

November 27, 2023

VIA EMAIL

BOARD OF ADJUSTMENT
ZONING ADMINISTRATOR/LIAISON
CITY OF FORT LAUDERDALE
700 NW 19th AVE AVENUE
FORT LAUDERDALE, FL 33311

RE: Deferral Request for the reduction of 1 setback for the property located at 1201 BAYVIEW DRIVE, Case No. PLN-BOA-23070003

Dear Honorable Members of the Board of Adjustment:

I represent 1201 BAYVIEW CORPORATION (“Applicant”), owner of the property located at 1201 BAYVIEW DRIVE. On behalf of the Applicant, we are respectfully requesting a deferral of the referenced application to the Board of Adjustment hearing **February , 2024** due to work, travel, and holiday schedules.

Thank you for considering this deferral request.

Respectfully,

/s/ Heather Grimes

Heather Grimes, President



BOARD OF ADJUSTMENT MEETING NOTICE

July 25, 2023

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, August 9, 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-23070003
OWNER:	1201 BAYVIEW CORP
AGENT:	HEATHER GRIMES
ADDRESS:	1201 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 11, IN BLOCK "G", OF BEACHWAY HEIGHTS, UNIT "A". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 – RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district</u>
	<ul style="list-style-type: none"> • Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/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.



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 9, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23070003

Requesting: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district

- Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.

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




CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: August 7, 2023 TIME: 6:00 P.M. CASE: PUB. ACB-2302003
Requesting: Sec. 47-5.30 - Table of dimensional requirements for
the R-5-A district
- Requesting a variance to reduce the corner yard setback to seven (7) feet.
- Requesting a variance to reduce the side yard setback to a minimum of 25% of the lot
front (2) inches, whereas the code requires a minimum of 4 feet 6 inches, a total
width of the front yard setback (18 feet x 25% = 4 feet 6 inches, a total
variance reduction request of seven (7) feet, one (1) inch.

Jul 31, 2023 2:41:19 PM
1201 Bayview Drive
Fort Lauderdale
Broward County
Florida

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: August 9, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23070003
Requesting: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district
• Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.
MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
100 N. 11th Avenue (C-8811)
FORT LAUDERDALE, FL 33301
CONTACT: 954-838-1324
TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
WWW.CITYOFFORTLAUDERDALE.COM/BOA
WWW.FORTLAUDERDALEFLORIDA.GOV/BOA

Jul 31, 2023 2:41:13 PM
1201 Bayview Drive
Fort Lauderdale
Broward County
Florida

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: August 9, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23070003
Requesting: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district
Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width of the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.
MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT, 100 W. PALM BEACH AVENUE, FORT LAUDERDALE, FL 33301, CONTACT: (954) 438-3333
TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT: <https://www.fortlauderdale.gov/development-services/boa>

Jul 31, 2023 2:41:10 PM
1201 Bayview Drive
Fort Lauderdale
Broward County
Florida

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: August 9, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23070002
Requesting: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district
• Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.
MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 W. 17th Avenue, Room 100
Fort Lauderdale, FL 33311
CONTACT: 352.463.4000

Jul 31, 2023 2:40:41 PM
1150-1152 Bayview Drive
Fort Lauderdale
Broward County
Florida

CODE SECTION

Sec. 47-5.30. Table of dimensional requirements for the RS-4.4 district. (Note A)

Requirements	RS-4.4		
Maximum density	4.4 du/net ac.		
Minimum lot size	10,000 sq. ft.		
Maximum structure height	35 ft.		
Maximum structure length	None		
Minimum lot width	75 ft. *100 ft. when abutting a waterway on any side		
Minimum floor area	1,250 sq. ft.		
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isle—20 ft.		
Minimum corner yard	25% of lot width, but not greater than 25 ft. 25 ft. when abutting a waterway		
Minimum side yard	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft. 25 ft. when abutting a waterway		
Minimum rear yard	15 ft. 25 ft. when abutting a waterway		
Minimum distance between buildings	None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤10,000 sf	50%	0.75
Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

