



## **BOARD OF ADJUSTMENT MEETING NOTICE**

October 23, 2023

A Public Hearing will be held before the Board of Adjustment on: **November 8, 2023 at 6:00 P.M.**

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

<b>CASE:</b>	<b>PLN-B0A-23100001</b>
<b>OWNER:</b>	MOCK, WILLIAM BARKER H/E; WILLIAM BARKER MOCK REV TR ETAL
<b>AGENT:</b>	ANDREW J. SCHEIN, ESQ.
<b>ADDRESS:</b>	2512 SE 21 ST, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	LOT 4, BLOCK 2, BREAKWATER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u></b>

Requesting a variance to permit a rear yard setback of 15 feet abutting the waterway, whereas the code requires a rear yard setback of 25 feet when abutting the waterway. A total variance request of 10 feet.

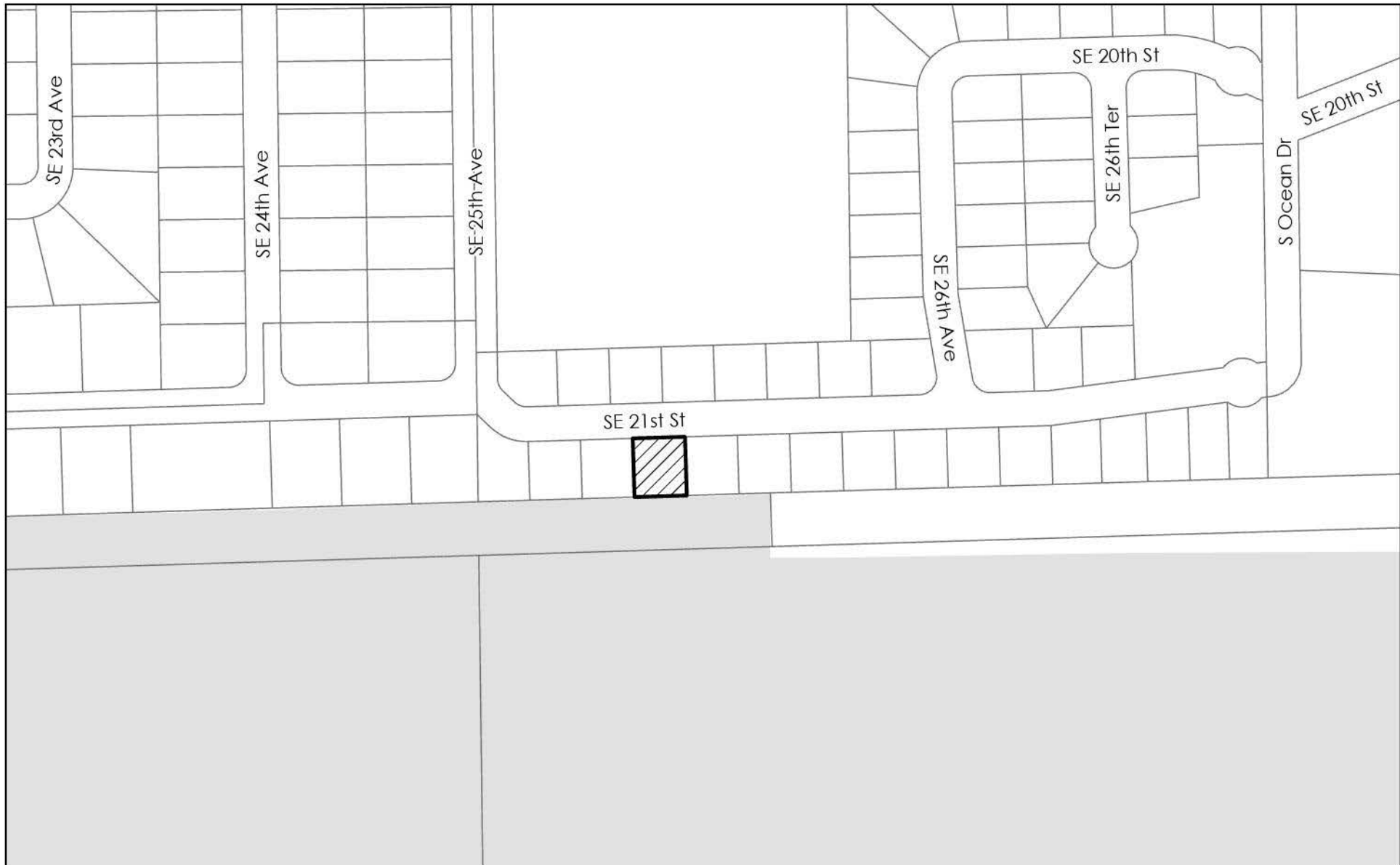
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK  
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.




PLN-BOA-23100001


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet





CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: NOVEMBER 8, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23100001

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

• **Requesting a variance to permit a rear yard setback of 15 feet abutting the waterway, whereas the code requires a rear yard setback of 25 feet when abutting the waterway. A total variance request of 10 feet.**

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

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



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

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



## Page 4: Sign Notification Requirements and Affidavit

### SIGN NOTICE

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

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

### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-23100001

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 2512 Inlet Drive

PUBLIC HEARING DATE: November 8, 2023

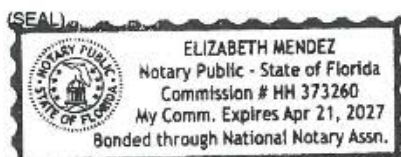
BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

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

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

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of October, 2023



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



2512

2512

2512



**BOA CASE # PLN-B0A-23100001**

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

<b><i>Requirements</i></b>	<b><i>RS-8</i></b>	<b><i>RS-8A</i></b>
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height

	<p>P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.  Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.  Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.  Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 &amp; 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G &amp; H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L &amp; M.</p>	<p>25 ft. when abutting a waterway  Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.  25 ft. when abutting a waterway  Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:  Coral Ridge Isles  Flamingo Pk.—Section "C" &amp; "D"  Lakes Estates  Golf Estates  Imperial Pt.—4th Sec.  The Landings  Rio Nuevo Isle—Block 1</p>	<p>25 ft.  25 ft. when abutting a waterway  Special rear yard setbacks as provided in RS-8</p>
Minimum distance between buildings	None	None

	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501— 12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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

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

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

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

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

# Record

[Menu](#)
[Refine Search](#)
[New](#)
[GIS](#)
[Create a Set](#)
[View Log](#)
[Reports](#)
[Help](#)
 My Filters 
 Module

Showing 1-18 of 18

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-23100001</a>		2512 Inlet Drive	Z- Board of Adjustment (BOA)	0		2512	SE	21	ST		Open
<input type="checkbox"/>	<a href="#">CE23050521</a>	MONITORING 2512 SE 21 ST FOR SILT INSPECTIONS		Code Case	0	Mary Rich	2512	SE	21	ST		Open
<input type="checkbox"/>	<a href="#">BLD-BARR-22090004</a>	300 LINEAR FT 6' FT HIGH TEMP CONSTRUCTION FENCE	300 LINEAR FT 6' FT HIGH TEM...	Temporary Construction Barrier Permit	0		2512	SE	21	ST		Issued
<input type="checkbox"/>	<a href="#">PLB-SEW-22080018</a>	sewer cap	Mock residence	Plumbing Sewer Cap Permit	0		2512	SE	21	ST		Complete
<input type="checkbox"/>	<a href="#">ELE-TEMP-22070017</a>	150A ELECTRICAL TEMP SERVICE 120/240V		Electrical Temporary Pole	0		2512	SE	21	ST		Complete
<input type="checkbox"/>	<a href="#">MEC-HVCHG-22060115</a>	NEW A/C + EXHAUST FANS - BLD-RADD-22010027	ADD SECOND FLOOR AND RENOVAT...	Mechanical HVAC Changeout Permit	0		2512	SE	21	ST		Void
<input type="checkbox"/>	<a href="#">PLB-RES-22060164</a>	NEW BATHS/KITCHEN - BLD-RADD-22010027	ADD SECOND FLOOR AND RENOVAT...	Plumbing Residential Permit	0		2512	SE	21	ST		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-22060173</a>	NEW ELECTRIC - BLD-RADD-22010027	ADD SECOND FLOOR AND RENOVAT...	Electrical Residential Permit	0		2512	SE	21	ST		Issued
<input type="checkbox"/>	<a href="#">MEC-RES-22060064</a>	NEW A/C + EXHAUST FANS - BLD-RADD-22010027	ADD SECOND FLOOR AND RENOVAT...	Mechanical Residential Permit	0		2512	SE	21	ST		Issued
<input type="checkbox"/>	<a href="#">BLD-ROOF-22060164</a>	BLD-NEW FLAT & TILE ROOF - 3500 SF - BLD-RADD-220...	ADD SECOND FLOOR AND RENOVAT...	Re-Roof Permit	0		2512	SE	21	ST		Issued
<input type="checkbox"/>	<a href="#">BLD-RADD-22010027</a>	ADD SECOND FLOOR AND RENOVATE HOUSE NOC	ADD SECOND FLOOR AND RENOVAT...	Residential Addition Permit	0		2512	SE	21	ST		Issued
<input type="checkbox"/>	<a href="#">PM-19071584</a>	INSTALL ALUMINUM FENCE 20 FT W/2 GATES	INSTALL ALUMINUM FENCE 20 FT...	Fence Permit	0		2512	SE	21	ST		Complete
<input type="checkbox"/>	<a href="#">PM-17041993</a>	AC CHANGE OUT	AC CHANGE OUT	Mechanical HVAC Changeout Permit	0		2512	SE	21	ST		Complete
<input type="checkbox"/>	<a href="#">CE17020073</a>	THE FOLLOWING BUIOLDING PERMIT IS EXPIRED, , 0508...	JASDIP LLC	Building Code Case	0		2512	SE	21	ST		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17020073_1</a>	THE FOLLOWING BUIOLDING PERMIT IS EXPIRED	JASDIP LLC	Violation-BLD Hearing	0		2512	SE	21	ST		Closed
<input type="checkbox"/>	<a href="#">PM-07031563</a>	INSTALL 8 ROLLING SHUTTERS	INSTALL 8 ROLLING SHUTTERS	Shutter Permit	0		2512	SE	21	ST		Complete
<input type="checkbox"/>	<a href="#">PM-05081267</a>	REPAIR SEAWALL	REPAIR SEAWALL	Boatlift-Dock-Seawall-Pile Permit	0		2512	SE	21	ST		Complete
<input type="checkbox"/>	<a href="#">PM-05021416</a>	SERVICE REPAIR ONLY - REPL. DAMAGE METER CAN	SERVICE REPAIR ONLY - REPL. ...	Electrical Services Permit	0		2512	SE	21	ST		Complete

Page  of 1



**BOARD OF ADJUSTMENT (BOA)**

Rev: 6 Revision Date: 06/23/2023 Print Date: 00/00/0000  
I.D. Number: Z&L- BOA

**BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION**

- Cover : [Deadlines, Fees and General Information](#)
- Page 1 : [Applicant Information Sheet](#)
- Page 2 : [Criteria for Variance Request](#)
- Page 3 : [Checklist for submittal and completeness](#)
- Page 4 : [Notice Requirements and Affidavit](#)
- Page 5 : [Technical Specifications](#)

**BOARD OF ADJUSTMENT MEETING REQUEST:** Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. A meeting can be requested by emailing staff or submitting an email request to the [Board of Adjustment](#).

