



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-23110006
OWNER:	OLDFIELD POINT HOLDINGS LLC
AGENT:	ANDRE LATTOUF KORBAN
ADDRESS:	1908 SUNRISE KEY BOULEVARD, FORT LAUDERDALE FL 33304
LEGAL DESCRIPTION:	LOT 81, SUNRISE KEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-19.3. (f) – Boat slips, docks, boat davits, hoists and similar mooring structures.</u>
	<ul style="list-style-type: none"> Requesting a variance to allow a new seawall cap and dock elevation to be at 5.5 feet NAVD, whereas code allows the seawall and concrete dock at a maximum Base flood elevation of the property which is 5.0 feet NAVD. A total variance request for 0.5 feet higher.

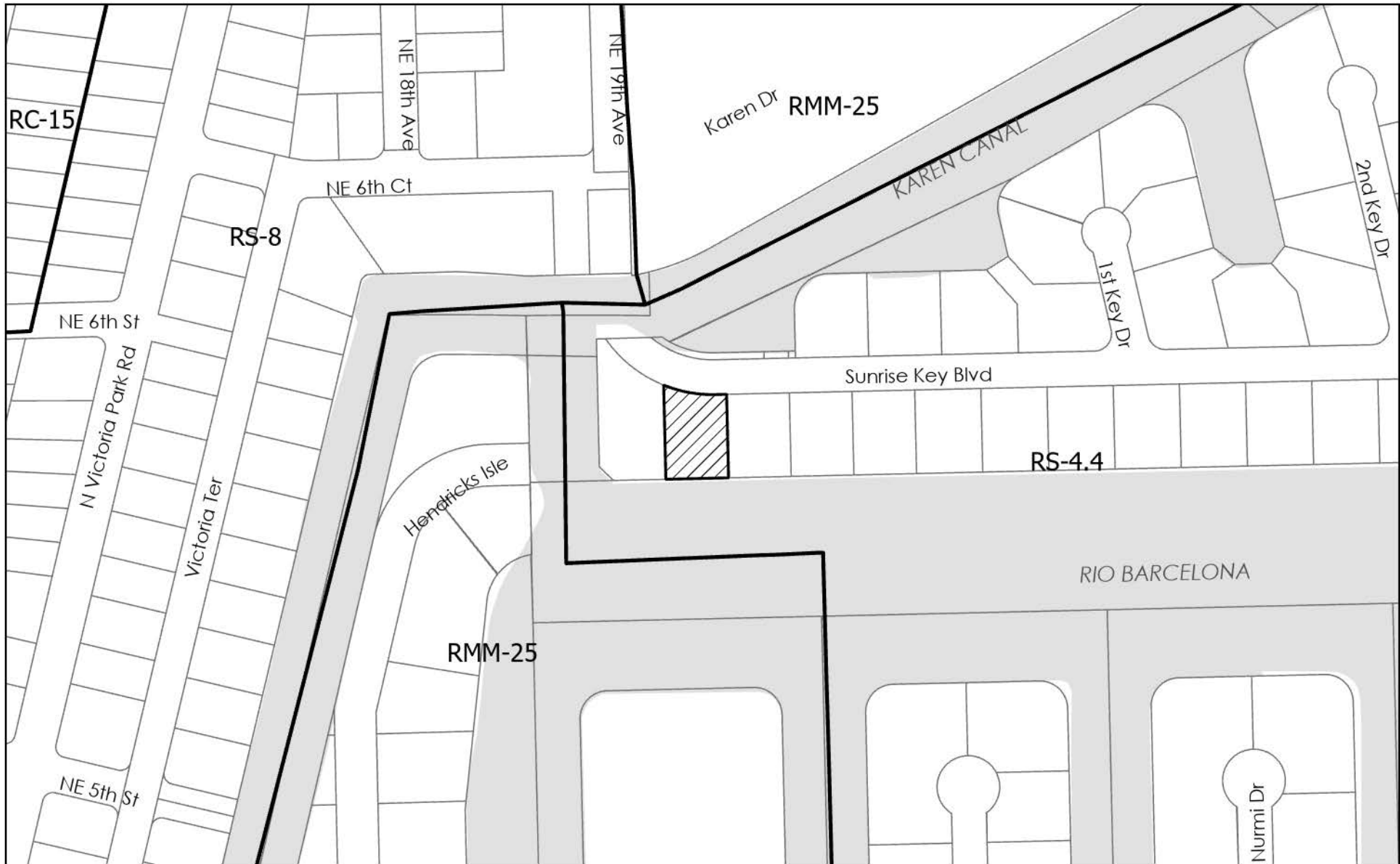
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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.




PLN-BOA-23110006

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 13, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23110006

Sec. 47-19.3. (f) – Boat slips, docks, boat davits, hoists and similar mooring structures.

- **Requesting a variance to allow a new seawall cap and dock elevation to be at 5.5 feet NAVD, whereas code allows the seawall and concrete dock at a maximum Base flood elevation of the property which is 5.0 feet NAVD. A total variance request for 0.5 feet higher.**

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-23110006

Sec. 47-19.3.f. - Boat slips, docks, boat davits, hoists and similar mooring structures.

(f) The top surface of a seawall shall have a minimum elevation of 3.9 feet NAVD88 (see table). The elevation of a seawall or dock shall not exceed a maximum of the base flood elevation (BFE) as identified in the corresponding FEMA Flood Insurance Rate Map (FIRM) for the property, except as specifically set forth herein. For properties with a BFE of 4.0 feet NAVD88, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall be 5.0 feet NAVD88. For waterfront properties with a habitable finished floor elevation of less than 3.9 feet NAVD88, a seawall may be constructed at less than the stated minimum elevation if a waiver is granted by the City Engineer. For properties within an X zone, the minimum seawall elevation shall meet 3.9 feet NAVD88 and the maximum seawall or dock elevation shall meet the definition of grade as determined by subsection [47-2.2 \(g\)\(1\)\(a\)](#). The maximum height of related structures attached to a seawall shall not exceed the elevation of the seawall to which the structure is attached. In the event of a conflict between subsection 47-19.5.B.Table 1, Note G: subsection 1.a.ii. and the requirements of this section, this section shall govern. Property owners choosing to construct seawalls at less than 5.0 feet NAVD88 are strongly encouraged to have the foundation designed to accommodate a future seawall height extension up to a minimum elevation of 5.0 feet NAVD88.

Property's FEMA Flood Insurance Rate Map Location	Minimum Allowable Seawall Elevation	Maximum Allowable Seawall or Dock Elevation
In a floodplain with a base flood elevation greater than or equal to 5.0 feet NAVD88	3.9 feet NAVD88	Base flood elevation of the property
In a floodplain with a base flood elevation equal to 4.0 feet NAVD88	3.9 feet NAVD88	5 feet NAVD88
In an X zone, not in a floodplain	3.9 feet NAVD88	Meet the definition of grade as determined by Section 47-2.2(g)(1)(a)

