



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 21, 2023

A Public Hearing will be held before the Board of Adjustment on: **December 13, 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-23070004
OWNER:	HAJIANPOUR, MOHAMMAD A & ZOYA
AGENT:	JAYSEN MATIAS
ADDRESS:	215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	LOT 15 BLOCK 18 OF BEVERLY HEIGHTS 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RC-15 – RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-3.6. B.3. - Change in structure. Damage, destruction, or removal of structure.</u>

- Requesting a variance to allow repair and replacement as needed to the existing non-conforming structure by more than 50 % of the total gross floor area (as per provided plans).

Note: Section 47-3.6.B.3 states that, if more than fifty percent (50%) of the total gross floor area of the building or more than fifty percent (50%) of a structure or more than fifty percent (50%) of its replacement value is damaged, destroyed or removed for any reason the entire building, structure or use thereof shall be required to meet the ULDR.

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.

- Requesting a variance to reduce the rear yard setback to 2.8 feet of an EXISTING structure, whereas the code requires a minimum setback of 15 feet. A total setback reduction of 12.2 feet (as per provided plans).
- Requesting a variance to reduce the EAST corner yard requirement of a PROPOSED ALTERATION OF AN EXISTING STRUCTURE to 11 feet 7 inches, whereas the code requires a minimum of 25 % of lot width at the front yard setback (58 feet 1 inch x 25% = 14 feet 7 inch). A total reduction request of 3 feet (as per provided plans).

This case was deferred from the September 21, 2023, BOA meeting agenda. The applicant has reduced the number of variance requests since the September 21, 2023 BOA meeting. Code sections 47-3.2. B.1. and 47-3.2. B.2 is no longer being requested by the applicant, code section Sec. 47-3.6. B.3. was added.

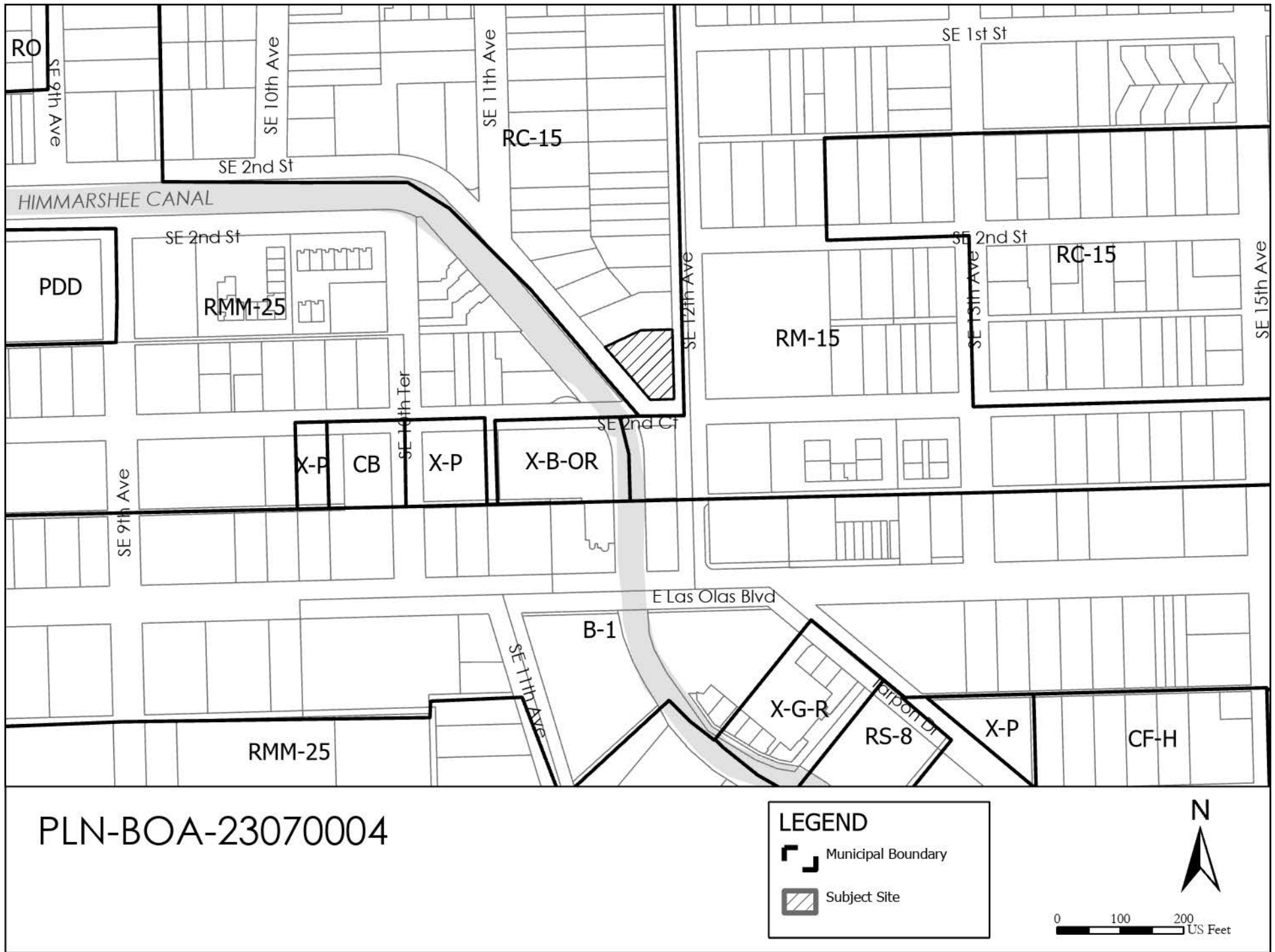
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
OR www.youtube.com/cityoffortlauderdale

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

SIGN 1 of 2

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 13, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23070004

Sec. 47-3.6. B.3. - Change in structure. Damage, destruction, or removal of structure.

- Requesting a variance to allow repair and replacement as needed to the existing non-conforming structure by more than 50 % of the total gross floor area (as per provided plans).

Please Note: Section 47-3.6.B.3 states that, if more than fifty percent (50%) of the total gross floor area of the building or more than fifty percent (50%) of a structure or more than fifty percent (50%) of its replacement value is damaged, destroyed or removed for any reason the entire building, structure or use thereof shall be required to meet the ULDR.

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.

- Requesting a Variance to reduce the rear yard setback to 2.8 feet of an EXISTING structure, whereas the code requires a minimum setback of 15 feet. A total setback reduction of 12.2 feet (as per provided plans).

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

SIGN 2 of 2

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 13, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23070004

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.

- **Requesting a variance to reduce the EAST corner yard requirement of a PROPOSED ALTERATION OF AN EXISTING STRUCTURE** to 11 feet 7 inches, whereas the code requires a minimum of 25 % of lot width at the front yard setback (58 feet 1 inch x 25% = 14 feet 7 inch). A total reduction request of 3 feet (as per provided plans).

This case was deferred from the September 21, 2023, BOA meeting agenda. The applicant has reduced the number of variance requests since the September 21, 2023 BOA meeting. Code sections 47-3.2. B.1. and 47-3.2. B.2 is no longer being requested by the applicant, code section Sec. 47-3.6. B.3. was added.

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



CASE: PLN-BOA-23070004

Sec. 47-3.6.B.3. - Change in structure.

B. Damage, destruction or removal of structure.

3. If more than fifty percent (50%) of the total gross floor area of the building or more than fifty percent (50%) of a structure or more than fifty percent (50%) of its replacement value is damaged, destroyed or removed for any reason the entire building, structure or use thereof shall be required to meet the ULDR.

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.

<i>Requirements</i>	<i>Single Family Dwelling</i>	<i>Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling</i>	<i>Single Family Dwelling: Zero-Lot-Line</i>	<i>Single Family Dwelling, Attached: Cluster</i>	<i>Single Family Dwelling Attached: Townhouses</i>
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front yard (ft.)	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway

Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	See Section 47-18.33 20 ft. when abutting a waterway
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See Section 47-18.9 20 ft. when abutting a waterway	20
Minimum distance between buildings (ft.)	None	None	None	None	None

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. [C-17-47](#), § 15, 1-3-18)

Record

Menu

Refine Search

New

GIS

Create a Set

View Log

Reports

Help

My Filters

--Select--

Module

Planning

Showing 1-40 of 41

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	PLN-BOA-23070004		Zoya Residence	Z- Board of Adjustment (BOA)	0		215	SE	12	AVE		Open
☐	MEC-RES-23050010	Install condensers and exhaust per plan	Zoya Residence	Mechanical Residential Permit	195		215	SE	12	AVE		Awaiting C
☐	BLD-ROOF-23050033	Metal re-roof with flat deck	Zoya Residence	Re-Roof Permit	358.88		215	SE	12	AVE		Awaiting C
☐	TAM-MOT-23050011	215 SE 12 AVE	ENG-UF-23040010	Maintenance of Traffic Application	0	FRANCYNEW	215	SE	12	AVE		Complete
☐	PLB-RES-23050015	Install New drain, water line and Water Heater	Zoya Residence	Plumbing Residential Permit	176.25		215	SE	12	AVE		Awaiting C
☐	ELE-RES-23050015	Adding addition - Interior alteration	Zoya Residence	Electrical Residential Permit	262.5		215	SE	12	AVE		Pending M
☐	BLD-RADD-23010018	#ATF INTERIOR ALTERATION AND ADDITION:ADDED 2-BED...	215 SE 12 AVE - Zoya Residence	Residential Addition Permit	1355		215	SE	12	AVE		Awaiting C
☐	BE23010060	RED TAG 24-11(D) OVERFLOWING CONSTRUCTION DUMPSTER		Building Code Case	0	Justin Drechsel	215	SE	12	AVE		Closed
☐	BE23010058	INTERIOR DEMOLITION		Building Code Case	0	Alexander Albores	215	SE	12	AVE		Open
☐	CE23010332	The house appears to be being demolished. Complai...		Code Case	0	Alexander Albores	215	SE	12	AVE		Closed
☐	CE22100942	OVERGROWTH ON SWALE		Code Case	0	Gustavo Caracas	215	SE	12	AVE		Closed
☐	CE22040681	QALERT #913485 Las Olas Regency apartment build...		Code Case	0	Gustavo Caracas	215	SE	12	AVE		Closed
☐	SE21120015			Bulk Trash Case	0	Wanda Acquavella	215	SE	12	AVE		Closed
☐	SE21050104			Bulk Trash Case	0	Wanda Acquavella	215	SE	12	AVE		Closed
☐	CE20121026	TRASH CANS/BOXES LEFT OUT		Code Case	0	Gustavo Caracas	215	SE	12	AVE		Closed
☐	CE20120466	TRASH BINS BEING LEFT OUT BY THE SIDEWALK		Code Case	0	Gustavo Caracas	215	SE	12	AVE		Closed
☐	CE20061373	THE BOAT IS TIED TO THE BRIDGE RAILS. BLOCKING TH...		Code Case	0	Leonard Champagne	215	SE	12	AVE		Complied
☐	CV20030138	18-1.~ Public Nuisance; general ~ It is dec...		Violation-CODE Hearing	0		215	SE	12	AVE		Complied
☐	CV20030137	9-304(b)~ Driveway maintenance/Parking on lawn...		Violation-CODE Hearing	0		215	SE	12	AVE		Complied
☐	CV20020283	18-1.~ Public Nuisance; general ~ It is dec...		Violation-CODE Hearing	0		215	SE	12	AVE		Complied
☐	CV20020282	9-304(b)~ Driveway maintenance/Parking on lawn...		Violation-CODE Hearing	0		215	SE	12	AVE		Complied
☐	CE20020541			Code Case	0	LOIST	215	SE	12	AVE		Closed
☐	VIO-CE18101111_1		FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE		Closed
☐	CE18101111	YARD WORK ON THE PROPETY, WORKERS ARE DUMPING, YA...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE		Closed
☐	PM-18100304	SFR REROOF 1300 SQFT FLAT	SFR REROOF 1300 SQFT FLAT	Re-Roof Permit	0		215	SE	12	AVE		Complete
☐	VIO-CE18072179_1		FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE		Closed
☐	CE18072179	PILE OF YARD DEBRIS, TRASH & DEBRIS	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE		Closed
☐	PM-17012250	REROOF 1100 SF FLAT	REROOF 1100 SF FLAT	Re-Roof Permit	91.9		215	SE	12	AVE		Void
☐	VIO-CE16091461_1	Discovered this property to have over growth on	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE		Closed
☐	CE16091461	Discovered this property to have over growth on, ...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE		Closed
☐	VIO-CE16091382_1	OVERGROWN VEGETATION IS OBSTRUCTING THE VISIBILITY	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE		Closed
☐	CE16091382	OVERGROWN VEGETATION IS OBSTRUCTING THE VISIBLIT...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE		Closed
☐	VIO-CE16081263_1	VACATION RENTAL VRBO 512225, NO REGISTRATION	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE		Closed
☐	CE16081263	VACATION RENTAL VRBO 512225, NO REGISTRATION, VAC...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE		Closed
☐	VIO-CE15061187_1	FOOD BOXES AND BEER BOTTLE ON SWALE	FERNANDES,JOSEPH A	Violation-CODE Hearing	0		215	SE	12	AVE		Closed
☐	CE15061187	FOOD BOXES AND BEER BOTTLE ON SWALE, FOOD BOXES A...	FERNANDES,JOSEPH A	Code Case	0		215	SE	12	AVE		Closed
☐	PM-04112410	INST SPRINKLR SYST & ONE 1" IRRG METER	INST SPRINKLR SYST & ONE 1" ...	Plumbing Irrigation Permit	0		215	SE	12	AVE		Complete
☐	PM-01090634	REROOF-1400SF-SHINGLE FOR OFFICE BLDG ~"LANGONE S...	REROOF-1400SF-SHINGLE FOR OF...	Re-Roof Permit	0		215	SE	12	AVE		Complete
☐	AB-0038328		LANGONE STUDIOS	Resident/Business Alarm Registration	0		215	SE	12	AVE		Active
☐	BL-1001606		LANGONE STUDIOS	General Business Tax Receipt	0		215	SE	12	AVE		Closed

Record

Showing 41 of 41

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	BL-964079		PETER LANGONE INC	General Business Tax Receipt	0		215	SE	12	AVE		Closed

Page 1: BOA - Applicant Information Sheet

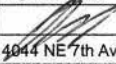
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or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

Case Number	
Date of complete submittal	November 6, 2023

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

Property Owner's Name	Zoya & Mohammad Hajianpour
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	641 SW 3rd Ave, Fort Lauderdale FL 33315
E-mail Address	zoyahaji@gmail.com
Phone Number	954.609.0925
Proof of Ownership	☐ Warranty Deed or ☒ Tax Record

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

Applicant / Agent's Name	Jaysen Matias
Applicant / Agent's Signature	
Address, City, State, Zip	4044 NE 7th Ave, Suite 200, Oakland Park, FL 33334
E-mail Address	andres.jmfamily.com
Phone Number	954.860.2894
Agent Authorization Form Submitted	☒

Permit/code case related to variance(s)	
Existing / New	Existing: ☐ New: ☒
Project Address	Address: 215 SE 12th Ave, Fort Lauderdale, FL 33301
Legal Description	SEE Survey
Tax ID Folio Numbers (For all parcels in development)	5042 11 07 0790
Variance/Special Exception Request (Provide a brief description of your request)	Requesting variance for rear setback, as well as east corner yard also to increase roof & ceiling heights on existing structure
Applicable ULDR Sections (Include all code sections)	47-5.33, 47-3.6.B.3

Current Land Use Designation	RC-15
Current Zoning Designation	RC-15
Current Use of Property	Residential
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front		
Side		
Side	E-15FT	11.7FT
Rear	NE-15F	12.2FT

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

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

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

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

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

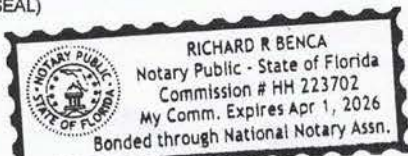
AFFIDAVIT: I, Jayson Moties the Owner/Agent of said property ATTEST that I am aware of the following:

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)

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

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

Richard Benca

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

- portion of the property that was non-conforming did conform at one point (Permit# FL 83-98). The angle shape lot with 3 roads surrounding this property hinders and type of improvements. By keeping the once approved non-conforming structural in its exact location and allowing us to alter the ceiling heights and bring all the walls up to current code we will bring a touch of elegance that this community deserves.