**APPLICATION DEADLINE:** Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City’s website at the [Board of Adjustment](#) webpage.

**ONLINE SUBMITTAL PROCESS:** Submittals must be conducted through the City’s online citizen access portal and payment of fees [LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

**PAYMENT OF FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

**PUBLIC SIGN NOTICE:** Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City’s website.

Select the application type.	Fees
<input type="radio"/> Variance/Special Exception/Interpretation (Before):	\$2200.00
<input type="radio"/> Variance/Special Exception/Interpretation (After):	\$2800.00
<input checked="" type="radio"/> Variance/Special Exception/Interpretation (Before): Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only)	\$650.00
<input type="radio"/> Variance/Special Exception/Interpretation (After): Residential Accessory Structures & Existing Non-Conforming Structures (Homestead Only)	\$850.00
<input type="radio"/> Request for Continuance	\$900.00
<input type="radio"/> Request for Rehearing	\$300.00
<input type="radio"/> Rehearing Request before the board	\$1150.00

## 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	William Mock / William Mock Revocable Trust
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Andrew J. Schein, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 E. Broward Boulevard, Suite 110, Fort Lauderdale, FL 33315
E-mail Address	ASchein@lochriellaw.com
Phone Number	954-617-8919
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Development / Project Name	2512 Inlet Drive	
Existing / New	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>
Project Address	Address: 2512 Inlet Drive	
Legal Description	Lot 4, Block 2 of BREAKWATER, according to the plat thereof, as recorded in Plat Book 42, Page 19, of the Public Records of Broward County, Florida.	
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504213150280	
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Variance to permit a rear yard setback of 15 feet abutting the waterway, where Section 47-5.31 of the ULDR requires a rear yard setback of 25 feet abutting the waterway	
Applicable ULDR Sections <small>(Include all code sections)</small>	47-5.31 (Table of Dimensional Requirements for RS-8)	

Current Land Use Designation	Low-Medium Residential
Current Zoning Designation	RS-8
Current Use of Property	Single Family
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front	N		25'	25' - 3"
Side	E		5'	5' - 6"
Side	W		5'	8' - 2"
Rear	S		25'	15'

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.

Variance to permit a rear yard setback of 15 feet, where Section 47-5.31 of the ULDR requires a rear yard setback of 25 feet

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

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

See narrative

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

See narrative

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See narrative

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

See narrative

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

See narrative

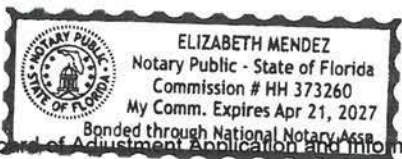
**AFFIDAVIT:** I, Andrew Schan the Owner/Agent of said property ATTEST that I am aware of the following:

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.

[Signature]  
(Signature)

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

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

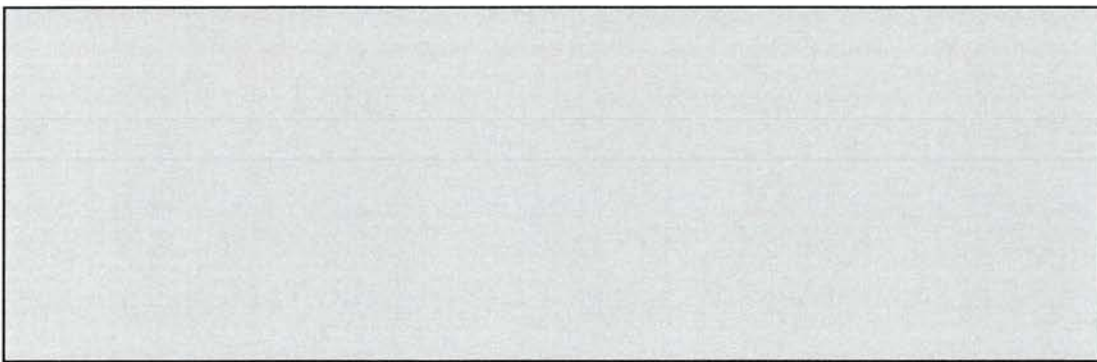
**Page 3: Checklist for submittal and completeness:** The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information below will result in your application being deemed incomplete.

- Application submittals must be conducted through the City's Online Citizen Access Portal [LauderBuild](#).
- **Submit** One (1) complete submittal by uploading all documents listed below through our City's online citizen access portal [LauderBuild](#) (<https://aca-prod.acocela.com/FTL>). Note: The survey and plans must be digitally signed and sealed when submitting through the [LauderBuild](#) Portal OR submit an Original Signed and Sealed Survey and Plans at 24" x 36". Click here for [Plans room requirements](#).
- **Submit** 14 copy sets of each item listed below **AFTER** the complete application submittal has been Deemed Complete. Note: The survey and plans must be at half-size scale 11X17". One (1) complete original application submittal is required.

- 
- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
  - Mail notification documents** (mail notification instructions at bottom of page).
  - Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
  - Agent Authorization Form.** Property owner(s) original notarized signature(s) is required (if applicable).
  - Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
  - Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
  - Cover sheet** on plan set to state project name and table of contents.
  - Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. \*Survey should be less than 1 year.
  
  - Site Plan** (a survey *may* be substituted if the requested variance is clearly indicated)
  - Landscape Plan** (if applicable)
  - Elevations** (if applicable)
  - Additional Plan details as needed**

**Note:** All 14 copy sets must be clear and legible. Copy sets are due **AFTER** All deficiencies have been MET.

**Note:** Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



**MAIL NOTIFICATION:** Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (**stamps only, metered mail will not be accepted**). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; **no handwritten addresses will be accepted**. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale  
Zoning & Landscaping Division -BOA  
700 N.W. 19th Avenue  
Fort Lauderdale, Florida 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- To order a Tax Map and Notice List, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855. You may also contact Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503.

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. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, 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. \_\_\_\_\_ (initial here)

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 5: Technical Specifications

### A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
  - Current use of property
  - Land Use designation
  - Zoning designation
  - Site area (sq. ft. and acres)
  - Setback table (required vs. provided)
  - Open space
8. Site Plan Features (graphically indicated)
  - Setbacks and building separations (dimensioned)
  - Project signage (if applicable)
  - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

### B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage





BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I William Barker Mock ("Owner") as the current title owner of the real property located at 2512 Inlet Drive ("Property"), do hereby authorize

Andrew J. Schein ("Authorized Agent") to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns.



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. **\*Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunbiz.**

WITNESSES  
Sarah Ocanas  
Witness Signature  
Sarah Ocanas, 10/5/23  
Print Name and Date

Traey S Anderson  
Witness Signature  
Traey S Anderson 10/5/2023  
Print Name and Date

William Barker Mock

[Owner's Signature]  
William Barker Mock, as Trustee of the William Barker Mock Revocable Trust

[Print Owner's Name]  
October 5, 2023  
[Date]

STATE OF Virginia  
COUNTY OF Spotsylvania

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of October, 2023, by William Barker Mock, as Trustee of the William Marker Bock Revocable Trust

[SEAL]

Tina Anne Barnett  
(Signature of Notary Public- State of Virginia)

TINA ANNE BARNETT  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAR. 31, 2026  
COMMISSION # 353069

Tina Anne Barnett  
(Print, Type, or Stamp Commissioned  
Name of Notary Public)