Record

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

Showing 1-27 of 27

<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-23070003		Variance for Corner Setback	Z- Board of Adjustment (BOA)	0		1201		BAYVIEW	DR	07/07/2023	Open
<input type="checkbox"/>	PLN-BOA-22100001		Variance for Subdivide	Z- Board of Adjustment (BOA)	0		1201		BAYVIEW	DR	10/25/2022	Complete
<input type="checkbox"/>	VR-22050065		Vacation Rental Registry App...	Vacation Rental Registry	0		1201		BAYVIEW	DR	05/20/2022	About to Expire
<input type="checkbox"/>	LR22050006			Lien Reduction Application	0		1201		BAYVIEW	DR	05/09/2022	Closed
<input type="checkbox"/>	BT-GEN-22030150	VACATION RENTAL	SANGUIBROOK LLC	General Business Tax Receipt	157.5		1201		BAYVIEW	DR	03/28/2022	Open
<input type="checkbox"/>	VR-APP-22030025			Vacation Rental Registry Application	0		1201		BAYVIEW	DR	03/11/2022	Issued
<input type="checkbox"/>	CE22030451	VACATION RENTAL WITHOUT A CERTIFICATE		Code Case	0	Leonard Champagne	1201		BAYVIEW	DR	03/10/2022	Closed
<input type="checkbox"/>	CE22010414	BOAT & RV PARKED ON PROPERTY.		Code Case	0	CHRISTINACA	1201		BAYVIEW	DR	01/18/2022	Closed
<input type="checkbox"/>	CE21120596	Boat and rv in driveway		Code Case	0	CHRISTINACA	1201		BAYVIEW	DR	12/27/2021	Closed
<input type="checkbox"/>	CE20040263	horse trailers outside in circular driveway trai...		Code Case	0	Vaughn Malakius	1201		BAYVIEW	DR	04/16/2020	Closed
<input type="checkbox"/>	BLD-WIN-19120143	REPLACE 1 DOOR W/ IMPACT	LOWES HOME CENTERS LLC	Window and Door Permit	0		1201		BAYVIEW	DR	12/23/2019	Complete
<input type="checkbox"/>	PM-19030138	INSTALL 13 WINDOWS AND 2 SLIDING GLASS DOORS	INSTALL 13 WINDOWS AND 2 SLI...	Window and Door Permit	0		1201		BAYVIEW	DR	03/01/2019	Complete
<input type="checkbox"/>	CE18021079	L/S LIEN PROCESSING - 0 - CASE FOUND	GEORGE-WRAY,CHRISTINE WRAY,G...	Code Case	0		1201		BAYVIEW	DR	02/13/2018	Closed
<input type="checkbox"/>	VIO-CE18021079_1		GEORGE-WRAY,CHRISTINE WRAY,G...	Violation-CODE Hearing	0		1201		BAYVIEW	DR	02/13/2018	Closed
<input type="checkbox"/>	PM-16090176	WOOD PERGOLA/TRELLIS 16 FT BY 16 FT FREE STANDING...	WOOD PERGOLA/TRELLIS 16 FT B...	Accessory Structure Permit	0		1201		BAYVIEW	DR	09/02/2016	Complete
<input type="checkbox"/>	PM-16041710	103 X 6 WOOD FENCE 2 GATES ~ ~WALK THRU	103 X 6 WOOD FENCE 2 GATES	Fence Permit	0		1201		BAYVIEW	DR	04/21/2016	Complete
<input type="checkbox"/>	CE16010332	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, , B...	GEORGE-WRAY,CHRISTINE WRAY,G...	Building Code Case	0		1201		BAYVIEW	DR	01/07/2016	Closed
<input type="checkbox"/>	VIO-CE16010332_1	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	GEORGE-WRAY,CHRISTINE WRAY,G...	Violation-BLD Hearing	0		1201		BAYVIEW	DR	01/07/2016	Closed
<input type="checkbox"/>	VIO-CE16010332_2	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	GEORGE-WRAY,CHRISTINE WRAY,G...	Violation-BLD Hearing	0		1201		BAYVIEW	DR	01/07/2016	Closed
<input type="checkbox"/>	AB-0085759		WRAY GARFIELD/CHRISTINE GEORGE	Resident/Business Alarm Registration	0		1201		BAYVIEW	DR	12/03/2015	Active
<input type="checkbox"/>	CE15010014	L/S SKYLINE LIEN SEARCH 0-OPEN CASES	HOOPES,FREDRIC J	Code Case	0		1201		BAYVIEW	DR	01/02/2015	Closed
<input type="checkbox"/>	VIO-CE15010014_1		HOOPES,FREDRIC J	Violation-CODE Hearing	0		1201		BAYVIEW	DR	01/02/2015	Closed
<input type="checkbox"/>	PM-14121267	ON AND OFF SITE ASPHALT PAVING ~RENEWAL 6/29/16 ~...	ON AND OFF SITE ASPHALT PAVING	Residential Paving Permit	0		1201		BAYVIEW	DR	12/15/2014	Complete
<input type="checkbox"/>	PM-14041919	REPLACE 1 DOOR	REPLACE 1 DOOR	Window and Door Permit	0		1201		BAYVIEW	DR	04/24/2014	Complete
<input type="checkbox"/>	PM-06063401	INSTALL IRRIG WTR SERVICE WITH BACKFLOW	INSTALL IRRIG WTR SERVICE WI...	Plumbing Meter Install Permit	0		1201		BAYVIEW	DR	06/28/2006	Complete
<input type="checkbox"/>	PM-03091999	REPLACE EXISTING GARAGE DOOR	REPLACE EXISTING GARAGE DOOR	Window and Door Permit	0		1201		BAYVIEW	DR	09/24/2003	Complete
<input type="checkbox"/>	PM-02021893	2770 SQ FT REROOF TILE	2770 SQ FT REROOF TILE	Re-Roof Permit	0		1201		BAYVIEW	DR	02/26/2002	Complete



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA)

Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

Cover :	Deadlines, Notes, Fees, and General Information
Page 1 :	Applicant Information Sheet
Page 2 :	Variance Request Criteria
Page 3 :	Required Documentation & Mail Notice Requirements
Page 4 :	Sign Notice Requirements & Affidavit
Page 5 :	Technical Specifications

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

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

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

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

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

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

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request before the board: \$1,150