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

- The property's special conditions are that the permitted structure is now nonconforming to the current zoning setbacks and the corner lot shape is unique and meeting the 15-foot setback requirement will be difficult to maintain.

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 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

- Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners, due to the lot size and the property being surrounded by three roads. Currently the existing structure is non-conforming to zoning setbacks requirements and in order to deliver a home that will add character to the community we would need a variance.

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

- The platting of this lot was not one that was self-created by the applicant because the variance being requested is for a previously permitted structure. FL 83-98

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.

- The variance request is the minimum that would allow the reasonable use of the property for a single-family residence. It will not be incompatible with the adjoining properties as it is a corner lot, and the lot is surrounded by three roads. (SE 2th St, SE 2nd CT, SE 12th Ave).



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	215 SE 12 AVENUE, FORT LAUDERDALE FL 33301-3637	ID #	5042 11 07 0790
Property Owner	HAJIANPOUR, MOHAMMAD A & ZOYA	Millage	0312
Mailing Address	641 SW 3 AVE FORT LAUDERDALE FL 33315-1005	Use	01-01
Abbr Legal Description	BEVERLY HEIGHTS 1-30 B LOT 15 BLK 18		

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\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$325,640	\$890,750	\$1,216,390	\$681,390	
2021	\$325,640	\$509,000	\$834,640	\$661,550	\$12,073.73
2020	\$325,640	\$446,410	\$772,050	\$652,420	\$11,846.49

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,216,390	\$1,216,390	\$1,216,390	\$1,216,390
Portability	0	0	0	0
Assessed/SOH 14	\$681,390	\$681,390	\$681,390	\$681,390
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$631,390	\$656,390	\$631,390	\$631,390

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2022	WD-Q	\$1,350,000	118012642	\$40.00	8,141	SF
12/17/2013	WD-Q	\$650,000	111998117			
9/23/2013	QCD-T	\$100	111838726			
7/10/2013	QCD-T	\$100	111675886			
10/8/1997	SWD	\$250,000	27134 / 668			
				Adj. Bldg. S.F. (Card, Sketch)		1897
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1960/1924		

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



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, Zoya & Mohammad Hajianpour ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner]
property located at 215 SE 12th Ave, FT. Luad, FL 33301 ("Property"), do hereby authorize
[Print Property Address]
Jaysen Matias ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
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:

Rocio Gonzalez

Witness Signature

Rocio Gonzalez

Print Name:

Peter Minicelli

Witness Signature

Peter Minicelli

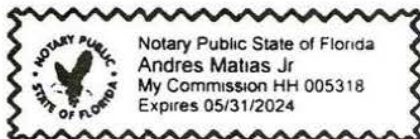
Print Name:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2023, by Mohammad A. Hajianpour an individual.

[SEAL]



Andres Matias Jr

(Signature of Notary Public- State of Florida)

Andres Matias Jr

(Print, Type, or Stamp Commissioned

Name of Notary Public)



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:

Witness Signature

PETER MINICIELI

Print Name:

MARtha C TORRENTE

Witness Signature

MARtha C TORRENTE

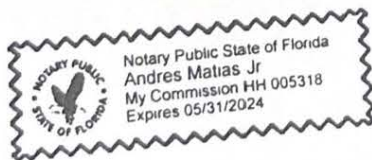
Print Name:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2023, by Zoya Hajianpour an individual.

[SEAL]



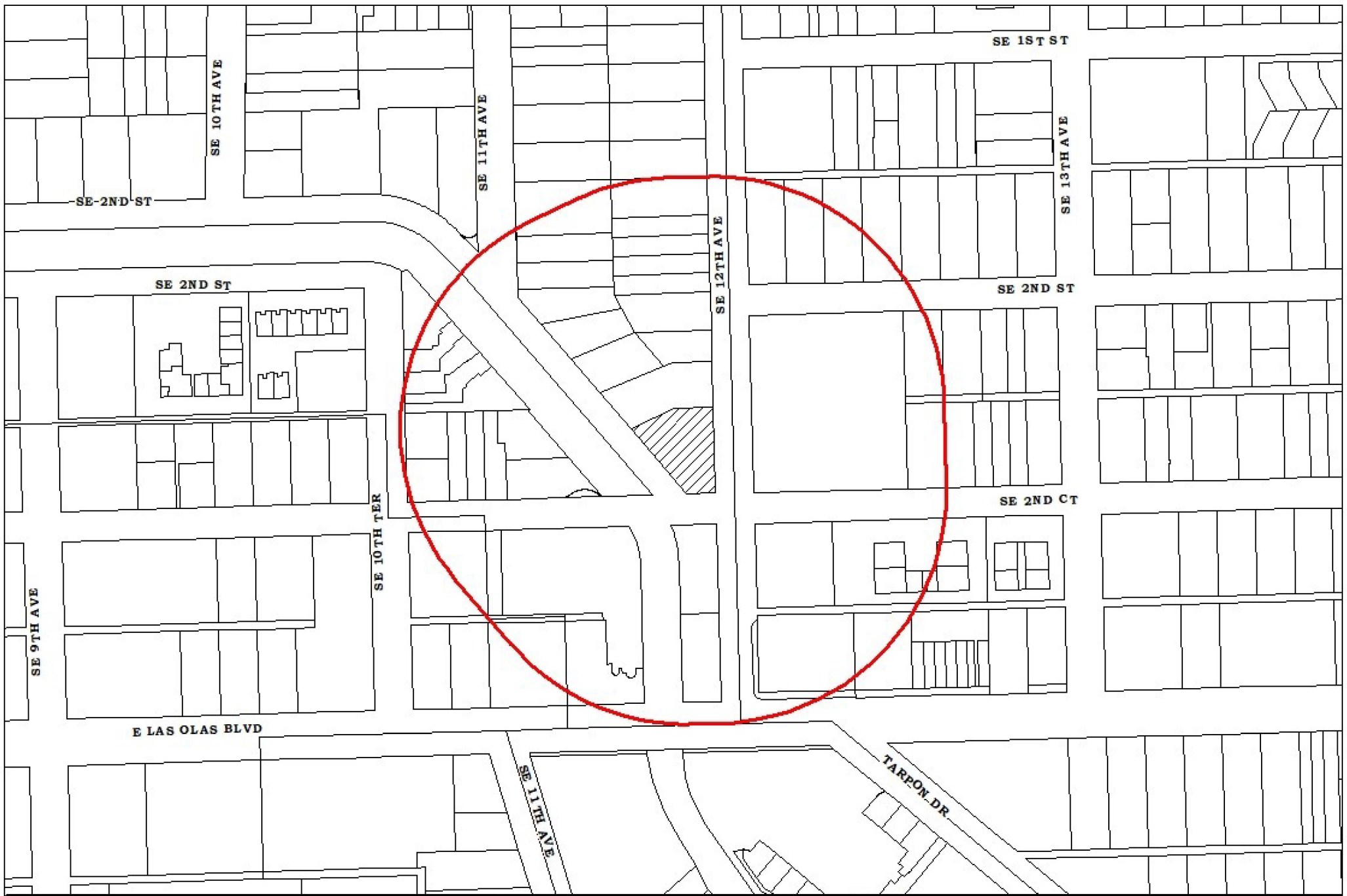
[Owner's signature]

Zoya Hajianpour

[Print Owner's name]

Andres Matias Jr
(Signature of Notary Public- State of Florida)

Andres Matias Jr
(Print, Type, or Stamp Commissioned Name of Notary Public)



0 37.5 75 150 225 300
Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



215 SE 12 AVE
DATE OF PRINT: 07/06/2023

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504211010850	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010870	800 LAS OLAS LLC	MUSTANG PROPERTIES INC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010920	MARGREY HOLDINGS LLC		226 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211010930	ELO INVESTMENTS 2 LLC	% SFLRE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010931	ELO INVESTMENTS 2 LLC	% SFLRE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211010932	CITY OF FORT LAUDERDALE	%ELO INVESTMENTS 2 LLC	699 N FEDERAL HWY #200	FORT LAUDERDALE	FL	33304
504211011010	LAMBDA SOUTH INC		PO BOX 030339	FORT LAUDERDALE	FL	33303
504211011060	BOSTON TRADER 1216 LLC		4303 NE 1 TER #2	FORT LAUDERDALE	FL	33334
504211011080	1215 SE 2 CT LLC		2030 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
504211011160	BALENT,ALVAN JR		333 LAS OLAS WAY #210	FORT LAUDERDALE	FL	33301
504211011170	1205 & 1209 SE 2ND STREET LLC		PO BOX 7415	FORT LAUDERDALE	FL	33338
504211011180	1205 & 1209 SE 2ND STREET LLC		PO BOX 7415	FORT LAUDERDALE	FL	33338
504211011190	SCHWARTZ,JOSHUA A &	SCHWARTZ,NORMAN E	3200 S ANDREWS AVE #104	FORT LAUDERDALE	FL	33316
504211011191	DURKIN,MICHAEL A	MICHAEL A DURKIN TR	1219 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070720	SOLOMON,BARRY & ASHLEY		109 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070730	CONAWAY,JILLENA		111 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070740	RIOS,JAIME R	JORDAN-RIOS,MAUREEN	115 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070741	MCDERMOTT,DANIEL L & BLAIR		117 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070760	WAYNE H & E MARLENE SPATH REV TR	SPATH,WAYNE H & E MARLENE TRSTEE	5642 MADISON ST	HOLLYWOOD	FL	33023
504211070770	FELLMETH,JOSEPH & JOELLYN		1109 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070780	FELLMETH,JOELLYN	FELLMETH,JOSEPH	1109 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070790	HAJIANPOUR,MOHAMMAD A & ZOYA		215 SE 12 AVE	FORT LAUDERDALE	FL	33301
504211070800	FELLMETH,JOELLYN L & JOSEPH J		1109 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070810	B MCDOWELL RENTALS & LEASING LTD		2018 KINGSWAY	*SUDBURY ON	CA	P3B 4
504211070820	FERTIG,DALE M	COX,BRANDON	1009 SE 2 ST	FORT LAUDERDALE	FL	33301
504211070830	JAB LUXURY PROPERTIES LLC		124 CAMELOT LN	NEWTON SQUARE	PA	19073
504211070831	SHULMAN,STEPHEN & KIM ANN		116 SE 11 AVE	FORT LAUDERDALE	FL	33301
504211070840	DMYTRIIEV,OLEKSANDR S		110 SE 11 AVE	FORT LAUDERDALE	FL	33301
504211070930	RUMZI,BILLY		4518 LAKE JASON CT	MOUNT DORA	FL	32757
504211070931	RUMZI,BILLY		202 SE 10 TERR	FORT LAUDERDALE	FL	33301
504211070932	SIMPSON,EVERTON	SINCLAIR,INGRID	204 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070933	FICARA,JOHN & JANET		206 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070934	RAININ,JEFFREY & SARA		208 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070941	PETLYAR,BRIAN		220 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070942	BENFORD,TED & SUSAN H		75 FLETCHER RD	BELMONT	MA	02478
504211070943	VINIKOOR,DAVID G & ILENE M		1025 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070944	DWORS,ROBERT F & MARY M		1029 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070945	YEATER,JAMES D H/E	LOGGINS,PAULA	1033 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070946	WILSON,SHERRY STAHL	SHERRY STAHL WILSON REV TR	216 SE 10 TER	FORT LAUDERDALE	FL	33301
504211070947	GLENN RICE & CYNTHIA HOY REV TR	RICE,GLENN & HOY,CYNTHIA TRSTEE	1037 SE 2 CT	FORT LAUDERDALE	FL	33301
504211070948	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211070960	LAS OLAS YACHT CLUB LLC		1117 EAST LAS OLAS BLVD	FORT LAUDERDALE	FL	33301
504211070970	ELO INVESTMENTS 1 LLC	% SFLRE GROUP LLC	1650 SE 17 ST #214	FORT LAUDERDALE	FL	33316
504211070980	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211070981	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504211071020	LAS OLAS YACHT CLUB LLC		1117 EAST LAS OLAS BLVD	FORT LAUDERDALE	FL	33301
504211460010	STRAIT TO SEASHORE LLC		1260 NW 116 AVE	PLANTATION	FL	33323
504211500010	LAS OLAS REGENCY TR	DOERING,JUDITH C TRSTEE ETAL	4303 NE 1 TER #2	OAKLAND PARK	FL	33334
504211560010	SAMHAN VACATIONS LLC		7901 4 ST NORTH SUITE 300	ST PETERSBURG	FL	33702
504211560020	MARTIN HANNA LLC		7901 4 ST N #300	ST PETERSBURG	FL	33702
504211AD0010	DEL PRETE,RICHARD		1212 SE 2 CT #101	FORT LAUDERDALE	FL	33301
504211AD0020	ZAIC,JULIA REED		1212 SE 2 CT APT 102	FORT LAUDERDALE	FL	33301
504211AD0030	KERRIGAN,STEWART ELLIS		1212 SE 2 CT #103	FORT LAUDERDALE	FL	33301
504211AD0040	1212 SE 2 COURT 104 LLC		1605 NE 17 AVE	FORT LAUDERDALE	FL	33305
504211AD0050	VERES,FERENC		1212 SE 2 CT #105	FORT LAUDERDALE	FL	33301
504211AD0060	BOUSTANI,ANWAR H/E	BOUSTANI,AMINE	1212 SE 2 CT #201	FORT LAUDERDALE	FL	33301
504211AD0070	LEEDS,MARK		1212 SE 2 CT APT 202	FORT LAUDERDALE	FL	33301
504211AD0080	M&L PARADIS REV TR	PARADIS,DANIEL & NANETTE TRSTEE	227 MAIN ST #138	LINCOLN	NH	03251