0 37.5 75 150 225 300  
Feet

**MARTY KIAR**  
BROWARD COUNTY PROPERTY APPRAISER



2512 SE 21 ST  
DATE OF PRINT: 09/28/2023

## EXHIBIT "A"

2500 INLET LLC  
4001 ROUND HILL RD  
ARLINGTON, VA 22207

BERNARD FAMILY LP  
1320 BENNINGTON AVE  
PITTSBURGH, PA 15217

CAPITAL K LLC  
18533 SW 49 ST  
MIRAMAR, FL 33029

DAMONTE, JAMES C & MARY  
2513 SE 21 ST  
FORT LAUDERDALE, FL 33316

HOPWOOD, PETER E  
2525 SE 21 ST  
FORT LAUDERDALE, FL 33316

LOBE, MICHELLE M H/E & LOBE, JOHN P  
2415 SE 21 ST  
FORT LAUDERDALE, FL 33316

MOCK, WILLIAM BARKER H/E &  
WILLIAM BARKER MOCK REV TR ETAL  
2512 SE 21 ST  
FORT LAUDERDALE, FL 33316

PENTAGON HOLDINGS LLC  
101 N MAIN ST STE 410  
ANN ARBOR, MI 48104

AGNIESZKA PEGGS REV LIV TR &  
PEGGS, AGNIESZKA AGGIE TRSTEE  
600 N FAIRBANKS CT UNIT 2604  
CHICAGO, IL 60611

BOSSARD, KEITH M & ANN L &  
KEITH & ANN BOSSARD TR  
2529 SE 21 ST  
FORT LAUDERDALE, FL 33316

CHAMBERS, GEORGE MICHAEL  
2420 SE 21 ST  
FORT LAUDERDALE, FL 33316

ENGLE, SAMUEL D &  
ENGLE, ANN D ETAL  
11 CORNWALL ST NE  
LEESBURG, VA 20176

JAMES MICHAEL MOCK TR & WILLIAM  
BARKER MOCK TR ETAL  
3777 N DUMBARTON ST  
ARLINGTON, VA 22207

MACDONALD, JOHN A & MACDONALD,  
LINDA  
21 LYNBROOK AVE  
POINT LOOKOUT, NY 11569

MURRAY, CHRISTOPHER C &  
MURRAY, ANN  
PO BOX 1620  
BETHANY BEACH, DE 19930

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

ARCHDIOCESE OF MIAMI  
ST SEBASTIAN CHURCH  
9401 BISCAYNE BLVD  
MIAMI SHORES, FL 33138

BROWARD COUNTY BOARD OF  
COUNTY COMMISSIONERS  
115 S ANDREWS AVE RM 501-RP  
FORT LAUDERDALE, FL 33301

CHARLES B DELASHMUTT TR &  
DELASHMUTT, CHARLES B TRSTEE  
1120 S GEORGE MASON DR  
ARLINGTON, VA 22204

HATHAWAY FLORIDA LLC  
1120 S GEORGE MASON DR  
ARLINGTON, VA 22204

JEAN ANNE KIEFHABER REV TR &  
KIEFHABER, JEAN ANNE TRSTEE  
505 CURRYER RD  
MIDDLETOWN, OH 45042

MCQUEEN, WILLIAM F  
PO BOX 202  
DOWNINGTON, PA 19335

PATRICIA D FORD TR &  
FORD, PATRICIA D TRSTEE  
4001 ROUND HILL RD  
ARLINGTON, VA 22207

UNITED STATES OF AMERICA  
% BLDGS MANAGER  
301 N MIAMI AVE STE 205  
MIAMI, FL 33128

**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner:** William Barker Mock Revocable Trust (“Owner”)  
**Address:** 2512 Inlet Drive (“Property”)  
**Request:** Variance from ULDR Section 47-5.31

**October 16, 2023**

**Narrative to Accompany Application for Variance**

**1. General Information and Request**

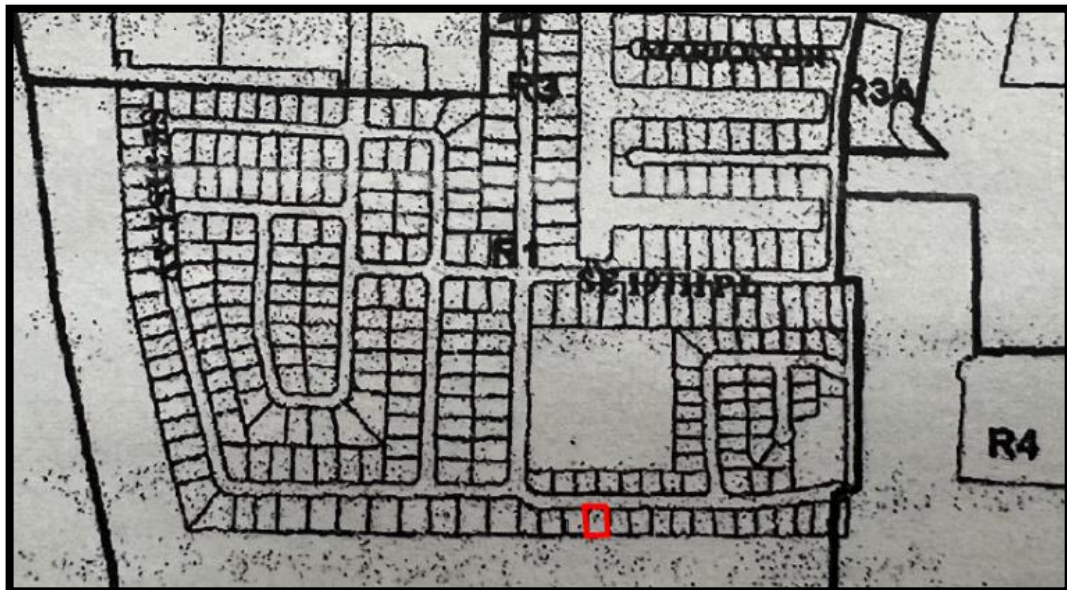
Owner is the owner and future resident of 2512 Inlet Drive, a single-family home. The original house on the Property was built in 1956 according to the Broward County Property Appraiser records. Owner purchased the Property in 2020. Prior to Owner’s purchase, the house on the Property fell into significant disrepair and was not properly maintained. The house had significant termite damage, the roof needed to be replaced, windows wouldn’t seal shut, and the interior was dated and damaged.

Owner immediately sought to replace the roof, repair the termite damage, install hurricane windows, and renovate the kitchen. Upon getting the plans prepared for the renovation, Owner discovered that the cost of the improvements would exceed 50% of the value of the house, which would require the entire house to be brought up to today’s code standards, including raising the grade of the Property to comply with flood requirements. In order to raise the grade of the Property, most of the house was demolished. Although the Owner is seeking to construct the home with the same rear setback of 15’, the City has interpreted the Property to be “on a waterway” requiring a 25’ rear setback instead of a 15’ rear setback.

**2. Analysis.**

The Property was zoned R1 at the time it was built in 1956. An excerpt of the old zoning map is shown below.

Pre-ULDR Zoning Map



Interestingly, the old zoning code adopted in 1952 (“Pre-ULDR”) for the R-1 zoning required the same rear yard setbacks as today’s code: 15’ or 25 feet “when abutting a waterway.” The 25’ was measured “from the edge of the waterway” An excerpt of the old code vs. current code is shown below.

1952 Code of Ordinances  
R1 Zoning Rear Yard Requirements

**Sec. 47-7.7. Rear yard.**

There shall be a rear yard which shall be not less than fifteen (15) feet and where the lot abuts on a waterway the rear yard shall be not less than twenty-five (25) feet, measured from the edge of the waterway; provided, however, that rear yards abutting a waterway in the following subdivisions shall be:

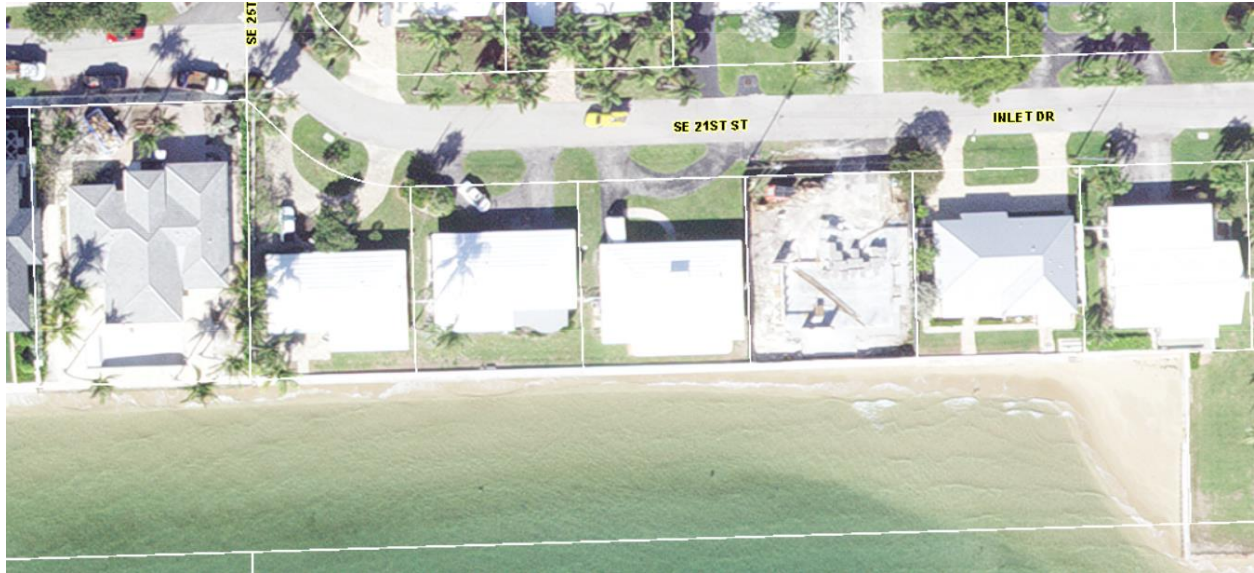
- (a) Coral Ridge Isles—15 feet.
- (b) Flamingo Park Section “C” and Flamingo Park Section “D”—15 feet.
- (c) Lake Estates—15 feet.
- (d) Lake Estates Addition—15 feet.
- (e) Golf Estates—15 feet.
- (f) Imperial Point 4th Section—15 feet.
- (g) The Landings—15 feet.

CURRENT CODE  
RS-8 Zoning Rear Yard Requirements

Minimum rear yard	15 ft.
	25 ft. when abutting a waterway
	Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:
	Coral Ridge Isles
	Flamingo Pk.—Section "C" & "D"
	Lakes Estates
	Golf Estates
	Imperial Pt.—4th Sec.
	The Landings
	Rio Nuevo Isle—Block 1

As the rear yard requirement was the same in the pre-ULDR zoning code as it is today, the only plausible explanations for the house being built at a setback of 15’ (along with all the other homes on the street) are: (1) the City determined the inlet was not a waterway as defined by the City’s code or (2) it was determined that the sandy beach constituted “land” and therefore the 25’ setback was inapplicable. Section 47-5.31 of the ULDR requires a 25’ rear yard setback “when abutting a waterway.” Section 47-35 of the ULDR defines the word “abut” as “a lot or parcel of land that shares all or part of a common lot

line with another lot or parcel of land.” Section 47-35 defines a “waterway” as “any navigable waterway which provides access for a watercraft to the Intracoastal Waterway and including the Intracoastal Waterway.”