Record

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<input type="checkbox"/>	<u>Record_Permit_or_Acco nt #</u>	<u>Record Descr pt on</u>	<u>Appl cat on Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>tree #</u>	<u>Dr</u>	<u>tree Name e</u>	<u>Type</u>	<u>Un t # (start)</u>	<u>stat s</u>
<input type="checkbox"/>	PLN-BOA-23110006		Simon R sid nc s awall cap ... e	Z- Board of Adjustm nt (BOA)	0		1908		SUNRISE KEY	BLVD		Op n
<input type="checkbox"/>	BLD-RNC-21090011.CO001	N w Singl Family R sid nc	LD-RNC-21090011	CO Application - R sid ntial P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D007	Final surv y	Document Typ : Approv d Su...	D f rr d Submittal (El ctronic Docum ent Submittal)	0 e		1908 e		SUNRISE KEY e	BLVD e		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D006	Final El vation C rtificat e	ocument Typ : Approv d Su...	D f rr d Submittal (El ctronic Docum ent Submittal)	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D005	Garag door NOA	Document Typ : Approv d Su... e	D f rr d Submittal (El ctronic Docum ent Submittal)	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D004	Garag Door NOA	Docum nt Typ : P rmit Appl... e	D f rr d Submittal (El ctronic Docum nt Submittal)	0 e		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	BE23060104	CONSTRUCTION SITE IS NOT CONTAINING THEIR DEBRIS,... e		Building Cod Cas		Justin Dr chs l e	1908		SUNRISE KEY	BLVD		Clos d
<input type="checkbox"/>	BLD-FEN-WT-23060009	CHAINLINK FENCE	Lobby Walk-Thru- F nce	Walk-Thru - F nc			1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-MET-23050005	Irrigation m tr	Simon R sid nc	lumbing M tr Install P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-RES-21110133.R001	Onsit drainag	imon R sid nc	lan R vision	0 e		1908 e		SUNRISE KEY e	BLVD e		Compl f
<input type="checkbox"/>	PLB-GAS-23020016	LP Gas tank installation	Simon R sid nc	lumbing Gas P rmit e	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-GAS-21110039.R001	Gas As-built	Simon R sid nc	lan R vision	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BE23020015	QALERT 1027755 - POSSIBLE VIOLATION FOR 17-7.4.b e		Building Cod Cas e		HECTORS e	1908		SUNRISE KEY	BLVD		Clos d
<input type="checkbox"/>	MEC-RES-21110036.R001	M chanical R vision	Simon R sid nce	lan R vision	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D003	Ext rior window and door NOAs	Docum nt Typ : Approv d Su... e	D f rr d Submittal (El ctronic Docum nt Submittal)	0 e		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.R003	Ext rior Windows and Doors NOAs e	Simon R sid nc	lan R vision	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	PLB-RES-22070038	PLUMBING PIPING FOR BLD-BDSP-22050037 e	PLUMBING PIPING FOR BLD-BDSP...	Plumbing R sid ntial P rmit e	0 e		1908 e		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	ELE-LV-22060065	LOW VOLTAGE TV NETWORK AUDIO FOR BLD-RNC-21090011 e	Simon R sid nc	l ctrical Low Voltag P rmit e	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-RES-22060090	AUTOFILL CONNECTION TO POOL BLD-RPSF-22030006	SIMON AUTOFILL CONNECTION TO... e	Plumbing R sid ntial P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	ELE-RES-22050183 e	ELECTRICAL FOR BLD-RPSF-22030006	SIMON RES - ELECTRIC FOR NEW...	El ctrical R sid ntial P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	ELE-RES-22050170	INSTALL DOCK MASTER PERMIT BLD-BDSP-22050037	1908 DOCK	El ctrical R sid ntial P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	ELE-RES-22050147	INSTALL DOCK MASTER PERMIT BLD-BDSP-22050037	1908 DOCK e	El ctrical R sid ntial P rmit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	BLD-BDSP-22050037 e	RAISE SEAWALL CAP - CAHNGE WOOD DOCK TO CONCRETE ... e		Boatlift-Dock-S awall-Pil P rmit e	0		1908		SUNRISE KEY	BLVD		Awaiting
<input type="checkbox"/>	BLD-ROOF-22040043 e	NEW ROOF e	WALK THRU BW405 e	R -Roof P rmit e	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-RES-22030059	PLUMBING FOR BLD-RPSF-22030006 e	PLUMBING FOR OLDFIELD POOL	Plumbing R sid ntial P rmit	0 e		1908 e		SUNRISE KEY e	BLVD		Compl f
<input type="checkbox"/>	BLD-RPSF-22030006 e	Construction of n w swimming pool	Oldfi ld Point Swimming pool	R sid ntial Pool-Spa-Fountain P rmit e	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.R002	Truss drawings and ngin ring	Simon R sid nc	lan R vision	0 e		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D002	Spot Surv y	Simon R sid nc	f rr d Submittal (El ctronic Docum ent Submittal)	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.D001	Und r Construction El vation C rtificat	imon R sid nc	f rr d Submittal (El ctronic Docum nt Submittal)	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RNC-21090011.R001	Pr cast concr t flooring shop drawings e	Simon R sid nc	lan R vision	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	CE22010428 e	CONSTRUCTION SITE : PARKING COMMERCIAL TRUCKS IN ... e		Cod Cas e		Wilson Quint r... e	1908		SUNRISE KEY	BLVD		Clos d
<input type="checkbox"/>	ELE-TEMP-21120007 e	T mp Pol	imon R sid nc	l ctrical T mporary Pol			1908 e		SUNRISE KEY e	BLVD		Compl f
<input type="checkbox"/>	PLB-RES-21110133	ONSITE DRAINAGE FOR BLD-RNC-21090011	Simon R sid nc	lumbing R sid ntial P rmit	4.36 e		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-IRR-21110020	IRRIGATION FOR BLD-RNC-21090011	Simon R sid nc	lumbing Irrigation P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-GAS-21110039	GAS FOR BLD-RNC-21090011	Simon R sid nc	lumbing Gas P rmit	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	ELE-LV-21110036	Low Voltag for n w SFR	Simon R sid nc	l ctrical Low Voltag P rmit	0		1908		SUNRISE KEY	BLVD		Op n
<input type="checkbox"/>	ENG-SW-21110014e	CURB FOR BLD-RNC-21090011 e	Simon R sid nc	OW Sid walk and Curb P rmit e	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	BLD-RPAV-21110049 e	ONSITE PAVING FOR BLD-RNC-21090011 e	Simon R sid nce	M sid ntial Paving P rmit e	0		1908		SUNRISE KEY	BLVD		Compl f
<input type="checkbox"/>	PLB-RES-21110132 e	Plumbing for BLD-RNC-21090011 e	Simon R sid nc	lumbing R sid ntial P rmit e	0 e		1908 e		SUNRISE KEY e	BLVD e		Compl f
<input type="checkbox"/>	MEC-RES-21110036 e	M chanical for BLD-RNC-21090011 e	Simon R sid nc	chanical R sid ntial P rmit e	0 e		1908 e		SUNRISE KEY e	BLVD e		Compl f

Records

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Applicant on Name	Record Type	Balance	Planner Name	Year	District	Project Name	Type	Unit # (start)	Status
<input type="checkbox"/>	ELE-RES-21110139	ELECTRICAL FOR BLD-RNC-21090011	Simon R sid nc	Electrical Residential Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	LND-INST-21110004	GENERAL LANDSCAPE FOR BLD-RNC-21090011	Simon R sid nc	Landscaping Installation Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	ENG-LAND-21110004	ROW LANDSCAPING FOR BLD-RNC-21090011	Simon R sid nc	ROW Landscaping Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	ENG-PAV-21110001	ROW PAVING FOR BLD-RNC-21090011	Simon R sid nc	ROW Paving Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	LND-TREE-21110006	Removal for BLD-RNC-21090011	Tr R moval	Landscaping Removal-Residential Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	BLD-RNC-21090011	NEW SINGLE FAMILY RESIDENCE: 4 BEDROOMS, 5.5 BATH...	Simon R sid nc e	Residential New Construction Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	BLD-BDSP-20090039	INSTALL 68' DOCK AND FINGER PIER & SEAWALL CAP...	INSTALL 68' DOCK AND FINGER...	Boatlift-Dock-Seawall-Pier Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	BLD-ROOF-20070258	NEW 3 STORY RES 4 BEDROOM 4.5 BATH 2 CAR GARAGE...	NEW 3 STORY RES 4 BEDROOM 4...	Roofing Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	PLB-RES-20070177	NEW 3 STORY RES 4 BEDROOM 4.5 BATH 2 CAR GARAGE...	NEW 3 STORY RES 4 BEDROOM 4...	Plumbing Residential Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	BLD-RPAV-20070073	NEW 3 STORY RES 4 BEDROOM 4.5 BATH 2 CAR GARAGE...	NEW 3 STORY RES 4 BEDROOM 4...	Residential Paving Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	ELE-RES-20070190	NEW 3 STORY RES 4 BEDROOM 4.5 BATH 2 CAR GARAGE...	NEW 3 STORY RES 4 BEDROOM 4...	Electrical Residential Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	MEC-RES-20070070	NEW 3 STORY RES 4 BEDROOM 4.5 BATH 2 CAR GARAGE...	NEW 3 STORY RES 4 BEDROOM 4...	Mechanical Residential Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	BLD-RNC-20070012	NEW 3 STORY RES 4 BEDROOM 4.5 BATH, 1 CAR GARAGE A...	NEW 3 STORY RES 4 BEDROOM 4...	Residential New Construction Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	LND-TREE-19110021	TREE REMOVAL FOR BLD-RNC-21090011	TREE REMOVAL	Landscaping Removal-Residential Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	BLD-RDEM-19110011	TOTAL DEMO	TOTAL DEMO	Residential Demolition Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	PLB-SEW-19110002	SEWER CAP DEMO	CONNOR	Plumbing Sewer Cap Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	VIO-CE19051316_1		GRADY,JAMES H & GRADY,BONNIE D	Violation-CODE Hearing	0		1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	CE19051316	L/S - A-1 - 0 OPEN CASES	GRADY,JAMES H & GRADY,BONNIE D	Cod Cas			1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	VIO-CE19030610_1		GRADY,JAMES H & GRADY,BONNIE D	Violation-CODE Hearing	0		1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	CE19030619	L/S CLEAR CHOICE TAX -0- CASE FOUND	GRADY,JAMES H & GRADY,BONNIE D	Cod Cas			1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	VIO-CE18112019_1		GRADY,JAMES H & GRADY,BONNIE D	Violation-CODE Hearing	0		1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	CE18112019	L/S - PROPLOGIX - 0 CASE FOUND	GRADY,JAMES H & GRADY,BONNIE D	Cod Cas			1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	PM-15041615	14" CALIPER CLASS "A" REPLACEMENT ~TREE REMOVAL 1-4...	TREE REMOVAL 1-40" TRUNK DIAM...	Landscaping Removal-Residential Permit	0		1908		SUNRISE KEY	BLVD		Void
<input type="checkbox"/>	PM-11120959	INSTALL 10 BATTER PILES, REDO 5X30 DOCK & 85' ...	INSTALL 10 BATTER PILES, REDO...	Boatlift-Dock-Seawall-Pier Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	PM-08110773	REPLACE 2 DOORS	REPLACE 2 DOORS	Window and Door Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	PM-07110932	REPLACE 4 WINDOWS WITH IMPACT GLASS	REPLACE 4 WINDOWS WITH IMPAC...	Window and Door Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	PM-07050813	INSTALL WOOD FENCE 80'X6' W/1 GATE & C/L FEN...	INSTALL WOOD FENCE 80'X6' W ...	Fence Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	PM-02042216	INSTALL 81'X6' PY PINE VSB -12'X42" ALUMINUM ~PIC...	INSTALL 81'X6' PY PINE VSB -...	Fence Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	PM-00100979	INSTALL 90' X 42" ALUM FENCE	INSTALL 90' X 42" ALUM FENCE	Fence Permit	0		1908		SUNRISE KEY	BLVD		Completed
<input type="checkbox"/>	VIO-CE00081652_1		GRADY,JAMES H & GRADY,BONNIE D	Violation-CODE Hearing	0		1908		SUNRISE KEY	BLVD		Closed
<input type="checkbox"/>	CE00081652	FENCE AROUND BANYON TREE ROOTS ALSO IS 3 FEET, ON...	GRADY,JAMES H & GRADY,BONNIE D	Cod Cas			1908		SUNRISE KEY	BLVD		Closed



BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

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

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

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

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

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

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

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

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

Page 1: BOA - Applicant Information Sheet

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

Case Number	
Date of complete submittal	

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

Property Owner's Name	Oldfield Point Holdings, LLC
Property Owner's Signature	<i>[Signature]</i>
Address, City, State, Zip	1908 Sunrise Key Blvd.
E-mail Address	csimon@crosslaw.com
Phone Number	(302) 383-3341
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Andre Lattouf Korban
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	4301 NE 1ST TERRACE STE 2 OAKLAND PARK FL. 33334
E-mail Address	architect@adatelier.net
Phone Number	561-343-7030
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Development / Project Name	Simon residence
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1908 Sunrise Key Blvd.
Legal Description	Lot 81, Sunrise Key, according to the map or plat thereof, as recorded in PLat Book 45, Page(s) 6, of the Public Records of Broward County, Florida
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504201350830
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Allow the seawall cap and dock elevation to be at 5.5' N.A.V.D. instead of 5.0' N.A.V.D. allowed by code at time of construction with the approved flood maps.
Applicable ULDR Sections <i>(Include all code sections)</i>	47-19.3(f)

Current Land Use Designation	residential single family / LOW DENSITY DISTRICT
Current Zoning Designation	RS-4.4
Current Use of Property	residential single family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	N. 25'-0"	n/a
Side	E. 10'-0"	n/a
Side	W. 10'-0"	n/a
Rear	S. 25'-0"	n/a

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

SEA ATTACHED

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:

SEA ATTACHED

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

SEA ATTACHED

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

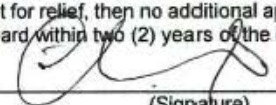
SEA ATTACHED

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.

SEA ATTACHED

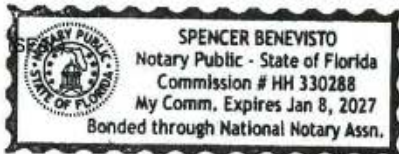
AFFIDAVIT: I, ANDRE KORBAN/ AGENT the Owner/Agent of said property ATTEST that I am aware of the following:

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



(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of Nov, 2023





NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/08/2027

ATTACHMENT

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

Plans for the residence including the dock were developed in accordance with the city codes prior to the intervention of the state, which subsequently instigated an abrupt modification to the stipulated requirements.

This created an unprecedented scenario, placing this property at a disadvantage within the prevailing code at time of permit issuance.

A miscommunication among all relevant parties led to the construction of the dock at an elevation exceeding the specified parameters by 6 inches.

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:

Plans for the residence including the dock were developed in accordance with the city codes prior to the intervention of the state, which subsequently instigated an abrupt modification to the stipulated requirements.

These circumstances caused this issue and resulted in having a dock to be 6" higher.

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

The constructed seawall maintains alignment with the intended parameters of the code. Numerous properties were developed in adherence to the code in force before state intervention.

Raising the seawall height by a mere 6 inches, although surpassing the current maximum, is advocated as a measure to enhance safety for the property and adjacent streets.

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;

Plans were developed in accordance with the stipulated code requirements for seawall elevation prior to an unforeseen modification, introducing the gray area that facilitated the construction of the seawall with a 6" elevation variance.

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 underlying purpose of the current code pertaining to dock elevations, aimed at enhancing safety for this property and similar premises, is established at 6.0 feet NAVD. With a minimum of 5.0 feet NAVD. We hereby seek permission to retain the constructed dock elevation at 5.5 feet NAVD.

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

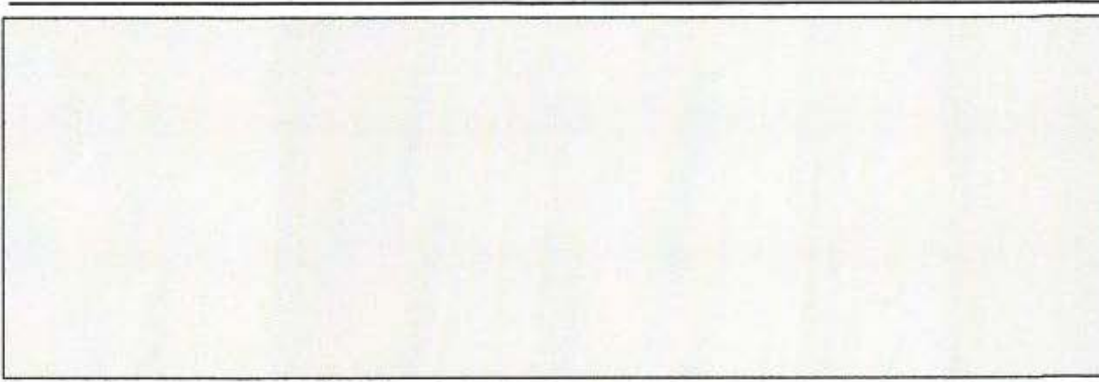
- Application submittals must be conducted through the City's Online Citizen Access Portal [LauderBuild](#).
- **Submit** One (1) complete submittal by uploading all documents listed below through our City's online citizen access portal [LauderBuild](#) (<https://aca-prod.accela.com/FTL>). Note: The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

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

 - Site Plan** (a survey *may* be substituted if the requested variance is clearly indicated)
 - Landscape Plan (if applicable)**
 - Elevations (if applicable)**
 - Additional Plan details as needed**

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

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



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

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

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

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

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: Oldfield Point Holdings, LLC

PROPERTY: 1908 Sunrise Key Blvd. Fort Lauderdale, FL 33304

PUBLIC HEARING DATE: 12-13-2023

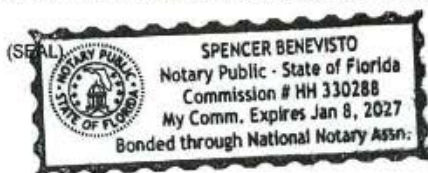
BEFORE ME, the undersigned authority, personally appeared ANDRE KORBAN, who upon being duly sworn and cautioned, under oath deposes and says:

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

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

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of Nov 2023



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/08/2027

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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



Site Address	1908 SUNRISE KEY BOULEVARD, FORT LAUDERDALE FL 33304-3818	ID #	5 42 1 35 3
Property Owner	OLDFIELD OINT HOLDINGS LLC	Millage	312
Mailing Address	O B 71 NTECHANIN DE 1 71	Use	
Abbr Legal Description	SUNRISE KEY 45-6 B LOT 1 b		

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).