504211AD0090 DARGIS,DONNA J		1212 SE 2 CT UNIT 204	FORT LAUDERDALE	FL	33301
504211AD0100 MITZEL,EDWARD		1212 SE 2 CT APT 205	FORT LAUDERDALE	FL	33301
504211AD0110 WILLIAMS,MELISSA A & RANDY		1212 SE 2 CT #301	FORT LAUDERDALE	FL	33301
504211AD0120 MASCARELL,NESTOR G &	MASCARELL,BARBARA P	1009 NE 2 ST	FORT LAUDERDALE	FL	33301
504211AD0130 WARK,ROBERT S & LOIS V	WARK,GARETH SINCLAIR	2900 BAYVIEW DR	FORT LAUDERDALE	FL	33306
504211AD0140 SOMMER,CARRIE L H/E	FITZGERALD,JOHN J	1212 SE 2 CT #304	FORT LAUDERDALE	FL	33301
504211AD0150 DEMARINIS,KARI		89 POMEROY RD	MONTGOMERY	MA	01085
504211AD0160 RODRIGUES,LINDA H/E	LINDA RODRIGUES TR ETAL	1212 SE 2 CT #401	FORT LAUDERDALE	FL	33301
504211AD0170 AXEL,CHRISTINE		1314 LAS OLAS BLVD #1652	FORT LAUDERDALE	FL	33301
504211AD0180 BROAD,JAMES M		1212 SE 2 CT APT 403	FORT LAUDERDALE	FL	33301
504211AD0190 RUSSO,DAVID S & GAY C		1212 SE 2 CT APT 404	FORT LAUDERDALE	FL	33301
504211AD0200 DROZD,JAKUB		633 NE 9 AVE #8	FORT LAUDERDALE	FL	33304
504211BE0010 NEUFELDT,KLAUS PETER		1111 E LAS OLAS BLVD #301	FORT LAUDERDALE	FL	33301
504211BE0020 LEVIN,MARC S		1111 E LAS OLAS BLVD #302	FORT LAUDERDALE	FL	33301
504211BE0030 VOGEL,JANE		1111 E LAS OLAS BLVD #303	FORT LAUDERDALE	FL	33301
504211BE0040 MCCREA,JANUS KAYMAN		1111 E LAS OLAS BLVD #305	FORT LAUDERDALE	FL	33301
504211BE0050 PAUL HOLSTEIN LIV TR	HOLSTEIN,PAUL TRSTEE	43 E CHESTNUT ST	ASHEVILLE	NC	28801
504211BE0060 HENDERSON,MICHAEL A		1111 E LAS OLAS BLVD #307	FORT LAUDERDALE	FL	33301
504211BE0070 GRABER,BETSY		1111 E LAS OLAS BLVD #308	FORT LAUDERDALE	FL	33301
504211BE0080 NICHOLSON,FRANK	NICHOLSON,BERTIE	1111 E LAS OLAS BLVD UNIT 309	FORT LAUDERDALE	FL	33301
504211BE0090 DANIEL S MCNULTY REV TR	MCNULTY,DANIEL S TRSTEE	2051 HILLSIDE DR	DELAFIELD	WI	53018
504211BE0100 NEAGU,VIORICA		1111 E LAS OLAS BLVD #403	FORT LAUDERDALE	FL	33301
504211BE0110 CARROLL,SCOTT PATRICK & ANN W		38 HIGH ROCK AVE #4J	SARATOGA SPRINGS	NY	12866
504211BE0120 VORDERMEIER,SHARSALYN DAVIS		1111 E LAS OLAS BLVD #405	FORT LAUDERDALE	FL	33301
504211BE0130 STEWART,JOEL & THERESE L		1111 E LAS OLAS BLVD #406	FORT LAUDERDALE	FL	33301
504211BE0140 BLOOM,PATRICIA R	PATRICIA R BLOOM REV TR	1111 E LAS OLAS BLVD UNIT 407	FORT LAUDERDALE	FL	33301
504211BE0150 BATTISTA,ANTHONY M	ANTHONY M BATTISTA TR ETAL	1111 E LAS OLAS BLVD #408	FORT LAUDERDALE	FL	33301
504211BE0160 KORAN,VERONICA & BARRY EDWARD		1111 E LAS OLAS BLVD #409	FORT LAUDERDALE	FL	33301
504211BE0170 ABS BUILDING MANAGEMENT LLC		18424 NW FRONTAGE RD	JOLIET	IL	60404
504211BE0180 PARETTI,ROBERT	PARETTI,MARITZA	1111 E LAS OLAS BLVD APT 411	FORT LAUDERDALE	FL	33301
504211BE0190 DINARDO,SALVATORE		616 EASTON RD	WILLOW GROVE	PA	19090
504211BE0200 ALISANSKI,SUSAN	GRAY,DAVID	1111 E LAS OLAS BLVD #413	FORT LAUDERDALE	FL	33301
504211BE0210 FLAHERTY,PATRICK	WOOLDRIDGE,JOHN JAY	1111 E LAS OLAS BLVD #414	FORT LAUDERDALE	FL	33301
504211BE0220 GERTEL,WENDY		1111 E LAS OLAS BLVD #415	FORT LAUDERDALE	FL	33301
504211BE0230 VB RES LLC		300 S AUSTRALIAN AVE #1610	WEST PALM BEACH	FL	33401









westside





Dear Board Members,

November 7, 2023

NARRATIVE

We are requesting a variance for Zoya Hajianpour at 215 SE 12th Ave Fort Lauderdale, FL 33315. With the proposed design and the current setbacks, the build of the home would shrink greatly. Without a variance the homeowner would have to eliminate quite a bit of square footage from the design and consider demolishing the entire home and re-build, this of course would provide a hardship.

Below are the various code sections that is being requested for the variance...

Sec. 47-3.6. B.3 – Change in Structure

Requesting a variance to increase roof and raise the ceilings of the existing structure and to bring the walls and structural elements to current building codes. This would save a great deal of hardship on the home-owner because the alternative is to demolish a great deal of the structure.

Sec. 47-5.33- Table of dimensional requirements for the RC-15 and RCs - 15 districts

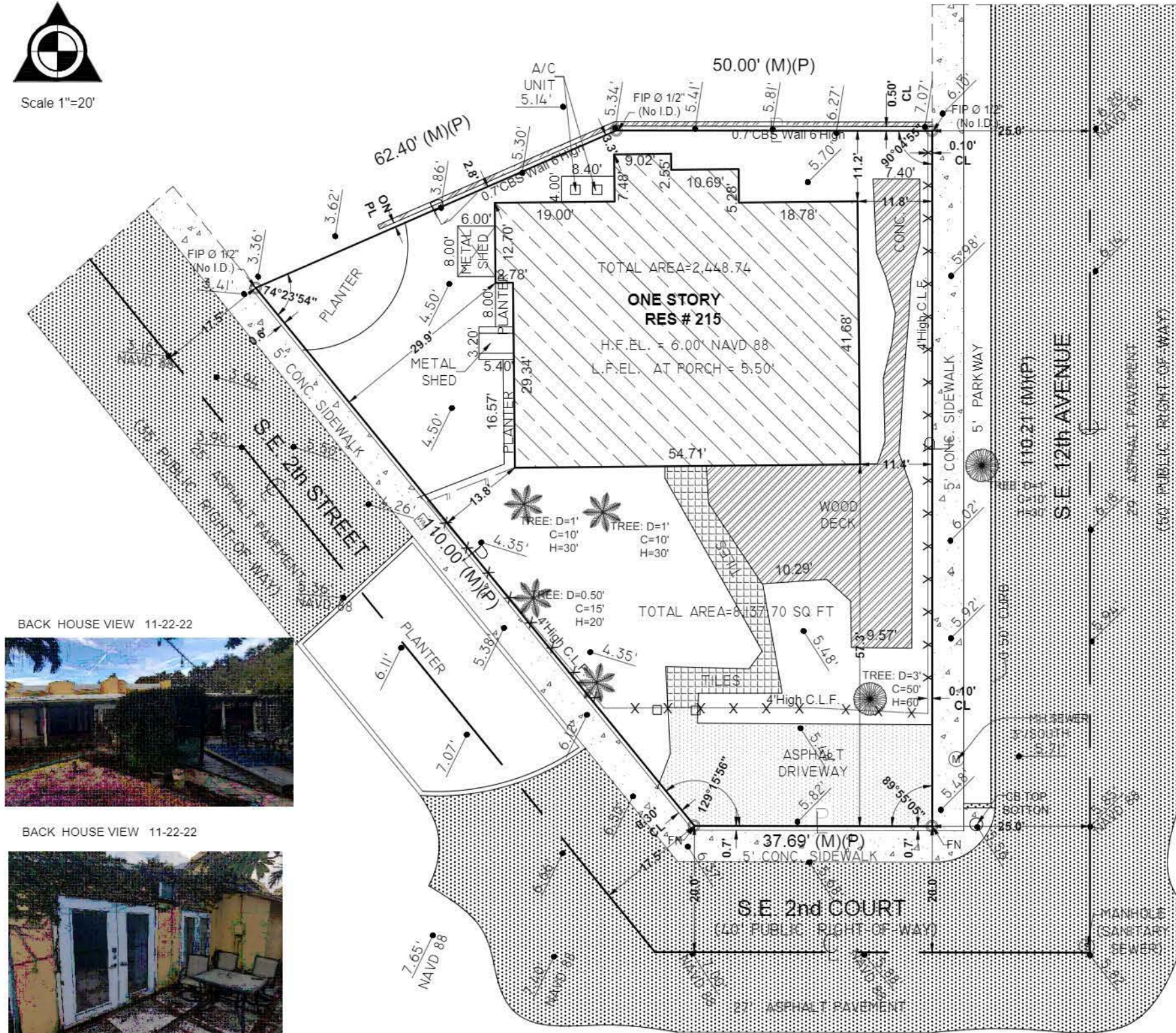
We are requesting a variance in the rear yard of 2.8 (2ft 10in) feet because the existing structure is currently at that setback. Asking for a 12.2 feet reduction to coincide with the existing structure.

Requesting a variance for the east as there is an existing structure located there and we would be compromising the roof and support integrity by cutting it out to meet the city requirements. The total amount of reduction being asked for is 3'.

JM Family Construction LLC

4044 NE 7th Ave, Suite 200, Oakland Park, FL 33334

Scale 1"=20'



BACK HOUSE VIEW 11-22-22



BACK HOUSE VIEW 11-22-22



SIDE HOUSE VIEW 11-22-22



BENCH MARK USED
Broward County BM #1881,
Elevation = 3.279' (88)

LIST OF POSSIBLE ENCROACHMENT:
N/A

LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.A.V.D. of 1988

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

HAJIANPOUR, MOHAMMAD A
HAJIANPOUR, ZOYA

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule Chapter 472.027 of the Florida Statutes.

Arturo R
Toirac

Digitally signed by
Arturo R Toirac
Date: 2023.02.14
12:13:36 -05'00'
11-22-2022

Arturo Toirac, P.L.S.
Registered Surveyor and Mapper No. 3102.
State of Florida.

AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 125105
Panel No. 0557
Suffix: H
FIRM Date: 08-18-2014
Flood Zone: AE + 5.00'



VIZCAYA SURVEYING AND MAPPING, INC.
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
13217 SW 46 LANE, MIAMI, FL. 33157
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS

A	= ARC LENGTH	CLP = CONC. LIGHT POLE
ARC	= AIR CONDITIONING PAD	CONC= CONCRETE

Survey is not covered by
Professional Liability
Insurance.

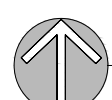
ORIGINAL 07-21-2022
FIELD DATE 11-22-2022
REVISIONS:

DRAWN M.R
SHEET No. 1/1

JOB No.:

22070

SWALK = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
UE = UTILITY & DRAINAGE
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W = WATERWELL
WM = WATER METER
WMW = GAS MONITORING WELL
WMH = STORM DRAIN MANHOLE
WMUP = WOOD UTILITY POLE
WCUP = CONC. UTILITY POLE
WC = CATCH BASIN


$$3/16'' = 1'0''$$

SITE PLAN LEGEND

	CONCRETE SLAB ON GRADE, REFER TO STRUCTURAL FOR DTLS.
	SOD/PLANTER AREA, REFER REFER TO LANDSCAPE DWG'S FOR DETAILS.
	MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING TO BE SELECTED BY OWNER
	GRAVEL AREA, REFER REFER TO LANDSCAPE DWG'S FOR DETAILS.

ZONING INFORMATION

ZONING INFORMATION	
ADDRESS:	215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301-3637
FOLIO NUMBER(S):	50421 1070790
ZONING DISTRICT:	RC-15 01-01 Single Family
BASE FLOOD ELEVATION:	5'-0"
LOT AREA:	8,141. S.F.
LOT WIDTH	110'-3"
LOT DEPTH	110'-3"

	MAXIMUM	PROPOSED	VARIANCE REQUEST
BUILDING HEIGHT	35'	18'-2"	N/A
FOOTPRINT AREA	3869 S.F.	2700 S.F.	N/A
SETBACKS			
(GOLDEN ISLES)	REQUIRED	PROPOSED	VARIANCE REQUEST
FRONT SETBACK (SE 2nd COURT)	25'-0"	45'-2"	N/A
CORNER SETBACK (SE 12th AVENUE)	25% (58'-0") = 14'-7"	10'-8" EXISTING BUILDING TO REMAIN	MORE THAN 50% STRUCTURE ALTERATION TO MEET THE CODE AND ROOF RAISING
CORNER SETBACK (SE 2th STREET)	25% (58'-0") = 14'-7"	14'-1" EXISTING BUILDING TO REMAIN	N/A
REAR SETBACK (NEIGHBOR)	15'-0"	2'-10" EXISTING BUILDING TO DEMOLISH 6'-2" FOR NEW AREA	N/A

IMPERVIOUS / PERVIOUS CALCULATION

IMPERVIOUS / PERVIOUS CALCULATION	
LOT AREA	8,141 SQFT
IMPERVIOUS AREA	4,146 SQFT (51%)
PERVIOUS AREA	3,995 SQFT (49%)

GENERAL SITE PLAN NOTES

- | | |
|--|---|
| <p>1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET AS PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER SITE PLAN, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.</p> <p>2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING LOCAL AGENCIES AND ANY OTHERS SERVING THE AREA:</p> <ul style="list-style-type: none"> a. FLORIDA POWER AND LIGHT CO. b. TELEPHONE AND TELECOMMUNICATIONS CO c. LOCAL CITY/ COUNTY ENGINEERING AND UTILITY DEPARTMENTS d. F.D.O.T. AS APPLICABLE <p>3. UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)</p> <p>4. ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE AS PER FBC R506.2.3</p> | <p>POL:</p> <p>1. SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.14 OF THE FLORIDA BUILDING CODE. POOL, EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT</p> <p>FLOOD:</p> <p>1. "FLOOD RESISTANT MATERIAL" IS DEFINED BY THE NFIP AS "ANY BUILDING PRODUCT (MATERIAL, COMPONENT OR SYSTEM) CAPABLE OF WITHSTANDING DIRECT AND PROLONGED CONTACT WITH FLOODWATERS WITHOUT SUSTAINING SIGNIFICANT DAMAGE." THE TERM "PROLONGED CONTACT" MEANS AT LEAST 72 HOURS, AND THE TERM "SIGNIFICANT DAMAGE" MEANS ANY DAMAGE REQUIRING MORE THAN COSMETIC REPAIR. "COSMETIC REPAIR" INCLUDES CLEANING, SANITIZING, AND RESURFACING (E.G., SANDING, REPAIR OF JOINTS, REPAINTING) OF THE MATERIAL.</p> <p>2. ENCLOSED AREAS BELOW BASE FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING GARAGE AND LIMITED STORAGE ROOM. TERMITES PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITES PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AS PER SECTION FBCR 318:</p> <ul style="list-style-type: none"> a. THE BUILDING SHALL HAVE PRECONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES. b. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE CONSTRUCTION SOIL TREATMENT. c. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY. d. A CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES ACCORDING TO FBC SECTION 104.2.6 SHALL BE ACQUIRED UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION. ELEVATION CERTIFICATE SHALL BE SUBMITTED (BUILDING SECTION 110.3) |
| <p>DRIVEWAY:</p> <p>1. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPIDE VISION BETWEEN A HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.</p> <p>DRAINAGE:</p> <p>1. THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL</p> <p>2. ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY</p> <p>3. NO RUN-OFF WATER IS ALLOWED TO BE DISCHARGE INTO ANY OF THE ADJACENT PROPERTIES, BAY OR PUBLIC RIGHT OF WAY</p> <p>4. SLOPE GRADE AWAY FROM NEW CONSTRUCTION.</p> | <p>8. FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED.</p> |