Port Everglades – 1930s<sup>1</sup>



<sup>1</sup> <https://www.porteverglades.net/media-gallery/album/history/57436cda6a4259fc26132bba/>

The aerial below shows the same area on March 26, 1947.<sup>2</sup>



The aerial below shows the same area in April of 1955, prior to the house being built.<sup>3</sup>



<sup>2</sup> <https://bcgishub.broward.org/eng/rest/services/BCE/AerialPhotos1947/MapServer/0/94/attachments/94>

<sup>3</sup> <https://bcgishub.broward.org/eng/rest/services/BCE/AerialPhotos1955/MapServer/0/172/attachments/157>

Finally, the aerial below shows the area on January 3, 1963, with the house visible.<sup>4</sup>



As shown in these aerials, this area was undergoing significant change from 1947-1963, with a combination of land reclamation and dredging. Unfortunately, historic aerials are not available from 1955-1963. However, the aerial from 1963 shows an important detail strongly suggesting that the area immediately to the south of the Property was, at some point between 1955 and 1963, land instead of water.

The figure below shows a side-by-side of the aerial in 2023 and the aerial in 1963. The house labeled “A” on both aerials appears to abut land that is being dredged in 1963, and is almost completely waterfront in 2023. This suggests that the land was being dredged from west to east, and strongly suggests that the Property at one point between 1955 and 1963 abutted land, rather than water.



4

<https://bcgishub.broward.org/eng/rest/services/BCE/AerialPhotos1963to2000/MapServer/dynamicLayer/241/attachments/234?layer=%7B%22source%22%3A%7B%22type%22%3A%22mapLayer%22%2C%22mapLayerId%22%3A0%7D%7D>

Given the history available, it appears that the most logical reason the Property was not required to comply with the 25' rear setback when the house was originally constructed, is the City determined it did NOT abut a "waterway" as defined by code, or it abutted land area. The original house on the Property and most of the houses on the south side of Inlet Drive were originally constructed with rear setbacks less than 25'. Owner is merely requesting to rebuild his house at the same minimum setback (15') as the house was originally constructed.

### 3. Code Provision

*ULDR Section 47-5.31: Minimum rear yard setback: 15 feet, or 25 feet when abutting a waterway.*

### 4. Variance Criteria

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

**RESPONSE: The Property was originally built at a minimum 15' rear yard setback. The Property is one of six properties on the south side of Inlet Drive that has a relatively narrow lot depth (+/- 84') and abuts a beach area. If the 25' rear yard setback was strictly enforced for this Property, approximately 60% of the Property is undevelopable as the required front yard setback is also 25'. This limitation is unreasonable given the context of the Property, as it is one of only six properties in the Harbour Inlet area with such a narrow lot depth and such large setback requirements.**

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district;

**RESPONSE: As explained above, the special conditions of the Property are unique to this Property and the five other properties on this single stretch of Inlet Drive, and constitute a marked exception to other properties in the RS-8 zoning district.**

**The circumstances that caused this special condition are peculiar to a handful of properties in this zoning district. If the pre-ULDR zoning code permitting the 15' setback or if the Property at one point abutted land instead of water (neither can be definitively determined, but Applicant could not come up with any other plausible explanation), either would constitute a peculiar circumstance.**

- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district;

**RESPONSE: On February 15, 2022, the City Commission adopted the Property Rights Element of the City's Comprehensive Plan. One of the principles of the Property Rights Element is "predictability", explained in the Comprehensive Plan as follows:**

***"Predictability means a local government follows rules that are clear and unambiguous. Real estate investors should be able to read the rules and know whether a local government will permit a development proposal. Residents should***

**be able to read the rules and know what kind of development will occur in their community.”**

**Whether or not the Property “abuts a waterway” is apparently not clear and unambiguous – The City’s position is that the Property abuts a waterway and requires a 25’ rear yard setback, but in using the ULDR’s clear and unambiguous definitions, that Property does not appear to meet the definition of a waterway, and moreover, the sandy area immediately adjacent to the Property bolster the argument that the property should only have a 15’ setback. This is the opposite of “clear and unambiguous”.**

**The Comprehensive Plan recognizes this predictability principle as an explicit property right, which so far the Owner has not been able to enjoy.**

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

**RESPONSE: In any of the theories, the hardship is not self-created by the applicant or their predecessors, nor is it a mere disregard for or ignorance of the ULDR.**

**If the setback requirement is the same today as it was in the pre-ULDR, then the Owner is merely asking to rebuild the house at the same setback that was permitted previously. This would not be a disregard for current or antecedent zoning regulations; on the contrary, it would be following the antecedent zoning regulations, and the hardship would’ve been created by differing zoning interpretations.**

**If the Property once abutted land instead of water, the unique hardship was created by the dredging activities that occurred in this area in the 1950s and 1960s and changes to the water elevation, both of which are well outside of the control of the current owner and were likely outside of the control of previous owners.**

- e. The variance is the minimum variance that will make possible a reasonable use of the property, and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**RESPONSE: The proposed variance to allow the house to be built at the same setback as it was originally built will not be incompatible with adjoining properties or the surrounding neighborhood – on the contrary, the adjoining properties were built around the same time with similar setbacks. This variance will allow for the reasonable use of the Property, which is the same use that has existed on the Property since it was built 70 years ago – a single family home with a 15’ rear yard setback.**

**Applicant understands the general purpose of rear setbacks abutting waterways, which is to preserve the view of the waterway for neighbors. As the neighboring houses were constructed with similar setbacks, and this being a unique waterway (it abuts a beach instead of the traditional Fort**

**Lauderdale waterway, i.e. seawalls/docks), Applicant believes that this variance will be in harmony with the general purpose of a rear yard setback.**

**Sec. 47-6.7. Rear yard.**

There shall be a rear yard which shall not be less than fifteen (15) feet, and where the lot abuts upon a waterway, the rear yard shall be not less than twenty-five (25) feet measured from the edge of the waterway.

(Code 1953, § 47-6.7)

**Sec. 47-6.8. Minimum floor area.**

The minimum floor area of a single-family residence, whether the same be a one- or a two-story residence, exclusive of porches, terraces and attached garages, shall be one thousand two hundred fifty (1,250) square feet.

(Code 1953, § 47-6.8)

**SECTION 47-7. "R-1" DISTRICT****Sec. 47-7.1. Uses permitted.**

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part for other than any use hereinafter set out:

(a) Any use permitted in R-1-A district.

(b) Public or church schools or library.

(Code 1953, § 47-7.1)

**Sec. 47-7.2. Building height limit.**

The maximum building height shall be limited to three (3) stories and not exceed thirty-five (35) feet.

(Code 1953, § 47-7.2)

**Sec. 47-7.3. Building site area.**

(a) Except for a building site located on a waterway, the minimum building site area shall be one (1) lot or parcel of land six thousand (6,000) square feet in area for each one (single) family dwelling. Such parcels or lots shall have minimum front width of at least fifty (50) feet. Where a lot or parcel of land has an area of

Supp. No. 1

less than the above required minimum and was of record on June 14, 1948, the lot may be occupied by a one-family dwelling; provided, however, that the minimum side, front and rear yard requirements as set out in this section are conformed with. If lots in a subdivision plat of record are redivided, there shall be no reduction of lot below that in the original lots except as provided in section 47-32.9.

(b) For a building site located on a waterway, the minimum building site area shall be one (1) lot or parcel of land six thousand (6,000) square feet in area for each one (single) family dwelling. Such parcels or lots shall have a minimum width of at least seventy-five (75) feet. Where a lot or parcel of land has an area or a width of less than the above required minimum and conformed to the minimum lot width required by ordinance on the date of acquisition of the lot or parcel or the lot or parcel was of record on June 14, 1948, such lot or parcel may be used for single-family dwelling unless the substandard lot or parcel and additional land which does not meet the minimum area or width requirements and is contiguous to the lot are in or come into common ownership from the date this ordinance is adopted [March 6, 1990]. Upon acquisition of such additional land a merger is effected between the substandard lot and the additional land and neither parcel may be considered as an individual building lot. Additional land shall only merge with the substandard lot if it results in a reduction of the nonconformity of the substandard lot. In all cases the minimum front, side and rear yards as hereinafter prescribed shall be provided. If lots in a subdivision plat of record are redivided, there shall be no reduction of lot area below that in the original lots shown on the latest recorded plat except as provided in section 47-32.9. A building site shall be considered located on a waterway if it is contiguous to, or separated from a waterway by a street or alley.

The board of adjustment may authorize as a special exception, a reduction in the minimum lot width of less than seventy-five (75) feet but not less than fifty (50) feet when it is found:

- (1) At least eighty (80) percent of the single-family residences lying adjacent to the subject building site have been developed on parcels less than seventy-five (75) feet in width. For purposes of determining this percentage, adjacent res-

idential properties shall be those properties located on a waterway along each side of the same street for a distance of three hundred (300) feet;

- (2) A multifamily use is located on the same street within three hundred (300) feet of the subject building site and all intervening single-family residences have been constructed on building sites less than seventy-five (75) feet in width; or
- (3) That at the time this ordinance is adopted [March 6, 1990,] a single-family dwelling is located on a building site consisting of at least two (2) fifty-foot lots of record; and
  - a. The subject building site is located on a street not used exclusively for single-family homes. For purposes of this subsection (3), a street shall be defined as a public thoroughfare between two (2) cross streets or between a cross street and cul-de-sac or dead end; and
  - b. There are at least three (3) single-family homes on fifty-foot building sites located within a one-hundred-foot radius of the applicant's building site, which single-family homes were constructed after the applicant acquired the building site.

(Code 1953, § 47-7.3; Ord. No. C-90-15, § 2, 3-6-90)

#### **Sec. 47-7.4. Front yard.**

There shall be a front yard of not less than twenty-five (25) feet in depth, measured from the edge of the abutting right-of-way. If such abutting right-of-way is to have a greater width as provided under the street widening program, the front yard shall be not less than twenty (20) feet in depth measured from the edge of the widened street; provided, however, that in the following areas the specified depth shall be required for front yards: Coral Isles, fifteen (15) feet; Stilwell Isles, twenty-five (25) feet; Nurmi Isles, twenty (20) feet; Pelican Isles, twenty (20) feet; Venice, twenty-five (25) feet; Lauder Del Mar, twenty-five (25) feet.