Page 1: BOA - Applicant Information Sheet

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

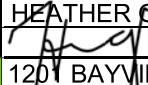
NOTE: To be filled out by Department

Case Number	PLN-BOA-23070003
Date of complete submittal	07/07/2023

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

Property Owner's Name	HEATHER GRIMES dba 1201 BAYVIEW CORPORATION
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	1201 BAYVIEW DRIVE FORT LAUDERDALE FL 33304
E-mail Address	HEATHERGRIMES@REALTOR.COM
Phone Number	954-655-2223
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	HEATHER GRIMES (OWNER)
Applicant / Agent's Signature	
Address, City, State, Zip	1201 BAYVIEW DRIVE- FORT LAUDERDALE FL 33304
E-mail Address	HEATHERGRIMES@REALTOR.COM
Phone Number	9546552223
Letter of Consent Submitted	<input type="checkbox"/>

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1201 BAYVIEW DRIVE FORT LAUDERDALE FL 33304
Legal Description	SEE SURVEY
Tax ID Folio Numbers (For all parcels in development)	4942 36 07 1000
Variance Request (Describe)	REDUCE CORNER SETBACKS ON EAST SIDE OF LOT
Applicable ULDR Sections	Sec. 47-5.30 – corner yard Sec. 47-5.30. - Table of dimensional requi +

Current Land Use Designation	Residential
Current Zoning Designation	RS 4.4
Current Use of Property	Single Family Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front		
Side	EAST SIDE 25'	EAST SIDE 7'5"
Side		
Rear		

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

Answer All questions on this page and attach narrative.

ATTORNEY'S REQUEST: State the specific request according to the ULDR or other provisions of the Code.

1-11-61A: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following **Ann.** Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12.14,

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 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

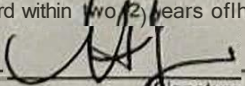
See Narrative

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

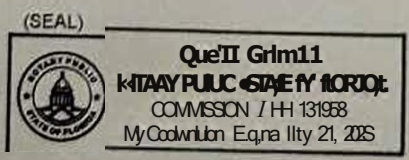
AFFIRMATION: I, HEATHER GRIMES, the Owner/Agent of said property ATTEST that I am aware of the following:

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 or 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 or denial.



(Signature)

SUBSCRIBED TO AND SUBSCRIBED before me in the County of Madison on this 7th (Day or July) 2011 at ic i



Quelli R. Quinn
NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 1, 2011



Site Address	1201 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1603	ID #	4942 36 07 1000
Property Owner	1201 BAYVIEW CORP	Millage	0312
Mailing Address	1201 BAYVIEW DR FORT LAUDERDALE FL 33304-1603	Use	01-01
Abbr Legal Description	BEACH WAY HEIGHTS UNIT A 22-17 B LOT 11 BLK G		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$407,050	\$792,860	\$1,199,910	\$1,199,910	
2022	\$407,050	\$720,340	\$1,127,390	\$1,106,880	\$21,210.00
2021	\$407,050	\$599,210	\$1,006,260	\$1,006,260	\$19,233.16

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,199,910	\$1,199,910	\$1,199,910	\$1,199,910
Portability	0	0	0	0
Assessed/SOH	\$1,199,910	\$1,199,910	\$1,199,910	\$1,199,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,199,910	\$1,199,910	\$1,199,910	\$1,199,910

Sales History			
Date	Type	Price	Book/Page or CIN
4/5/2023	WD-T	\$100	118792122
1/28/2015	PRD-D	\$485,000	112779916
1/8/1999	PRD	\$100	29138 / 1559
11/1/1971	WD	\$16,500	
7/1/1969	WD	\$15,000	

Land Calculations		
Price	Factor	Type
\$25.00	16,282	SF
Adj. Bldg. S.F. (Card, Sketch)		1856
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
1201 BAYVIEW CORPORATION

Filing Information

Document Number	P23000021422
FEI/EIN Number	NONE
Date Filed	03/14/2023
Effective Date	03/13/2023
State	FL
Status	ACTIVE

Principal Address

1201 BAYVIEW DR
FORT LAUDERDALE, FL 33304

Mailing Address

1005 W STATE ROAD 84
290
FORT LAUDERDALE, FL 33315

Registered Agent Name & Address

GRIMES, HEATHER
1005 W STATE ROAD 84
290
FORT LAUDERDALE, FL 33304

Officer/Director Detail

Name & Address

Title P

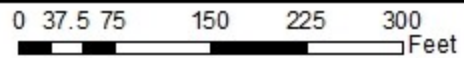
GRIMES, HEATHER C
1005 W STATE ROAD 84, 290
FORT LAUDERDALE, FL 33315

Annual Reports

No Annual Reports Filed

Document Images

[03/14/2023 -- Domestic Profit](#)