SITE KEY NOTES

- | | | | |
|------|--|------|--|
| (41) | SOD AREA , REFER REFER TO LANDSCAPE DWG'S FOR DETAILS. | (44) | CONC. FLOOR, FIN. TO BE SELECTED BY OWNER. FINISH FLOOR MUST BE W/ON-SLAB FINISH. |
| (42) | DRIVABLE GRASS - CONCRETE SLAB AT DRIVEWAY. BY OTHERS, UNDER SEPARATED PERMIT | (45) | CONC. COLUMN, REFER TO STRUCT. DWGS. |
| (43) | GRAVEL AREA , REFER REFER TO LANDSCAPE DWG'S FOR DETAILS. | (46) | POOL AND 48" HIGH BLACK MESH POOL SAFETY BARRIER TO COMPLY W/ R4501.17.1.1 THROUGH R4501.17.1.14. GC TO PROVIDE ENGINEERING AND SHOP DWGS. (UNDER SEPARATED PERMIT) |
| (44) | CONCRETE PAD, REFER TO STRUCTURAL DWG. DTLS. | (47) | PROPERTY LINE, TYP. |
| (45) | 4'-0" H. FENCE WITH GATE W/SELF CLOSING SELF LATCHING MECHANISM (NON-CLIMBABLE), (UNDER SEPARATE PERMIT) | (48) | DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 114-1 OF THIS CODE |
| (46) | NEW A/C/ POOL EQUIPMENT INSTALL ON A NEW CONC. PAD 6'40" NAUD OR ABOVE | (49) | LINE OF MAIN ROOF, ABOVE, TYP. |
| (47) | NEW GAS EQUIPMENT INSTALL ON A NEW CONC. PAD 6'40" NAUD OR ABOVE, REFER TO PLUMBING FOR DETAILS | (50) | LINE OF STRUCTURAL SLAB, ABOVE, TYP. |
| (48) | NEW FPL METER & PANEL REFER TO ELECT. DWGS FOR DETAILS | | |
| (49) | EXISTING WATER METER TO REMAIN, TYP | | |
| (50) | 15' TRIANGLE OF VISIBILITY, TYP | | |
| (51) | OUTDOOR BBQ AREA - (UNDER SEPARATED PERMIT) PROVIDE NEW CABINetry, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER, SUBMIT SHOP DRAWINGS A/E REVIEW. | | |

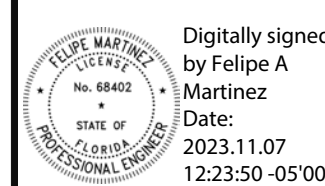
CITY STAMPS

[illegible]

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE
215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

SEA



FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL. 331178
954 240 3305
PE# 68402

SITE PLAN PROJECT DATA

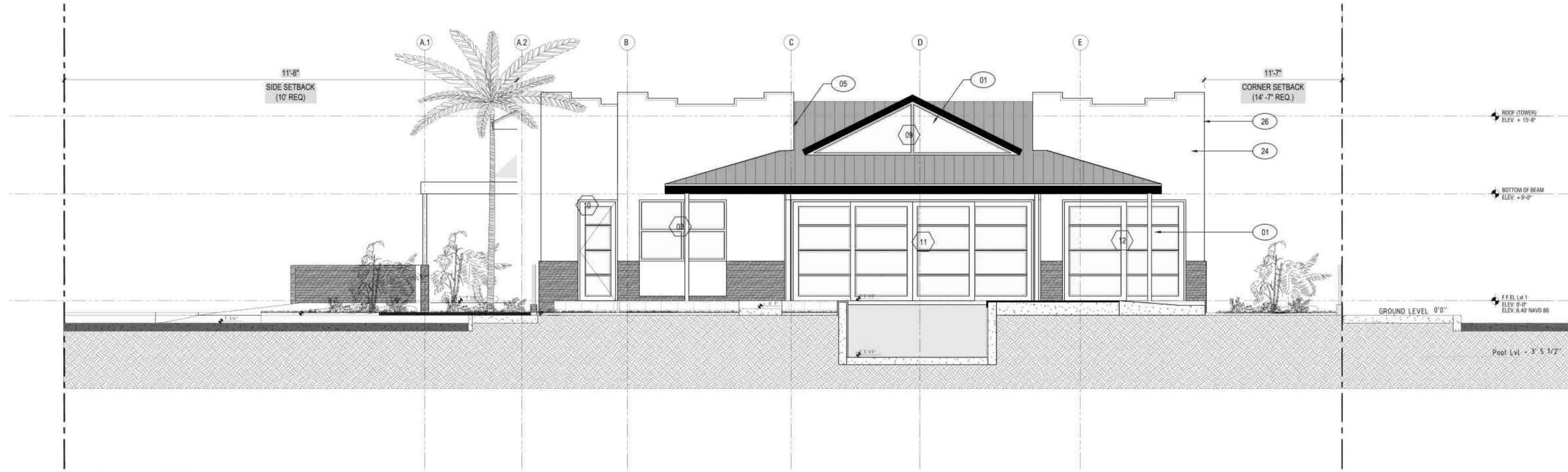
DATE: 01-27-2023

SCALE: AS NOTED

DRAWN BY:
ETCADD

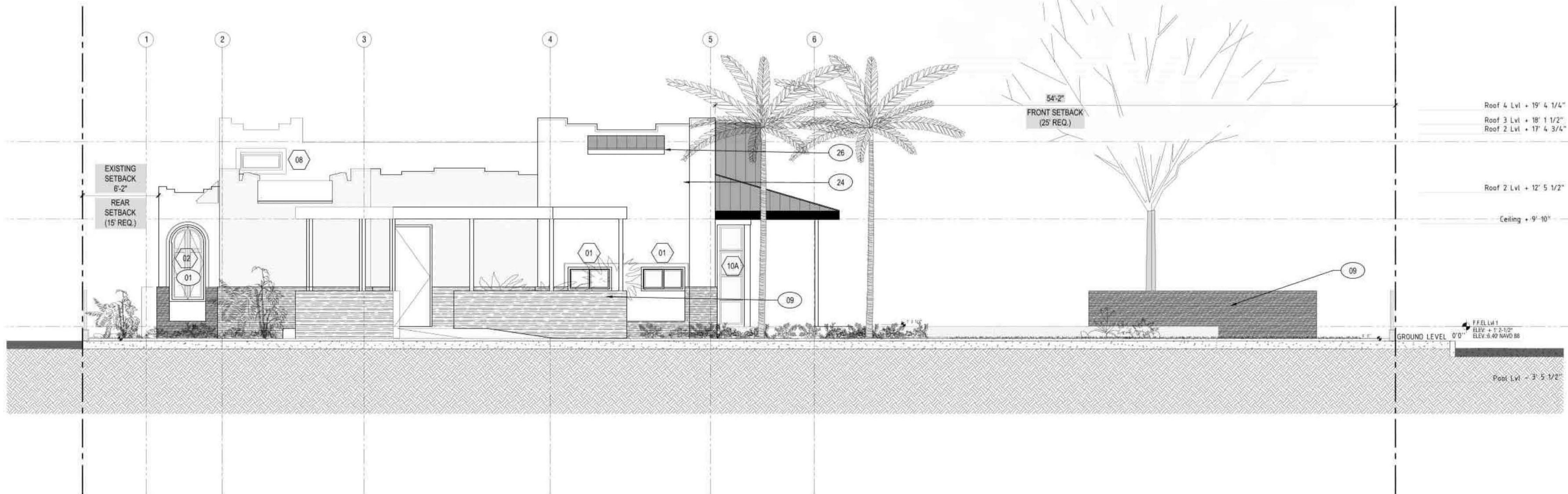
DRAWING 3

A1.0



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

CONSTRUCTION KEYNOTES #

1. IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT.
2. EXISTING WINDOW WALL SYSTEM OVER RAISED WALL CURB TO REMAIN, REFINISH GYP. BOARD FOR SCHEDULED FINISH, TYP.
3. PROVIDE 3/4" SLAB RECESS AT ALL BALCONY AND EXTERIOR WALL PARTITIONS.
4. 2-PLY MODIFIED BITUMEN ROOFING (UNDER SEPARATE PERMIT, GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER) WITH A 20 YEAR N.D.L. OVER TAPERED INSULATION (MIN. AVERAGE R-30) ON THE CONC. ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUFACTURER'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN. 1/4" PER 12" TOWARDS DRAIN AS SHOWN ON ROOF PLAN. COLOR WHITE OR SIM. PROVIDE SAMPLE FOR ARCHITECT & OWNER REVIEW.
5. TESLA SOLAR ROOF, MCI (FL131342), GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER WITH A 20 YEAR N.D.L. OVER SLOPED WOOD ROOF STRUCTURE WITH MIN 1/2" PLYWOOD SHEATHING AND #30 FELT UNDERLAYMENT OR APPROVED EQUAL.
6. 4" X 4" SCUPPER SET FLUSH WITH ROOF ELEVATION WITH A GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL. 8/A.5.00 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
7. GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL. 12 / A5.00 & PLUMBING DRAWINGS FOR MORE INFORMATION.
8. 4" X 4" OVERFLOW SCUPPER SET AT A MIN. HEIGHT OF 4" ABOVE ADJACENT ROOF DRAIN. REFER TO DTL. 9/ A5.00.
9. 3'-0" H. CMU / CONCRETE WALL TO BE MEASURED FROM ADJACENT GRADE.
10. 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE AS PER FBC 506.2.3.
11. MIN. R-19 FIBER BOARD INSULATED PANELS (BLACK COATED) MECHANICALLY FASTENED TO UNDERSIDE OF CONC. SLAB BETWEEN AIR-CONDITIONED AND NON AIR-CONDITIONED AREAS.
12. PROVIDE SMOOTH PLASTER SKIM COAT AND PAINTED FINISH ON UNDERSIDE OF ALL EXPOSED CONC. SLAB.
13. EXTERIOR CEILING / SOFFIT, SMOOTH STUCCO FINISH WITH CONTROL JOINTS PER ASTM C926, U.O.N., PAINTED OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING.
14. SOFFIT PAINTED ROOF, SMOOTH STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING W/ SOFFIT VENT AND MESH SCREEN. REFER TO DTL. 12 / A5.00.
15. FULL SIZED WASHER AND DRYER
16. ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS.
17. AIR HANDLING UNIT OVER WATER HEATER, REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
18. MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING AS SELECTED BY OWNER, OVER REINF. CONC. LANDING. SEE STRUCTURAL DWGS.
19. KITCHEN AREA: NEW PRE-FABRICATED WOOD KITCHEN CABINETS W/ GRANITE TOPS @ +36" ABOVE FINISHED FLOOR, REFER TO PLUMBING / ELECTRICAL DRAWINGS FOR DETAILS.
20. COOK TOP WITH RANGE BELOW AND A MICROWAVE / RECIRCULATING HOOD COMBO ABOVE.
21. BBQ AREA (UNDER SEPARATE PERMIT - BY OTHERS) PROVIDE NEW CABINETRY, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER. SUBMIT SHOP DRAWINGS A/E REVIEW.
22. A/C, WATER HEATER & POOL EQUIPMENTS ON A NEW CONC. PAD @ 6.00' NAVD OR ABOVE REFER TO MECHANICAL DRAWINGS.
23. SOD / PLANTER AREA, REFER REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
24. SMOOTH STUCCO WITH PAINT FINISH, CONTROL JOINTS PER ASTM C926, U.O.N.
25. PRECAST / FOAM Moulding AT WINDOW SILL.
26. DECORATIVE EAVE, TO REPLICATE EXISTING ONE.

PRIVATE RESIDENCE
215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

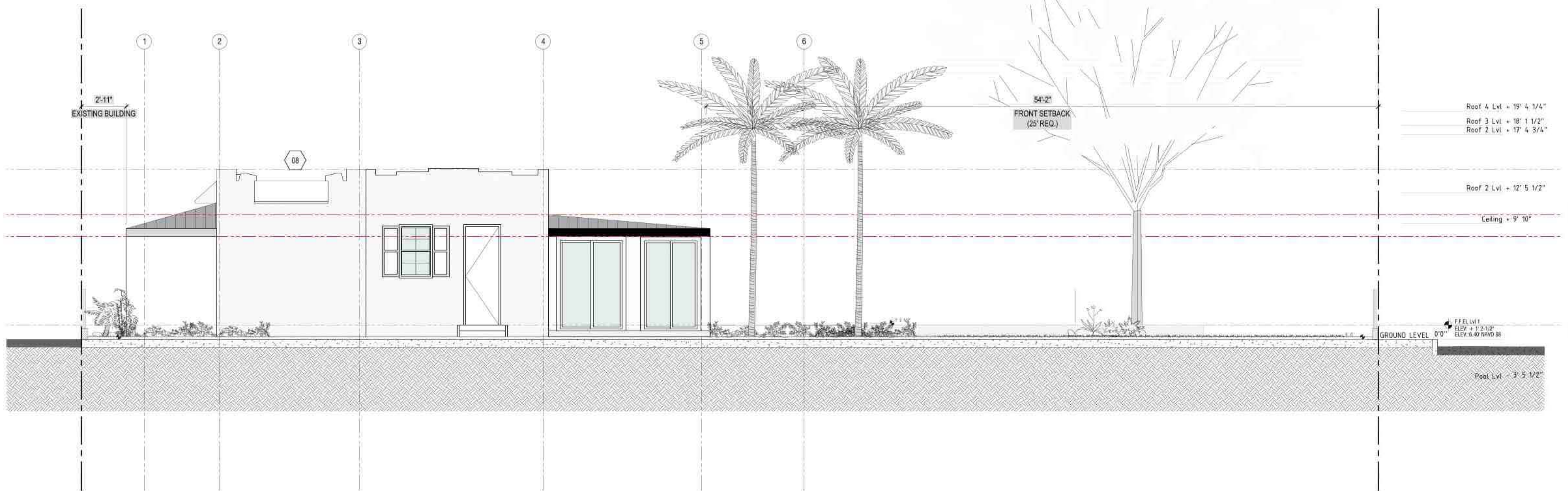
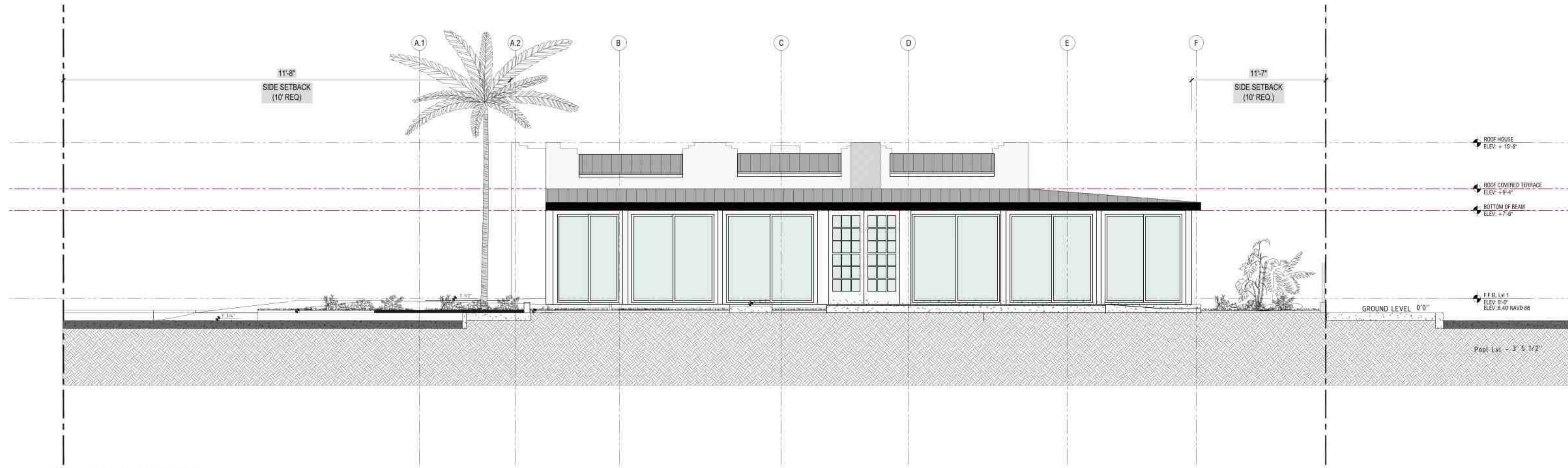
SEAL

