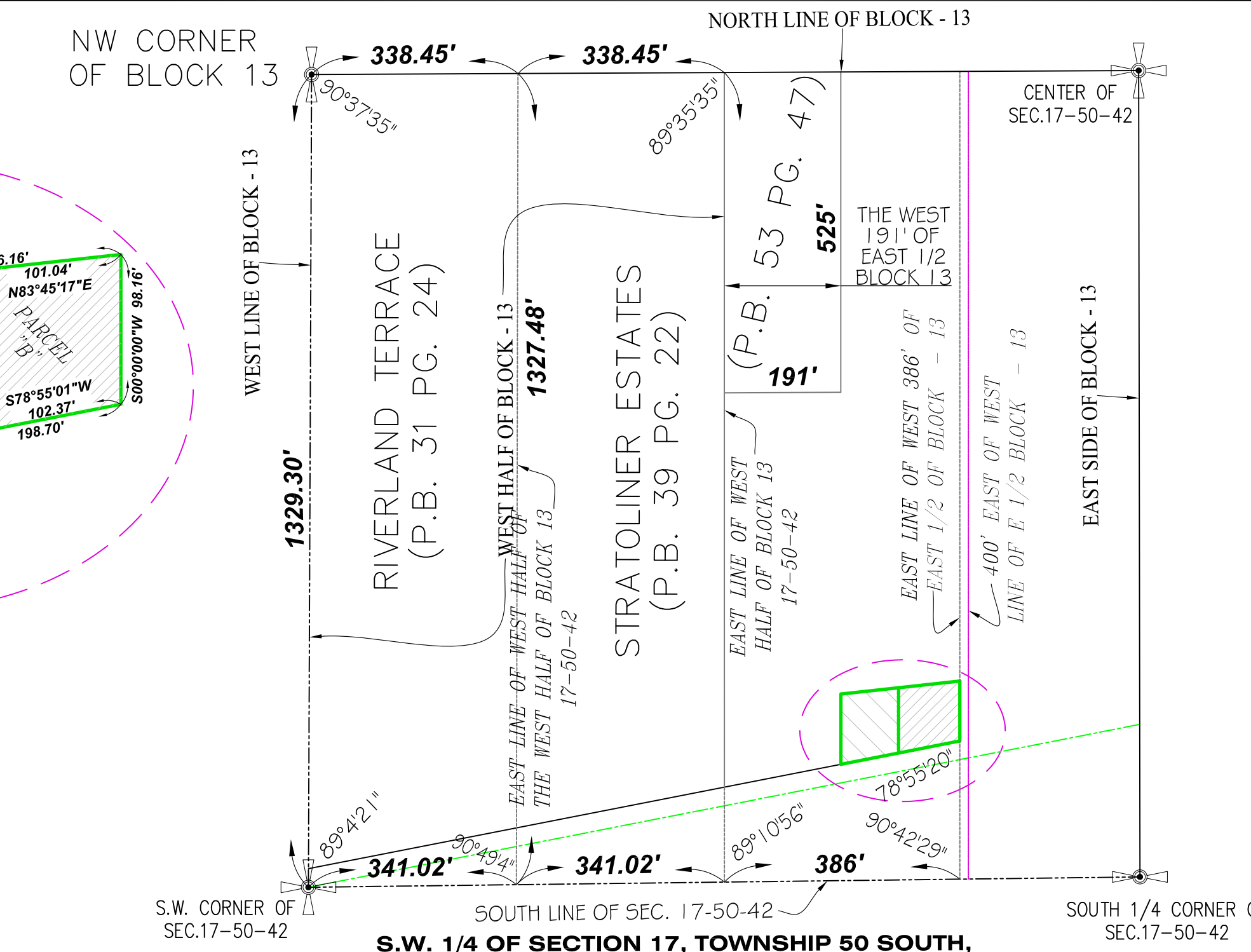
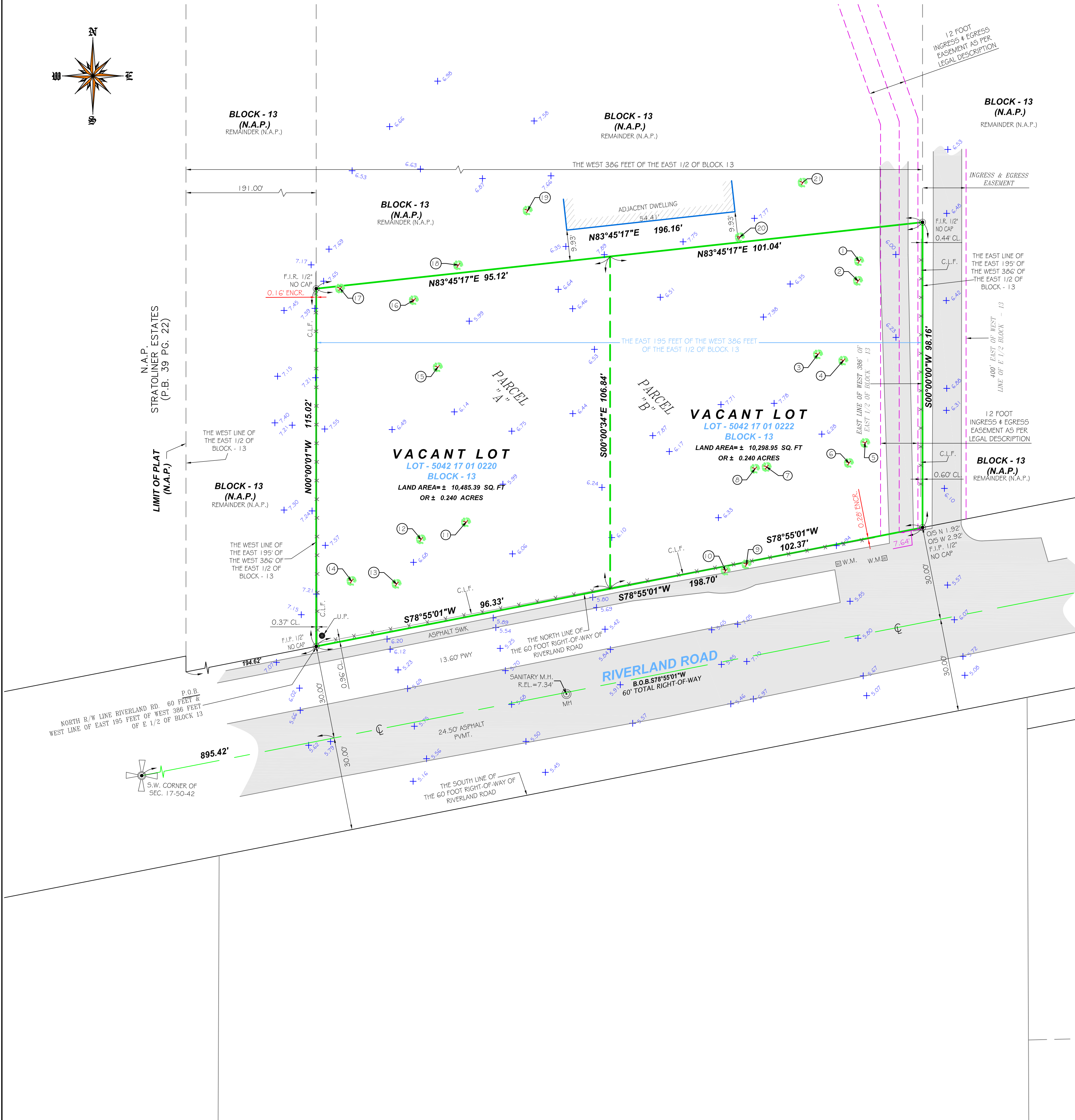
Julian Bobiley, AICP

Exhibits

- Exh. A, Ibarra Split Survey
- Exh. B, 2935 Riverland (West Lot) Site Plan
- Exh. C, 2931 Riverland (East Lot) Site Plan
- Exh. D, 2931 Riverland (East Lot) Formboard Survey
- Exh. E, 2931 Riverland (East Lot) Spot Survey
- Exh. F, 2935 Riverland (West Lot) Spot Survey
- Exh. G, Letter of No Objection, Londos
- Exh. H, Letter of No Objection, Harren

Exh. A, Ibarra Split Survey

MAP OF BOUNDARY SURVEY



PROPERTY ADDRESS:
 2935 RIVERLAND ROAD FORT LAUDERDALE, FL 33312

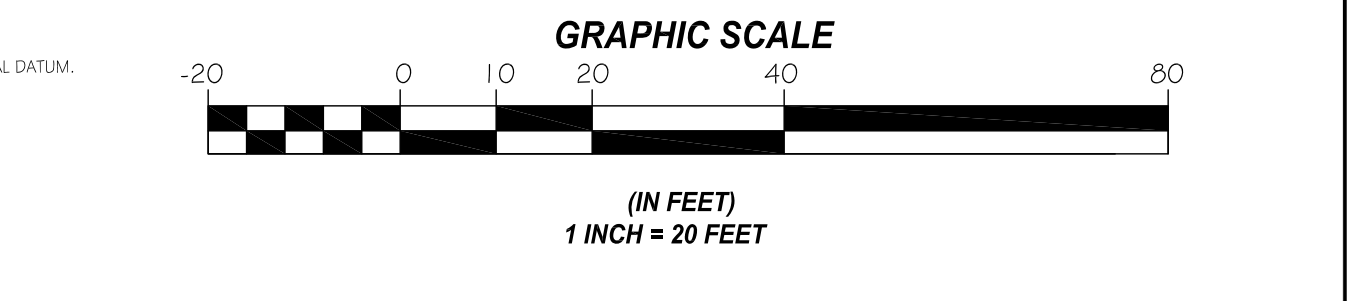
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
 • THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 • THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 • EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 • THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 • LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 • BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
 • EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
 • THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 • ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
 • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 • FENCE OWNERSHIP NOT DETERMINED.
 • THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
 THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: N/A
 COMMUNITY: 12505
 PANEL: 0558
 SUFFIX: H
 DATE OF FIRM: 09/18/2014
 THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:
 1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1/6000 FT.
 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; BROWARD COUNTY BENCHMARK # BM 0091, AT RIVERLAND ROAD & SW 28 AVENUE; ELEVATION IS 7.61 FEET OF N.A.V.D. OF 1988.

TREE TABLE

No.	SCIENTIFIC NAME	HEIGHT (ft.)	DBH (in)	CANOPY (ft.)	DISPOSITION
1	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	45	16.27	35	FAIR
2	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	14.01	20	FAIR
3	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	35	24.04	20	FAIR
4	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	44	27.70	45	FAIR
5	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	19.74	35	FAIR
6	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	16.27	30	FAIR
7	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	45	25.15	40	FAIR
8	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	40	23.24	40	FAIR
9	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	25	14.96	30	FAIR
10	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	25	14.64	30	FAIR
11	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	21.97	40	FAIR
12	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	20.38	20	FAIR
13	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	15.60	30	FAIR
14	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	18.47	45	FAIR
15	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	45	26.43	30	FAIR
16	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	45	28.59	50	FAIR
17	PINUS ELLIOTTI (SLASH PINE TREE)	50	22.29	25	FAIR
18	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	50	30.57	65	FAIR
19	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	35	25.47	35	FAIR
20	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	35	24.11	35	FAIR
21	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK TREE)	30	22.61	40	FAIR



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *John Ibarra* **02/22/2019**
 JOHN IBARRA (DATE OF FIELD WORK)
 PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISIONS:
 REVISION NO. _____
 REVISION DATE _____

LEGEND

- O—H — OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- WOOD SHED
- UTILITY EASEMENT
- LIMITED ACCESS RW
- NON-REGULAR ACCESS RW
- EXISTING ELEVATIONS

DRAWN BY: LEYVA
FIELD DATE: 02/22/2019
SURVEY NO: 18-005855-2
SHEET: 1 OF 1

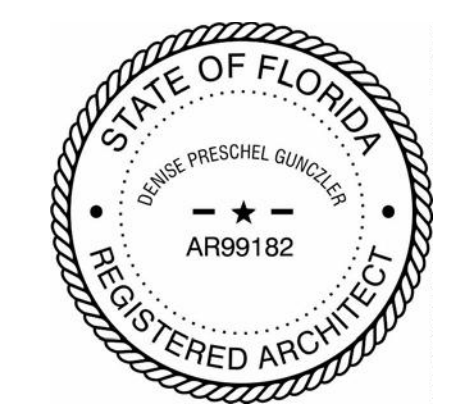
JOHN IBARRA
 CERTIFICATED
 NO. 5204
 STATE OF
 FLORIDA
 PROFESSIONAL LAND SURVEYOR
 L.B.# 7806 SEAL

Exh. B, 2935 Riverland (West Lot) Site Plan

F & F
RESIDENCE

2935 Riverland Road, Fort
Lauderdale, FL 33312

SEAL



DENISE PRESCHTEL-GUNZLER AR99182

REVISIONS / SUBMISSIONS

1	09/26/19
2	BDG 12/12/19

NOTES/COMMENTS

CHECKED BY: DP
DATE: 04-2019
DRAWN BY:

SITE PLAN

A-100

SITE PLAN KEY NOTES LEGEND

- ROOF OVERHANG LINE
- PERMEABLE PAVERS DRIVEWAY FINISH OVER COMPRESSED SAND. SPEC TBD. REFER TO DETAIL 2-A100 FOR INTERIOR PROPERTY PAVERS & GRASS DRIVEWAY DETAIL.
- EDGE OF STREET, EDGE OF PAVEMENT TO MATCH ASPHALT ELEVATION.
- EXTERIOR PLANTER. REFER TO LANDSCAPE PLAN FOR DETAILS
- NOT APPLICABLE
- PALMETO SAN, AGUSTINE SOD, STENOCHAPRUM SECUNDATUM. TO BE ROLLED TO PROVIDE A SMOOTH LEVEL FINISH PER LA. IN THE FIELD
- WOOD POOL DECK. OVER COMPRESSED SAND. SPEC TBD.
- CONCRETE SLAB. REFER TO STRUCTURAL FOR DETAILS. WITH A 1/4" SLOPE ALL AROUND. TILE FINISH. SPEC TBD
- GRASS LINES IN BETWEEN PAVERS. REFER TO PAVEMENT DETAIL.
- EXISTING ASPHALT SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- SURFACE MATERIAL TO MATCH ON SITE DRIVEWAY

TERMITE PROTECTION

- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT FOR NEW CONSTRUCTION. TREAT ENTIRE AREA OF NEW CONSTRUCTION EXTENDING AT LEAST 2 FT BEYOND ALL BUILDING FOUNDATIONS
- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
PENETRATION, PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPES.

SITE PLAN NOTES

- PROVIDE LANDSCAPING ON THE SITE TO MEET BROWARD COUNTY LANDSCAPE ORDINANCE REQUIREMENT.
- CLEAR AND GRUB ALL REMNANTS OF PLANT MATERIAL, ROOTS, STONES AND MATERIALS OVER 1" IN DIAMETER INCLUDING CANAL DREDGING AND PREVIOUS FILL NOT COMPACTED AS PER CODE.
- CHEMICALS UNDER SLAB SHALL BE APPLIED AFTER FILL IS TAMPED AND ROUGH PLUMBING INSTALLED. CHEMICALS SHALL BE APPLIED NOT MORE THAN 24 HRS.
- PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS.
- THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 30" IN HEIGHT WITHIN 15'-0" OF THE EDGE OF DRIVEWAYS.
- DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.
- PLAN ARE REFERENCED TO NAVD 1988 AS REQUIRED FOR REVIEW
- REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW SWALES LOCATION & DETAILS
- REFER TO LANDSCAPE AND TREE DISPOSITION PLAN FOR TREE MITIGATION TABLE PER SEC. 24-49 - 24-49.