* 2 24 values are considered "working values" and are subject to change.

Property Assessment Methods					
Year	Land	Building Improvement	Just Market Value	Assessed SOH Value	Tax
2024	\$1,625,24		\$1,625,24	\$1,625,24	
2023	\$1,625,24		\$1,625,24	\$1,573,1	\$31
2022	\$1,625,24		\$1,625,24	\$1,521,1	\$247.51

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,625,24	\$1,625,24	\$1,625,24	\$1,625,24
Portability	0	0	0	0
Assessed/SOH	\$1,625,24	\$1,625,24	\$1,625,24	\$1,625,24
Homestead	0	0	0	0
Adc Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,625,24	\$1,625,24	\$1,625,24	\$1,625,24

Sales History			
Date	Type	Price	Book/Page/CIN
3/2/21	WD-Q	\$1,65	117162432
6/2/21	WD-Q	\$1,35	115894598
11/3/21	WD	\$11,bb	309927202
12/1/21	WD	\$46bb	
b	b	b	b

Land Calculations		
Price	Factor	Type
\$15bb	11bb	SF
b	b	
b	b	
Adj Bldg SF		

Special Assessments								
Fire	Gar	Light	Drain	Imp	Safe	Stor	Clear	Misc
3		b			SK	F3		
L	b	b			b	b	b	
1	b	b	b	b	b	1117bb	b	b

This Document Prepared By and Return to:
Steven Gerson, Esq.
Gerson Law Firm
8551 W. Sunrise Blvd. Suite 300
Plantation, FL 33322

Parcel ID Number: 504201-35-0830

Warranty Deed

This Indenture, Made this 3RD day of March, 2021 A.D., Between
Rupert E. Connor and Rose E. Connor, his wife
of the County of Palm Beach, State of Florida, grantors, and
Oldfield Point Holdings, LLC, a Delaware limited liability company
whose address is: PO Box 71, Montchanin, DE 19710
of the County of New Castle, State of Delaware, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby
acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns
forever, the following described land, situate, lying and being in the County of Broward,
State of Florida to wit:

Lot 81, Sunrise Key, according to the map or plat thereof, as recorded in Plat Book 45,
Page(s) 6, of the Public Records of Broward County, Florida.

Subject to current taxes, easements and restrictions of record.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
whomsoever.

Warranty Deed - Page 2


Parcel ID Number: 504201-35-0830

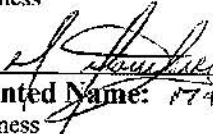
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

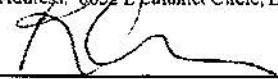


 Printed Name: STURMGEON
 Witness


 _____ (Seal)
Rupert E. Connor
 P.O. Address: 6652 E Calumet Circle, Lake Worth, FL 33467



 Printed Name: MAX GAUTHIER
 Witness

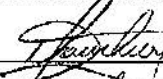

 _____ (Seal)
Rose E. Connor
 P.O. Address: 6652 E Calumet Circle, Lake Worth, FL 33467

State of Florida

County of DELTA BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of March, 2021, by Rupert E. Connor and Rose E. Connor who are personally known to me or who have produced their **Florida's driver license** as identification.





 Printed Name: MAX GAUTHIER
 Notary Public
 My Commission Expires: 07/19/2021



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

A GENT AUTHORIZATION FORM

I Oldfield Point Holdings, LLC / Chris Simon ("Owner") as the current title owner of the real
[Print First and Last Name of the Title Owner]
 property located at 1908 Sunrise Key Blvd., Fort Lauderdale ("Property"), do hereby authorize
[Print Property Address]
Andre Lattouf Korban ("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,



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:

[Handwritten Signature]
Witness Signature
KATHY ABBOTT 11/1/23
Print Name and Date

[Handwritten Signature]
Witness Signature
Stephanie MacDonald 11/1/23
Print Name and Date

[Handwritten Signature]
[Owner's Signature]
Christopher P. Simon, as manager of Oldheld Point Holdings
[Print Owner's Name]
11/1/23
[Date]

STATE OF Delaware
COUNTY OF New Castle

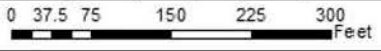
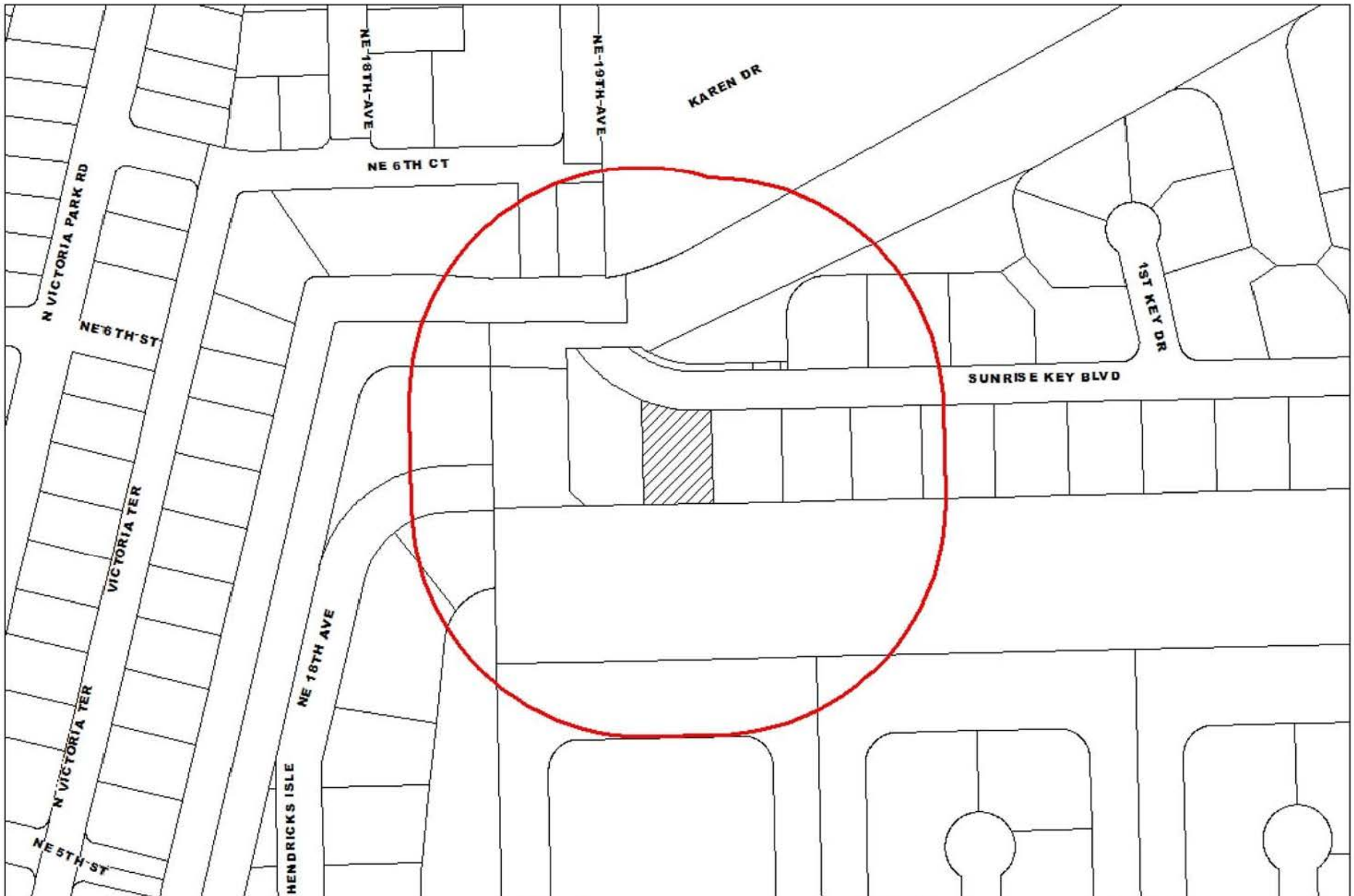
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of November, 2023, by _____, an individual.