Digitally
signed by
Felipe A
Martinez
Date:
2023.11.06
13:53:26
-05'00'
FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL 331178
954 240 3305
PER 68402

BUILDING ELEVATIONS
SOUTH & WEST

DATE:
06-27-2023
SCALE:
AS NOTED
DRAWN BY:
FTCADD
DRAWING #

A2.0



LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE

215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

SEAL

Digitally signed by Felipe A. Martinez
Date: 2023.11.06 13:53:57 -05'00'
FELIPE A. MARTINEZ
11320 NW 55 Lane
Doral, FL. 331178
954 240 3305
PER 68402

BUILDING ELEVATIONS

SOUTH & WEST

DATE: 06-20-2023

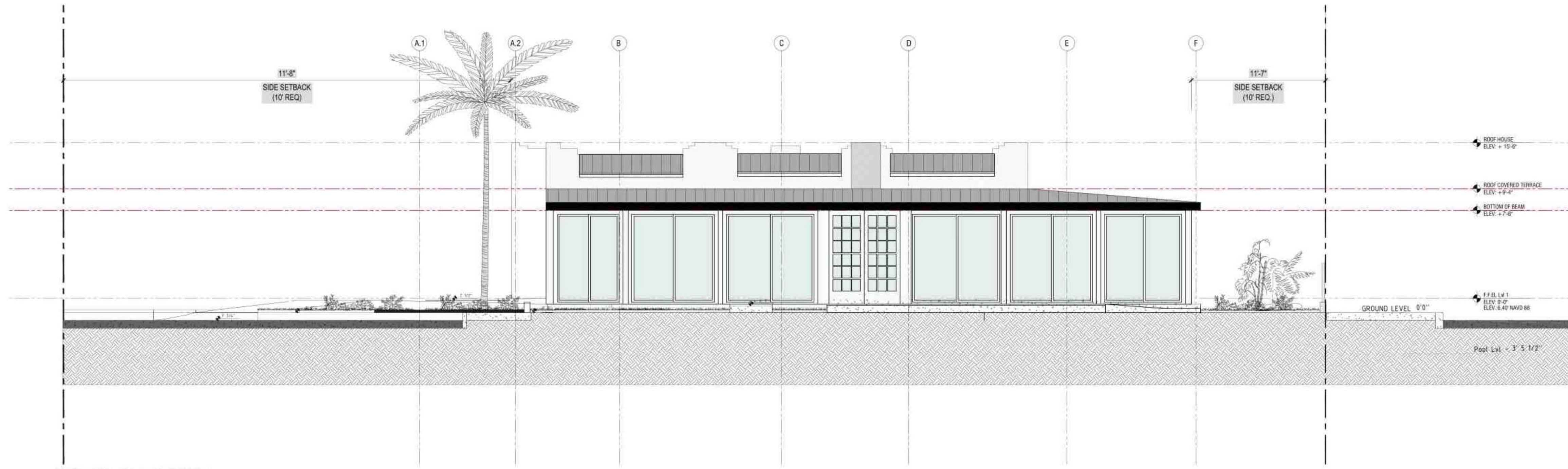
SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A2.0

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. SECTION 109 AND CHAPTER 633, FLORIDA STATUTES.



1 SOUTH ELEVATION



2 WEST ELEVATION

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

REVA / DESCRIPTION

DATE

CONSTRUCTION KEYNOTES

#

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE

215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

SEAL

Digitally signed by Felipe A. Martinez

Date: 2023.11.06 13:53:57 -0500

FELIPE A. MARTINEZ

11320 NW 55 Lane

Doral, FL 331178

954 240 3305

PER 68402

BUILDING ELEVATIONS

SOUTH & WEST

DATE: 06-27-2023

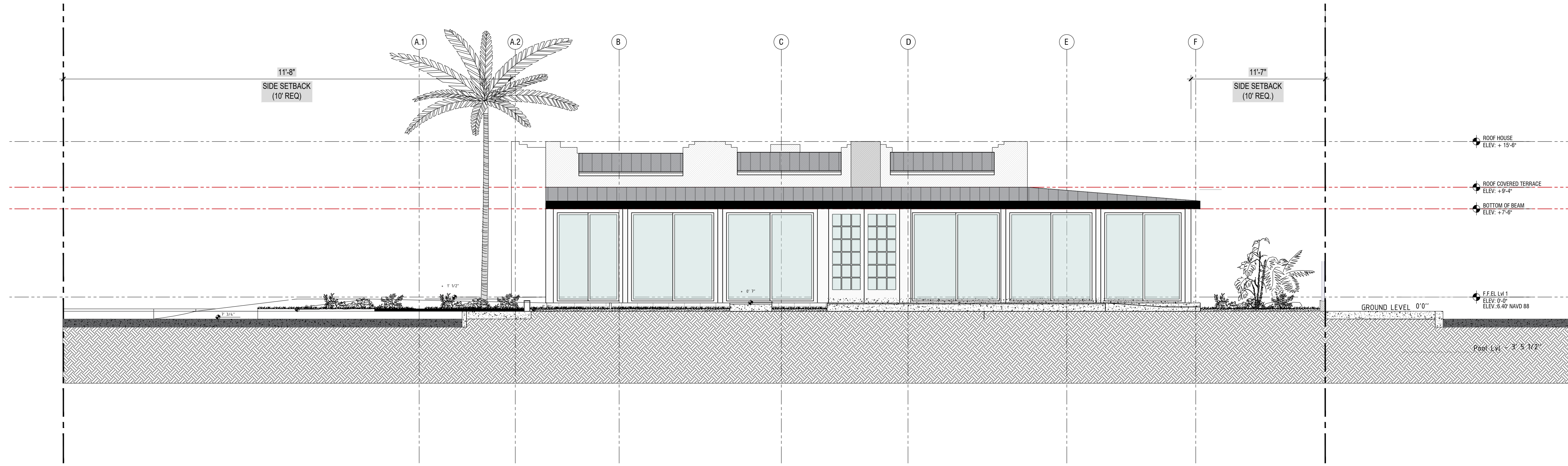
SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A2.0

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. SECTION 109 AND CHAPTER 633, FLORIDA STATUTES.



LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

CONSTRUCTION KEYNOTES #

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE
215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301

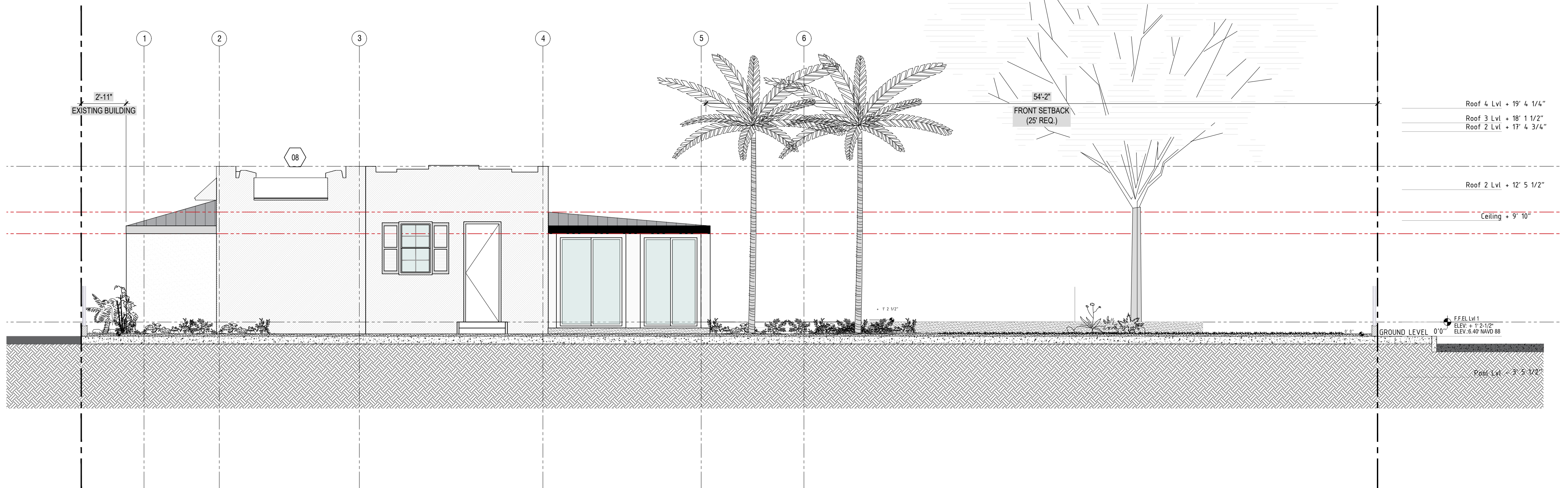
SEAL

Digitally signed by
Felipe A. Martinez
Date: 2023.11.06 13:53:57 -0500
FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL 331178
954 240 3305
PE# 68402

BUILDING ELEVATIONS
SOUTH & WEST

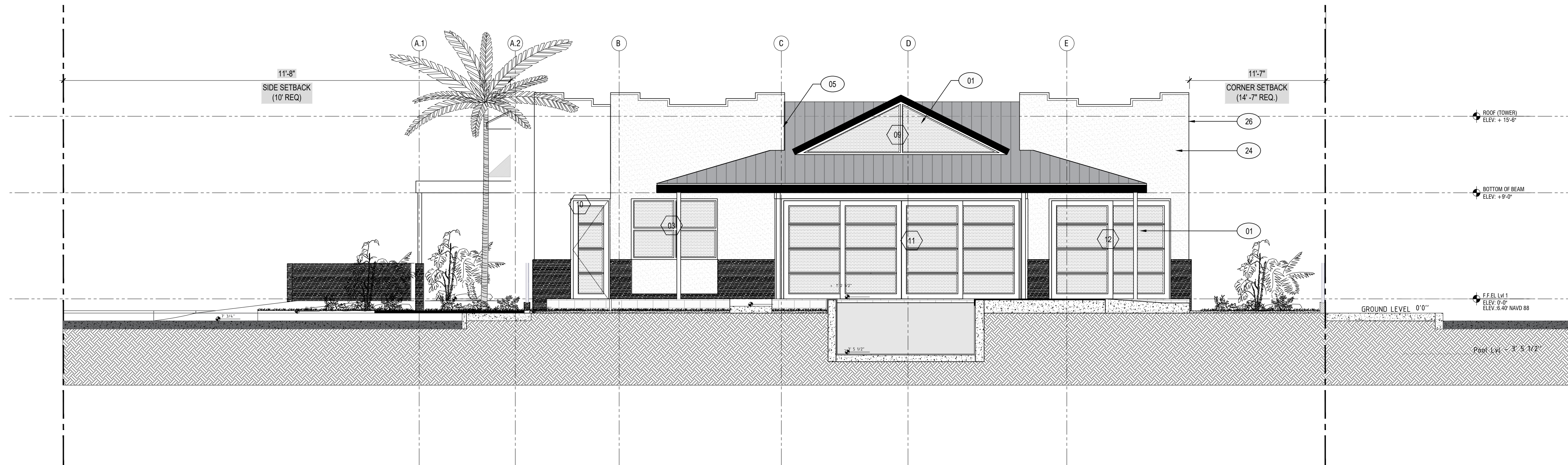
DATE: 08-20-2023
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A2.0

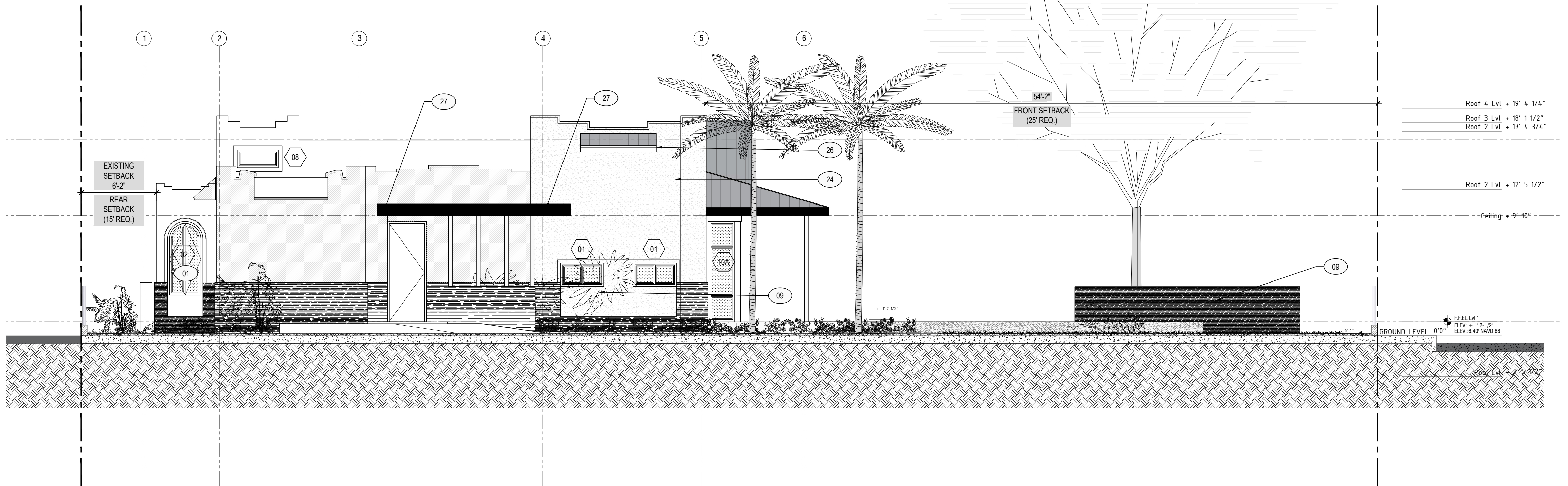


2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION



2 WEST ELEVATION

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

CONSTRUCTION KEYNOTES #

1. IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT.

2. EXISTING WINDOW WALL SYSTEM OVER RAISED WALL CURB TO REMAIN, REFINISH GYP. BOARD FOR SCHEDULED FINISH, TYP.

3. PROVIDE 3/4" SLAB RECESS AT ALL BALCONY AND EXTERIOR WALL PARTITIONS.

4. 2-PLY MODIFIED BITUMEN ROOFING (UNDER SEPARATE PERMIT, GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER) WITH A 20 YEAR N.D.L. OVER TAPERED INSULATION (MIN. AVERAGE R-30) ON THE CONC. ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUFACTURER'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN. 1/4" PER 12" TOWARDS DRAIN AS SHOWN ON ROOF PLAN. COLOR WHITE OR SIM. PROVIDE SAMPLE FOR ARCHITECT & OWNER REVIEW.

5. TESLA SOLAR ROOF: MCI (FL31342), GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER) WITH A 20 YEAR N.D.L. OVER SLOPED WOOD ROOF STRUCTURE WITH MIN 1/2" PLYWOOD SHEATHING AND #30 FELT UNDERLAYMENT OR APPROVED EQUAL.

6. 4" X 4" SCUPPER SET FLUSH WITH ROOF ELEVATION WITH A GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 8/A.5.00 AND PLUMBING DRAWINGS FOR MORE INFORMATION.

7. GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL. 12 / A5.00 & PLUMBING DRAWINGS FOR MORE INFORMATION.

8. 4" X 4" OVERFLOW SCUPPER SET AT A MIN. HEIGHT OF 4" ABOVE ADJACENT ROOF DRAIN. REFER TO DTL 9/ A5.00.

9. 3'-0" H. CMU / CONCRETE WALL TO BE MEASURED FROM ADJACENT GRADE.

10. 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE AS PER FBC 506.2.3.

11. MIN. R-19 FIBER BOARD INSULATED PANELS (BLACK COATED) MECHANICALLY FASTENED TO UNDERSIDE OF CONC. SLAB BETWEEN AIR-CONDITIONED AND NON AIR-CONDITIONED AREAS.

12. PROVIDE SMOOTH PLASTER SKIM COAT AND PAINTED FINISH ON UNDERSIDE OF ALL EXPOSED CONC. SLAB.

13. EXTERIOR CEILING / SOFFIT, SMOOTH STUCCO FINISH WITH CONTROL JOINTS PER ASTM C926, U.O.N., PAINTED OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING.

14. SOFFIT PAINTED ROOF. SMOOTH STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING W/ SOFFIT VENT AND MESH SCREEN. REFER TO DTL. 12 / A5.00.

15. FULL SIZED WASHER AND DRYER

16. ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS.

17. AIR HANDLING UNIT OVER WATER HEATER, REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.

18. MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING AS SELECTED BY OWNER. OVER REINF. CONC. LANDING. SEE STRUCTURAL DWGS.

19. KITCHEN AREA: NEW PRE-FABRICATED WOOD KITCHEN CABINETS W/ GRANITE TOPS @ +36" ABOVE FINISHED FLOOR. REFER TO PLUMBING / ELECTRICAL DRAWINGS FOR DETAILS.

20. COOK TOP WITH RANGE BELOW AND A MICROWAVE / RECIRCULATING HOOD COMBO ABOVE.

21. BBQ AREA (UNDER SEPARATE PERMIT - BY OTHERS) PROVIDE NEW CABINETRY, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER. SUBMIT SHOP DRAWINGS A/E REVIEW.

22. A/C, WATER HEATER & POOL EQUIPMENTS ON A NEW CONC. PAD @ 6'-0" NAVD OR ABOVE REFER TO MECHANICAL DRAWINGS.

23. SOD / PLANTER AREA, REFER REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

24. SMOOTH STUCCO WITH PAINT FINISH, CONTROL JOINTS PER ASTM C926, U.O.N.

25. PRECAST / FOAM Moulding AT WINDOW SILL.

26. DECORATIVE EAVE, TO REPLICATE EXISTING ONE.

27. 3.R. CANTILEVER OVERHANG OVER THE SETBACK LINE, REFER TO SITE PLAN.

DATE: 08-24-2023

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING # A2.0

PRIVATE RESIDENCE

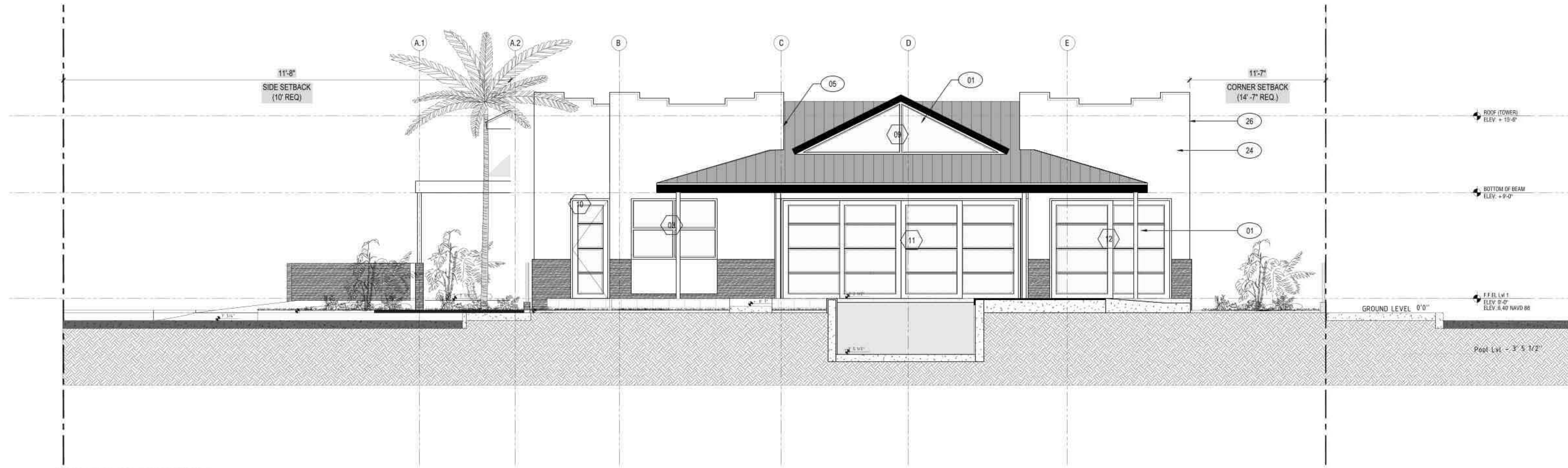
215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301

SEAL

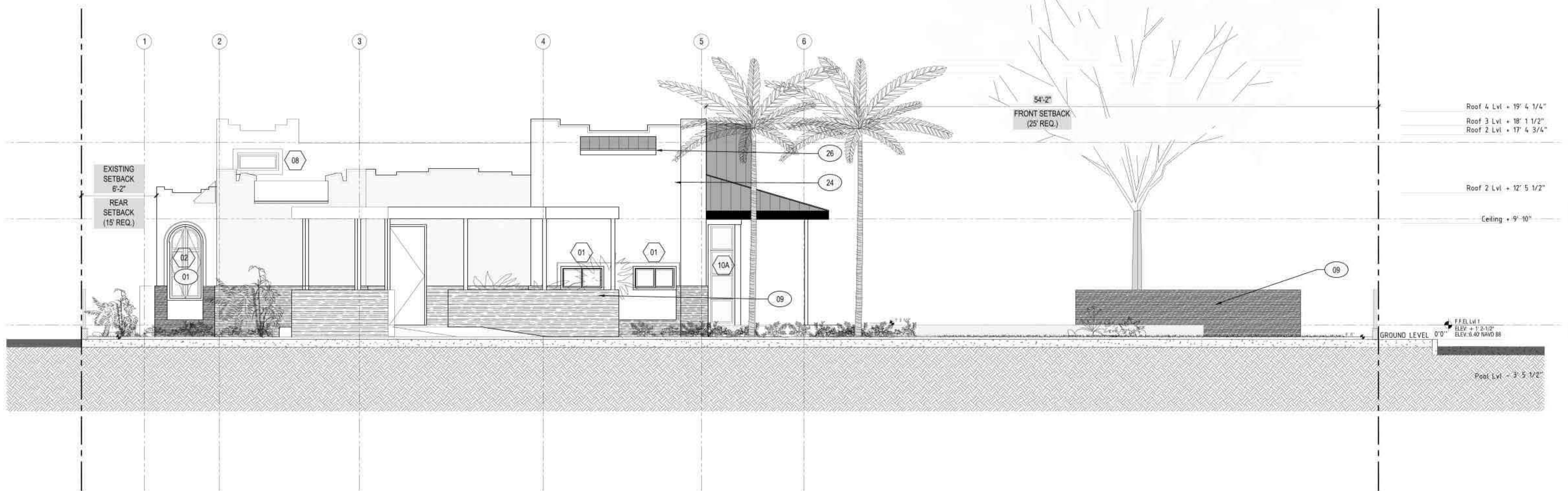
Digitally signed by Felipe A Martinez Date: 2023.11.07 12:23:18 -05'00'

FELIPE A. MARTINEZ 11329 NW 55 Lane Doral, FL 331178 954 240 3305 PE# 68402

BUILDING ELEVATIONS SOUTH & WEST



1 SOUTH ELEVATION



2 WEST ELEVATION

CITY STAMPS

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CONSTRUCTION KEYNOTES (#)

- IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT.
- EXISTING WINDOW WALL SYSTEM OVER RAISED WALL CURB TO REMAIN, REFINISH GYP. BOARD FOR SCHEDULED FINISH, TYP.
- PROVIDE 3/4" SLAB RECESS AT ALL BALCONY AND EXTERIOR WALL PARTITIONS.
- 2-PLY MODIFIED BITUMEN ROOFING (UNDER SEPARATE PERMIT, GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER) WITH A 20 YEAR N.D.L. OVER TAPERED INSULATION (MIN. AVERAGE R-30) ON THE CONC. ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUFACTURER'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN. 1/4" PER 12" TOWARDS DRAIN AS SHOWN ON ROOF PLAN. COLOR WHITE OR SIM. PROVIDE SAMPLE FOR ARCHITECT & OWNER REVIEW.
- TESLA SOLAR ROOF, MDI (FL131342), GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER WITH A 20 YEAR N.D.L. OVER SLOPED WOOD ROOF STRUCTURE WITH MIN 1/2" PLYWOOD SHEATHING AND #30 FELT UNDERLAYMENT OR APPROVED EQUAL.
- 4" X 4" SCUPPER SET FLUSH WITH ROOF ELEVATION WITH A GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 8/A.5.00 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 12 / A5.00 & PLUMBING DRAWINGS FOR MORE INFORMATION.
- 4" X 4" OVERFLOW SCUPPER SET AT A MIN. HEIGHT OF 4" ABOVE ADJACENT ROOF DRAIN. REFER TO DTL 9/ A5.00.
- 3'-0" H. CMU / CONCRETE WALL TO BE MEASURED FROM ADJACENT GRADE.
- 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE AS PER FBC 506.2.3.
- MIN. R-19 FIBER BOARD INSULATED PANELS (BLACK COATED) MECHANICALLY FASTENED TO UNDERSIDE OF CONC. SLAB BETWEEN AIR-CONDITIONED AND NON AIR-CONDITIONED AREAS.
- PROVIDE SMOOTH PLASTER SKIM COAT AND PAINTED FINISH ON UNDERSIDE OF ALL EXPOSED CONC. SLAB.
- EXTERIOR CEILING / SOFFIT. SMOOTH STUCCO FINISH WITH CONTROL JOINTS PER ASTM C826, U.O.N., PAINTED OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING.
- SOFFIT PAINTED ROOF. SMOOTH STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING W/ SOFFIT VENT AND MESH SCREEN. REFER TO DTL 12 / A5.00.
- FULL SIZED WASHER AND DRYER
- ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS.
- AIR HANDLING UNIT OVER WATER HEATER, REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING AS SELECTED BY OWNER. OVER REINF. CONC. LANDING. SEE STRUCTURAL DWGS.
- KITCHEN AREA: NEW PRE-FABRICATED WOOD KITCHEN CABINETS W/ GRANITE TOPS @ +36" ABOVE FINISHED FLOOR. REFER TO PLUMBING / ELECTRICAL DRAWINGS FOR DETAILS.
- COOK TOP WITH RANGE BELOW AND A MICROWAVE / RECIRCULATING HOOD COMBO ABOVE.
- BBQ AREA (UNDER SEPARATE PERMIT - BY OTHERS) PROVIDE NEW CABINETRY, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER. SUBMIT SHOP DRAWINGS A/E REVIEW.
- A/C, WATER HEATER & POOL EQUIPMENTS ON A NEW CONC. PAD @ 6'-0" NAVD OR ABOVE REFER TO MECHANICAL DRAWINGS.
- SOD / PLANTER AREA. REFER REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- SMOOTH STUCCO WITH PAINT FINISH, CONTROL JOINTS PER ASTM C826, U.O.N.
- PRECAST / FOAM Moulding AT WINDOW SILL.
- DECORATIVE EAVE. TO REPLICATE EXISTING ONE.

REAR SETBACK (15' REQ.)

EXISTING SETBACK 6'-2"

FRONT SETBACK (25' REQ.)

Roof 4 Lvl + 19' 4 1/4"

Roof 3 Lvl + 18' 1 1/2"

Roof 2 Lvl + 17' 4 3/4"

Roof 2 Lvl + 12' 5 1/2"

Ceiling + 9'-10"

FF ELEV 1 ELEV + 13'-0.13' ELEV 8.40 NAVD 88

GROUND LEVEL 0'0"

Pool Lvl - 3' 5 1/2"

DATE: 04-20-2023

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING # A2.0

PRIVATE RESIDENCE

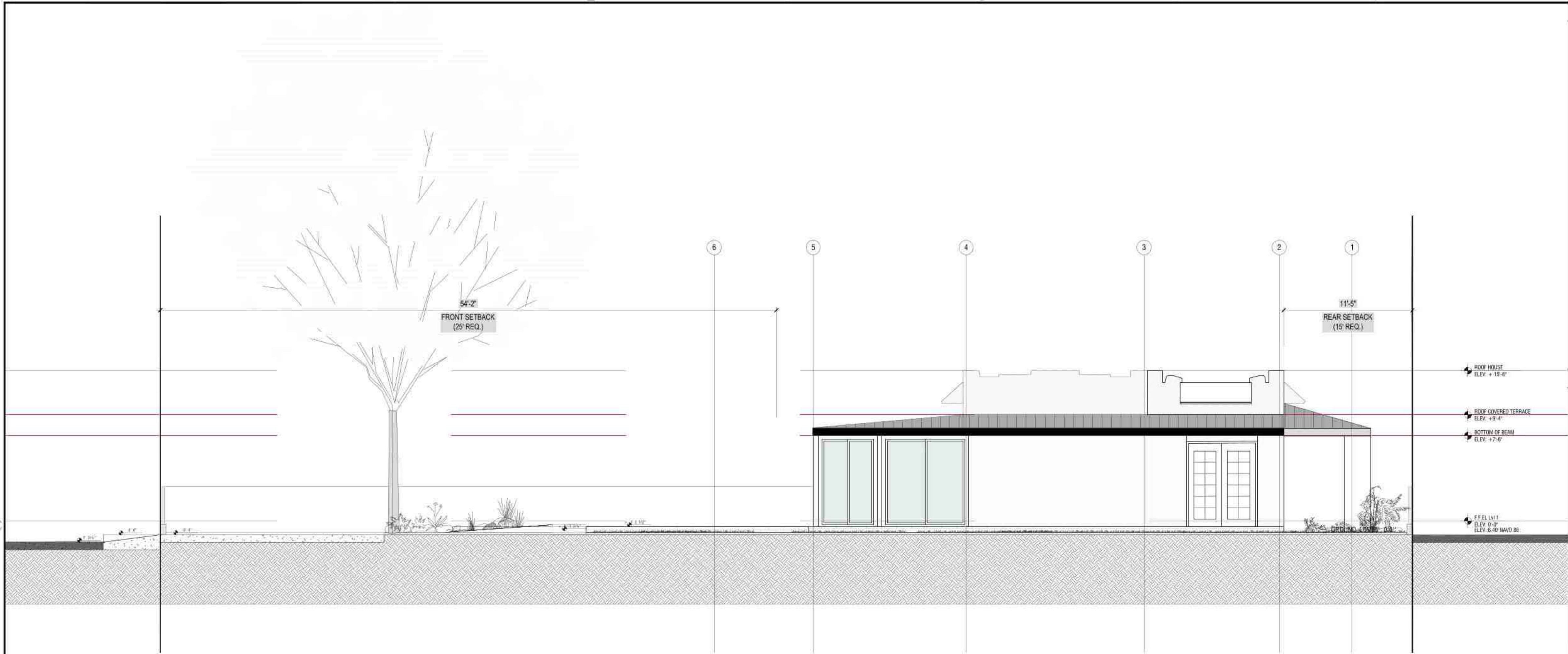
215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301