(Code 1953, § 47-7.4)

#### **Sec. 47-7.5. Side yards.**

There shall be a side yard on each side of the building of not less than five (5) feet for one- and two-story buildings not exceeding

twenty-two (22) feet in height. Where a building exceeds twenty-two (22) feet in height, that portion of the building above twenty-two (22) feet in height shall be set back an additional one (1) foot per foot of additional height.  
(Code 1953, § 47-7.5)

**Sec. 47-7.6. Corner lot setback for residence.**

(a) The setback for a residence on a corner lot shall be twenty-five (25) percent of the width of the lot but need not be more than twenty-five (25) feet. If more than one (1) lot is included in the building site, only the corner lot shall be considered in calculating the side street setback.

(b) Where the side street adjacent to a corner lot is of a greater width under the street widening program, the side yard adjacent to such street shall be five (5) feet less in width than that required by subsection (a) above but shall not be less than ten (10) feet in width.  
(Code 1953, § 47-7.6)

**Sec. 47-7.7. Rear yard.**

There shall be a rear yard which shall be not less than fifteen (15) feet and where the lot abuts on a waterway the rear yard shall be not less than twenty-five (25) feet, measured from the edge of the waterway; provided, however, that rear yards abutting a waterway in the following subdivisions shall be:

- (a) Coral Ridge Isles—15 feet.
- (b) Flamingo Park Section "C" and Flamingo Park Section "D"—15 feet.
- (c) Lake Estates—15 feet.
- (d) Lake Estates Addition—15 feet.
- (e) Golf Estates—15 feet.
- (f) Imperial Point 4th Section—15 feet.
- (g) The Landings—15 feet.

(h) Rio Nuevo Isle, Block 1—15 feet.  
(Code 1953, § 47-7.7)

**Sec. 47-7.8. Minimum floor area.**

The minimum floor area of a single-family residence, whether the same be a one- or a two-story residence, exclusive of porches, terraces and attached garages, shall be one thousand (1,000) square feet for all that area within the corporate limits of the city lying east of the Florida East Coast Railway right-of-way, and all property west of the Florida East Coast Railway right-of-way that abuts on New River and on both the north and south forks thereof.

The minimum floor area of a single-family residence, whether the same be a one- or a two-story residence, exclusive of porches, terraces, and attached garages, shall be seven hundred fifty (750) square feet in all other R-1 areas within the corporate limits of the city.

(Code 1953, § 47-7.8)

**SECTION 47-7.9. "R-1-P" DISTRICT**

**Sec. 47-7.9.1. Purpose of district.**

This district is intended to apply to areas normally residential in character located in a generally residential section where it is desirable to permit noncommercial off-street parking lots to serve the public convenience, reduce street congestion or to facilitate desirable business development.

(Code 1953, § 47-7.9.1)

**Sec. 47-7.9.2. Uses permitted.**

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than any use hereinafter set out:

- (a) One (1) single-family dwelling.
- (b) Any public use, subject to the provisions of section 47-47.
- (c) Church buildings, subject to the provisions of section 47-35.



Looking South  
East Side Yard  
10-5-2023



Looking North  
West Side Yard  
10-5-2023



Northeast  
Rear Yard  
10-5-2023



Looking South  
Front Yard  
10-5-2023

# BOARD OF ADJUSTMENT SUBMITTAL 2512 SE 21<sup>st</sup> Street



## INDEX

Survey

A-1 - Site Plan

A-2 - Floorplan 1<sup>st</sup> Floor

A-3 - Floorplan 2<sup>nd</sup> Floor

A-4 - Elevations North/South

A-5 - Elevations East/West



# Munson Design & Consulting

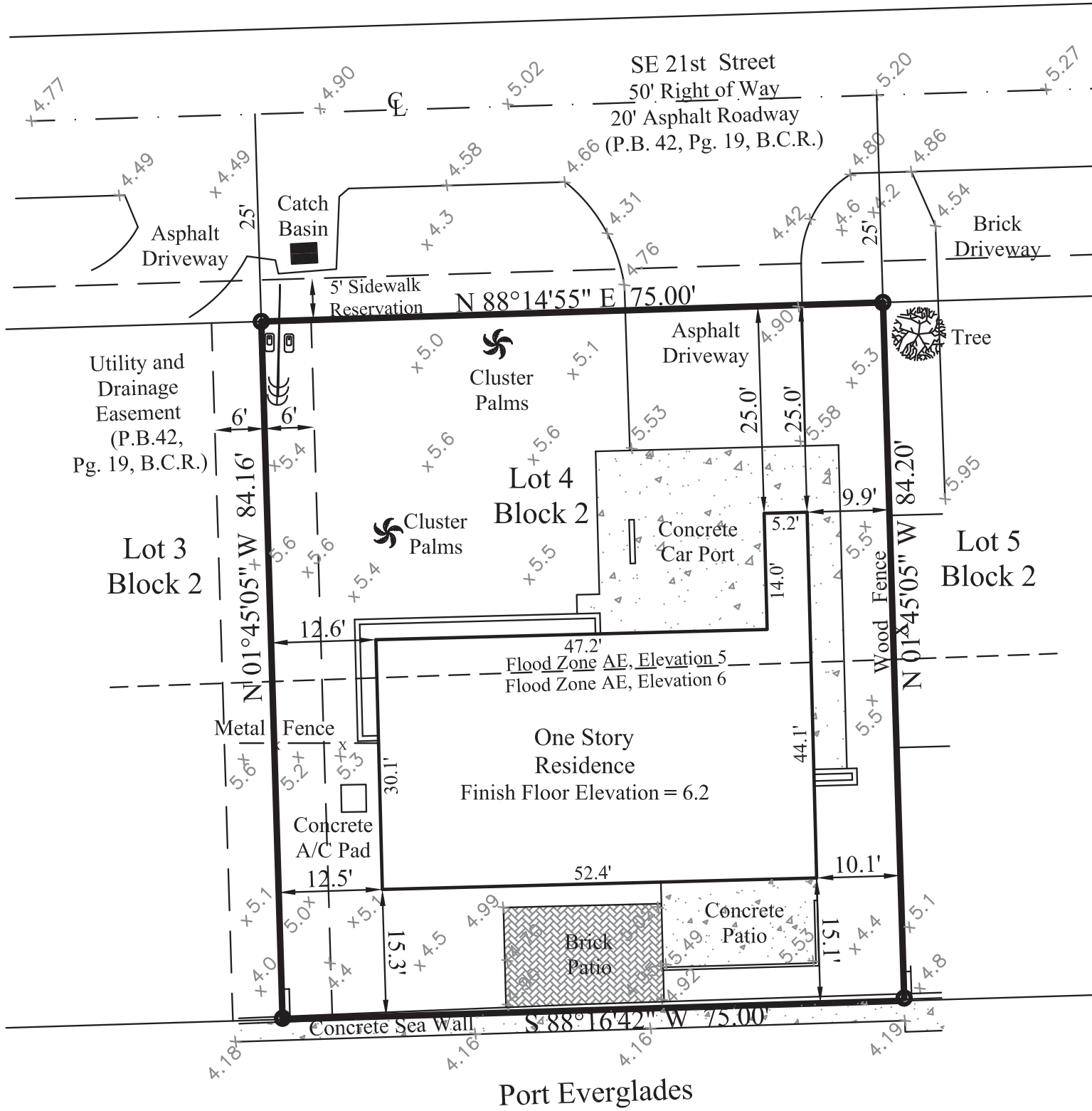
LB# 7958

P.O. Box 771058  
Coral Springs, Florida 33077

Phone: 954-340-5291  
Email: dennis@mdcengineers.com

## BOUNDARY SURVEY

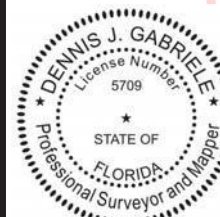
Not Valid without attached Report of Survey



**Not valid without an authenticated electronic signature and electronic seal, or the signature and the original raised seal of a Florida licensed Surveyor and Mapper**

**JOB NO. 21-0914m SCALE: 1" = 20'**

09/21/2021  
DENNIS J. GABRIELE  
Professional Surveyor and Mapper  
NO. LS 5709  
State of Florida



Digitally signed by Dennis Gabriele  
Date: 2023.10.23 15:52:33 -04'00'



# Munson Design & Consulting

P.O. Box 771058  
Coral Springs, Florida 33077

Phone: 954-340-5291  
Email: dennis@mdcengineers.com

## REPORT OF SURVEY

Not Valid without attached Boundary Survey

Property Address: 2512 21st Street, Fort Lauderdale, Florida 33316

### LEGAL DESCRIPTION:

Lot 4, Block 2, *Breakwater*, according to the plat thereof, as recorded in Plat Book 42, Page 19, of the Public Records of Broward County, Florida.

#### Flood Zone Information

#### Certify To:

ZONE AE

ELEVATIONS 5, 6

COMMUNITY/PANEL/SUFFIX: 12011C0576H

DATE OF FIRM INDEX: 08/18/2014

### SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the centerline of the Plat of Breakwaters, as recorded in Plat Book 42, Page 19, of the Public Records OF Broward County, Florida. Said Bearing Bears: N 88°14'55" E
2. BENCHMARK REFERENCE: Elevations shown hereon are based on GPS observation.
3. The elevations shown hereon are referenced to the North American Vertical Datum of 1988.
4. No underground improvements have been located except as shown.
5. This survey was prepared without benefit of a title commitment.
6. There may be additional matters of record that affect the property shown hereon which can be found in the Public Records of the governing County.