POOL BARRIER NOTES

- ALL DOORS AND WINDOWS MUST HAVE SELF-CLOSING, SELF-LATCHING INSTALLED W/ POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM 54" ABOVE THE THRESHOLD.
- IF (1) IS NOT POSSIBLE ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. PER FBC 2017 R 4502
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

WATER RETENTION NOTE

WHEREVER GRADING IS REQUIRED, CONTRACTOR SHALL GRADE AS TO DIRECT SHEET FLOW TO THE INTERIOR OF THE LOT. NO WATER RUN-OFF SHALL BE DISCHARGED TO ADJACENT PROPERTIES. REFER TO CIVIL PLANS.

APPLICABLE CODES

FLORIDA BUILDING CODE 2017 EDITION
FLORIDA RESIDENTIAL CODE 2017
NATIONAL ELECTRICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA ENERGY CODE 2017

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

TYPE OF CONSTRUCTION

TYPE III-B

AREA TALLY

LOT AREA	10,485 SF
TOTAL A/C AREA	2,953 SF
A/C GROUND FL	1,742 SF
A/C SECOND FL	1,211 SF
COVERED TERRACE	406 SF
GARAGE	409 SF
POOL DECK	172 SF
DRIVEWAY/ WALKWAY	822 SF

ZONING INFORMATION: RS 3.52

	REQD/ ALLOWED	PROVIDED
PLOT COVERAGE	40%	29%
PARKING SPACES	2	2 COVERED
BUILDING HEIGHT	2 STORIES	2 STORIES
FRONT SET BACK	25'	25'-0"
REAR SET BACK	15'	15'-0"
SIDE SET BACKS	7'-6"	7'-6"
STREET SIDE SETBACK	15'	N/A

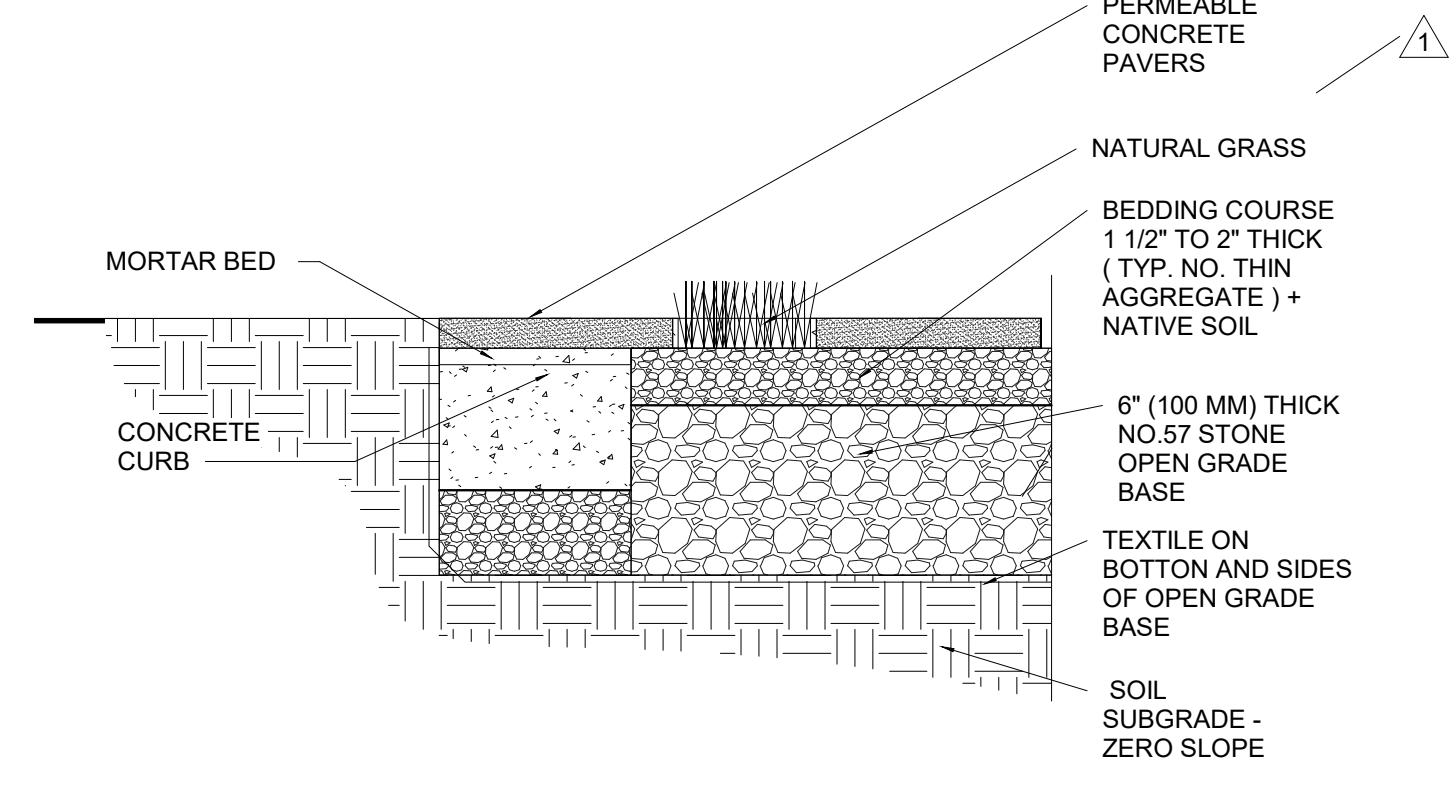
ADDRESS: 2935 RIVERLAND ROAD, FORT LAUDERDALE, FL 33312 FLOOD ZONE: X

HIGHEST CROWN OF ROAD ELEV = 5.91' NAVD
AVERAGE OF CROWN OF ROAD ELEV = $(5.91 + 5.68 + 5.75 + 5.79) / 4 = 5.83$ NAVD
NATURAL ELEVATION OF THE GROUND = $(7.15 + 7.2 + 7.15 + 7.17 + 6.87 + 6.35 + 7.89 + 6.1) = 6'-10"$ NAVD

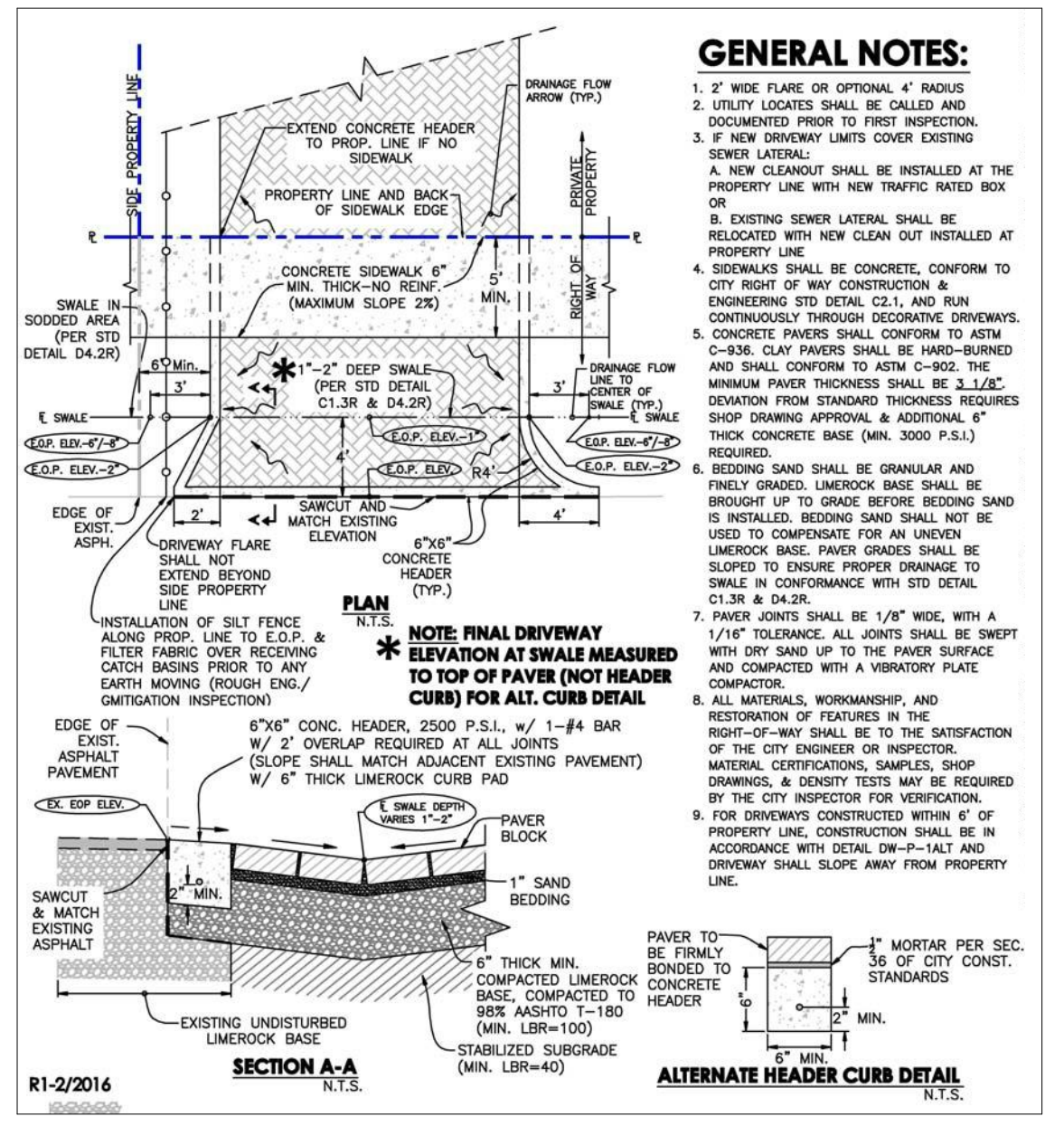
LOT: 5042 17 01 0220
BLOCK: 13
PLAT BOOK: 1
PAGE: 70
ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
JOHN IBARRA SURVEYOR'S NAME PLS LIC. # 7806

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE
PROPOSED	7.14' NAVD	6.14' NAVD

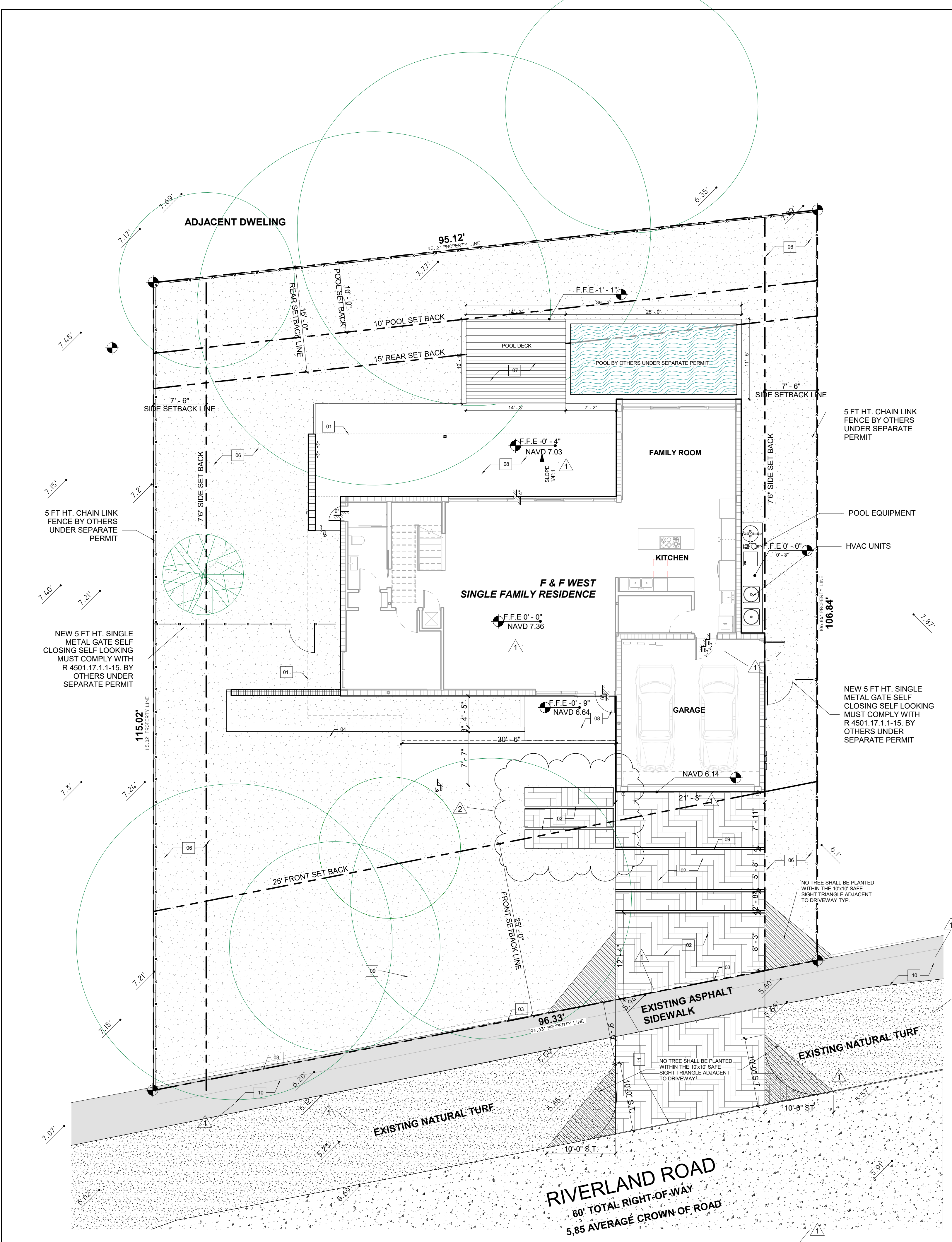
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)



2 INTERIOR DRIVEWAY DETAIL- PAVERS / GRASS
1 1/2" = 1'-0"



03 CITY OF FORTLAUDERDALE PAVER DRIVEWAY DETAIL DW-P1
N.T.S



1 SITE PLAN
1/8" = 1'-0"

Exh. C, 2931 Riverland (East Lot) Site Plan



1	09/26/19	
2	BDG	12/18/19

TERMITE PROTECTION

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. TREAT ENTIRE AREA OF NEW CONSTRUCTION EXTENDING AT LEAST 2 FT BEYOND ALL BUILDING FOUNDATIONS
2. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
3. PENETRATION PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPES.