[SEAL]



[Handwritten Signature]
(Signature of Notary Public- State of Florida)
Nancy McClendon
(Print, Type, or Stamp Commissioned Name of Notary Public)





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



SIMON RESIDENCE
DATE OF PRINT: 10/27/2023

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS_1
504201010010	GATEWAY TERRACE II LP		795 RIDGE LAKE BLVD STE 300	MEMPHIS	TN 38120	MEMPHIS
504201110700	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504201120730	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504201350010	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504201350020	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504201350040	D'ALESSIO,DENNIS		1919 SUNRISE KEY BLVD	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE
504201350050	KURT,DAVID A	JOHNSON,GUY K	1933 SUNRISE KEY BLVD	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE
504201350170	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504201350290	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504201350790	OLSEN,JONATHAN B H/E	JONATHAN B OLSEN REV TR ETAL	2000 SUNRISE KEY BLVD	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE
504201350800	VENERO,ROBERT	VENERO,TRACEY	24 JACKWILL RD	EAST PATCHOGUE	NY 11772	EAST PATCHOGUE
504201350820	DAVIS LIMITED PARTNERSHIP		7 DONCREST DR	*THORNHILL ON	CA L3T 2	*THORNHILL ON
504201350830	SMOLENTSEV,MAXIM		1918 SUNRISE KEY BLVD	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE
504201350830	OLDFIELD POINT HOLDINGS LLC		PO BOX 71	MONTCHANIN	DE 19710	MONTCHANIN
504201350840	GREEN,NANCY E		1900 SUNRISE KEY BLVD	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE
504202160090	SUNRISE KEY NEIGHBORHOOD	IMPROVEMENT DISTRICT	200 E BROWARD BLVD STE 1800	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202160110	HEART OF JESUS MARONITE	CATHOLIC CHURCH INC	1800 NE 6 CT	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE
504202160130	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80010	SCACCIANOCE,FRANK H/E	SCACCIANOCE,LAURA ET AL	535 HENDRICKS ISLE #101	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80020	SMITH,IRIS LARIA H/E	TEITTINEN,SAMI T	535 HENDRICKS ISLE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80030	PAGLIARULO,GREGG V		7374 CIRCLE DR	LADY LAKE	FL 32159	LADY LAKE
504202B80040	HEIDBRINK,NATHAN M	HEIDBRINK,ROBERT S	1610 SE 2 ST	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80050	GIROLAMI,MARK		535 HENDRICKS ISLE #105	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80060	FURMAN,LESLIE H		535 HENDRICKS ISLE #106	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80070	ABDOW,RICHARD H/E	PERRI,CHRISTINE	535 HENDRICKS ISLES # 107	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80080	HELLEKSON,MICHAEL		535 HENDRICKS ISLE #108	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80090	HIGGINS,JANET GAIL H/E	HIGGINS,CHARLES A JR & LUBECKI,R	535 HENDRICKS ISLE #109	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80100	PAKES,SCOTT & AMY B		535 HENDRICKS ISLE #201	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80110	THORNTON,JOHN		535 HENDRICKS ISLE #202	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80120	TERRACIANO,ENRICO		535 HENDRICKS ISLE #203	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80130	OSTRAU,STACY R		535 HENDRICKS ISLE #204	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80140	FULTON,RODNEY DEAN	ISLEY-FULTON,KENIA PATRICIA	535 HENDRICKS ISLE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80150	APONTE,ANNA C H/E	IRACI,NICHOLAS S	535 HENDRICKS ISLE # 206	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80160	B E LIV TR	WINDER,BRIAN TRSTEE	535 HENDRICKS ISLE #207	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80170	RILEY,CISA YVONNE		535 HENDRICKS ISLE #208	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80180	NURANI,KARIM		535 HENDRICKS ISLE #209	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80190	SULLIVAN,BARBARA NEWMAN	BARBARA NEWMAN SULLIVAN REV TR	535 HENDRICKS ISLE 301	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80200	O'NEIL,SHEA W		535 HENDRICKS ISLE UNIT 302	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80210	MAY,DARLA		535 HENDRICKS ISLE #303	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80220	SCHIEREN,JAMES		149-12 80 ST	HOWARD BEACH	NY 11414	HOWARD BEACH
504202B80230	CHERYL ANNE HATFIELD REV LIV TR	HATFIELD,CHERYL ANNE TRSTEE	7212 LAWFORRD RD	KNOXVILLE	TN 37919	KNOXVILLE
504202B80240	ANA M CRISPINO LIV TR	CRISPINO,ANA M TRSTEE	1076 CREEKFORD DR	WESTON	FL 33326	WESTON
504202B80250	BERG,RACHEL H/E	BERG,JOSEPH	535 HENDRICKS ISLE #307	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80260	LAUNDRY,ANN C		535 HENDRICKS ISLE UNIT 308	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202B80270	BEN-YASHAR,DEGANIT	BEN-YASHAR,URI	50 HIGHLAND AVE SUITE 1R	SOMERVILLE	MA#02143	SOMERVILLE
504202CJ0010	KLEIN,FRANCOISE	KLEIN,GERARD	516 HENDRICKS ISLE #2A	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0020	SINGER,GARY S & MARTHA J		516 HENDRICKS ISLE #2B	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0030	SBROCCO,HAROLD R	HAROLD R SBROCCO SUNSHINE TR	516 HENDRICKS ISLE #2C	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0040	ZAGAMI,LOURDES CHINEA	LOURDES CHINEA ZAGAMI REV TR	516 HENDRICKS ISLE #3A	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0050	CHADDERTON,TERRI L	ORTNER,KENNETH A	516 HENDRICKS ISLES SUITE 5	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0060	KOPF,JARED H		516 HENDRICKS ISLE #6	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0070	RABINOVITZ,HAROLD	OLIVIERO,MARGARET	516 HENDRICKS ISLE #4A	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0080	GONZALES,TOM JOEL		516 HENDRICKS ISLE #4B	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0090	DOSEMECIOGLU,SERDAR		516 HENDRICKS ISLE #4C	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202CJ0100	CORPORATE EXCURSIONS LLC		24 JACKWILL RD	PATCHOGUE	NY 11772	PATCHOGUE
504202CJ0110	MARCY BLICK REV TR	BLICK,MARCY TRSTEE	409 BELL LILY DR	WEAVERVILLE	NC 28787	WEAVERVILLE
504202CJ0120	CORPORATE EXCURSIONS LLC		24 JACKWILL RD	PATCHOGUE	NY 11772	PATCHOGUE
504202D80010	BEXA LLC		220 SE 2 ST UNIT 901	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202D80020	BEXA LLC		220 SE 2 ST UNIT 901	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202D80030	BEXA LLC		220 SE 2 ST UNIT 901	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202D80040	BEXA LLC		220 SE 2 ST UNIT 901	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202D80050	BEXA LLC		220 SE 2 ST UNIT 901	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE
504202D80060	BEXA LLC		220 SE 2 ST UNIT 901	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE



ON DOC
WEST













FROM
AT SC
BACK





SOUTH WEST CORNER



ACROSS THE
LOOKING SOUTH





ACROSS
LOOKIN





NORTH E



NORTH
(FRONT C)



NORTH E
WITH EAS



Nov. 07, 2023

To: City of Fort Lauderdale
BOA.

Re: 1908 Sunrise Key Blvd.
Fort Lauderdale, Fl.



NARRATIVE

Dear Sir/Madam,

We hereby submit a formal request for a variance regarding the constructed Seawall cap at the referenced residence at elevation 5.5' NAVD. This proposed elevation exceeds the height limit stipulated by the prevailing code, specifically denoted in **U.L.D.R 47-19.3 (f)**. It is essential to underscore that the variance we are seeking was not strategically chosen to confer any undue advantage upon the property owner but, rather, emerged due to a genuine misunderstanding that occurred during the complex permitting and construction phases.

In my capacity as the Architect of Record (AOR) for the recently completed and Certificate of Occupancy (CO) issued residence, I would like to provide some context. The initial architectural designs for this property were based on FEMA's proposed maps, which dictated a finished floor elevation of 9.0' NAVD, with the dock slated for construction at an elevation of 7.5' NAVD. These designs were subsequently released for bidding, adhering to the understanding that the project would proceed under these parameters.

However, a significant alteration in municipal regulations came into effect in July 2021, permitting property owners to align with "approved" FEMA maps at their discretion. In accordance with this flexibility, the property owner elected to lower the house to a finished floor elevation of 7.5' NAVD, which notably exceeded the minimum threshold required. Subsequently, adjustments were made to the dock elevation to mirror this new configuration. This sudden and substantive change in elevation requirements precipitated a situation in which the seawall cap was constructed at an elevation that was unintended. Our primary objective is to secure the approval of the BOA, with the ultimate goal of resolving this matter, finalizing the permit, and permitting the property owner to utilize their property as intended. It is of paramount importance to stress that the variance requested aligns with the broader objectives of the code, which emphasize safeguarding properties and public roads during flooding events. The approval of the seawall as constructed is anticipated to yield no unwarranted advantage to the property owner vis-à-vis neighboring properties and, in fact, is harmonious with the overarching purpose of enhancing safety and resilience within the community.