### GENERAL LEGEND:



TREE



PALM TREE



ANCHOR



WATER METER (WM)



EXISTING ELEVATION



CONCRETE POWER POLE

B.C.R. BROWARD COUNTY RECORDS

P.B. PLAT BOOK



CENTERLINE

O.R.B. OFFICIAL RECORDS BOOK

CATV CABLE BOX



SERVICE BOX



FIRE HYDRANT



SANITARY MANHOLE



WOOD POWER POLE (WPP)



CATCH BASIN



STORM MANHOLE



WATER VALVE



SEWER VALVE

No.	REVISIONS	DATE

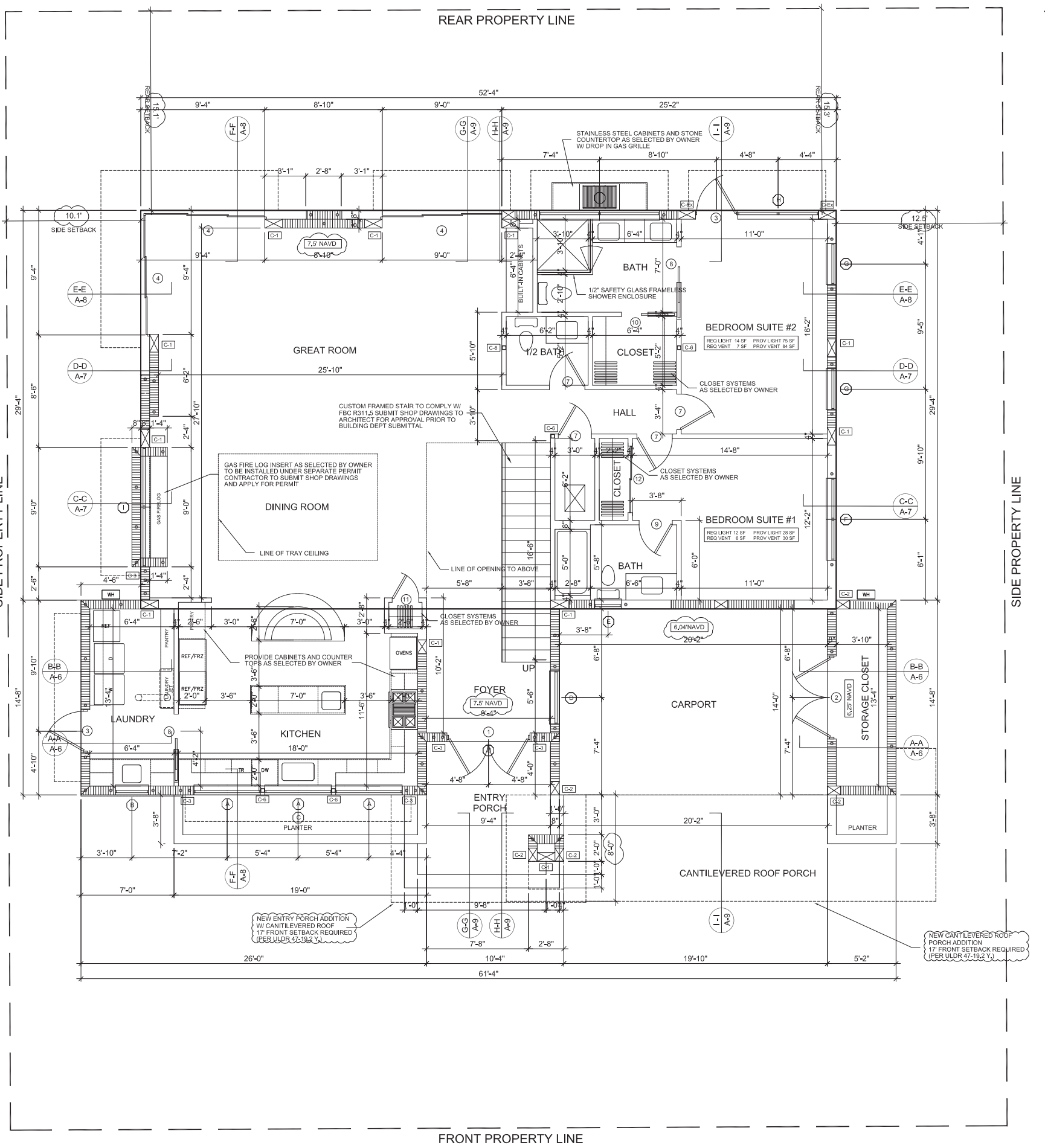


DOOR SCHEDULE										
MARK	SIZE	R.O.	TYPE	THRESHOLD	REQUIRED PRESSURE	U-FACTOR	SHGC	IMPACT RATED	MULLION REQUIRED	SHUTTER REQUIRED
<b>EXTERIOR DOORS</b>										
1	6'-0" x 8'-0" x 1 3/4"	6'-3" x 8'-1"	ALUMINUM ENTRY DBL SWING DOOR	ALUM	+ 40.1 - 52.5	1.07	0.49	YES	NO	NO
2	6'-0" x 8'-0" x 1 3/4"	6'-3" x 8'-1"	FIBERGLASS PANEL DBL SWING DOOR	ALUM	+ 40.1 - 52.5	1.07	0.49	YES	NO	NO
3	3'-0" x 8'-0" x 1 3/4"	3'-3" x 8'-1"	ALUMINUM 1 LITE SWING DOOR	ALUM	+ 40.1 - 52.5	1.07	0.49	YES	NO	NO
4	9'-0" x 8'-0"	9'-2" x 8'-1"	ALUMINUM 1 LITE SL GL DOORS XXX	ALUM	+ 37.6 - 47.5	1.07	0.49	YES	NO	NO
5	16'-0" x 8'-0"	16'-2" x 8'-1"	ALUMINUM 1 LITE SL GL DOORS OXXO	ALUM	+ 37.6 - 47.5	1.07	0.49	YES	NO	NO
<b>INTERIOR DOORS</b>										
6	5'-0" x 8'-0" x 1 3/4"		PAIR WOOD 1 PANEL SWING							
7	2'-8" x 8'-0" x 1 3/4"		WOOD 1 PANEL SWING							
8	2'-8" x 8'-0" x 1 3/4"		WOOD 1 PANEL POCKET							
9	2'-6" x 8'-0" x 1 3/4"		WOOD 1 PANEL SWING							
10	2'-4" x 8'-0" x 1 3/4"		WOOD 1 PANEL POCKET							
11	2'-0" x 8'-0" x 1 3/4"		WOOD 1 PANEL SWING							
12	5'-0" x 8'-0" x 1 3/4"		PAIR WOOD 1 PANEL BI-PASS SL							

NOTES: ALL NEW EXTERIOR DOORS TO BE INSTALLED ACCORDING TO PRODUCT APPROVAL NOTICE OF ACCEPTANCE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING EXTERIOR DOORS. CONTRACTOR TO PROVIDE (2) COPIES OF ALL REQUIRED PRODUCT APPROVALS MARKED AND HIGHLIGHTED FOR TYPE & SIZE BEING USED. SUBMITTED TO ARCHITECT FOR STAMPED APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPARTMENT.

WINDOW SCHEDULE										
MARK	SIZE	ROUGH OPENING	TYPE	SILL	REQUIRED PRESSURE	U-FACTOR	SHGC	IMPACT RATED	MULLION REQUIRED	SHUTTER REQUIRED
A	60" x 24"	61" x 25"	ALUM PROJECTION AWN X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
B	30" x 48"	31" x 49"	ALUM CASEMENT X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
C	60" x 42"	61" x 43"	ALUM CASEMENT XX		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
D	48" x 96"	49" x 97"	ALUM FIXED X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
E	24" x 48"	25" x 49"	ALUM CASEMENT X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
F	74" x 60"	75" x 61"	ALUM CASEMENT XX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
G	36" x 60"	37" x 61"	ALUM CASEMENT X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
H	72" x 60"	73" x 61"	ALUM CASEMENT XX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
I	108" x 24"	109" x 25"	ALUM FIXED XX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
J	30" x 54"	31" x 55"	ALUM CASEMENT X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
K	36" x 24"	37" x 25"	ALUM PROJECTION AWN X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
L	108" x 24"	109" x 25"	ALUM PROJECTION AWN XXX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
M	36" x 68"	37" x 69"	ALUM FIXED X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
N	36" x 28"	37" x 29"	ALUM FIXED X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
O	36" x 82"	37" x 83"	ALUM FIXED X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
P	36" x 36"	37" x 37"	ALUM PROJECTION AWN X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
Q	36" x 82"	37" x 83"	ALUM FIXED TRAPAZOID X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
R	36" x 50"	37" x 51"	ALUM FIXED TRAPAZOID X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
S	36" x 60"	37" x 61"	ALUM CASEMENT X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
T	36" x 67"	37" x 68"	ALUM FIXED TRAPAZOID X		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
U	72" x 28"	73" x 29"	ALUM FIXED XX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
V	108" x 18"	109" x 19"	ALUM FIXED XX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO
W	60" x 18"	61" x 19"	ALUM FIXED X		+ 42.1 - 56.3	1.07	0.49	YES	NO	NO
X	108" x 60"	109" x 61"	ALUM PROJECTION AWN XXX		+ 42.1 - 56.3	1.07	0.49	YES	YES	NO

NOTES: ALL NEW WINDOWS TO BE INSTALLED ACCORDING TO PRODUCT APPROVAL NOTICE OF ACCEPTANCE. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING WINDOWS. CONTRACTOR TO PROVIDE (2) COPIES OF ALL REQUIRED PRODUCT APPROVALS MARKED AND HIGHLIGHTED FOR TYPE & SIZE BEING USED. SUBMITTED TO ARCHITECT FOR STAMPED APPROVAL PRIOR TO SUBMITTING TO BUILDING DEPARTMENT. \* INDICATES WINDOW TO MEET EGRESS REQUIREMENTS FOR SECONDARY EMERGENCY ESCAPE FOR BEDROOMS



FIRST FLOOR PLAN

SCALE 1/4" = 1' - 0"

REVISIONS	BY
BLDG DEPT CORR 3/14/22	TRC

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL BE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE ARCHITECT. CHASE ARCHITECT, INC. COPYRIGHT 2022 CHASE ARCHITECT, INC.

TO THE BEST OF OUR KNOWLEDGE THESE PLANS COMPLY WITH MINIMUM BUILDING CODE.