SITE PLAN NOTES

1. PROVIDE LANDSCAPING ON THE SITE TO MEET BROWARD COUNTY LANDSCAPE ORDINANCE REQUIREMENT.
2. CLEAR AND GRUB ALL PREMISES OF PLANT MATERIAL, ROOTS, STONES AND MATERIALS OVER 1" IN DIAMETER INCLUDING CANAL DREDGING AND PREVIOUS FILL NOT COMPACTED AS PER CODE.
3. CHEMICALS UNDER SLAB SHALL BE APPLIED AFTER FILL IS TAMPED AND ROUGH PLUMBING INSTALLED. CHEMICALS SHALL BE APPLIED NOT MORE THAN 24 HRS.
4. PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS.
5. THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 30" IN HEIGHT WITHIN 15'-0" OF THE EDGE OF DRIVEWAYS.
6. DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.
7. PLAN ARE REFERENCED TO NAVD 1988 AS REQUIRED FOR REVIEW
8. REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW SWALES LOCATION & DETAILS
9. REFER TO LANDSCAPE AND TREE DISPOSITION PLAN FOR TREE MITIGATION TABLE PER SEC. 24-49 - 24-49.9

POOL BARRIER NOTES

1. ALL DOORS AND WINDOWS MUST HAVE SELF-CLOSING, SELF-LATCHING INSTALLED W/ POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM 54" ABOVE THE THRESHOLD.
2. IF (1) IS NOT POSSIBLE ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRE TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. PER FBC 2017 R 4602
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

WATER RETENTION NOTE

WHEREVER GRADING IS REQUIRED, CONTRACTOR SHALL GRADE AS TO DIRECT SHEET FLOW TO THE INTERIOR OF THE LOT. NO WATER RUN-OFF SHALL BE DISCHARGED TO ADJACENT PROPERTIES. REFER TO CIVIL PLANS.

APPLICABLE CODES

FLORIDA BUILDING CODE 2017 EDITION
FLORIDA RESIDENTIAL CODE 2017
NATIONAL ELECTRICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA ENERGY CODE 2017

SCOPE OF WORK

1. NEW 2 STORIES SINGLE FAMILY RESIDENCE

TYPE OF CONSTRUCTION

TYPE III - B

AREA TALLY

LOT AREA	10,300 SF
TOTAL A/C AREA	2,953 SF
A/C GROUND FL	1,742 SF
A/C SECOND FL	1,211 SF
COVERED TERRACE	406 SF
GARAGE	409 SF
POOL DECK	187 SF
DRIVEWAY	667 SF

ZONING INFORMATION - RS 3.52

	REQD / ALLOWED	PROVIDED
PLOT COVERAGE	40%	3,025 SFT = 30%
PARKING SPACES	2	2 COVERED
BUILDING HEIGHT	2 STORIES	2 STORIES
FRONT SETBACK	25'	25'-0"
REAR SETBACK	15'	15'-0"
SIDE SETBACKS	7'-6"	7'-6"
STREET SIDE SETBACK	15'	15'-0"

ADDRESS: 2931 RIVERLAND ROAD, FORT LAUDERDALE, FL 33312 FLOOD ZONE: X

HIGHEST CROWN OF ROAD ELEV. = 7.10' NAVD

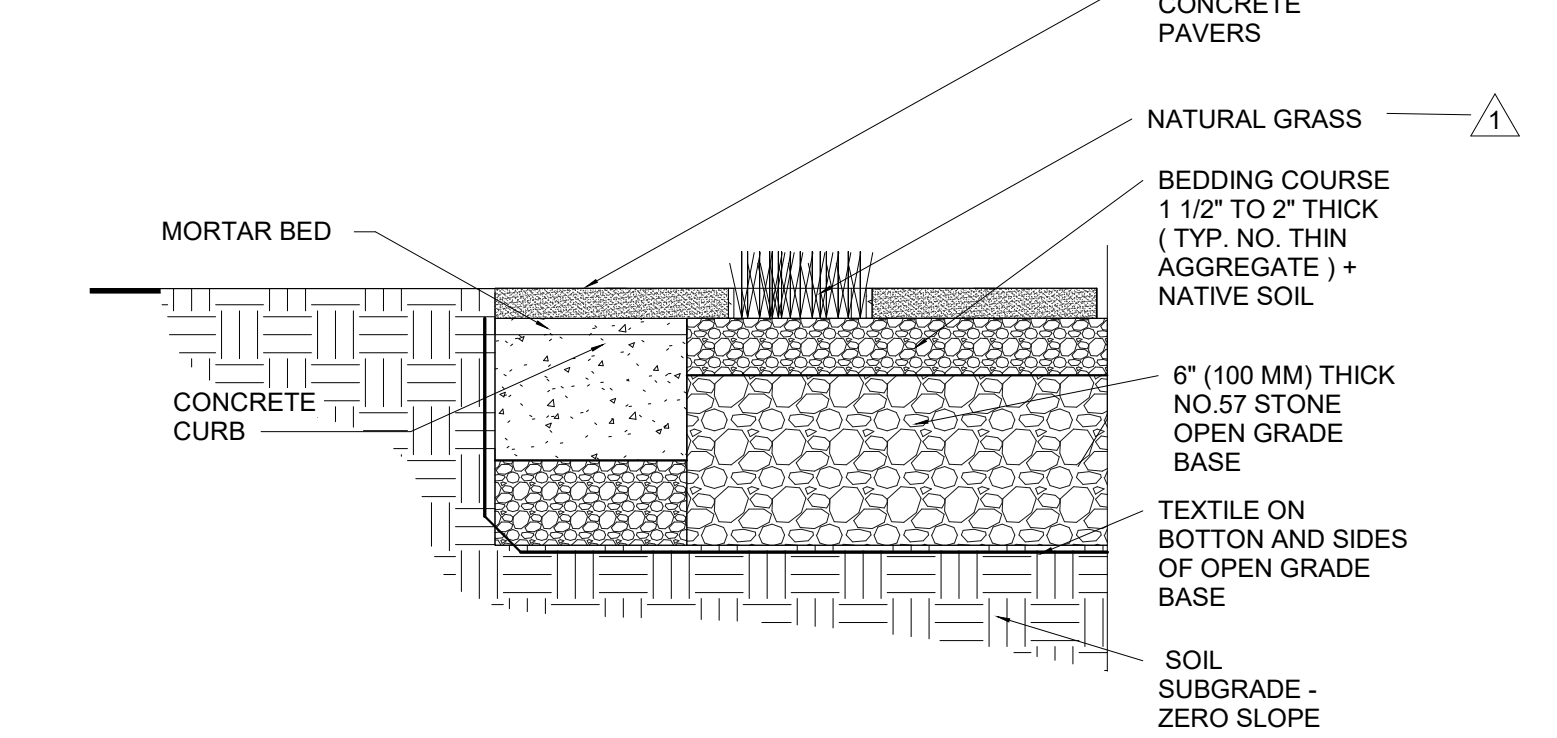
AVERAGE OF CROWN OF ROAD ELEV. = $(6.07 + 5.8 + 7.10 + 5.85 + 5.91) / 5 = 6.14$ NAVD

NATURAL ELEVATION OF THE GROUND = $(6.1 + 6.24 + 7.89 + 7.77 + 6.48 + 6.42 + 6.31 + 6.1) / 8 = 6.7$ NAVD

LOT: 5042 17 01 0222
BLOCK: 13
SECTION: 17
PLAT BOOK: 1
PAGE: 72
ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
JOHN IBARRA PLS LIC. # 7806
SURVEYOR'S NAME

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE
PROPOSED	7.14' NAVD	6.22' NAVD

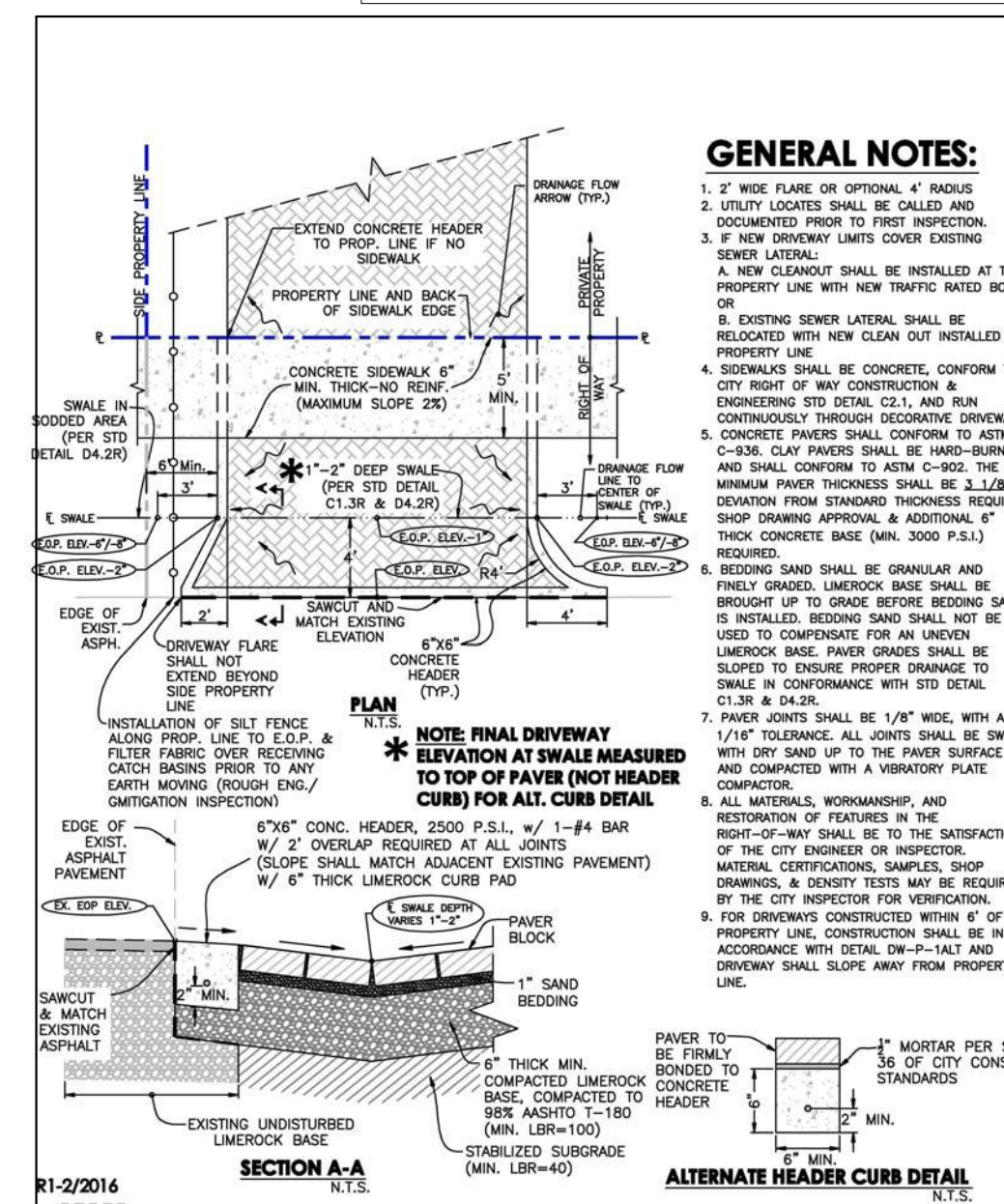
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)



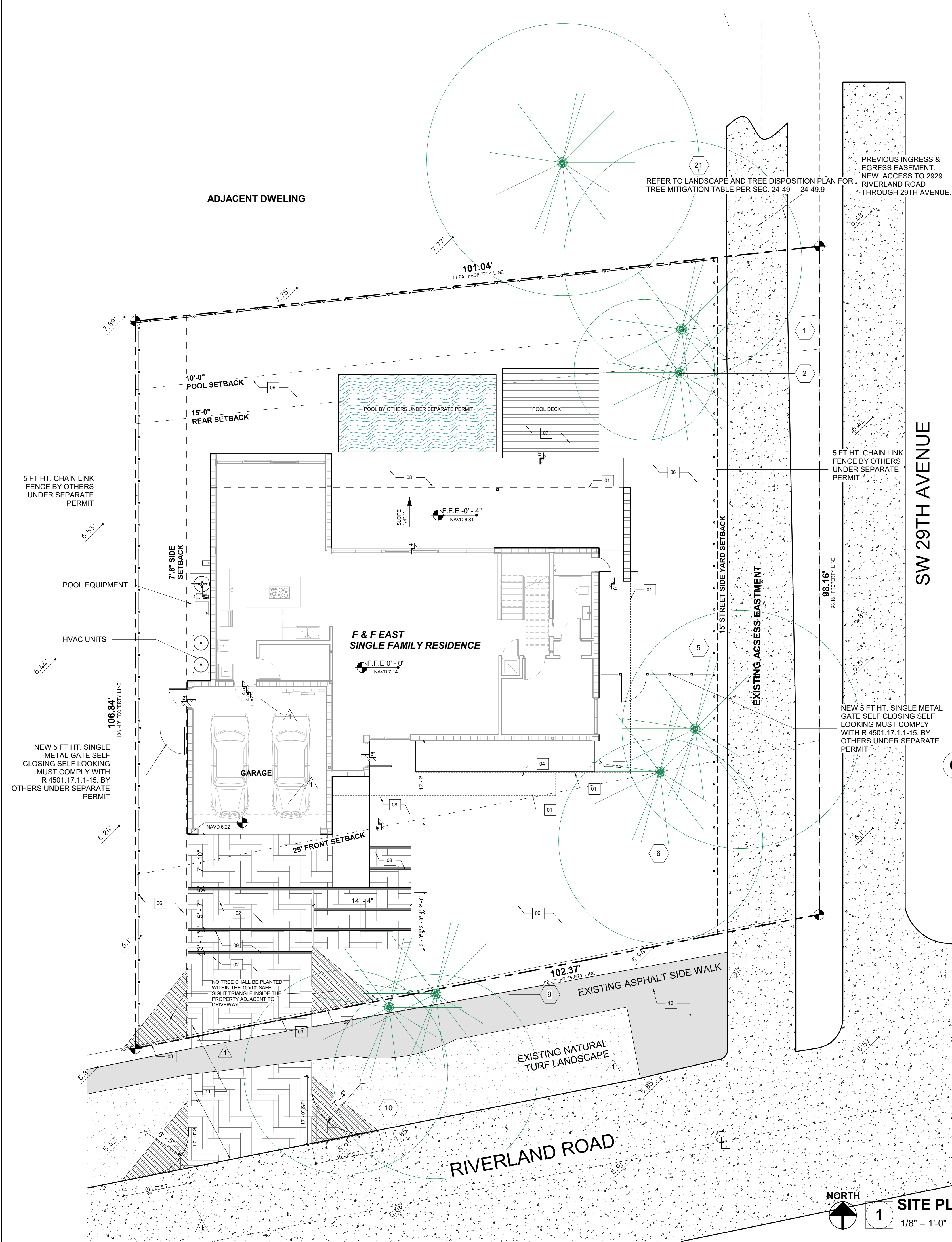
2 TYPICAL PAVERS & GRASS DETAIL AT PROPERTY INTERIOR
1 1/2" = 1'-0"

SITE PLAN KEY NOTES LEGEND

1. ROOF OVERHANG LINE
2. PERMEABLE PAVERS DRIVEWAY FINISH OVER COMPRESSED SAND. SPEC TBD. PLEASE REFER TO INTERIOR PAVES & GRASS DETAIL FOR INTERIOR OF PROPERTY DRIVEWAY AREA. DETL. 2-A.100
3. EDGE OF STREET, EDGE OF PAVES TO MATCH ASPHALT ELEVATION.
4. EXTERIOR PLANTER. REFER TO LANDSCAPE PLAN FOR DETAILS
5. NOT APPLICABLE
6. PALMETO SAN. AGUSTINE SOD, STENOTHAPRUM SECUNDATUM, TO BE ROLLED TO PROVIDE A SMOOTH LEVEL FINISH PER L.A. IN THE FIELD
7. WOOD POOL DECK. OVER COMPRESSED SAND. SPEC TBD.
8. CONCRETE SLAB. REFER TO STRUCTURAL FOR DETAILS. WITH A 1/4" SLOPE ALL AROUND. TILE FINISH. SPEC TBD
9. GRASS LINES IN BETWEEN PAVERS. REFER TO PAVES DETAIL
10. EXISTING ASPHALT SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
11. SURFACE MATERIAL TO MATCH ON SITE DRIVEWAY