FOLIO_NUMB	NAME_LINE_
494236050370	BERNSTEIN,MICHAEL
494236050380	BERNSTEIN,MICHAEL
494236050390	BYRD,RICHARD P H/E
494236050400	FREY,JONATHAN MICHAEL
494236050410	LAVOIE,ROBERT G & DONNA L
494236050530	CAPPELLINO,THOMAS
494236050540	VITALE,RANDALL N & KELLY ALVAREZ
494236050550	MILES,NEAL VANCE
494236050560	BAYVIEW BREEZE LLC
494236050570	CITY OF FORT LAUDERDALE
494236050600	PUBLIC LAND
494236070790	KLEY,LEE ANN L
494236070800	PETERSEN,CHRISTIAN A & RAMONA J
494236070810	TOLLE,ROBERT D JR & EMILY J
494236070820	PARKINSON,G D & DELLA W
494236070830	CONINGSBY,RUSSELL W & CYNTHIA P
494236070840	MCCAWLEY,PAUL & SUZANNE
494236070950	TAYLOR,DAVID R
494236070960	COONEY,STEPHEN
494236070970	SMALLWOOD,HELEN
494236070980	DAVIS,STEVEN ARTHUR & KATHRYN J
494236070990	PELOQUIN,ROBERT D JR & MARY C
494236071000	1201 BAYVIEW CORP
494236071010	COURTER,MATTHEW & DENISE
494236071020	HELLER,JASON E & JESSICA
494236071030	BERNE,JENNIFER L & JOHN D
494236071100	PUBLIC LAND
494236080220	JULIA B NEUFELD LIV TR
494236080230	GORRELL,ERIC
494236080240	SORGENTE,HECTOR G
494236080250	COMRAS,VICTOR D & SARA V
494236080260	RESCHKE,KARL-HEINZ &
494236080750	PUBLIC LAND
494236080760	PUBLIC LAND

ADDRESS_LI	CITY	ST/ZIP
1140 BAYVIEW DR	FORT LAUDERDALE	FL 33304
1140 BAYVIEW DR	FORT LAUDERDALE	FL 33304
2515 YACHT CLUB BLVD	FORT LAUDERDALE	FL 33304
2521 YACHT CLUB BLVD	FORT LAUDERDALE	FL 33304
2601 YACHT CLUB BLVD	FORT LAUDERDALE	FL 33304
2608 NE 12 ST	FORT LAUDERDALE	FL 33304
2600 NE 12 ST	FORT LAUDERDALE	FL 33304
2060 NW 47 AVE	LAUDERHILL	FL 33313
2610 NE 13 CT #1	FORT LAUDERDALE	FL 33304
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
1225 BAYVIEW DR	FORT LAUDERDALE	FL 33304
2511 NE 12 CT	FORT LAUDERDALE	FL 33304
2501 NE 12 CT	FORT LAUDERDALE	FL 33304
2429 NE 12 CT	FORT LAUDERDALE	FL 33304
2421 NE 12 CT	FORT LAUDERDALE	FL 33304
2409 NE 12 CT	FORT LAUDERDALE	FL 33304
2408 NE 12 CT	FORT LAUDERDALE	FL 33304
2420 NE 12 CT	FORT LAUDERDALE	FL 33304
2428 NE 12 CT	FORT LAUDERDALE	FL 33304
2500 NE 12 CT	FORT LAUDERDALE	FL 33304
2510 NE 12 CT	FORT LAUDERDALE	FL 33304
1201 BAYVIEW DR	FORT LAUDERDALE	FL 33304
2429 NE 12 ST	FORT LAUDERDALE	FL 33304
2421 NE 12 ST	FORT LAUDERDALE	FL 33304
2409 NE 12 ST	FORT LAUDERDALE	FL 33304
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
1222 BAYVIEW DR	FORT LAUDERDALE	FL 33304
1214 BAYVIEW DR	FORT LAUDERDALE	FL 33304
3321 NE 14 CT	FORT LAUDERDALE	FL 33304
2601 NE 12 ST	FORT LAUDERDALE	FL 33304
2617 NE 12 ST	FORT LAUDERDALE	FL 33304
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
LAUDERHILL	FL33313	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33301	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33301	CORAL RIDGE SOUTH ADDITION
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
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FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33301	BEACH WAY HEIGHTS 22-17 B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33301	BEACH WAY HEIGHTS UNIT B 25-27 B
FORT LAUDERDALE	FL33301	BEACH WAY HEIGHTS UNIT B 25-27 B

My name is Heather Grimes and I live at 1201 Bayview Drive at the corner of Bayview and 12th by George English Park. I purchased the home almost two years ago from Garfield and Christine Wray, who have become dear friends of mine. **Due to development in the area, Bayview Drive has become a very busy thoroughfare.** Emergency vehicles pass by it at all hours of the night with their sirens on, Bayview Elementary traffic parks outside of my property line every day blocking my driveways, people walk their pets and ride their bikes on this street, and traffic passes by at high speeds. I nearly get run off the road just trying to pull into my driveway every day and people blow at me just for slowing down—even with a turn signal. The properties directly across the street have all turned into commercial offices and businesses. The approved high volume of construction just across the street of high-rise condos further threaten the peace of the property and promise increased traffic in front of my home.

Shortly after my purchase, I unexpectedly became the custodian of my 5 nieces and nephew. They are now aged 6 months to 11 years old. We have been working through the court system and it looks like the arrangement will lead to adoption of the children with a court ordered date of March 2024. I also have 2 older children who are in college, ages 22 and 20. My 3-bedroom home is no longer large enough for the children to grow up in. I entertained the option of reselling but wasn't finding the market in my favor with rising interest rates and several other factors including the increased traffic and noise of Bayview frontage. It appears potential buyers found this a nuisance too. The home was on the market for several months before I removed it from the market and refinanced.