ADDITION & RENOVATIONS TO RESIDENCE  
FOR  
WILLIAM MOCK & ROBERT WISEMAN  
2512 SE 21st STREET  
FORT LAUDERDALE, FLORIDA

TODD R. CHASE  
AR-0014754

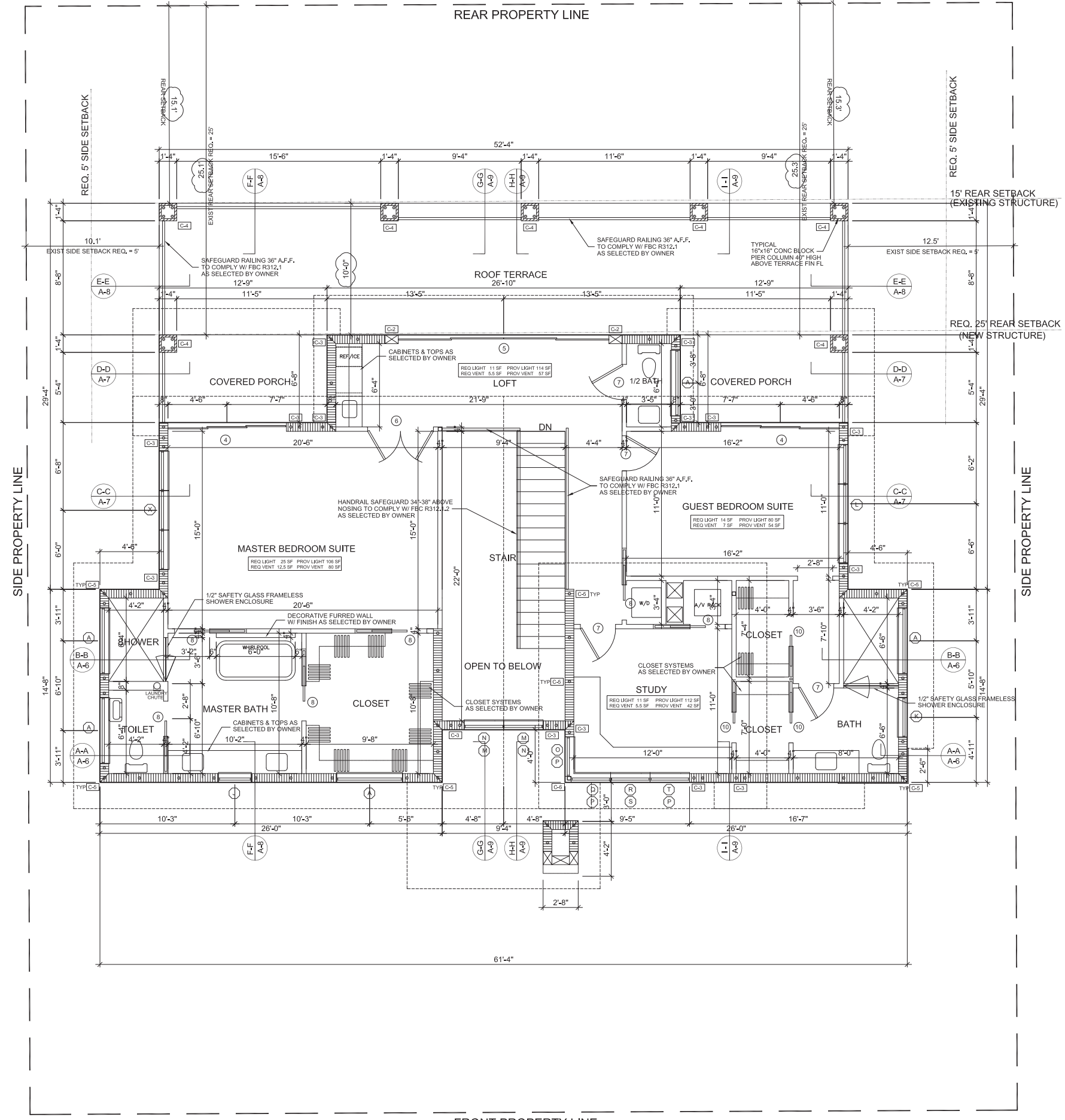
CHASE ARCHITECT, INC.  
635-B Southwest 1st Avenue  
Fort Lauderdale, Florida 33301  
Phone (954) 467-7892  
Corporation  
AA-C000660

RUSSELL C. CHASE  
AR-005616

10/13/23  
1/4"=1'-0"  
T.R.C.  
Job No. 2102 Dwg. File No. 2102-A2  
Sheet

**A-2**  
Of 16 Sheets

ROOM FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALLS	CEILING	HT	REMARKS
CARPORT	NEW PAVER OVER CONC	NONE	NEW STUCCO	NEW 1x6" T&G V-JOINT - STAIN	11'-6"	
CARPORT STORAGE CLOS	NEW CONC	NONE	NEW STUCCO	NEW 5/8" MR GR DRYWALL	11'-0"	
FRONT ENTRY PORCH	NEW TILE	NONE	NEW STUCCO	NEW 1x6" T&G V-JOINT - STAIN	13'-8"	
FOYER	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	24'-10"	
DINING	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
GREATROOM	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
KITCHEN	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
LAUNDRY	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
COAT CLOSET	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
HALLWAY	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	8'-0"	
1/2 BATH	NEW TILE	TILE	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	8'-0"	'DENSHELD' TILE BACKER BOARD AT TILE
MECH AHJ CLOSET	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	8'-0"	
BEDROOM SUITE #1	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
BEDROOM SUITE #1 BATH	NEW TILE	TILE	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	'DENSHELD' TILE BACKER BOARD AT TILE
BEDROOM SUITE #1 CLOS	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
BEDROOM SUITE #2	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
BEDROOM SUITE #2 BATH	NEW TILE	TILE	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	'DENSHELD' TILE BACKER BOARD AT TILE
BEDROOM SUITE #2 CLOS	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-10"	
2nd FLOOR LOFT	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
MASTER BEDROOM PORCH	NEW TILE	NONE	NEW STUCCO	NEW 1x6" T&G V-JOINT - STAIN	8'-3"	
MASTER BEDROOM	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
MASTER CLOSET	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
MASTER BATHROOM	NEW TILE	TILE	NEW 5/8" GR DRYWALL	NEW 5/8" MR GR DRYWALL	9'-4"	'DENSHELD' TILE BACKER BOARD AT TILE
MASTER TOILET	NEW TILE	TILE	NEW 5/8" GR DRYWALL	NEW 5/8" MR GR DRYWALL	9'-4"	'DENSHELD' TILE BACKER BOARD AT TILE
MASTER SHOWER	NEW TILE	TILE	NEW 5/8" GR DRYWALL	NEW 5/8" MR GR DRYWALL	9'-4"	'DENSHELD' TILE BACKER BOARD AT TILE
1/2 BATHROOM	NEW TILE	TILE	NEW 5/8" GR DRYWALL	NEW 5/8" MR GR DRYWALL	9'-4"	
2nd FLOOR HALL	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
STUDY	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	11'-4"-13'-10"	
STUDY CLOSET	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
GUEST BEDROOM SUITE	NEW TILE	NONE	NEW STUCCO	NEW 1x6" T&G V-JOINT - STAIN	8'-3"	
GUEST BEDROOM SUITE	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
GUEST CLOSET	NEW TILE	WOOD	NEW 5/8" DRYWALL / PAINT	NEW 5/8" DRYWALL / PAINT	9'-4"	
GUEST BATHROOM	NEW TILE	TILE	NEW 5/8" GR DRYWALL	NEW 5/8" MR GR DRYWALL	9'-4"	'DENSHELD' TILE BACKER BOARD AT TILE
GUEST BATH SHOWER	NEW TILE	TILE	NEW 5/8" GR DRYWALL	NEW 5/8" MR GR DRYWALL	9'-4"	'DENSHELD' TILE BACKER BOARD AT TILE



FRONT PROPERTY LINE  
**SECOND FLOOR PLAN**

SCALE 1/4" = 1' - 0"

REVISIONS	BY
BLDG DEPT CORR 3/14/22	TRC

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL BE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE SIGNATURE OF CHASE ARCHITECT, INC. COPYRIGHT © 2022 CHASE ARCHITECT, INC.

TO THE BEST OF OUR KNOWLEDGE THESE PLANS COMPLY WITH ALL APPLICABLE REGULATORY CODES.

**CHASE ARCHITECT, INC.**  
 635-B Southwest 1st Avenue  
 Fort Lauderdale, Florida 33301  
 Phone (954) 467-7892  
 Corporation  
 AA-C000660

**RUSSELL C. CHASE**  
 AR-005616

**TODD R. CHASE**  
 AR-0014754

**WILLIAM MOCK & ROBERT WISEMAN**  
 2512 SE 21st STREET  
 FORT LAUDERDALE, FLORIDA

**ADDITION & RENOVATIONS TO RESIDENCE**  
 FOR  
 WILLIAM MOCK & ROBERT WISEMAN  
 2512 SE 21st STREET  
 FORT LAUDERDALE, FLORIDA