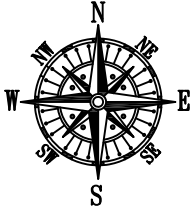
03 CITY OF FORTLAUDERDALE PAVES DRIVEWAY DETAIL DW-P1 N.T.S



1 SITE PLAN
1/8" = 1'-0"



Exh. D, 2931 Riverland (East Lot) Formboard Survey

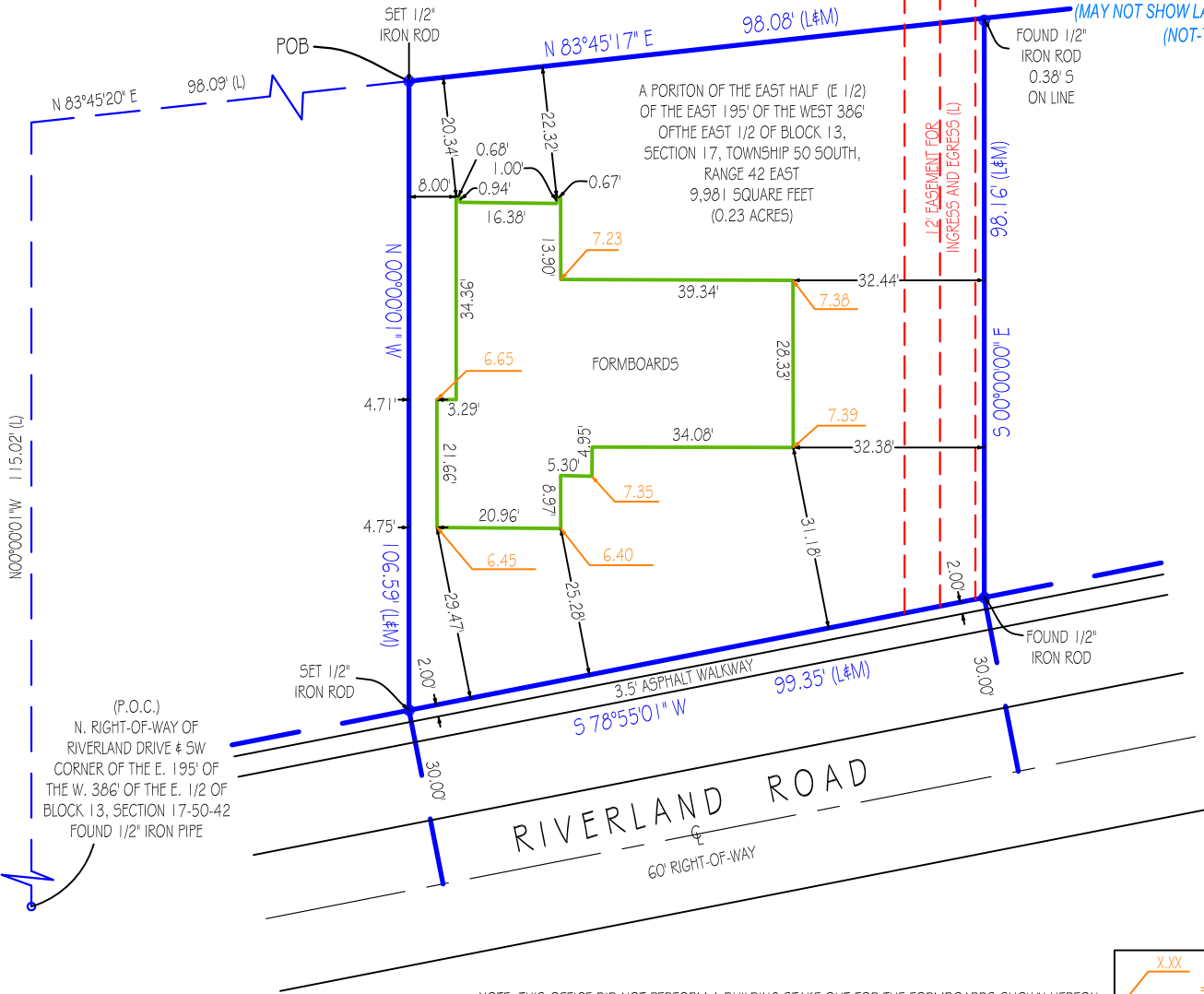


SCALE: 1"=30'

**SPECIAL PURPOSE LOCATION SURVEY
FORM BOARD TIE-IN ONLY**
BEARING REFERENCE:
NORTH LINE OF SUBJECT LOT AS S. 83°45'17" E.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



X.XX
= TOP OF FORM ELEVATION

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NONE FOUND

This survey has been issued by the following
Landtec Surveying office:
481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145

www.Landtecsurvey.com

Elevations, if shown:

GPS USED: I-80

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

04/26/21 FORMBOARD - SG

05/05/2021 SITEPLAN - SG

Job Number: 92380-SE

Date of Field Work : 04/23/2018

Drawn by: C.F.



Exh. E, 2931 Riverland (East Lot) Spot Survey



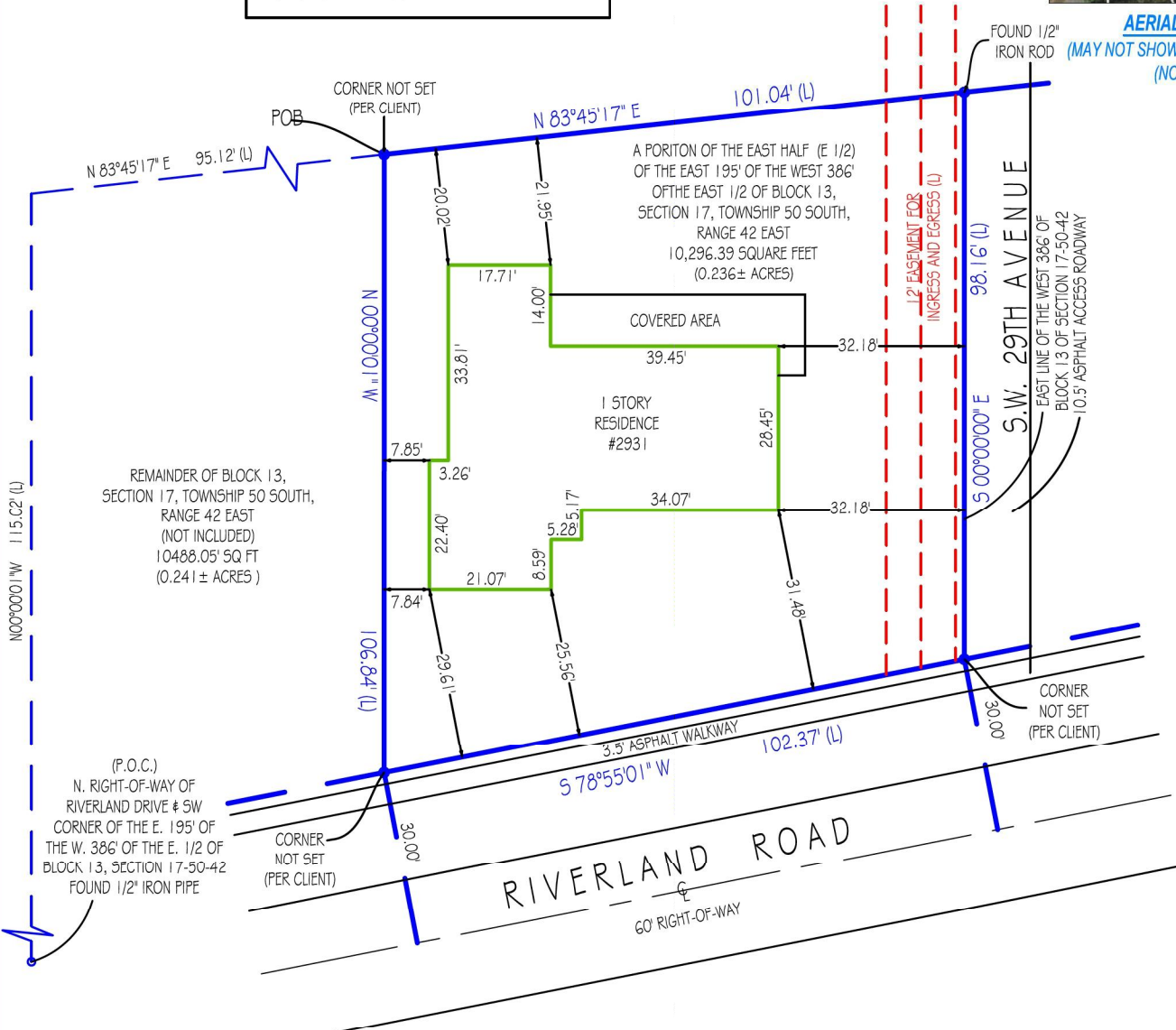
SCALE: 1"=30'

BEARING REFERENCE:
 NORTH LINE OF SUBJECT LOT AS S. 83°45'17" E.
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

NOTE:
 LOT DIMENSIONS BASED ON SURVEY
 PREPARED BY JOHN IBARRA & ASSOCIATES
 SURVEY NO.: 18-005855-2. AS
 REQUESTED PER CLIENT



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NONE FOUND

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 481 E. Hillsboro Blvd. Ste 100-A
 Deerfield Beach, FL 33441
 Office: (561) 367-3587 Fax: (561) 465-3145
www.Landtecsurveying.com

**ELEVATIONS,
 IF SHOWN:**
 GPS USED:
 CHCNAV I-80
 ELEVATIONS ON
 DRAWING ARE IN:
 N.A.V.D.88

Revisions:	Job Number: 92380-SE	Date of Field Work : 04/23/2018	Drawn by: C.F.
05/05/2021	SITEPLAN - SG		
07/26/2021	- SPOT SURVEY - SG		
03/07/2022	- FINAL SURVEY - SG		
09/19/2022	- BOUNDARY LINES REVISED PER CLIENT - SG		



Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> BOUNDARY | <input checked="" type="checkbox"/> CONSTRUCTION | <input type="checkbox"/> CONDOMINIUM |
| <input type="checkbox"/> ALTA/NSPS | <input type="checkbox"/> TOPOGRAPHIC | <input type="checkbox"/> SPECIAL PURPOSE |

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Property Improvements

PARCEL B-A PORTION OF THE EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13- OF THE AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 721 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE HALF (E 1/2) OF BLOCK 13; THENCE NORTH 00°00'01" WEST ALONG THE SAID WEST LINE A DISTANCE OF 115.02 FEET TO A POINT, THENCE NORTH 83°45'17" EAST A DISTANCE OF 95.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°45'17" EAST A DISTANCE OF 101.04 FEET TO A POINT ON THE EAST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (1/2) OF BLOCK 13; THENCE SOUTH 00°00'00" WEST ALONG SAID EAST LINE A DISTANCE OF 98.16 FEET; THENCE SOUTH 78°55'01" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVERLAND ROAD. A DISTANCE OF 102.37 FEET TO A POINT THENCE N 00°00'42" ALONG A LINE A DISTANCE OF 106.85 TO THE POINT OF BEGINNING. AND CONTAINING 10,298.95 SQ.FT. OR 0.240 ACRES. SUBJECT TO: A 12 FOOT INGRESS AND EGRESS EASEMENT MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE EAST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (1/2) OF BLOCK 13; THENCE SOUTH 78°55'01"; WEST ALONG THE NORTH RIGHT OF WAY LINE A DISTANCE OF 7.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH EAST ALONG THE CENTERLINE OF AN EXISTING 9 FOOT ASPHALT DRIVE A DISTANCE OF 132 FEET; THENCE NORTH 19°23'57"; WEST ALONG THE SAID CENTERLINE OF AN EXISTING 9 FOOT ASPHALT DRIVE, A DISTANCE OF 66.22 FEET TO THE POINT OF TERMINATION OF THERE HEREIN DESCRIBED CENTERLINE. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY AND BEING A PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED DATED JUNE 30 1999, FROM JUAN LUQUE, A SINGLE MAN, TO INVERSIONES INDUSTRIALES Y SERVICIOS, S.A. A BRITISH VIRGIN ISLANDS CORPORATION AND RECORDED IN OFFICIAL RECORDS BOOK 16567,PAGE123,OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
2931 RIVERLAND ROAD
FORT LAUDERDALE, FL 33312

INVOICE NUMBER: 93280-SE
DATE OF FIELD WORK: 07/26/2021

CERTIFIED TO
GIANCARLO FERNANDEZ

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0558
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 125105
BENCHMARK: 3156
ELEVATION: 5.31

FINISHED FLOOR ELEVATION: 7.60 NAVD 1988

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 __ N.A.V.D.88 __

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

-NONE FOUND.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- | | | | |
|-----------------------------|--------------------------------|-------------------------------|-----------------------|
| A OR AL = ARC LENGTH | EM = ELECTRIC METER | P = PLAT | QTR = QUARTER |
| C/O = CLEANOUT | F.F.E. = FINISHED FLOOR ELEV. | PC = POINT OF CURVE | R = RADIUS |
| CA = CENTRAL ANGLE | FIR = FOUND IRON ROD | PCC = POINT OF COMPOUND CURVE | RNG = RANGE |
| CATV = CABLE TV RISER | FN = FOUND NAIL | PH = POOL HEATER | SEC = SECTION |
| CF = CALCULATED FROM FIELD | FND = FOUND | PI = POINT OF INTERSECTION | TR = TELEPHONE RISER |
| CH = CHORD DISTANCE | G.F.F. = GARAGE FINISHED FLOOR | POB = POINT OF BEGINNING | TWP = TOWNSHIP |
| CONC. = CONCRETE | L = LEGAL DESCRIPTION | POC = POINT OF COMMENCEMENT | UE = UTILITY EASEMENT |
| CR = CALCULATED FROM RECORD | M = MEASURED | PP = POOL PUMP | UP = UTILITY POLE |
| DE = DRAINAGE EASEMENT | OHC = OVERHEAD CABLE | PRC = POINT OF REVERSE CURVE | WM = WATER METER |
| EL OR ELEV = ELEVATION | | PT = POINT OF TANGENCY | WV = WATER VALVE |

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

- | | | |
|------------------|---------------------|----------------------------|
| ☪ = UTILITY POLE | ⊙ = WELL | ♿ = HANDICAP PARKING SPACE |
| ☆ = LIGHT POLE | ⊕ = CENTER LINE | |
| ☒ = CATCH BASIN | ⌚ = PARTY WALL | |
| ⚡ = FIRE HYDRANT | Ⓜ = AIR CONDITIONER | ⊕ = SEC. QTR. CORNER |
| ⊗ = MANHOLE | ⊙ = SEPTIC LID | ⊕ = SECTION CORNER |
| ⊕ = WATER VALVE | x = ELEV. SHOT | |
| ⊕ = WATER METER | | |

LINETYPES:

- | | |
|------------------|-------------|
| BOUNDARY | ————— |
| BUILDING | ————— |
| EASEMENT | - - - - - |
| CHAIN LINK FENCE | - x - x - |
| WOOD FENCE | - // - // - |
| PLASTIC FENCE | - o - o - |
| OVERHEAD CABLE | - - - |

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

SIGNATURE _____ DATE: 05/17/2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507

Exh. F, 2935 Riverland (West Lot) Spot Survey



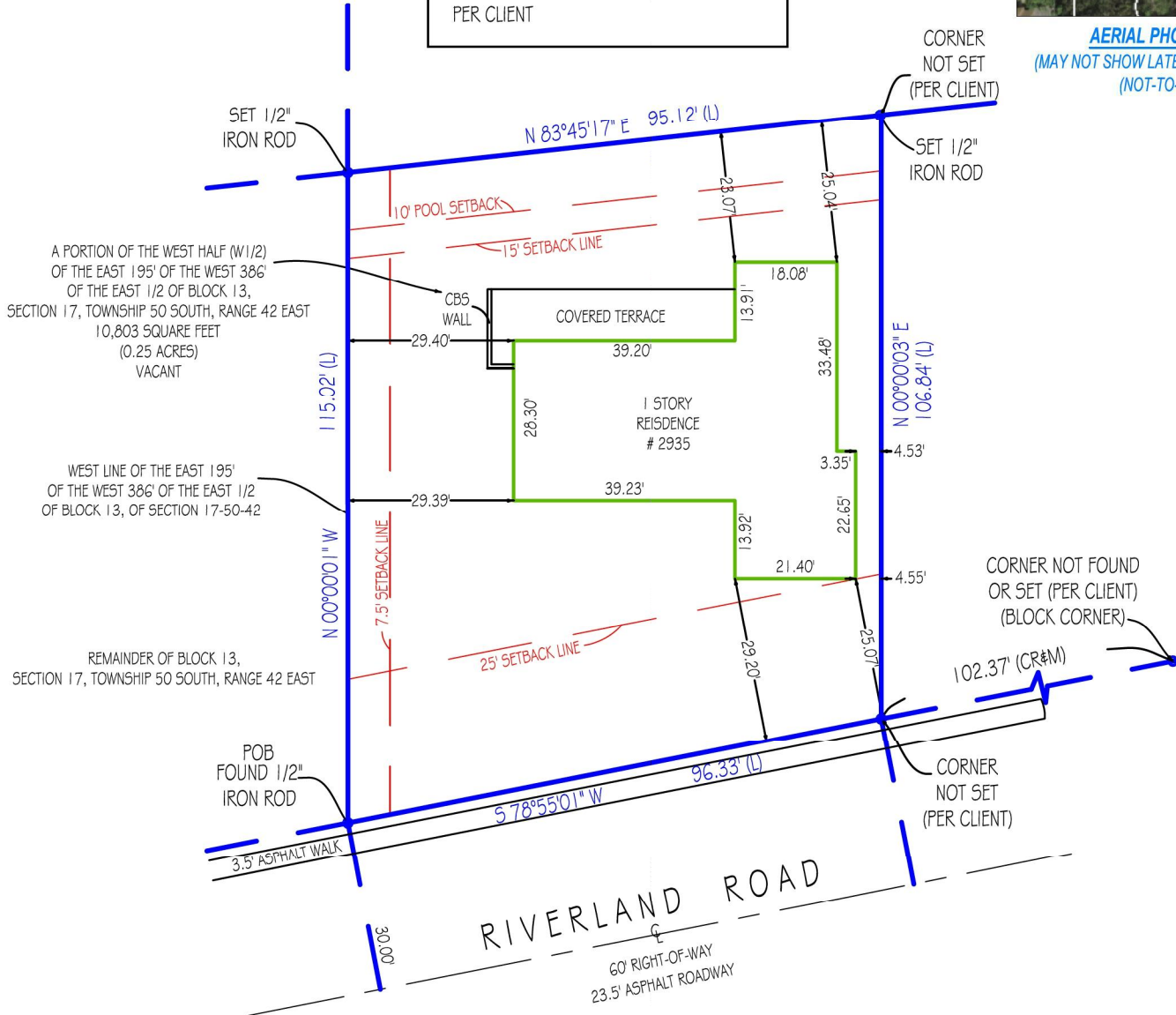
SCALE: 1"=30'

BEARING REFERENCE:
 NORTH LINE OF SUBJECT LOT AS S. 83°45'17" E.
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

NOTE:
 LOT DIMENSIONS BASED ON SURVEY
 PREPARED BY JOHN IBARRA & ASSOCIATES
 SURVEY.: 18-005855-2. AS REQUESTED
 PER CLIENT



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NONE FOUND

04-10-2023 - BOUNDARY LINES
 REVISED PER CLIENT - SG

This survey has been issued by the following
 Landtec Surveying office:
 481 E. Hillsboro Blvd. Ste 100-A
 Deerfield Beach, FL 33441
 Office: (561) 367-3587 Fax: (561) 465-3145

www.Landtecsurvey.com

**ELEVATIONS,
 IF SHOWN:**

GPS USED:
 CHCNAV I-80

ELEVATIONS ON
 DRAWING ARE IN:
 N.A.V.D.88

Revisions:

- 05/05/2021 SITEPLAN - SG
- 07/26/2021 - SPOT SURVEY - SG
- 03/07/2022 - FINAL SURVEY - SG
- 09/19/2022 - BOUNDARY LINES
 REVISED PER CLIENT - SG

Job Number: 92380-SE

Date of Field Work : 04/23/2018

Drawn by: C.F.



Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> BOUNDARY | <input checked="" type="checkbox"/> CONSTRUCTION | <input type="checkbox"/> CONDOMINIUM |
| <input type="checkbox"/> ALTA/NSPS | <input type="checkbox"/> TOPOGRAPHIC | <input type="checkbox"/> SPECIAL PURPOSE |

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Property Improvements

LEGAL DESCRIPTION:

PARCEL A-A PORTION OF THE EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13, OF THE AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECT/ON OF THE NORTH RIGHT-OF WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13; THENCE NORTH 00°00'01" WEST ALONG THE SAID WEST LINE A DISTANCE OF 115.02 FEET TO A POINT. THENCE NORTH 83°45'17" EAST A DISTANCE OF 95.12 FEET TO A POINT; THENCE SOUTH 00°00'42" WEST; A DISTANCE OF 106.85 FEET; THENCE SOUTH 78°55'01" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVERLAND ROAD, A DISTANCE OF 96.33 FEET TO THE POINT OF BEGINNING. AND CONTAINING 10,485.39 SQ.FT. OR 0.240 ACRES.

PROPERTY ADDRESS:

2931 RIVERLAND ROAD
FORT LAUDERDALE, FL 33312

INVOICE NUMBER: 93280-SE
DATE OF FIELD WORK: 07/26/2021

CERTIFIED TO
GIANCARLO FERNANDEZ

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0558
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 125105
BENCHMARK: 3156
ELEVATION: 5.31

FINISHED FLOOR ELEVATION: 7.60 NAVD 1988

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 ___ N.A.V.D.88 ___

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

-NONE FOUND.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- | | | | |
|-----------------------------|--------------------------------|-------------------------------|-----------------------|
| A OR AL = ARC LENGTH | EM = ELECTRIC METER | P = PLAT | QTR = QUARTER |
| C/O = CLEANOUT | F.F.E. = FINISHED FLOOR ELEV. | PC = POINT OF CURVE | R = RADIUS |
| CA = CENTRAL ANGLE | FI = FOUND IRON ROD | PCC = POINT OF COMPOUND CURVE | RNG = RANGE |
| CATV = CABLE TV RISER | FN = FOUND NAIL | PH = POOL HEATER | SEC = SECTION |
| CF = CALCULATED FROM FIELD | FND = FOUND | PI = POINT OF INTERSECTION | TR = TELEPHONE RISER |
| CH = CHORD DISTANCE | G.F.F. = GARAGE FINISHED FLOOR | POB = POINT OF BEGINNING | TWP = TOWNSHIP |
| CONC. = CONCRETE | L = LEGAL DESCRIPTION | POC = POINT OF COMMENCEMENT | UE = UTILITY EASEMENT |
| CR = CALCULATED FROM RECORD | M = MEASURED | PP = POOL PUMP | UP = UTILITY POLE |
| DE = DRAINAGE EASEMENT | OHC = OVERHEAD CABLE | PRC = POINT OF REVERSE CURVE | WM = WATER METER |
| EL OR ELEV = ELEVATION | | PT = POINT OF TANGENCY | WV = WATER VALVE |

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

- | | | |
|----------------|-------------------|--------------------------|
| = UTILITY POLE | = WELL | = HANDICAP PARKING SPACE |
| = LIGHT POLE | = CENTER LINE | = PARTY WALL |
| = CATCH BASIN | = AIR CONDITIONER | = SEC. QTR. CORNER |
| = FIRE HYDRANT | = MANHOLE | = SEPTIC LID |
| = WATER VALVE | = ELEV. SHOT | = SECTION CORNER |
| = WATER METER | | |

LINETYPES:

- | | |
|------------------|--|
| BOUNDARY | |
| BUILDING | |
| EASEMENT | |
| CHAIN LINK FENCE | |
| WOOD FENCE | |
| PLASTIC FENCE | |
| OVERHEAD CABLE | |

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
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I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

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SIGNATURE _____ DATE: 05/17/2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No. 8507

Exh G, Letter of No Objection, Londos

April 30, 2023

Fort Lauderdale Board of
Adjustments

RE: F & F Investments Group LLC, a Florida limited liability company
2935 Riverland Road, Fort Lauderdale, FL 33312
Letter of No Objection

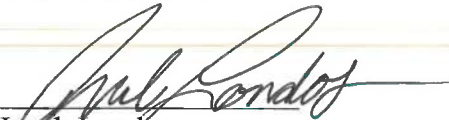
Dear Sir/Madam:

We, Jacob Londos and Devin Londos, are the current owners of the property located at 2931 Riverland Road, Fort Lauderdale, FL 33312. The Owner of the neighboring property located at 2935 Riverland Road Fort Lauderdale, FL 33312, F & F Investments Group LLC, will be submitting a Variance application into the City Fort Lauderdale for review. This application requests a 4.53-foot east side yard setback where 7.5 feet are required.

We have no objection to this application request.

Please do not hesitate to contact us should you have any questions.

Very truly yours,



Jacob Londos



Devin Londos

Exh. H, Letter of No Objection, Harren

April 27, 2023

Fort Lauderdale Board of
Adjustments

RE: F & F Investments Group LLC, a Florida limited liability company
2935 Riverland Road, Fort Lauderdale, FL 33312
Letter of No Objection

Dear Sir/Madam:

I, Sean Harren, have entered into a Sale and Purchase agreement for the property located at 2935 Riverland Road, Fort Lauderdale, FL 33312, from F & F Investments Group LLC.

The current owner of the property F & F Investments Group LLC will be submitting a Variance application into the City of Fort Lauderdale for review.

I am aware of the reduced east side yard and will purchase the property "AS IS".

Please do not hesitate to contact us should you have any questions.

Very truly yours,

Sean Harren

Sean Harren
(754) 234-0504



2931 Riverland facing east

March 14, 2023



2931 Riverland side setback, adjacent property to east

March 14, 2023



2935 and 2931 Riverland street view

March 14, 2023



2935 Riverland closeup

March 14, 2023



2935 Riverland front yard

March 14, 2023



House to west (2973 Riverland)

March 14, 2023



Houses even farther north

March 14, 2023



Houses to east (2881 and 2889 Riverland)

March 14, 2023



Houses to south (across Riverland Road)

March 14, 2023



Houses to south

March 14, 2023



Property to north (2929 Riverland)

March 14, 2023



Rear yard 2931 Riverland, facing east

March 14, 2023



Rear yard 2935 Riverland facing west

March 14, 2023



Setback between 2931 and 2935 Riverland from front

March 14, 2023



Setback between 2931 and 2935 Riverland from rear

March 14, 2023



Setback between 2931 and 2935 Riverland from rear

March 14, 2023



Setback between 2931 and 2935 Riverland from front

March 14, 2023



SW 29th Ave (east of project site)

March 14, 2023



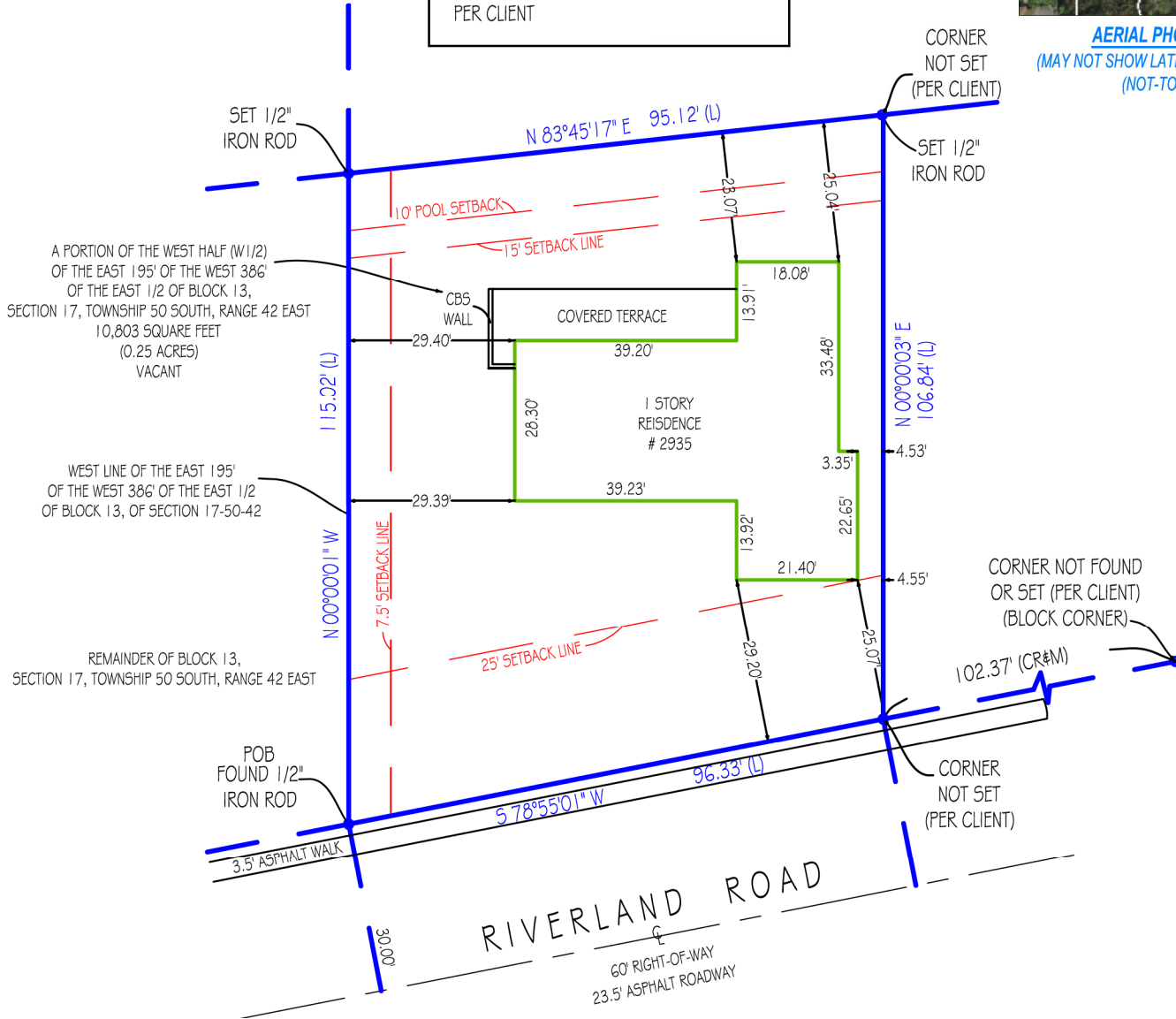
SCALE: 1"=30'

BEARING REFERENCE:
 NORTH LINE OF SUBJECT LOT AS S. 83°45'17" E.
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

NOTE:
 LOT DIMENSIONS BASED ON SURVEY
 PREPARED BY JOHN IBARRA & ASSOCIATES
 SURVEY.: 18-005855-2. AS REQUESTED
 PER CLIENT



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NONE FOUND

04-10-2023 - BOUNDARY LINES
 REVISED PER CLIENT - SG

This survey has been issued by the following
 Landtec Surveying office:
 481 E. Hillsboro Blvd. Ste 100-A
 Deerfield Beach, FL 33441
 Office: (561) 367-3587 Fax: (561) 465-3145

www.Landtecsurvey.com

**ELEVATIONS,
 IF SHOWN:**

GPS USED:
 CHCNAV I-80

ELEVATIONS ON
 DRAWING ARE IN:
 N.A.V.D.88

Revisions:

- 05/05/2021 SITEPLAN - SG
- 07/26/2021 - SPOT SURVEY - SG
- 03/07/2022 - FINAL SURVEY - SG
- 09/19/2022 - BOUNDARY LINES
 REVISED PER CLIENT - SG

Job Number: 92380-SE

Date of Field Work : 04/23/2018

Drawn by: C.F.



Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Property Improvements
--	--

LEGAL DESCRIPTION:
 PARCEL A-A PORTION OF THE EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13, OF THE AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 72, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
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PROPERTY ADDRESS:
 2931 RIVERLAND ROAD
 FORT LAUDERDALE, FL 33312

INVOICE NUMBER: 93280-SE
DATE OF FIELD WORK: 07/26/2021

CERTIFIED TO
 GIANCARLO FERNANDEZ

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0558
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 125105
BENCHMARK: 3156
ELEVATION: 5.31

FINISHED FLOOR ELEVATION: 7.60 NAVD 1988

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SIGNATURE _____ DATE: 05/17/2023
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LANDTEC
 SURVEYING
and Lien

LICENSED BUSINESS No. 8507

ADDRESS:

2931 RIVERLAND RD

IS INFORMATION

ONLY



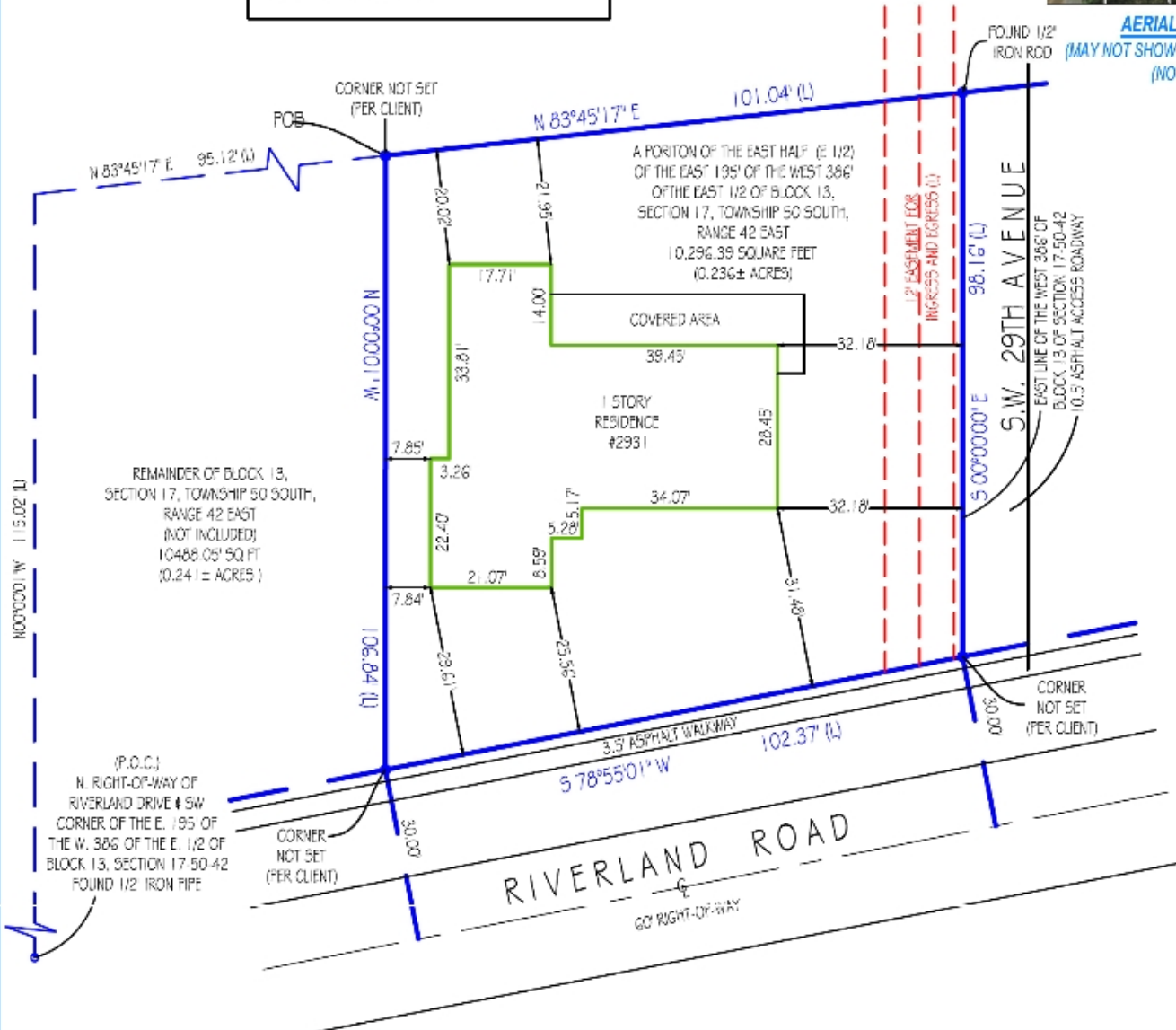
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 NORTH LINE OF SUBJECT LOT AS S. 83°45'17" E.
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NOTE:
 LOT DIMENSIONS BASED ON SURVEY
 PREPARED BY JOHN IBARRA & ASSOCIATES
 SURVEY NO.: 18-005855-2, AS
 REQUESTED PER CLIENT



AERIAL PHOTOGRAPH
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- NONE FOUND

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**ELEVATIONS,
 IF SHOWN:**
 GPS USED:
 CHCNAV I-80
 ELEVATIONS ON
 DRAWING ARE IN:
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Revisions:	Job Number: 92380-SE	Date of Field Work : 04/23/2018	Drawn by: C.F.
05/05/2021 SITEPLAN - SG			
07/26/2021 - SPOT SURVEY - SG			
03/07/2022 - FINAL SURVEY - SG			
09/19/2022 - BOUNDARY LINES REVISED PER CLIENT - SG			



Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- BOUNDARY CONSTRUCTION CONDOMINIUM
 ALTA MSPS TOPOGRAPHIC SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Property Improvements

PARCEL B-A PORTION OF THE EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13- OF THE AMENDED MAP OF SUBDIVISION OF SECTION 17, TOWNSHIP 90 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 721 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (E 1/2) OF BLOCK 13; THENCE NORTH 00°00'01" WEST ALONG THE SAID WEST LINE A DISTANCE OF 115.02 FEET TO A POINT, THENCE NORTH 83°45'17" EAST A DISTANCE OF 95.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°45'17" EAST A DISTANCE OF 101.04 FEET TO A POINT ON THE EAST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (1/2) OF BLOCK 13; THENCE SOUTH 00°00'00" WEST ALONG SAID EAST LINE A DISTANCE OF 98.16 FEET; THENCE SOUTH 78°55'01" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF RIVERLAND ROAD, A DISTANCE OF 102.37 FEET TO A POINT THENCE N 00°00'42" ALONG A LINE A DISTANCE OF 106.85 TO THE POINT OF BEGINNING, AND CONTAINING 10,298.95 SQ.FT. OR 0.240 ACRES. SUBJECT TO: A 12 FOOT INGRESS AND EGRESS EASEMENT MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RIVERLAND ROAD (60 FOOT RIGHT-OF-WAY) AND THE EAST LINE OF THE SAID EAST 195 FEET OF THE WEST 386 FEET OF THE EAST ONE-HALF (1/2) OF BLOCK 13; THENCE SOUTH 78°55'01"; WEST ALONG THE NORTH RIGHT OF WAY LINE A DISTANCE OF 7.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH EAST ALONG THE CENTERLINE OF AN EXISTING 9 FOOT ASPHALT DRIVE A DISTANCE OF 132 FEET; THENCE NORTH 19°23'57"; WEST ALONG THE SAID CENTERLINE OF AN EXISTING 9 FOOT ASPHALT DRIVE, A DISTANCE OF 66.22 FEET TO THE POINT OF TERMINATION OF THERE HEREIN DESCRIBED CENTERLINE. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY AND BEING A PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED DATED JUNE 30 1989, FROM JUAN LUQUE, A SINGLE MAN, TO INVERSIONES INDUSTRIALES Y SERVICIOS, S.A. A BRITISH VIRGIN ISLANDS CORPORATION AND RECORDED IN OFFICIAL RECORDS BOOK 16567,PAGE123,OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
2931 RIVERLAND ROAD
FORT LAUDERDALE, FL 33312

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CONC. = CONCRETE	L = 120% 0.0000000000	TR = TELEPHONE RISER
CS = CALCULATED FROM SETTING	M = MEASURED	JE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT	QHC = OVERHEAD CABLE	JU = UTILITY POLE
ELOR ELEV = ELEVATION		WM = WATER METER
		WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= PARTY WALL
= CATCH BASIN	= SEC. QTR. CORNER	= SECTION CORNER
= FIRE HYDRANT	= AIR CONDITIONER	
= MANHOLE	= SEPTIC LID	
= WATER VALVE	= ELEV. SHOT	
= WATER METER		

LINE TYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1989) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.061 & 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.026, FLORIDA STATUTES.



Digitally signed by Pablo A Alvarez
DN: c=US, o=Florida,
dnQualifier=A01410D00000184E2CD
D79B000BBB98, cn=Pablo A Alvarez
Date: 2023.05.17 12:02:00 -04'00'

SIGNATURE: _____ DATE: 05/17/2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

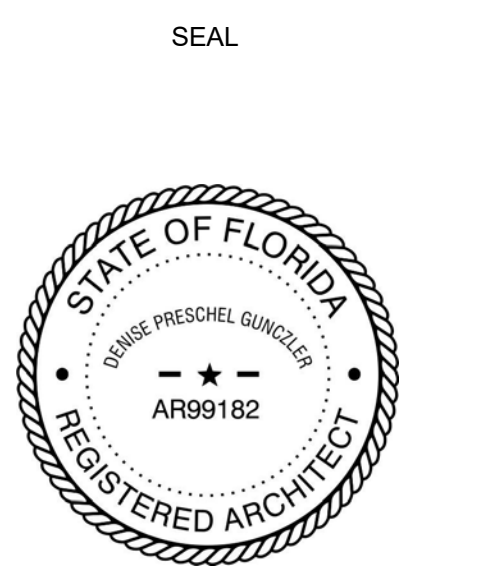
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



LICENSED BUSINESS No. 8507

**F & F
RESIDENCE**

2935 Riverland Road, Fort
Lauderdale, FL 33312



DENISE PRESCHTEL GUNCZLER AR99182

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
1	BDG	09/26/19
2	BDG	12/12/19

NOTES/COMMENTS

CHECKED BY: DP
DATE: 04-2019
DRAWN BY:

SITE PLAN

A-100

SITE PLAN KEY NOTES LEGEND

- ROOF OVERHANG LINE
- PERMEABLE PAVERS DRIVEWAY FINISH OVER COMPRESSED SAND. SPEC TBD. REFER TO DETAIL 2-A100 FOR INTERIOR PROPERTY PAVERS & GRASS DRIVEWAY DETAIL.
- EDGE OF STREET, EDGE OF PAVEMENT TO MATCH ASPHALT ELEVATION.
- EXTERIOR PLANTER. REFER TO LANDSCAPE PLAN FOR DETAILS
- NOT APPLICABLE
- PALMETO SAN, AGUSTINE SOD, STENOCHAPRUM SECUNDATUM. TO BE ROLLED TO PROVIDE A SMOOTH LEVEL FINISH PER LA. IN THE FIELD
- WOOD POOL DECK. OVER COMPRESSED SAND. SPEC TBD.
- CONCRETE SLAB. REFER TO STRUCTURAL FOR DETAILS. WITH A 1/4" SLOPE ALL AROUND. TILE FINISH. SPEC TBD
- GRASS LINES IN BETWEEN PAVERS. REFER TO PAVEMENT DETAIL.
- EXISTING ASPHALT SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- SURFACE MATERIAL TO MATCH ON SITE DRIVEWAY

TERMITE PROTECTION

- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT FOR NEW CONSTRUCTION. TREAT ENTIRE AREA OF NEW CONSTRUCTION EXTENDING AT LEAST 2 FT BEYOND ALL BUILDING FOUNDATIONS
- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
PENETRATION, PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPES.

SITE PLAN NOTES

- PROVIDE LANDSCAPING ON THE SITE TO MEET BROWARD COUNTY LANDSCAPE ORDINANCE REQUIREMENT.
- CLEAR AND GRUB ALL REMNANTS OF PLANT MATERIAL, ROOTS, STONES AND MATERIALS OVER 1" IN DIAMETER INCLUDING CANAL DREDGING AND PREVIOUS FILL NOT COMPACTED AS PER CODE.
- CHEMICALS UNDER SLAB SHALL BE APPLIED AFTER FILL IS TAMPED AND ROUGH PLUMBING INSTALLED. CHEMICALS SHALL BE APPLIED NOT MORE THAN 24 HRS.
- PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS.
- THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 30" IN HEIGHT WITHIN 15'-0" OF THE EDGE OF DRIVEWAYS.
- DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.
- PLAN ARE REFERENCED TO NAVD 1989 AS REQUIRED FOR REVIEW
- REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW SWALES LOCATION & DETAILS
- REFER TO LANDSCAPE AND TREE DISPOSITION PLAN FOR TREE MITIGATION TABLE PER SEC. 24-49 - 24-49.

POOL BARRIER NOTES

- ALL DOORS AND WINDOWS MUST HAVE SELF-CLOSING, SELF-LATCHING INSTALLED W/ POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM 54" ABOVE THE THRESHOLD.
- IF (1) IS NOT POSSIBLE ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. PER FBC 2017 R 4502
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

WATER RETENTION NOTE

WHEREVER GRADING IS REQUIRED, CONTRACTOR SHALL GRADE AS TO DIRECT SHEET FLOW TO THE INTERIOR OF THE LOT. NO WATER RUN-OFF SHALL BE DISCHARGED TO ADJACENT PROPERTIES. REFER TO CIVIL PLANS.