SEAL

Digitally signed by Felipe A. Martinez Date: 2023.11.06 13:53:26 -05'00'

FELIPE A. MARTINEZ
11320 NW 55 Lane
Doral, FL 331178
954 240 3305
PE# 68402

BUILDING ELEVATIONS SOUTH & WEST



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

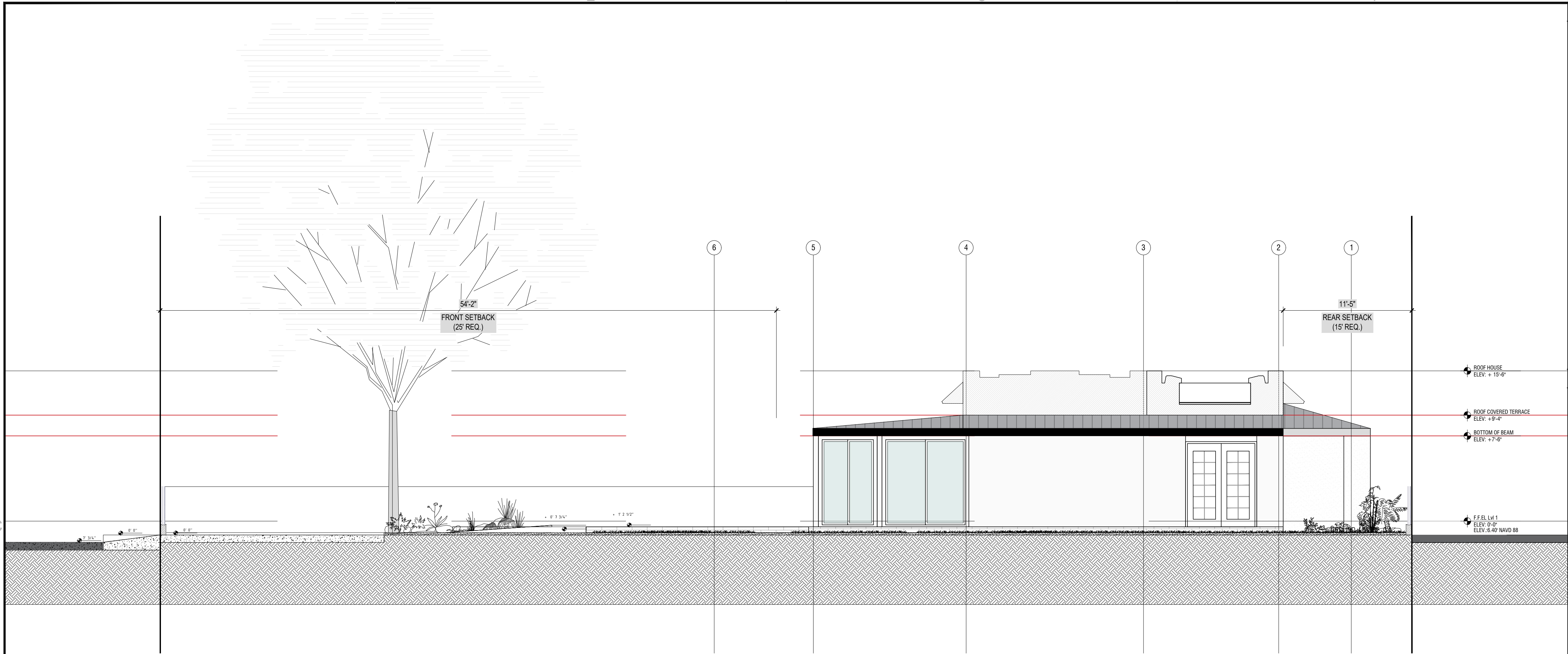
PRIVATE RESIDENCE
215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

SEAL
Digitally signed by
Felipe A. Martinez
Date: 2023.11.06 13:52:54 -05'00'
FELIPE A. MARTINEZ
11320 NW 55 Lane
Doral, FL. 331178
954 240 3305
PE# 68402

BUILDING ELEVATIONS
EAST & NORTH

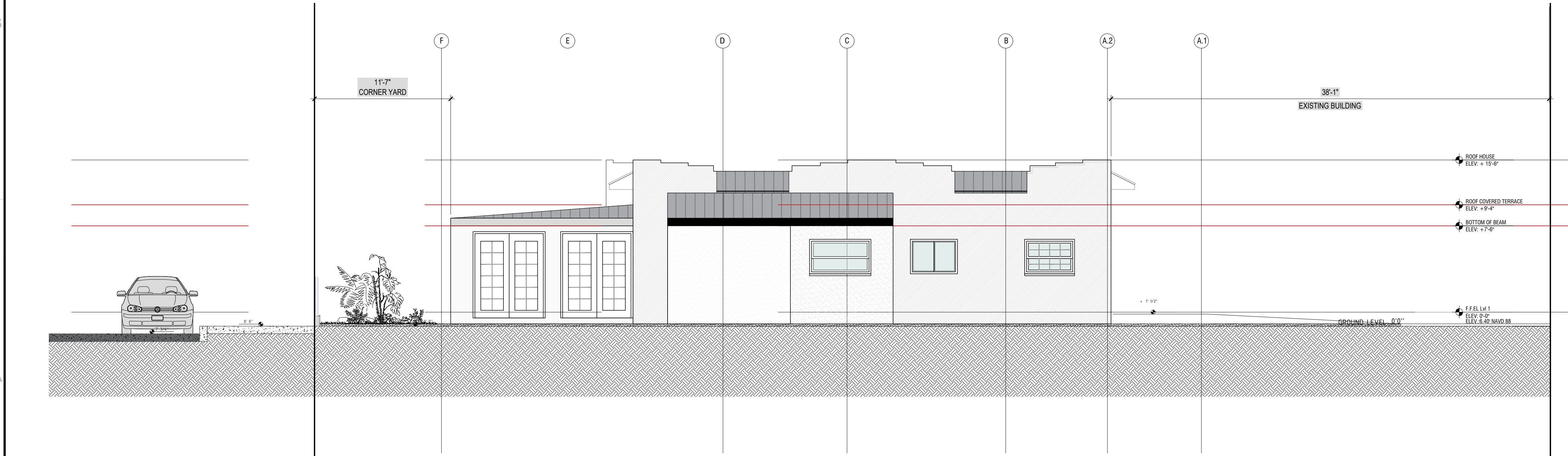
DATE: 06-20-2023
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A2.1



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE
215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301

SEAL
Digitally signed by Felipe A. Martinez
Date: 2023.11.06 13:52:54 -05'00'
FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL 331178
954 240 3305
PE# 68402

BUILDING ELEVATIONS
EAST & NORTH

DATE: 08-20-2023
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #

A2.1



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

REV# / DESCRIPTION	DATE

CONSTRUCTION KEYNOTES (#)

- IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT.
- EXISTING WINDOW WALL SYSTEM OVER RAISED WALL CURB TO REMAIN, REFINISH GYP. BOARD FOR SCHEDULED FINISH, TYP.
- PROVIDE 3/4" SLAB RECESS AT ALL BALCONY AND EXTERIOR WALL PARTITIONS.
- 2-PLY MODIFIED BITUMEN ROOFING (UNDER SEPARATE PERMIT, GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER) WITH A 20 YEAR N.D.L. OVER TAPERED INSULATION (MIN. AVERAGE R-30) ON THE CONC. ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUFACTURER'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN. 1/4" PER 12" TOWARDS DRAIN AS SHOWN ON ROOF PLAN. COLOR WHITE OR SIM. PROVIDE SAMPLE FOR ARCHITECT & OWNER REVIEW.
- TESLA SOLAR ROOF, MDI (FL13142), GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER WITH A 20 YEAR N.D.L. OVER SLOPED WOOD ROOF STRUCTURE WITH MIN 1/2" PLYWOOD SHEATHING AND #30 FELT UNDERLAYMENT OR APPROVED EQUAL.
- 4" X 4" SCUPPER SET FLUSH WITH ROOF ELEVATION WITH A GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 8/A.5.00 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 12 / A5.00 & PLUMBING DRAWINGS FOR MORE INFORMATION.
- 4" X 4" OVERFLOW SCUPPER SET AT A MIN. HEIGHT OF 4" ABOVE ADJACENT ROOF DRAIN. REFER TO DTL 9/ A5.00.
- 3'-0" H. CMU / CONCRETE WALL TO BE MEASURED FROM ADJACENT GRADE.
- 6 MIL POLYTHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE AS PER FBC 506.2.3.
- MIN. R-19 FIBER BOARD INSULATED PANELS (BLACK COATED) MECHANICALLY FASTENED TO UNDERSIDE OF CONC. SLAB BETWEEN AIR-CONDITIONED AND NON AIR-CONDITIONED AREAS.
- PROVIDE SMOOTH PLASTER SKIM COAT AND PAINTED FINISH ON UNDERSIDE OF ALL EXPOSED CONC. SLAB.
- EXTERIOR CEILING / SOFFIT. SMOOTH STUCCO FINISH WITH CONTROL JOINTS PER ASTM C826, U.O.N., PAINTED OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING.
- SOFFIT PAINTED ROOF. SMOOTH STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING W/ SOFFIT VENT AND MESH SCREEN. REFER TO DTL 12 / A5.00.
- FULL SIZED WASHER AND DRYER
- ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS.
- AIR HANDLING UNIT OVER WATER HEATER, REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING AS SELECTED BY OWNER. OVER REINF. CONC. LANDING. SEE STRUCTURAL DWGS.
- KITCHEN AREA: NEW PRE-FABRICATED WOOD KITCHEN CABINETS W/ GRANITE TOPS @ +36" ABOVE FINISHED FLOOR. REFER TO PLUMBING / ELECTRICAL DRAWINGS FOR DETAILS.
- COOK TOP WITH RANGE BELOW AND A MICROWAVE / RECIRCULATING HOOD COMBO ABOVE
- BBQ AREA (UNDER SEPARATE PERMIT - BY OTHERS) PROVIDE NEW CABINETRY, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER. SUBMIT SHOP DRAWINGS A/E REVIEW.
- A/C, WATER HEATER & POOL EQUIPMENTS ON A NEW CONC. PAD @ 6'-0" NAVD OR ABOVE REFER TO MECHANICAL DRAWINGS.
- SOD / PLANTER AREA. REFER REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- SMOOTH STUCCO WITH PAINT FINISH, CONTROL JOINTS PER ASTM C826, U.O.N.
- PRECAST / FOAM MOULDING AT WINDOW SILL.
- DECORATIVE EAVE. TO REPLICATE EXISTING ONE.

PRIVATE RESIDENCE

215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

SEAL

Digitally signed by
Felipe A. Martinez
Date: 2023.11.06 13:52:20 -05'00'

FELIPE A. MARTINEZ
11320 NW 55 Lane
Doral, FL. 331178
954 240 3305
PER 68402

BUILDING ELEVATIONS

EAST & NORTH

DATE: 04-20-2023

SCALE: AS NOTED

DRAWN BY: FTCADD

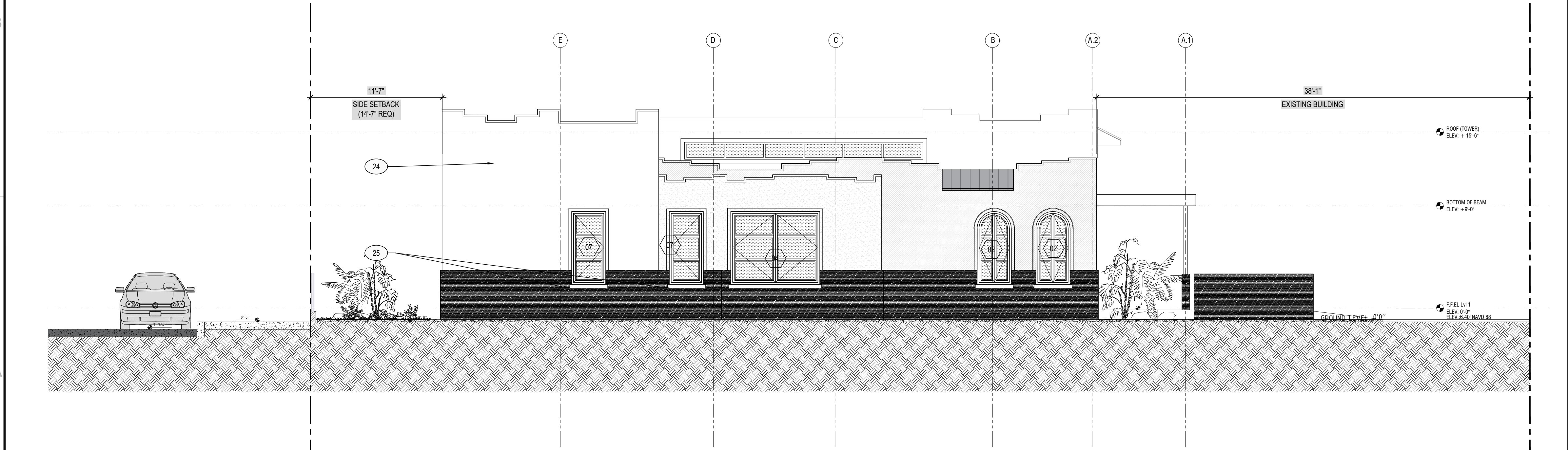
DRAWING #

A2.1



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE

215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301

SEAL

Digitally signed by
Felipe A. Martinez
Date: 2023.11.06 13:52:20 -05'00'
FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL 331178
954 240 3305
PE# 68402

BUILDING ELEVATIONS

EAST & NORTH

DATE: 08-24-2023

SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

A2.1

THESE PLANS SHALL NOT BE VALID UNLESS SIGNED AND SEALED BY ARCHITECT. DRAWINGS ARE PROPERTY OF A/E DESIGN AND SHALL NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT BY THE ARCHITECT.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. SECTION 109 AND CHAPTER 633, FLORIDA STATUTES.