We earnestly seek your understanding and kind consideration in this matter, recognizing the significance of your role in the resolution of this variance request. Your thoughtful attention to this issue is deeply appreciated.

I'm grateful for your help.

Thanks

See you soon.

Sincerely,

Andre Lattouf Korban, RA, NCARB

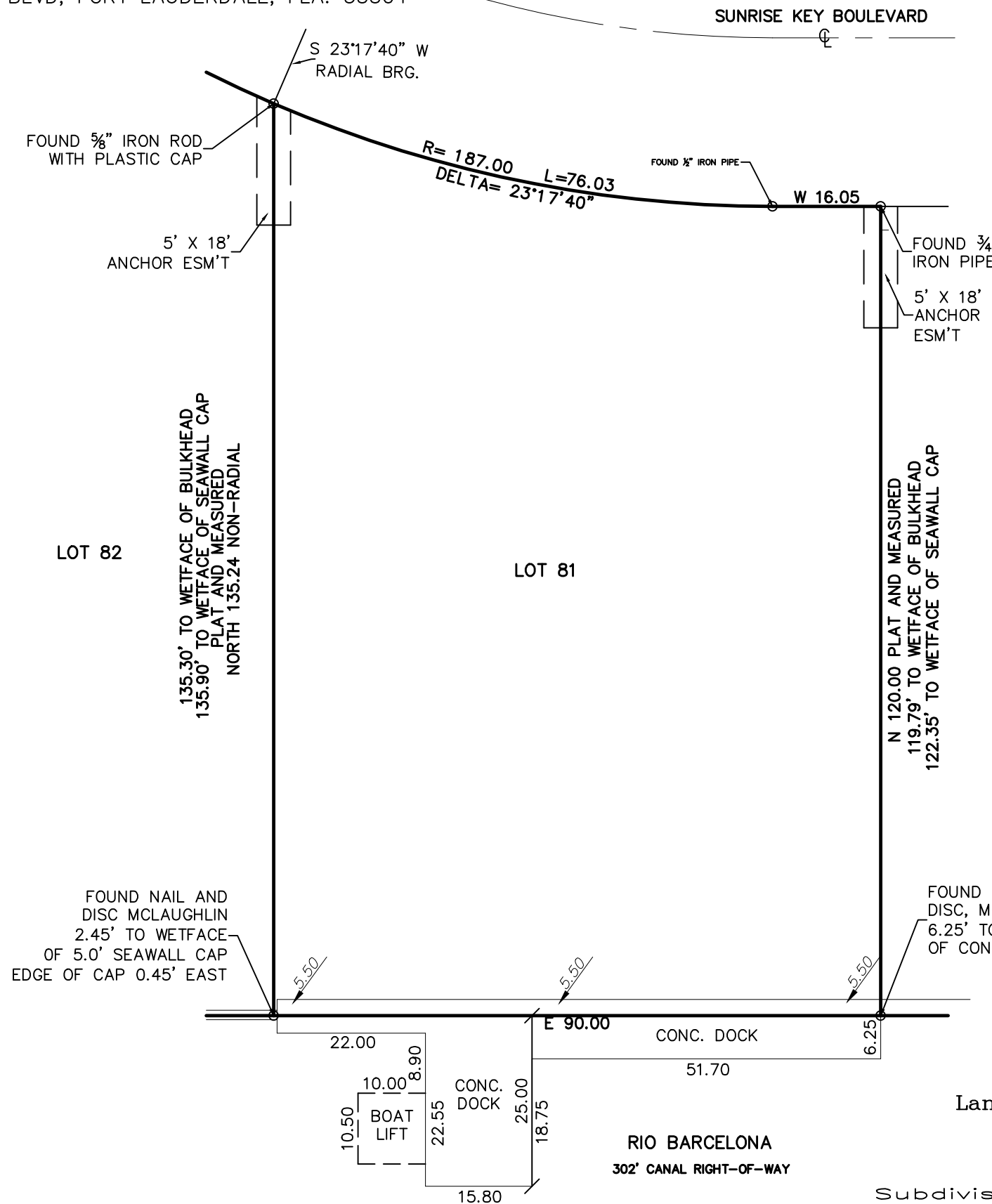
Principal

A handwritten signature in blue ink, appearing to read 'A. L. Korban', written in a cursive style.

11/8/23

FINAL AS-BUILT SEAWALL ELEVATION CERTIFICATE

PROPERTY ADDRESS IS 1908 SUNRISE KEY BLVD, FORT LAUDERDALE, FLA. 33304



SUNRISE KEY BOULEVARD

S 23°17'40" W
RADIAL BRG.

FOUND 5/8" IRON ROD
WITH PLASTIC CAP

5' X 18'
ANCHOR ESM'T

R= 187.00
L=76.03
DELTA= 23°17'40"

FOUND 1/2" IRON PIPE

W 16.05

FOUND 3/4"
IRON PIPE

5' X 18'
ANCHOR
ESM'T

LOT 82

LOT 81

LOT 80

135.30' TO WETFACE OF BULKHEAD
135.90' TO WETFACE OF SEAWALL CAP
PLAT AND MEASURED
NORTH 135.24 NON-RADIAL

N 120.00 PLAT AND MEASURED
119.79' TO WETFACE OF BULKHEAD
122.35' TO WETFACE OF SEAWALL CAP

FOUND NAIL AND
DISC MCLAUGHLIN
2.45' TO WETFACE
OF 5.0' SEAWALL CAP
EDGE OF CAP 0.45' EAST

FOUND NAIL AND
DISC, MCLAUGHLIN
6.25' TO WETFACE
OF CONC. DOCK

22.00

10.00

10.50

22.55

18.90

25.00

18.75

15.80

E 90.00

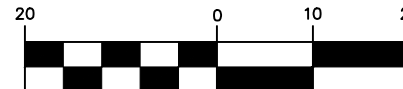
CONC. DOCK

51.70

RIO BARCELONA

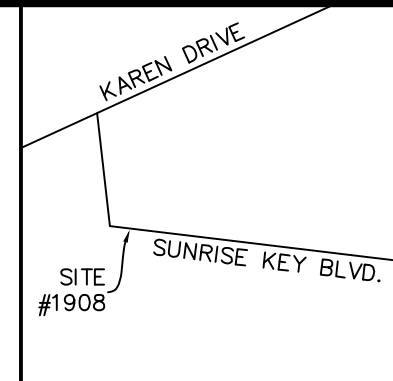
302' CANAL RIGHT-OF-WAY

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



SITE #1908

LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

LOT 81, SUNRISE KEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (ASSUMED)
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.
- ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (1988) AND ARE INDICATED THUS: $\triangleleft 6.55$
- THIS IS A BOUNDARY SURVEY.
- REFERENCE BENCHMARK BROWARD COUNTY B.M. # SKG-2
- REFERENCE BEARING, S. LINE LOT 81
- ELEVATIONS PER NAVD (1988) DATUM DERIVED FROM NGVD (1929) DATUM AND CONVERTED UTILIZING U.S. ARMY CORP OF ENGINEERS SOFTWARE (CORPSCON 6.0.1) OBTAINED HTTP://WWW.TECH.ARMY.MIL/

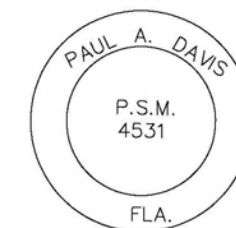
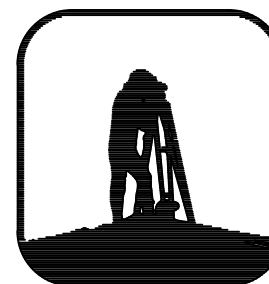
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS HEREON.

DATE: 08/03/2023

Paul Davis
Digitally signed by Paul Davis
Date: 2023.11.01 09:49:42 -04'00'

PAUL A. DAVIS
P.S.M. #4531
STATE OF FLORIDA.



PAUL A. DAVIS, INC.