APPLICABLE CODES

FLORIDA BUILDING CODE 2017 EDITION
FLORIDA RESIDENTIAL CODE 2017
NATIONAL ELECTRICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA ENERGY CODE 2017

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

TYPE OF CONSTRUCTION

TYPE III-B

AREA TALLY

LOT AREA	10,485 SF
TOTAL A/C AREA	2,953 SF
A/C GROUND FL	1,742 SF
A/C SECOND FL	1,211 SF
COVERED TERRACE	406 SF
GARAGE	409 SF
POOL DECK	172 SFT
DRIVEWAY/ WALKWAY	822 SF

ZONING INFORMATION: RS 3.52

	REQD/ ALLOWED	PROVIDED
PLOT COVERAGE	40%	29%
PARKING SPACES	2	2 COVERED
BUILDING HEIGHT	2 STORIES	2 STORIES
FRONT SET BACK	25'	25'-0"
REAR SET BACK	15'	15'-0"
SIDE SET BACKS	7'-6"	7'-6"
STREET SIDE SETBACK	15'	N/A

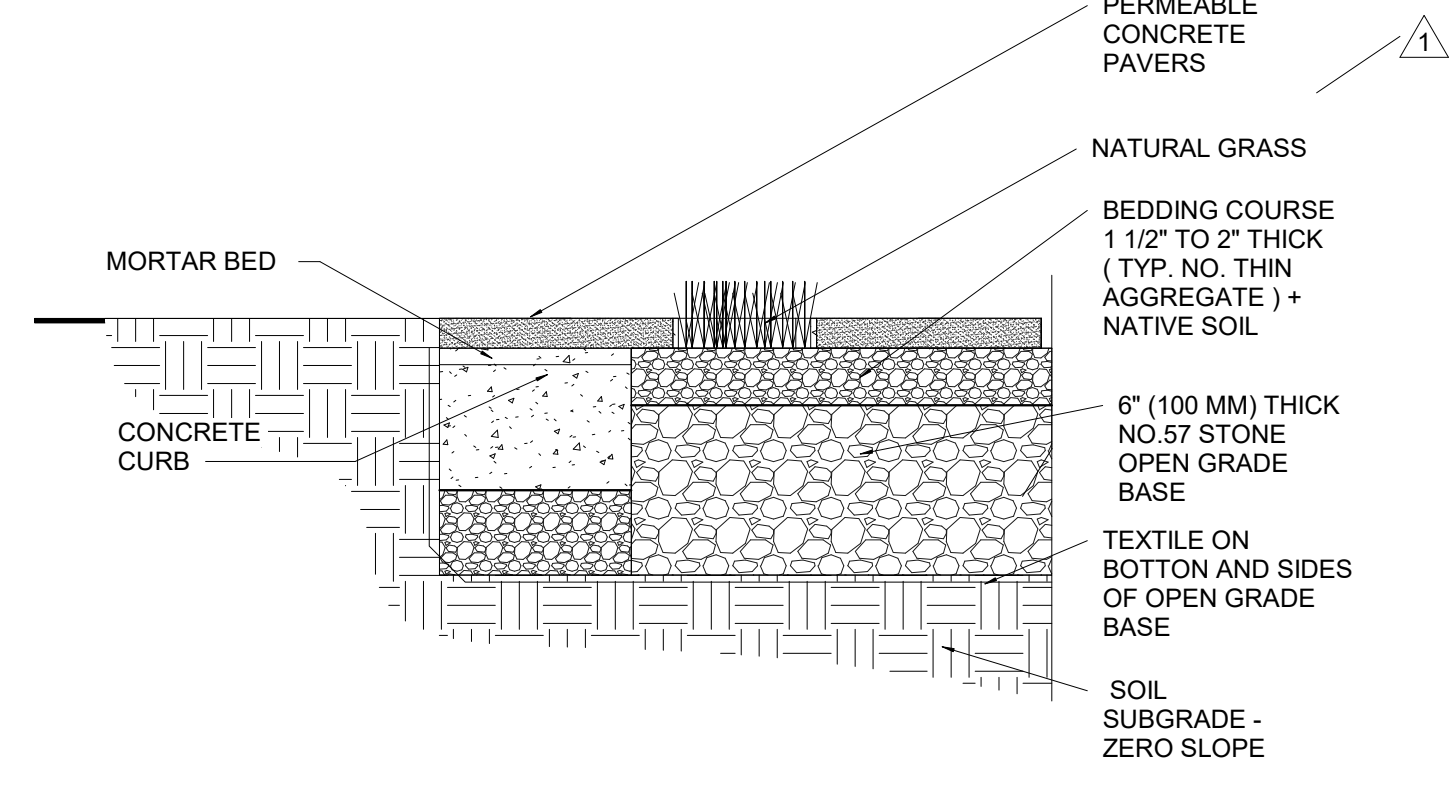
ADDRESS: 2935 RIVERLAND ROAD, FORT LAUDERDALE, FL 33312 FLOOD ZONE: X

HIGHEST CROWN OF ROAD ELEV. = 5.91' NAVD
AVERAGE OF CROWN OF ROAD ELEV. = $(5.91' + 5.68' + 5.75' + 5.79') / 4 = 5.83' \text{ NAVD}$
NATURAL ELEVATION OF THE GROUND = $(7.15' + 7.2' + 7.15' + 7.17' + 6.87' + 6.35' + 7.89' + 6.1') = 6'-10" \text{ NAVD}$

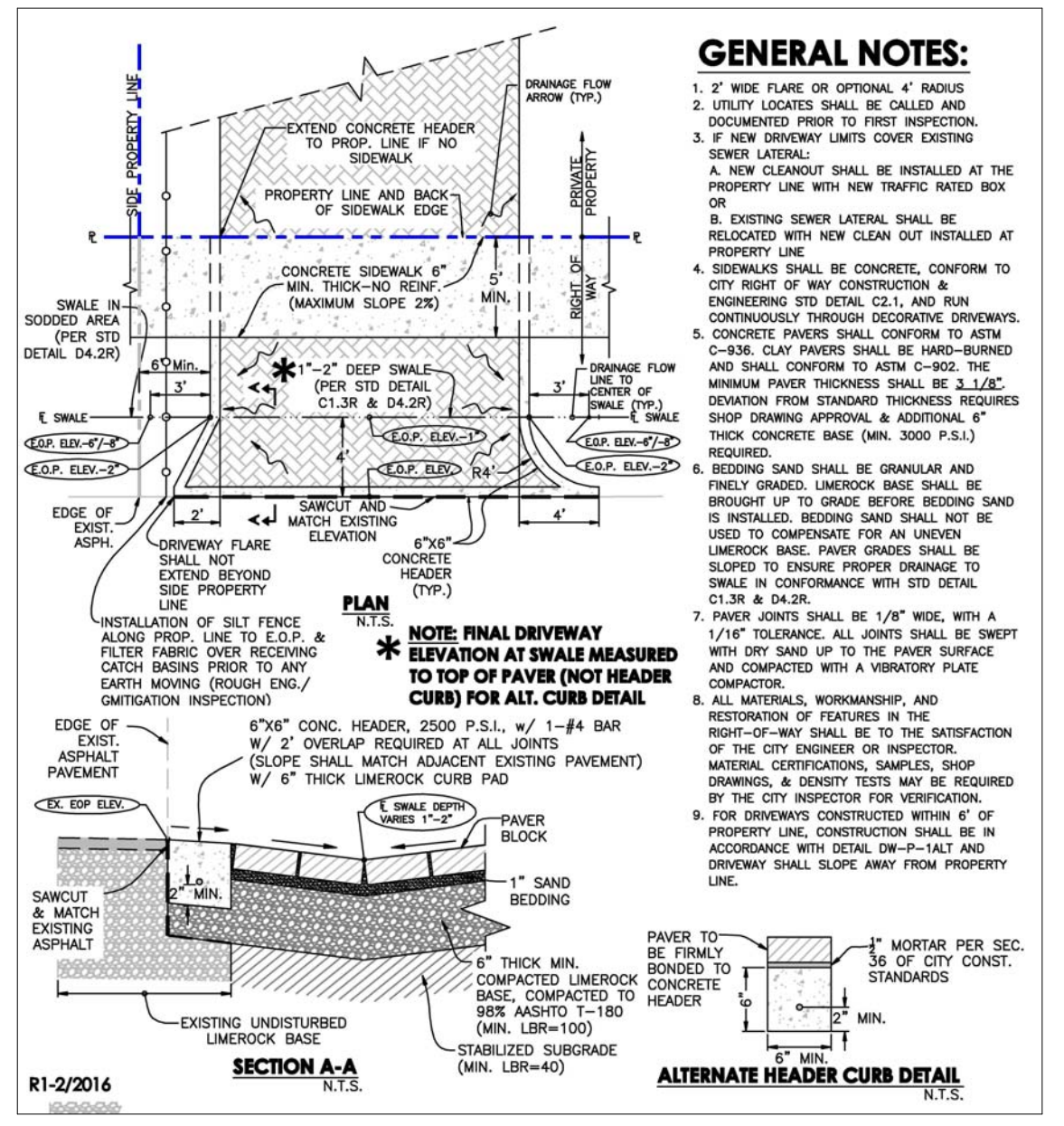
LOT: 5042 17 01 0220
BLOCK: 13
PLAT BOOK: 1
PAGE: 70
ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
JOHN IBARRA SURVEYOR'S NAME PLS LIC. # 7806

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE
PROPOSED	7.14' NAVD	6.14' NAVD

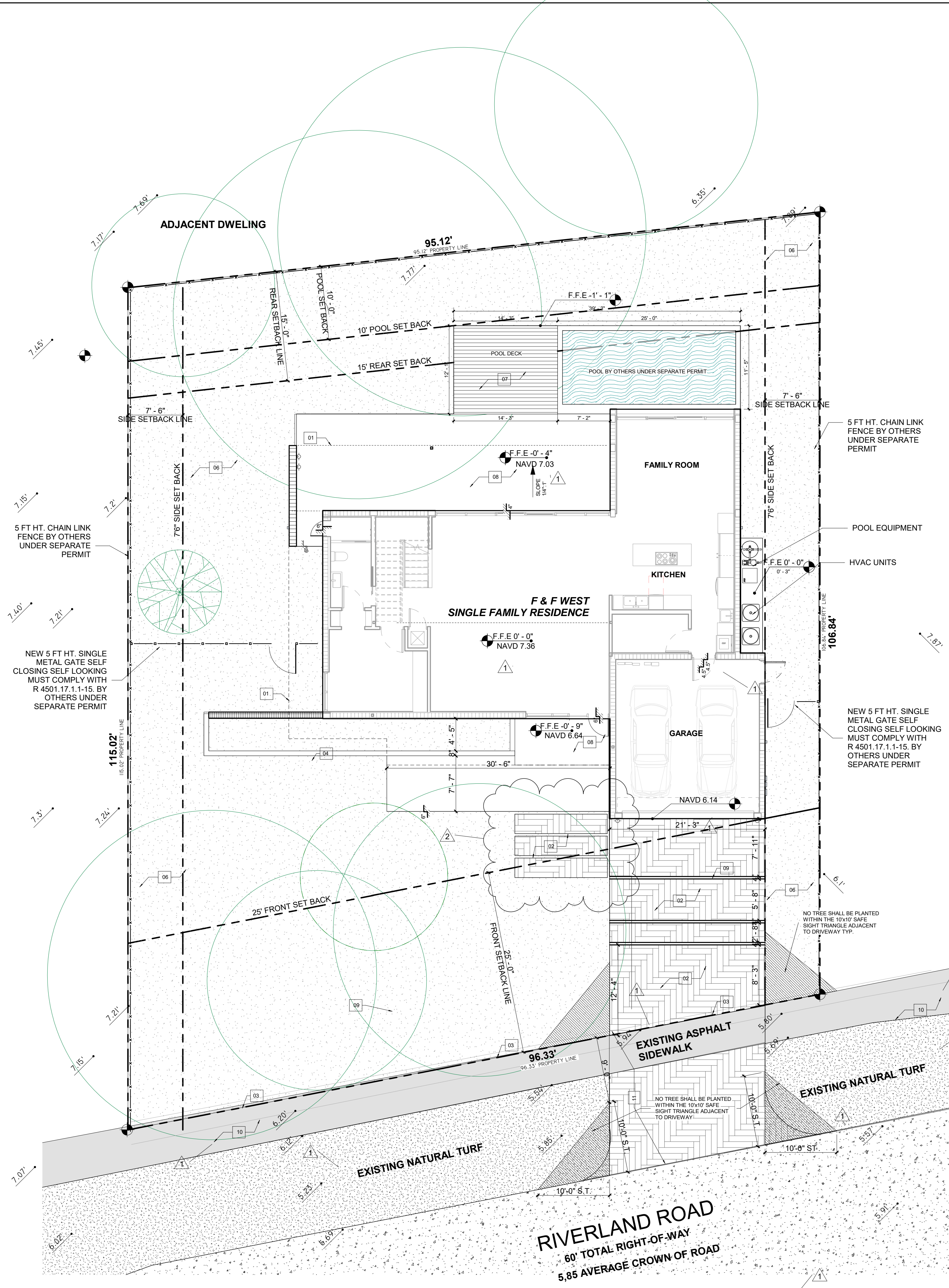
AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)



2 INTERIOR DRIVEWAY DETAIL- PAVERS / GRASS
1 1/2" = 1'-0"



03 CITY OF FORTLAUDERDALE PAVER DRIVEWAY DETAIL DW-P1
N.T.S.



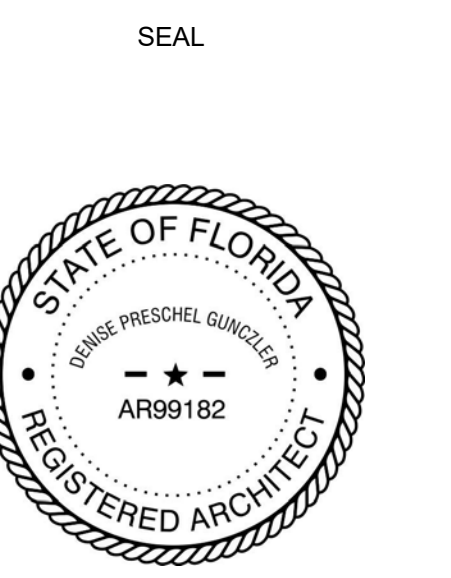
1 SITE PLAN
1/8" = 1'-0"

ADDRESS:

2931 RIVERLAND RD

IS INFORMATION

ONLY



DENISE PRESCHTEL GUNCZLER AR99182

REVISIONS / SUBMISSIONS

1	09/26/19	
2	BDG	12/18/19

NOTES/COMMENTS

CHECKED BY: DP
DATE: 06-2019
DRAWN BY:

SITE PLAN

A-100

SITE PLAN KEY NOTES LEGEND

1. ROOF OVERHANG LINE
2. PERMEABLE PAVERS DRIVEWAY FINISH OVER COMPRESSED SAND. SPEC TBD. PLEASE REFER TO INTERIOR PAVES & GRASS DETAIL FOR INTERIOR OF PROPERTY DRIVEWAY AREA. DETL. 2-A.100
3. EDGE OF STREET, EDGE OF PAVES TO MATCH ASPHALT ELEVATION.
4. EXTERIOR PLANTER. REFER TO LANDSCAPE PLAN FOR DETAILS
5. NOT APPLICABLE
6. PALMETO SAN. AGUSTINE SOD, STENOTHAPRUM SECUNDATUM. TO BE ROLLED TO PROVIDE A SMOOTH LEVEL FINISH PER L.A. IN THE FIELD
7. WOOD POOL DECK. OVER COMPRESSED SAND. SPEC TBD.
8. CONCRETE SLAB. REFER TO STRUCTURAL FOR DETAILS. WITH A 1/4" SLOPE ALL AROUND. TILE FINISH. SPEC TBD
9. GRASS LINES IN BETWEEN PAVERS. REFER TO PAVES DETAIL.
10. EXISTING ASPHALT SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
11. SURFACE MATERIAL TO MATCH ON SITE DRIVEWAY

TERMITE PROTECTION

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. TREAT ENTIRE AREA OF NEW CONSTRUCTION EXTENDING AT LEAST 2 FT BEYOND ALL BUILDING FOUNDATIONS

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3. CHEMICALS UNDER SLAB SHALL BE APPLIED AFTER FILL IS TAMPED AND ROUGH PLUMBING INSTALLED. CHEMICALS SHALL BE APPLIED NOT MORE THAN 24 HRS.

4. PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS.

5. THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 30" IN HEIGHT WITHIN 15'-0" OF THE EDGE OF DRIVEWAYS.

6. DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.

7. PLAN AREA REFERENCED TO NAVD 1988 AS REQUIRED FOR REVIEW

8. REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW SWALES LOCATION & DETAILS

9. REFER TO LANDSCAPE AND TREE DISPOSITION PLAN FOR TREE MITIGATION TABLE PER SEC. 24-49 - 24-49.9

POOL BARRIER NOTES

1. ALL DOORS AND WINDOWS MUST HAVE SELF-CLOSING, SELF-LATCHING INSTALLED W/ POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM 54" ABOVE THE THRESHOLD.

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APPLICABLE CODES

FLORIDA BUILDING CODE 2017 EDITION
FLORIDA RESIDENTIAL CODE 2017
NATIONAL ELECTRICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA ENERGY CODE 2017

SCOPE OF WORK

1. NEW 2 STORIES SINGLE FAMILY RESIDENCE

TYPE OF CONSTRUCTION

TYPE III - B

AREA TALLY

LOT AREA	10,300 SF
TOTAL A/C AREA	2,953 SF
A/C GROUND FL	1,742 SF
A/C SECOND FL	1,211 SF
COVERED TERRACE	406 SF
GARAGE	409 SF
POOL DECK	187 SF
DRIVEWAY	667 SF

ZONING INFORMATION - RS 3.52

	REQD / ALLOWED	PROVIDED
PLOT COVERAGE	40%	3,025 SFT = 30%
PARKING SPACES	2	2 COVERED
BUILDING HEIGHT	2 STORIES	2 STORIES
FRONT SETBACK	25'	25'-0"
REAR SETBACK	15'	15'-0"
SIDE SETBACKS	7'-6"	7'-6"
STREET SIDE SETBACK	15'	15'-0"

ADDRESS: 2931 RIVERLAND ROAD, FORT LAUDERDALE, FL 33312 FLOOD ZONE: X

HIGHEST CROWN OF ROAD ELEV. = 7.10' NAVD

AVERAGE OF CROWN OF ROAD ELEV. = $(6.07 + 5.8 + 7.10 + 5.85 + 5.91) / 5 = 6.14' \text{ NAVD}$

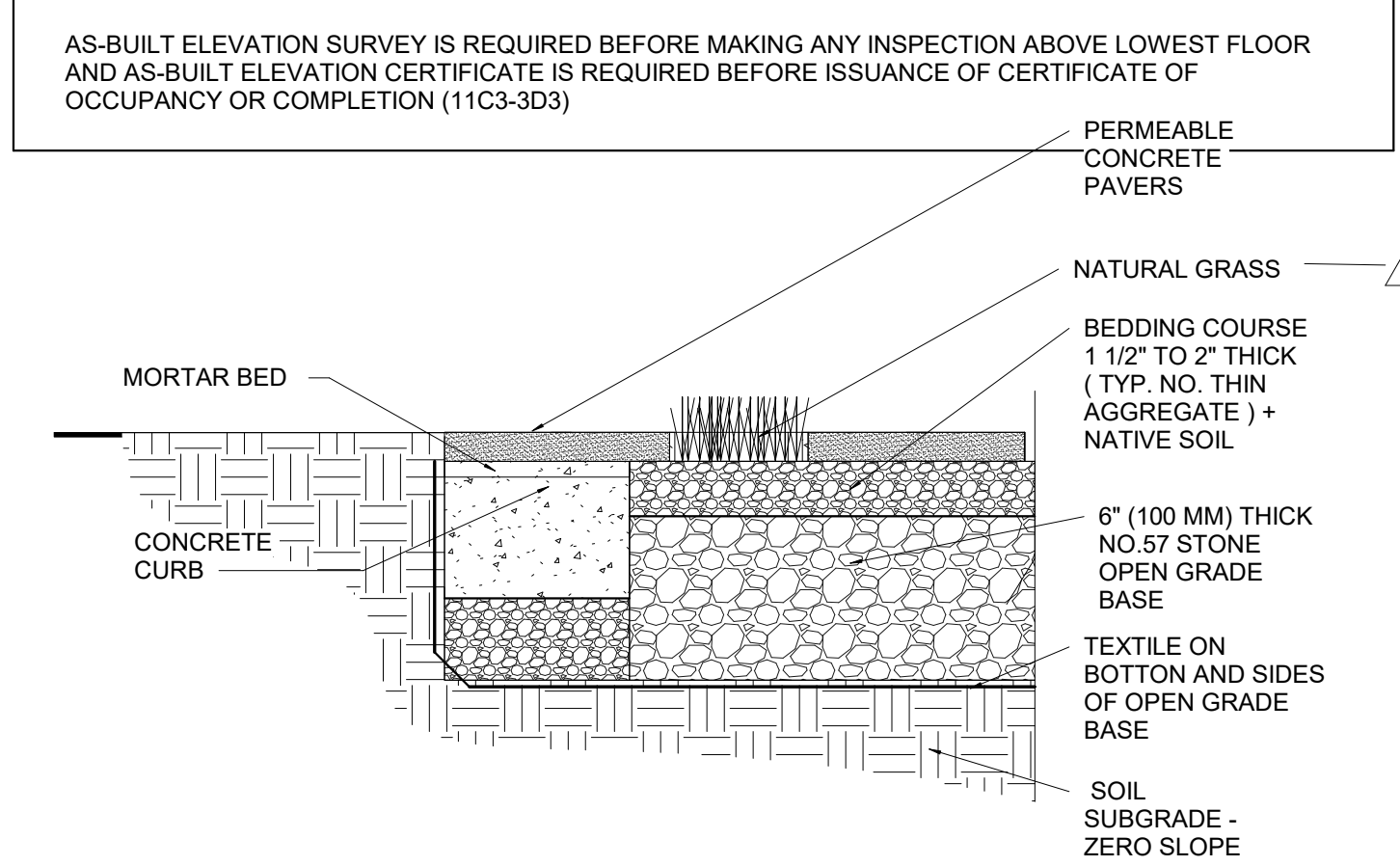
NATURAL ELEVATION OF THE GROUND = $(6.1 + 6.24 + 7.89 + 7.77 + 6.48 + 6.42 + 6.31 + 6.1) / 8 = 6.7' \text{ NAVD}$

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PLAT BOOK: 1
PAGE: 72

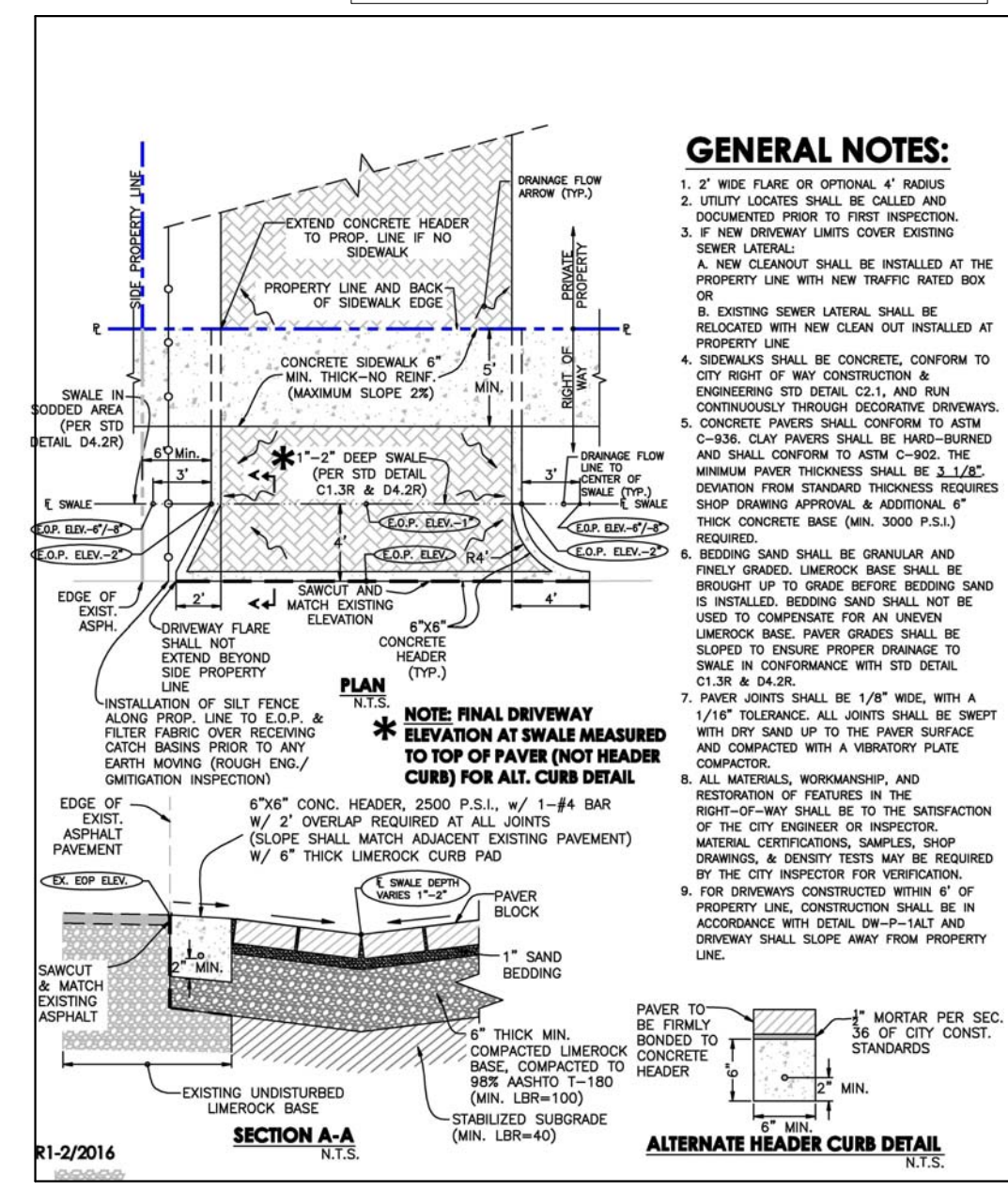
ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
JOHN IBARRA PLS LIC. # 7806
SURVEYOR'S NAME

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE
PROPOSED	7.14' NAVD	6.22' NAVD

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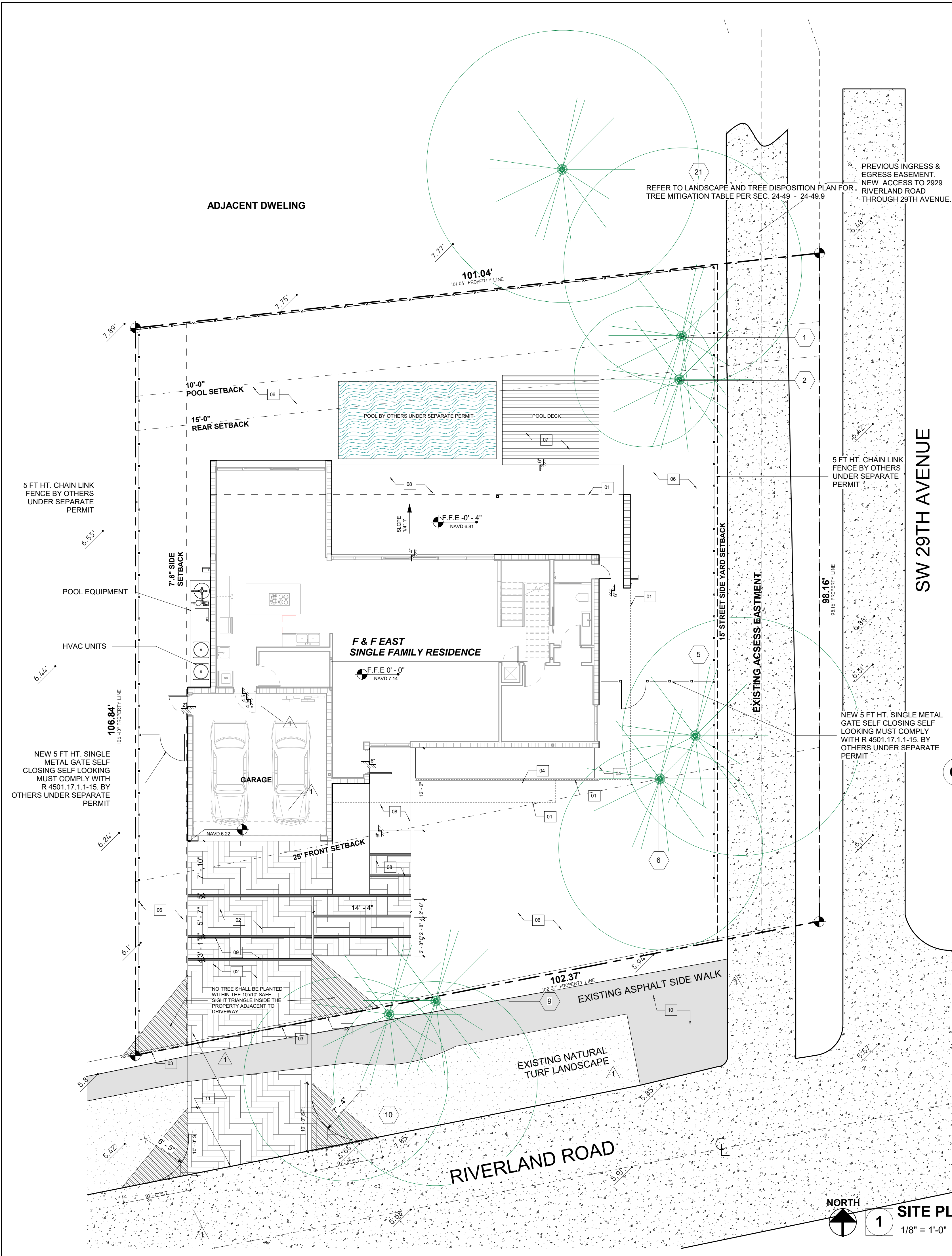


2 TYPICAL PAVERS & GRASS DETAIL AT PROPERTY INTERIOR
1 1/2" = 1'-0"



03 CITY OF FORT LAUDERDALE PAVES DRIVEWAY DETAIL DW-P1 N.T.S

1 SITE PLAN
1/8" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"