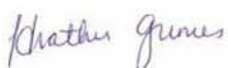
I need to add onto my home and am petitioning the city to reduce the 25 foot setbacks that exist on one side of my property on Bayview Drive. The option to build rooms onto the rear of my home is not feasible since it is the only non-traffic area of the property, due to the increased congestion of Bayview Drive, and due to the narrowing of the lot. Building onto the rear of the home would also require setback reductions. **The unique shape of the lot, where it narrows in the rear and on each side- and the location of the current structure on it prohibits proper development on any side without variance to the setbacks.** The current structure is nearly at the minimum required structure size that the city will allow at just 1531 square feet. This is a unique hardship that I face, as I have no control over the traffic flow and nuisance caused by this major thoroughfare. I see that many other properties on Bayview have turned their frontage to the interior streets. Most other lots are only 10,000 square feet and do not have these unique property inconveniences.

The variance, granted, will not alter the essential character of the neighborhood nor district, nor will it substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The variance, authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Sec. 47-5.30 – corner yard Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A) note the setbacks for a corner to be no less than 25 feet. **I am requesting for this one south east corner area to be reduced to 7'5" feet with the majority of the east side setback adhering to 10 feet.**

I have worked as a Realtor and a Property Manager for 23 years and have always facilitated owners and the City of Fort Lauderdale work together, and to make the city a welcomed place to live.

With greatest respect for your positions and the tough decisions you must make. I do not ask for exception; I beg for relief.



Heather Grimes

FACING SOUTH TO GEORGE ENGLISH PARK

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



FACING NORTH FROM GEORGE ENGLISH

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



FACING NORTH INTERSECTION

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



FACING NORTH ON BAYVIEW DRIVE

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



ON BAYVIEW FACING WEST- SOON TO BE SIDE YARD

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



FACING NORTH PROPOSED NEW BUILDING AREA

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



REMOVE EAST/WEST DRIVEWAY

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023





**FROM NORTH TO SOUTHEAST WILL
BECOME SIDE/REAR YARD**

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023

FACING SOUTH

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



NEW ADDITION TO ABUT
1201 Bayview Drive Fort Lauderdale
July 6 2023



VIEW EAST TO BAYVIEW

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



VIEW NORTH EAST TO BAYVIEW

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



REAR YARD FACING NORTH

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



REAR YARD FACING WEST

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



REAR YARD FACING SOUTH

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



REAR YARD FACING SOUTH

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



FACING SOUTH TO GEORGE ENGLISH PARK

1201 Bayview Drive Fort Lauderdale 33304

July 6 2023



TYPE OF SURVEY:

- BOUNDARY
- ALTNRSPS

- CONDOMINIUM
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PURCHASE/REFINANCE BOUNDARY SURVEY

BEARING REFERENCE:

CENTER LINE OF NORTHEAST 12th STREET AS S88° 18' 46"W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



SCALE: 1"=30'

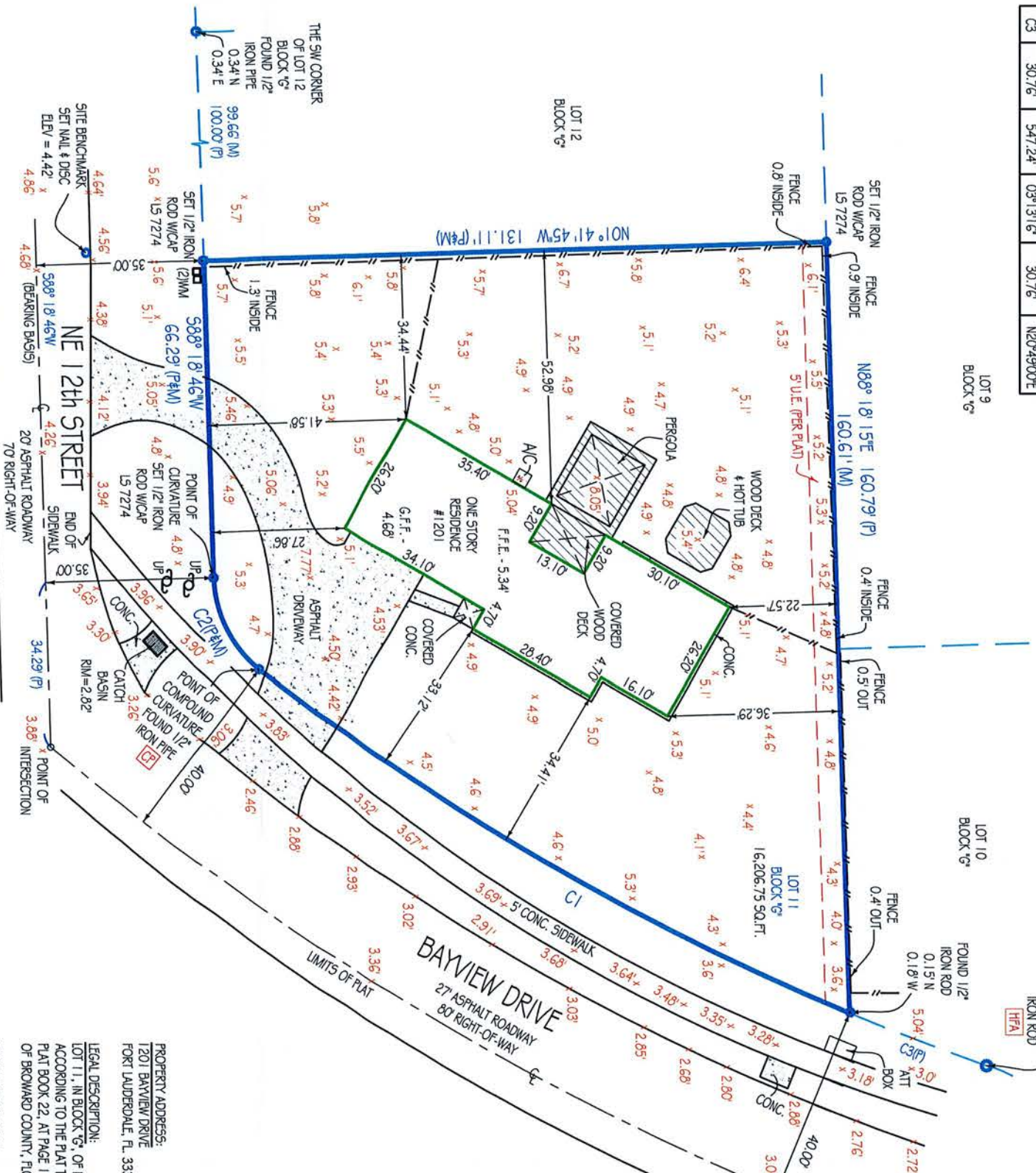
CURVE TABLE	CHORD LENGTH	CHORD BEARING
C1(P)	143.61'	150°21'1"
C1(M)	22.17'	50°49'05"
C3	30.76'	03°13'16"