LB #0007219

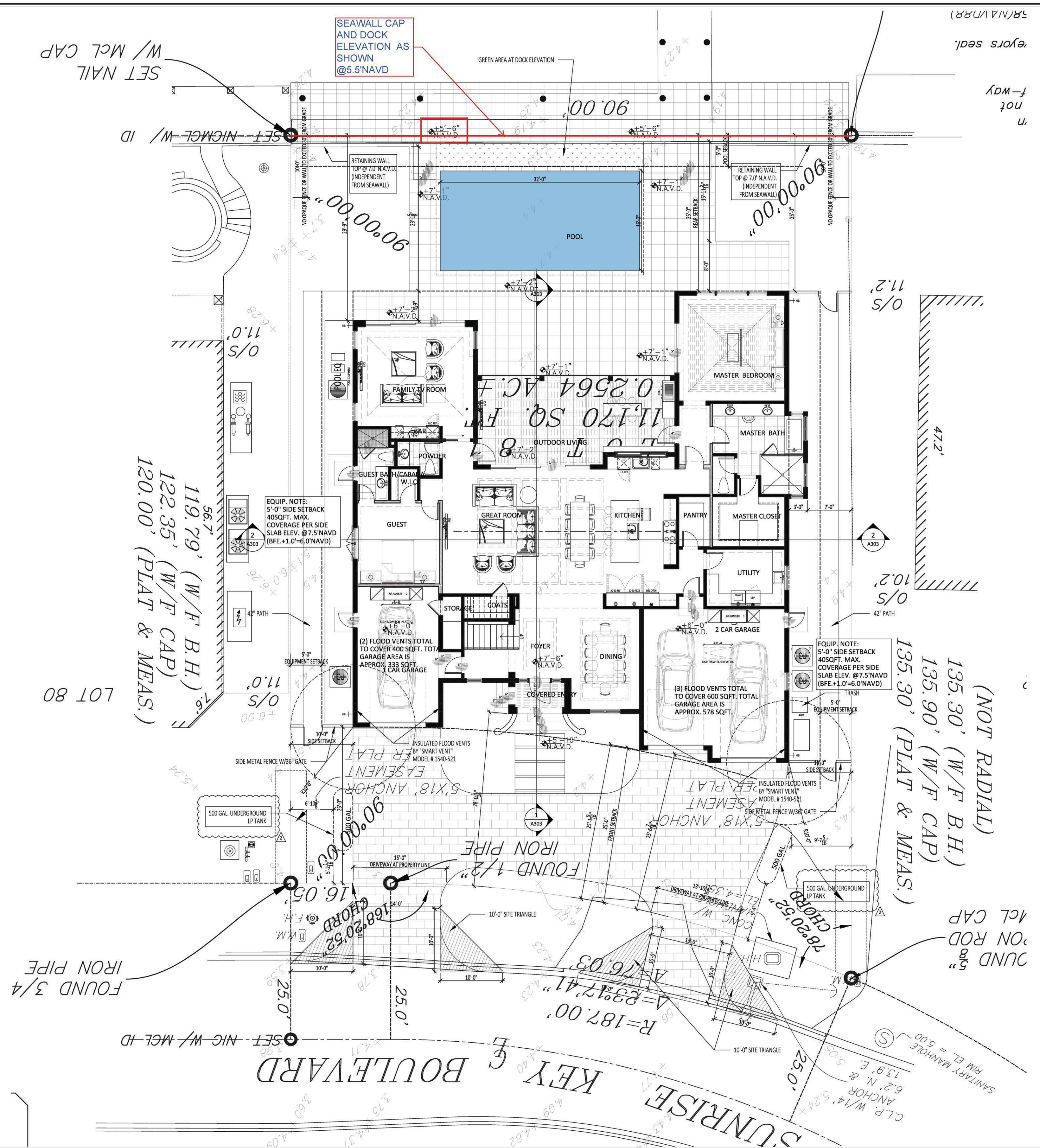
Land Surveyors • Land Development • Consultants • Planners

4710 N.E. 17TH AVE., POMPANO BEACH, FLA. 33064-5837

Phone: (954) 954-263-3102

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
	SCALE: 1" = 20'
	DRAWN BY: A.M.D.
	DATE: 08/03/2023
	JOB NO: 00922
	F.B./PG.
	FILE
	SHEET NO. 1 OF 1



ZONING RS-4.4 REQUIREMENTS (PER ULDR SECTION 47-5.30)		
	REQUIRED	PROPOSED
LOT SIZE	10,000 S.F. (MINIMUM)	11,170 S.F.
FLOOR AREA	1,000 S.F. (MINIMUM)	(4,180 S.F. GROSS FLOOR AREA)
FLOOR AREA RATIO	0.75 = 8,377 S.F. (MAXIMUM)	4,180/11,170 SF = 0.37
LOT COVERAGE	45% = 5,026 S.F. (MAXIMUM)	4,409SF = 39.47%
FRONT SETBACK	25'-0" (MINIMUM)	25'-0"
SIDE SETBACK	10'-0" - UP TO 22'-0" HEIGHT	10'-0"
SIDE SETBACK ABUTTING WATERWAY	25'-0" (MINIMUM)	N/A
REAR SETBACK	15'-0" (MINIMUM)	N/A
REAR SETBACK ABUTTING WATERWAY	25'-0" (MINIMUM) FROM WET FACE	25'-0"
STRUCTURE HEIGHT	35'-0" (MAXIMUM)	32'-8"

ACCESSORY BUILDINGS AND STRUCTURES AS PER ULDR 47-19.2.P:

- SHALL BE PERMITTED WHEN ACCESSORY TO RESIDENTIAL USES, IN THE REQUIRED REAR YARD BUT NO CLOSER THAN FIVE (5) FEET FROM THE REAR PROPERTY LINE EXCEPT WHERE A PARCEL IS ABUTTING A WATERWAY, WHERE THEY SHALL BE NO CLOSER THAN TEN (10) FEET FROM THE WATERWAY AS MEASURED IN ACCORDANCE WITH SECTION 47-2.2.R.
- OPEN ON ALL SIDES.
- NO GREATER THAN TWELVE (12) FEET MEASURED FROM THE GROUND TO THE TOP OF THE STRUCTURE.
- LIMITED IN SIZE TO TWO HUNDRED (200) GROSS SQUARE FEET IN AREA FOR THAT PORTION OF THE STRUCTURE PROTRUDING INTO THE REQUIRED YARD AREA.
- NO MORE THAN ONE (1) FREESTANDING SHADE STRUCTURE PER PLOT SHALL BE PERMITTED IN THE REQUIRED REAR YARD.

- SITE PLAN NOTES:**
1. ALL MECHANICAL & PLUMBING EQUIPMENT TO BE A MIN. OF 5'-0" FROM ANY PROPERTY LINE, MAX. OF 5'-0" HIGH & 8'-0" IN LENGTH, & 40 S.F. EQUIP. SLAB TOP @ 7.5' N.A.V.D. MIN. (BFE+1=6.0' NAVD)
 2. NO RECESSED SHOWERS BELOW 6.0' N.A.V.D
 3. REFER TO LANDSCAPE DESIGNER PLANS FOR PLANTING SCHEDULE & REQUIREMENTS.
 4. REFER TO CIVIL PLANS FOR DRAINAGE DETAILS & GRADING.

PERMIT SET- 05-12-21

SIMON RESIDENCE

1908 SUNRISE KEY BLVD.
FORT LAUDERDALE, FL



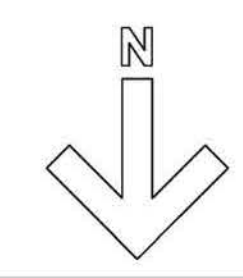
Ada
Architecture Design Atelier

2401 NW 29TH RD BOCA RATON, FL. TEL: 561-692-3639 - ARCHITECT @ADATELIER.NET - WWW.ADATELIER.NET

Andre Korban
c=US, st=Florida, l=Boca
Raton
serialNumber=AATL20230215
285825, o=Ada Architecture
Design Atelier, LLC, cn=Andre
Korban,
email=architect@adatelier.net
0004-13:52:07 2023.11.02