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

CITY STAMPS

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CONSTRUCTION KEYNOTES

- IMPACT RESISTANT DOOR, WINDOW, AND/OR STOREFRONT.
- EXISTING WINDOW WALL SYSTEM OVER RAISED WALL CURB TO REMAIN, REFINISH GYP. BOARD FOR SCHEDULED FINISH, TYP.
- PROVIDE 3/4" SLAB RECESS AT ALL BALCONY AND EXTERIOR WALL PARTITIONS.
- 2-PLY MODIFIED BITUMEN ROOFING (UNDER SEPARATE PERMIT, GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER) WITH A 20 YEAR N.D.L. OVER TAPERED INSULATION (MIN. AVERAGE R-30) ON THE CONC. ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUFACTURER'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN. 1/4" PER 12" TOWARDS DRAIN AS SHOWN ON ROOF PLAN. COLOR WHITE OR SIM. PROVIDE SAMPLE FOR ARCHITECT & OWNER REVIEW.
- TESLA SOLAR ROOF, MCI (FL13142), GC TO SUBMIT NOA'S, PRODUCT APPROVAL, AND SHOP DRAWING SUBMITTAL BY A FLORIDA REGISTERED ENGINEER WITH A 20 YEAR N.D.L. OVER SLOPED WOOD ROOF STRUCTURE WITH MIN 1/2" PLYWOOD SHEATHING AND #30 FELT UNDERLAYMENT OR APPROVED EQUAL.
- 4" X 4" SCUPPER SET FLUSH WITH ROOF ELEVATION WITH A GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 8/A 5.00 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- GALVANIZED METAL GUTTER SYSTEM, REFER TO DTL 12 / A5.00 & PLUMBING DRAWINGS FOR MORE INFORMATION.
- 4" X 4" OVERFLOW SCUPPER SET AT A MIN. HEIGHT OF 4" ABOVE ADJACENT ROOF DRAIN. REFER TO DTL 9/ A5.00.
- 3'-0" H. CMU / CONCRETE WALL TO BE MEASURED FROM ADJACENT GRADE.
- 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE AS PER FBC 506.2.3
- MIN. R-19 FIBER BOARD INSULATED PANELS (BLACK COATED) MECHANICALLY FASTENED TO UNDERSIDE OF CONC. SLAB BETWEEN AIR-CONDITIONED AND NON AIR-CONDITIONED AREAS.
- PROVIDE SMOOTH PLASTER SKIM COAT AND PAINTED FINISH ON UNDERSIDE OF ALL EXPOSED CONC. SLAB.
- EXTERIOR CEILING / SOFFIT, SMOOTH STUCCO FINISH WITH CONTROL JOINTS PER ASTM C926, U.O.N., PAINTED OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING.
- SOFFIT PAINTED ROOF, SMOOTH STUCCO FINISH OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING W/ SOFFIT VENT AND MESH SCREEN. REFER TO DTL 12 / A5.00.
- FULL SIZED WASHER AND DRYER
- ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS.
- AIR HANDLING UNIT OVER WATER HEATER, REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- MORTAR-SET NON-SLIP MARBLE OR PORCELAIN TILE FLOORING AS SELECTED BY OWNER, OVER REINF. CONC. LANDING. SEE STRUCTURAL DWGS.
- KITCHEN AREA: NEW PRE-FABRICATED WOOD KITCHEN CABINETS W/ GRANITE TOPS @ +36" ABOVE FINISHED FLOOR, REFER TO PLUMBING / ELECTRICAL DRAWINGS FOR DETAILS.
- COOK TOP WITH RANGE BELOW AND A MICROWAVE / RECIRCULATING HOOD COMBO ABOVE
- BBO AREA (UNDER SEPARATE PERMIT - BY OTHERS) PROVIDE NEW CABINETRY, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, GAS BBQ, ICE MAKER. SUBMIT SHOP DRAWINGS A/E REVIEW.
- A/C, WATER HEATER & POOL EQUIPMENTS ON A NEW CONC. PAD @ 6'-00' NAVD OR ABOVE REFER TO MECHANICAL DRAWINGS.
- SOD / PLANTER AREA, REFER REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- SMOOTH STUCCO WITH PAINT FINISH, CONTROL JOINTS PER ASTM C926, U.O.N.
- PRECAST / FOAM Moulding AT WINDOW SILL
- DECORATIVE EAVE, TO REPLICATE EXISTING ONE.

REV# / DESCRIPTION

DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE

215 SE 12 AVENUE, FORT LAUDERDALE, FL 33301

SEAL

Digitally signed by Felipe A. Martinez

Date: 2023.11.06 13:52:20 -05'00'

FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL 331178
954 240 3305
PER 68402

BUILDING ELEVATIONS

EAST & NORTH

DATE: 08-29-2023

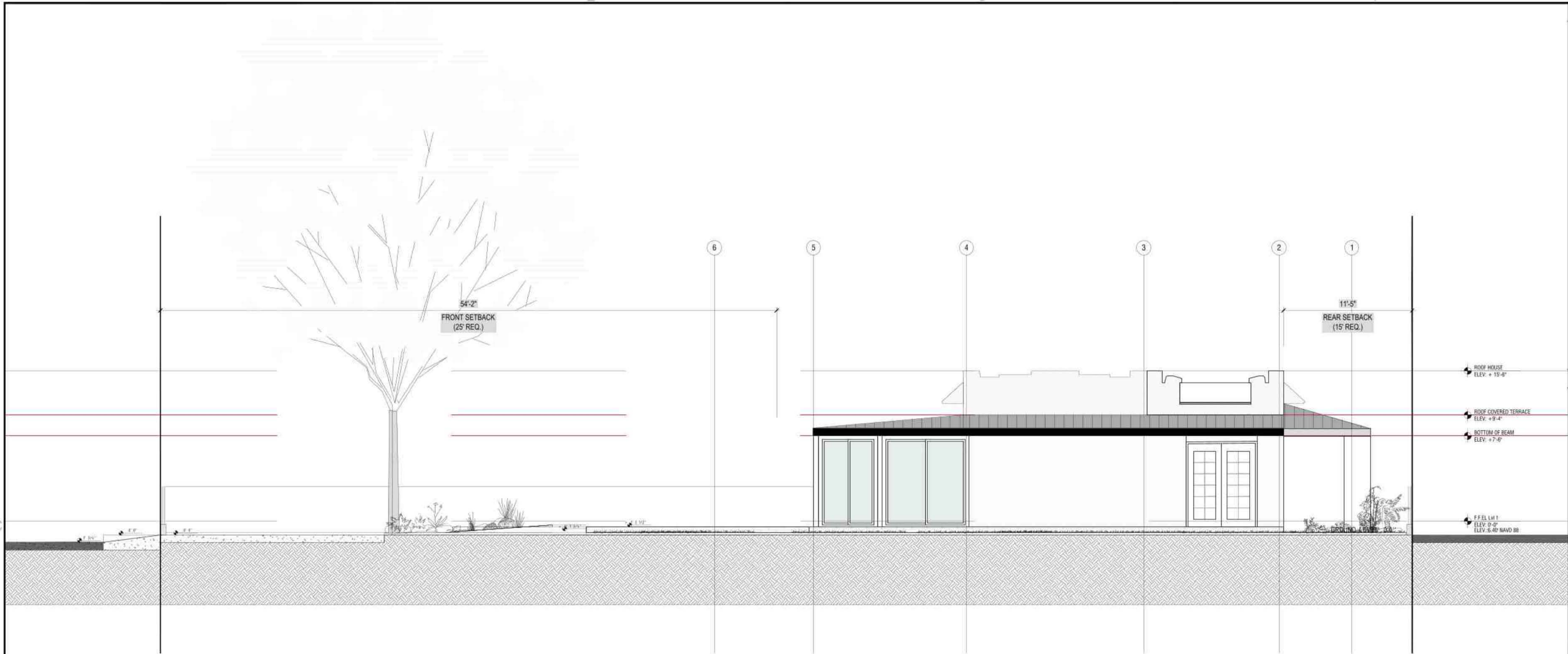
SCALE: AS NOTED

DRAWN BY: FTCADD

DRAWING #

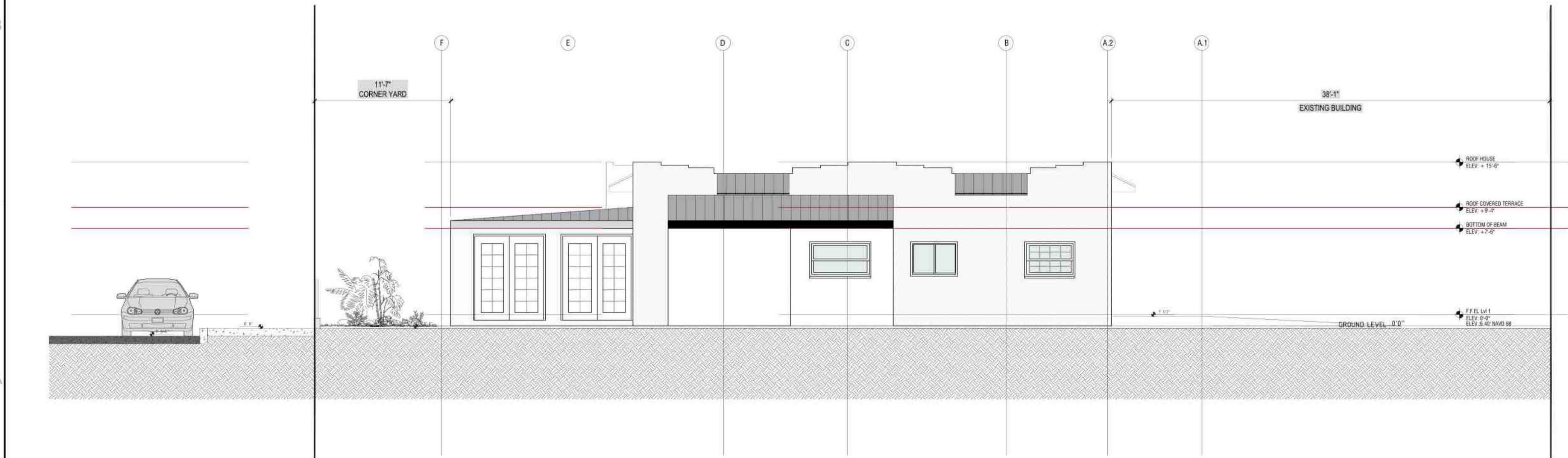
A2.1

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH F.B.C. SECTION 109 AND CHAPTER 633, FLORIDA STATUTES.



4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION.

CITY STAMPS

CONSTRUCTION KEYNOTES

REV# / DESCRIPTION	DATE

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PRIVATE RESIDENCE
215 SE 12 AVENUE, FORT LAUDERDALE, FL. 33301

SEAL
Digitally signed by
Felipe A. Martinez
Date: 2023.11.06 13:52:54 -05'00'
FELIPE A. MARTINEZ
11329 NW 55 Lane
Doral, FL. 331178
954 240 3305
PER 68402

BUILDING ELEVATIONS
EAST & NORTH

DATE: 06-27-2023
SCALE: AS NOTED
DRAWN BY: FTCADD
DRAWING #
A2.1

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.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
215 SE 12 AVENUE

City
FORT LAUDERDALE

State
Florida

ZIP Code
33301

FOR INSURANCE COMPANY USE

Policy Number:

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 HOUSE FRONT VIEW 07-21-22

Clear Photo One



Photo Two

Photo Two Caption HOUSE FRONT VIEW 07-21-22

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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.
215 SE 12 AVENUE

Policy Number:

City
FORT LAUDERDALE

State
Florida

ZIP Code
33301

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 HOUSE BACK VIEW- 07-21-22

Clear Photo Three



Photo Four

Photo Four Caption HOUSE A/C VIEW 07-21-22

Clear Photo Four

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 HAJIANPOUR, MOHAMMAD A , HAJIANPOUR, ZOYA				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 215 SE 12 AVENUE				Company NAIC Number:	
City FORT LAUDERDALE		State Florida		ZIP Code 33301	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 15 BLOCK 18, " BEVERLY HEIGHTS PB1 PG 30 (FOLIO ID # 5042-11-07-0790)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26° 54'75"N</u> Long. <u>80° 11' 08"W</u> Horizontal Datum: ☐ NAD 1927 ☒ 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>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ 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 12011C0557	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) 5.00'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u>N/A</u> ☐ CBRS ☐ 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. 215 SE 12 AVENUE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33301	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: BM-# 1881 Vertical Datum: Elev.= 3.279 (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>6.00</u>	☒ feet	☐ meters
b) Top of the next higher floor	<u>6.40</u>	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	☐ feet	☐ meters
d) Attached garage (top of slab)	<u>N/A</u>	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5.30</u>	☐ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.00</u>	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.20</u>	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	☐ feet	☐ 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 ARTURO TOIRAC , P.L.S.		License Number 3102	
Title VIZCAYA SURVEYING AND MAPPING , INC.			
Company Name LAND SURVEYORS & MAPPER			
Address 13217 SW 46 LANE			
City MIAMI	State Florida	ZIP Code 33157	
Signature Arturo R Toirac	Date 07-21-2022	Telephone (786) 290-4184	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)

C.O.R. Elevation=5.88 ' NAVD 88

A5. CONVERTING ADDRESS TO LATITUDE/ LONGITUDE BY Stephen P. Morse PROGRAM

C2 (E) A/C LOCATED AT NE CORNER OF WALL FACADE JOB # 22070 (M.R)

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. 215 SE 12 AVENUE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33301	Company NAIC Number

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.

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. 215 SE 12 AVENUE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33301	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

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

☐ Check here if attachments.



Colee Hammock Homeowners Association

Fort Lauderdale Board of Adjustment
C/o Development Services Dept.
700 NW 19th Ave
Fort Lauderdale, FL

September 18, 2023

Re: Variance Request - Case PLN-BOA-23070004

Dear Board of Adjustment:

As we understand it, this variance request is to further reduce the setbacks on an existing non-conforming structure. With that understanding, the Colee Hammock HOA does not support granting this variance.

Best regards,

James D. (Jim) Carlson
Colee Hammock HOA Vice President

Copy: Jackie Scott, HOA President
Board Members

From: [Fellmeth, Joe](#)
To: [Chakila Crawford](#)
Cc: [Scott Jackie](#)
Subject: [EXTERNAL:CAUTION!]- Beverly Heights Neighborhood Assoc opposition to Case # PLN-BOA-23070004
Date: Thursday, September 21, 2023 8:08:43 AM
Attachments: [We sent you safe versions of your files.msg](#)

Mimecast Attachment Protection was unable to create safe copies of your attachments.

**[::CAUTION!::] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov**

Ms Crawford

Please see a letter issued on behalf of the Beverly Heights Neighborhood Association in opposition to the above case number. We oppose, as Colee Hammock does, these adjustments for the reasons outlined in the attached letter. My wife, Joellyn Fellmeth will be in attendance tonight along with other members of each Neighborhood Association.

Best regards

Joe Fellmeth

President of Beverly Heights Neighborhood Association

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-23070004

APPLICANT: Jaysen Matias

PROPERTY: 215 SE 12th Ave Fort Lauderdale, FL 33301

PUBLIC HEARING DATE: December 13, 2023

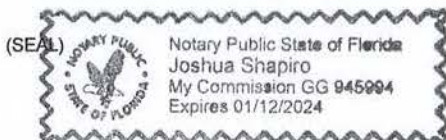
BEFORE ME, the undersigned authority, personally appeared Jaysen Matias, who upon being duly sworn and cautioned, under oath deposes and says:

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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. JM (Initial here)

Affiant

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



NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF MIAMI
PUBLIC NOTICE SIGN 1 of 2

BOARD OF ADJUSTMENT MEETING
DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PUN-2023-00004

Sec. 47.3.3.1. - Changes in Structure, Use, or Location of a Building.
Any proposed change in the use, structure, or location of a building shall be subject to the review and approval of the Board of Adjustment. The Board of Adjustment shall review and approve or deny any such application. The Board of Adjustment shall also review and approve or deny any appeal from any final order of the Department of Building.

Sec. 47.3.3.2. - Table of dimensional requirements for the B-C-1 and B-C-1.1 districts.
The following table sets forth the minimum lot area, lot width, lot depth, and other dimensional requirements for the B-C-1 and B-C-1.1 districts. The Board of Adjustment may, at its discretion, waive any of these requirements for a particular project.

CITY OF MIAMI
PUBLIC NOTICE SIGN 2 of 2

BOARD OF ADJUSTMENT MEETING
DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PUN-2023-00004

Sec. 47.3.3.3. - Table of dimensional requirements for the B-C-1 and B-C-1.1 districts.
The following table sets forth the minimum lot area, lot width, lot depth, and other dimensional requirements for the B-C-1 and B-C-1.1 districts. The Board of Adjustment may, at its discretion, waive any of these requirements for a particular project.

Sec. 47.3.3.4. - Table of dimensional requirements for the B-C-1 and B-C-1.1 districts.
The following table sets forth the minimum lot area, lot width, lot depth, and other dimensional requirements for the B-C-1 and B-C-1.1 districts. The Board of Adjustment may, at its discretion, waive any of these requirements for a particular project.