INVOICE NUMBER: 167067-SE
DATE OF FIELD WORK: 03/30/2023
CLIENT FILE: 03142023-01Q

CERTIFIED TO:
CONTRACT CLOSE TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
1201 BAYVIEW CORP. CARE OF HEATHER GRIMES



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



PROPERTY ADDRESS:
1201 BAYVIEW DRIVE
FORT LAUDERDALE, FL 33304

LEGAL DESCRIPTION:
LOT 11, IN BLOCK 'G', OF BEACHWAY HEIGHTS, UNIT 'A', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD INFORMATION:
ZONE: 'X2' X
ELEV. = 5' (NAVD83) / NA
MAP PANEL # 12011C0338H
EFFECTIVE DATE: 08/18/2014

CP = CONTROLLING POINT (POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO
Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- 5' U.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT1.
- FENCES EXTEND THROUGH THE NORTHERLY EASEMENT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION/LEGEND	SYMBOLS	ITEMS	LEGEND	ITEMS	LEGEND	ITEMS
CO = COUNTOUR	○	EL = ELEVATION	M = MEASURED	○	WELL	○
CA = CENTRAL ANGLE	∠	PC = POINT OF CURVATURE	OC = OVERHEAD CABLE	WV = WATER VALVE		
CH = CHORD BEARING	↖	PE = POINT OF INTERSECTION	OR = OR QUARTER			
CH = CALCULATED CHORD BEARING	↖	PI = POINT OF INTERSECTION	RI = ROUND ROD			
CH = CALCULATED CHORD BEARING	↖	PH = POINT OF INTERSECTION	RS = RANGE			
CH = CALCULATED CHORD BEARING	↖	POB = POINT OF BEGINNING	SEC = SECTION			
CH = CALCULATED CHORD BEARING	↖	POC = POINT OF COMMENCEMENT	SE = SECTION			
CH = CALCULATED CHORD BEARING	↖	PP = POINT OF INTERSECTION	TE = TELEPHONE RISER			
CH = CALCULATED CHORD BEARING	↖	PP = POINT OF INTERSECTION	TR = TRAIL			
CH = CALCULATED CHORD BEARING	↖	PP = POINT OF INTERSECTION	UP = UTILITY POLE			
CH = CALCULATED CHORD BEARING	↖	PP = POINT OF INTERSECTION	UP = UTILITY POLE			

SYMBOLS	ITEMS	LEGEND	ITEMS	LEGEND	ITEMS
○	UTILITY POLE	○	WELL	○	WATER VALVE
○	CATCH BASIN	○	CATCH BASIN	○	CATCH BASIN
○	FREE FIREHOLE	○	FREE FIREHOLE	○	FREE FIREHOLE
○	MANHOLE	○	MANHOLE	○	MANHOLE
○	WATER VALVE	○	WATER VALVE	○	WATER VALVE
○	WATER METER	○	WATER METER	○	WATER METER
○	WATER METER	○	WATER METER	○	WATER METER

GENERAL NOTES:
1. 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.
2. 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. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. 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.
4. GRAPHIC REPRESENTATIONS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. 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 ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. 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 'L' (LICENSED SURVEYOR #774).

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 54-17.051 & 54-17.052 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 54-17.052, 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'.

Job N: 130994-SE Date of Field Work: 11/30/2021 Drawn by: D. G.