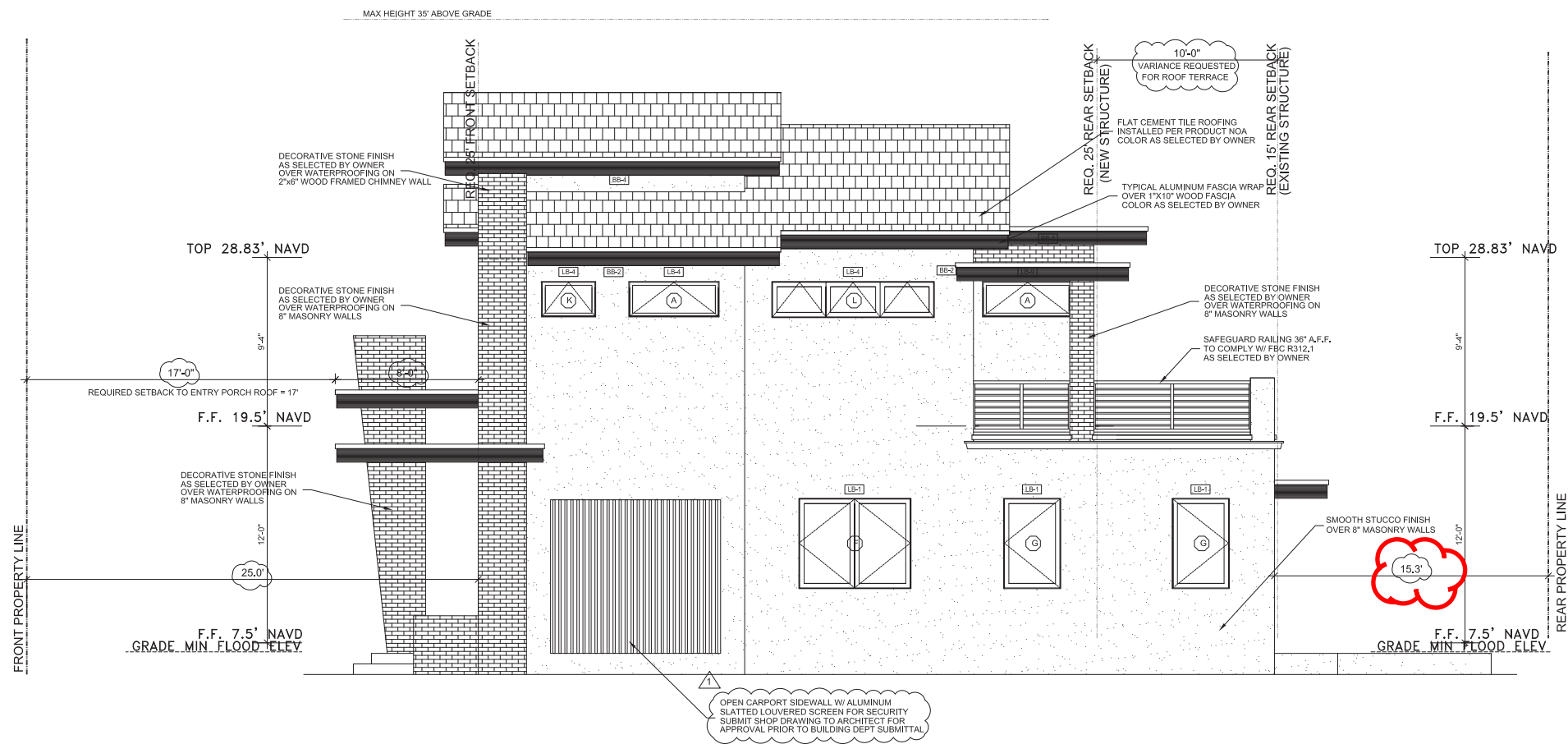
10/13/23  
 1/4"=1'-0"  
 T.R.C.  
 2102 2102-A3  
 A-3  
 Of 16 Sheets





EAST SIDE ELEVATION

SCALE 1/4" = 1' - 0"



WEST SIDE ELEVATION

SCALE 1/4" = 1' - 0"

REVISIONS	BY

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL BE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE ARCHITECT. CHASE ARCHITECT, INC. COPYRIGHT 2022 CHASE ARCHITECT, INC.

TO THE BEST OF OUR KNOWLEDGE THIS PLAN COMPLIES WITH APPLICABLE REGULATORY CODES.

ADDITION & RENOVATIONS TO RESIDENCE  
FOR  
WILLIAM MOCK & ROBERT WISEMAN  
2512 SE 21st STREET  
FORT LAUDERDALE, FLORIDA

CHASE ARCHITECT, INC.  
635-B Southwest 1st Avenue  
Fort Lauderdale, Florida 33301  
Phone (954) 467-7892

TODD R. CHASE  
AR-0014754

RUSSELL C. CHASE  
AR-005616

Set Date: 10/13/23  
Scale: 1/4"=1'-0"  
Drawn: T.R.C.  
Job No. 2102 Dwg. File No. 2102-A5  
Sheet

A-5  
Of 16 Sheets



# Munson Design & Consulting

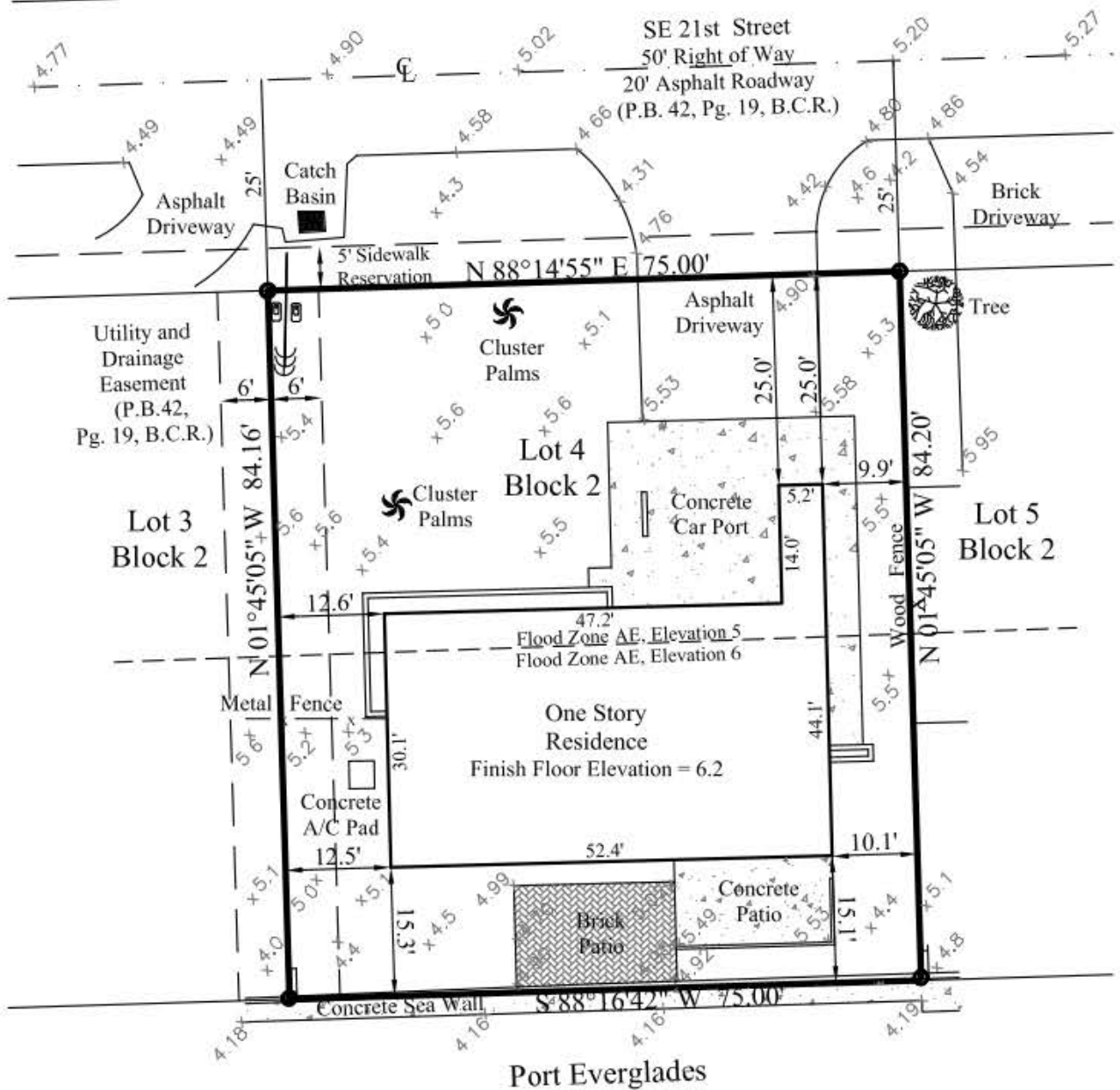
LB# 7958

P.O. Box 771058  
Coral Springs, Florida 33077

Phone: 954-340-5291  
Email: dennis@mdcengineers.com

## BOUNDARY SURVEY

Not Valid without attached Report of Survey



Not valid without an authenticated electronic signature and electronic seal, or the signature and the original raised seal of a Florida licensed Surveyor and Mapper

09/21/2021  
DENNIS J. GABRIELE  
Professional Surveyor and Mapper  
NO. LS 5709  
State of Florida



Digitally signed by Dennis Gabriele  
Date: 2023.10.23  
15:52:33 -04'00'

JOB NO. 21-0914m SCALE: 1" = 20'



# Munson Design & Consulting

LB# 7958

P.O. Box 771058  
Coral Springs, Florida 33077

Phone: 954-340-5291  
Email: dennis@mdcengineers.com

## REPORT OF SURVEY

Not Valid without attached Boundary Survey

Property Address: 2512 21st Street, Fort Lauderdale, Florida 33316

### LEGAL DESCRIPTION:

Lot 4, Block 2, *Breakwater*, according to the plat thereof, as recorded in Plat Book 42, Page 19, of the Public Records of Broward County, Florida.

Flood Zone Information	Certify To:
ZONE AE	
ELEVATIONS 5, 6	
COMMUNITY/PANEL/SUFFIX: 12011C0576H	
DATE OF FIRM INDEX: 08/18/2014	

### SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the centerline of the Plat of Breakwaters, as recorded in Plat Book 42, Page 19, of the Public Records OF Broward County, Florida. Said Bearing Bears: N 88°14'55" E
2. BENCHMARK REFERENCE: Elevations shown hereon are based on GPS observation.
3. The elevations shown hereon are referenced to the North American Vertical Datum of 1988.
4. No underground improvements have been located except as shown.
5. This survey was prepared without benefit of a title commitment.
6. There may be additional matters of record that affect the property shown hereon which can be found in the Public Records of the governing County.

### GENERAL LEGEND:



TREE

B.C.R. BROWARD COUNTY RECORDS



FIRE HYDRANT



PALM TREE

P.B. PLAT BOOK



SANITARY MANHOLE



ANCHOR



CENTERLINE



WOOD POWER POLE (WPP)



WATER METER (WM)

O.R.B. OFFICIAL RECORDS BOOK



CATCH BASIN



EXISTING ELEVATION

CATV CABLE BOX



STORM MANHOLE



CONCRETE POWER POLE



SERVICE BOX



WATER VALVE



SEWER VALVE

No.	REVISIONS	DATE