Digitally signed by Pablo A Alvarez
DN: c=US, o=Florida, dnQualifier=A01410D000000184E2
CDD798000BB898, cn=Pablo A Alvarez
Date: 2023.04.04 11:04:59 -04'00'

Elevations, if shown:
Benchmark: HARDING ST 14TH AVE
Instrument: SP80
Benchmark Elev.: 4.25'
Benchmark Datum: N.G.V.D.29
Elevations on Drawing are in: N.G.V.D.29 N.A.V.D.88

LANDTEC
SURVEYING
and Stien

LICENSED BUSINESS NO. 8507

CITY STAMP

LEGAL DESCRIPTION
 LOT 11, BLOCK 6, OF SUBDIVISION "BEACHWAY HEIGHTS UNIT A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22 AT PAGE 17B, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION
 PANEL: 12011C0388H
 COMMUNITY NO.: 125105
 SUFFIX: H
 F.I.R.M. INDEX DATE: 08.18.2014
 FLOOD ZONE: AE
 BASE ELEV.: 5.0

SCOPE OF WORK
 DEMOLISH EXISTING 2-CAR GARAGE & PROPOSE THE FOLLOWING ADDITION TO AN EXISTING 1-STORY RESIDENCE.

- EXPAND EXISTING LIVING & DINING ROOM.
- 4 NEW BEDROOMS
- 3 NEW BATHROOMS
- NEW UTILITY ROOM
- NEW 3-CAR GARAGE
- NEW FOYER
- NEW POOL & DECK
- NEW UNDERGROUND PROPANE TANK
- NEW LP GAS EMERGENCY BACKUP GENERATOR

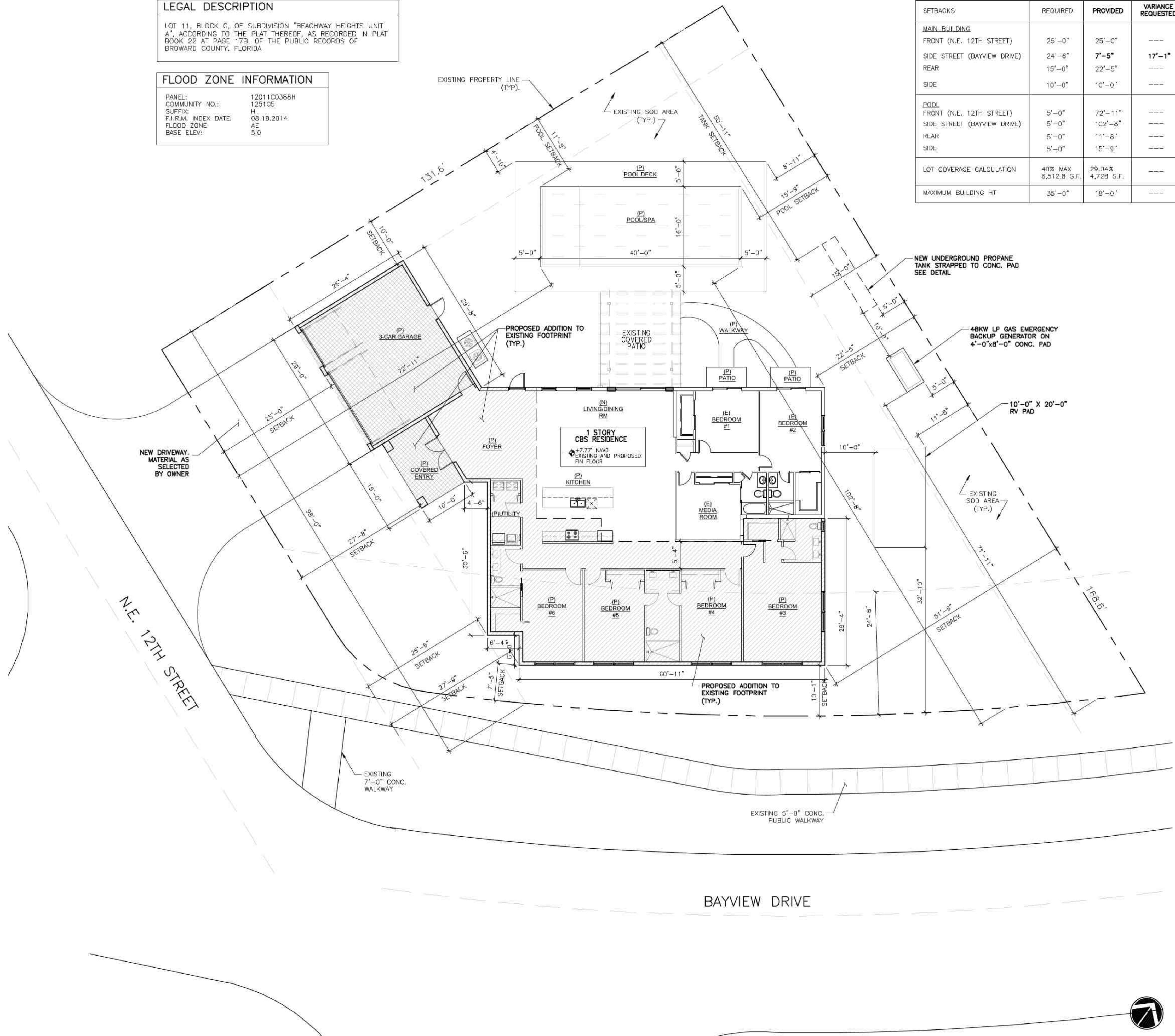
SITE DATA:

FOLIO:	494236071000	
TOTAL ACRES:	.37 AC (16,282 S.F.)	
TOTAL SITE AREA	16,282 S.F.	100.00%
TOTAL BUILDING FOOTPRINT	4,728 S.F.	29.04%
EXIST. TO REMAIN	1,634 S.F.	
PROPOSED	3,094 S.F.	
TOTAL IMPERVIOUS AREAS CONC. PADS/WALKWAYS/DRIVEWAYS	2,760 S.F.	16.95%
TOTAL LANDSCAPE OPEN SPACE	8,794 S.F.	54.01%

PERVIOUS AREA	8,794 S.F.	54.01%
IMPERVIOUS AREA	7,488 S.F.	45.99%

ZONING INFORMATION
 ZONING DESIGNATION: RS-4.4

SETBACKS	REQUIRED	PROVIDED	VARIANCE REQUESTED
MAIN BUILDING			
FRONT (N.E. 12TH STREET)	25'-0"	25'-0"	---
SIDE STREET (BAYVIEW DRIVE)	24'-6"	7'-5"	17'-1"
REAR	15'-0"	22'-5"	---
SIDE	10'-0"	10'-0"	---
POOL			
FRONT (N.E. 12TH STREET)	5'-0"	72'-11"	---
SIDE STREET (BAYVIEW DRIVE)	5'-0"	102'-8"	---
REAR	5'-0"	11'-8"	---
SIDE	5'-0"	15'-9"	---
LOT COVERAGE CALCULATION	40% MAX 6,512.8 S.F.	29.04% 4,728 S.F.	---
MAXIMUM BUILDING HT	35'-0"	18'-0"	---



GENERAL NOTE: ANY ERRORS, AMBIGUITIES, AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTIONS BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURER'S FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF THE BID ESTIMATE AND DIRECTED TO OUR ATTENTION IN A TIMELY MANNER. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE EVENT OF A CONFLICT, NOTIFY THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERCEDED BY THE LATEST REVISION. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

STATE OF FLORIDA
 SAJEEN C. BELL
 REGISTERED ARCHITECT
 AR 98626
 SAJEEN B. BELL
 2023.07.10 10:47:48-04'00"
 Sajeen C. Bell
 AR98626

BellArchi
 BELL ARCHITECTURE, INC.
 8149 Pine Cir., Tamarac, FL 33321
 Tel: 954.274.5514
 sajeenb@hotmail.com

CLIENT: **RENOVATION & ADDITION TO 1201 BAYVIEW DRIVE**
 PROJECT ADDRESS: 1201 BAYVIEW DRIVE, FT. LAUDERDALE, FL 33304

REV	DESCRIPTION	DATE
A	ISSUED FOR VARIANCE REQUEST	07.26.2023
0	ISSUED FOR VARIANCE REQUEST	07.26.2023
1	ISSUED FOR VARIANCE REQUEST	07.10.2023

PROJECT NO: 23-28
 DESIGNED BY: SBC
 DRAWN BY: SBC
 PROJECT DATE: 06.28.2023

SHEET TITLE

SHEET NUMBER
C-1



SCALE: 1" = 10'-0"

PROPOSED SITE PLAN 1

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name 1201 Bayview Corp. Care Of Heather Grimes					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1201 Bayview Drive					Company NAIC Number:	
City Fort Lauderdale		State Florida		ZIP Code 33304		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PARCEL ID: 494236071000;LOT 11,BLOCK G, PLAT BOOK 22,PAGE 17B						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)						RESIDENTIAL-ACCESSORY
A5. Latitude/Longitude: Lat. <u>26.1418149</u> Long. <u>-80.1140034</u>						Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1A</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A8.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>400.00</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF FORT LAUDERDALE 125105				B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C/0338	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1201 Bayview Drive			Policy Number:
City Fort Lauderdale	State Florida	ZIP Code 33304	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BCBM:BCED1877; Elev:3.01' Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

- | | | | |
|---|------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>5.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>4.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>5.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>4.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>4.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Pablo Alvarez, P.S.M.	License Number LS7274	 <p>Digitally signed by Pablo A Alvarez DN: c=US, o=Florida, dnQualifier=A0141000000184E2C DD79B000BBB98, cn=Pablo A Alvarez Date: 2023.04.04 11:04:30 -04'00'</p>	
Title Surveyor & Mapper			
Company Name Landtec Surveying and Lien, LLC.			
Address 700 West Hillsboro Boulevard - Suite 4-100			
City Deerfield Beach	State Florida		ZIP Code 33441
Signature 	Date 04-04-2023	Telephone (561) 367-3587	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Section C2 E - A/C unit is located on the (SIDE) of the building.

Crown of road elevation: 4.26'

This is a construction elevation certificate.

Latitude and Longitude derived from Google Earth.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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City Fort Lauderdale	State Florida	ZIP Code 33304	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT 3-30-2023

Clear Photo One



Photo Two

Photo Two Caption REAR 3-30-2023

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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City Fort Lauderdale	State Florida	ZIP Code 33304	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption LEFT SIDE 3-31-2023

Clear Photo Three



Photo Four

Photo Four Caption RIGHT SIDE 3-30-2023

Clear Photo Four