ANDRE LATTOUF KORBAN
FL. LICENSE # AR98726

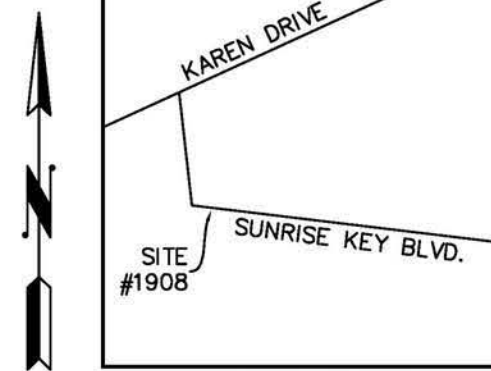
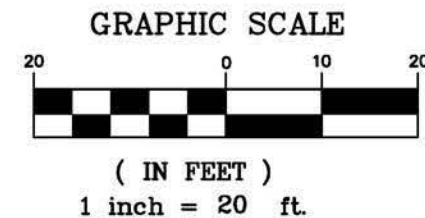
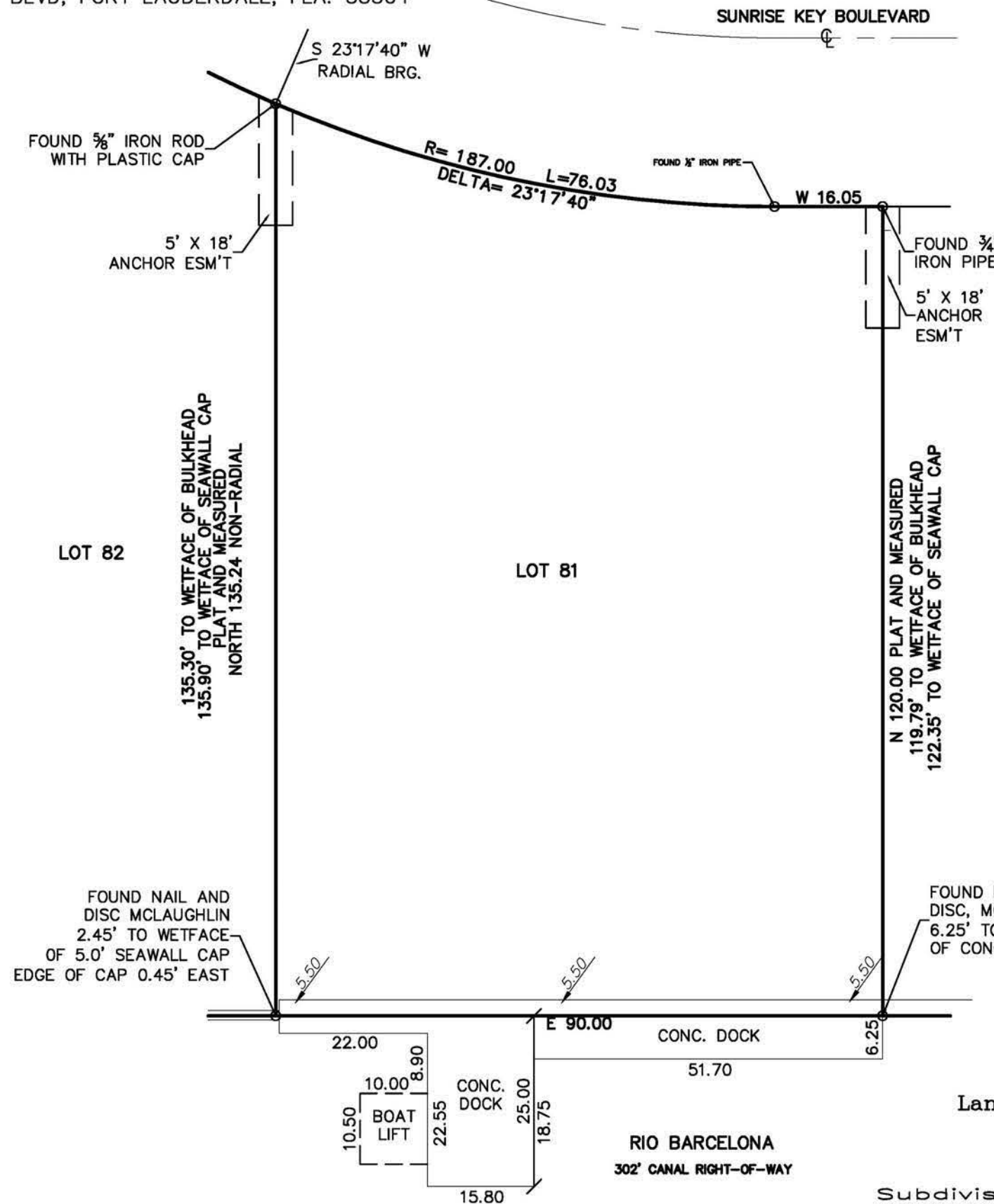


SITE PLAN
SCALE: 1/8"=1'-0"

A101
SHT.

FINAL AS-BUILT SEAWALL ELEVATION CERTIFICATE

PROPERTY ADDRESS IS 1908 SUNRISE KEY BLVD, FORT LAUDERDALE, FLA. 33304



LEGAL DESCRIPTION:
LOT 81, SUNRISE KEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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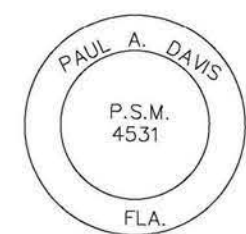
CERTIFICATE:

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DATE: 08/03/2023

Paul Davis
Digitally signed by Paul Davis
Date: 2023.11.01 09:49:42 -04'00'

PAUL A. DAVIS
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	FILE
	SHEET NO. 1 OF 1

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. PLW-1304-23110006

APPLICANT: Oldfield Point Holdings, LLC

PROPERTY: 1908 Sunrise Key Blvd. Fort Lauderdale, FL 33304

PUBLIC HEARING DATE: 12-13-2023

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

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

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

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of Nov, 2023



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/08/2027



1908



ALICIA WEAVER
INTERIOR DESIGN

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CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PIN-BOA-23110006

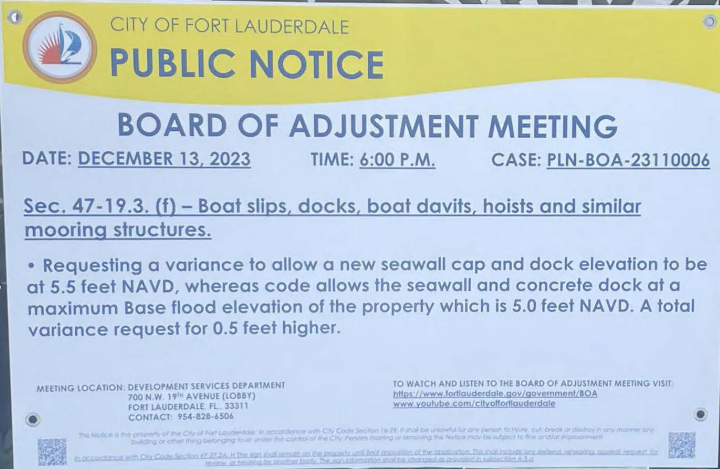
Sec. 47-19.3. (f) – Boat slips, docks, boat davits, hoists and similar mooring structures.


- Requesting a variance to allow a new seawall cap and dock elevation to be at 8.5 feet NAVD, whereas code allows the seawall and concrete dock at a maximum base flood elevation of the property which is 5.0 feet NAVD. A total variance request for 0.5 feet higher.

FOR MORE INFORMATION, CONTACT THE CITY ENGINEER AT (954) 346-2200 OR VISIT THE CITY WEBSITE AT WWW.FORTLAUDERDALEFL.GOV. THE CITY ENGINEER'S OFFICE IS LOCATED AT 1000 N. UNIVERSITY BLVD., SUITE 200, FORT LAUDERDALE, FL 33304.



Alicia Weaver
INTERIOR DESIGN
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 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23110006

Sec. 47-19.3. (f) – Boat slips, docks, boat davits, hoists and similar mooring structures.

- Requesting a variance to allow a new seawall cap and dock elevation to be at 5.5 feet NAVD, whereas code allows the seawall and concrete dock at a maximum Base flood elevation of the property which is 5.0 feet NAVD. A total variance request for 0.5 feet higher.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19th AVENUE (LOBBY)
FORT LAUDERDALE, FL 33311
CONTACT: 954-828-4506


TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/channel/UC9d0f0r0s0d0e0

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-26, it shall be unlawful for any person to write, call, mark or destroy in any manner any building or other thing belonging to or under the control of the City. Payment of this notice is not a guarantee of approval of the application. The notice shall be subject to the official government's decision. In accordance with City Code Section 16-26.2A, at the sign that results in the approval and final issuance of the final decision, the sign shall include any address, recording, zoning, request for information, or other information as required by the sign submission and be changed as provided in subsection A.3.





PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: DECEMBER 14, 2023 TIME: 4:00 P.M. CASE: PUL-2023-10000
Sec. 17-2.01 - Boat lifts, docks, boat sheds, bath and other
INDUSTRIAL STRUCTURES
If requesting a variance to allow a new second cup and deck expansion to the
existing structure.
If requesting a variance to allow the removal and replacement of the
of 2.5 feet high, white vinyl fence along the property and to be replaced
with a 6-foot high fence of the property which is 5.5 feet high. A full
variance is required for 2.5 feet high.

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23110006

Sec. 47-19.3. (f) – Boat slips, docks, boat davits, hoists and similar mooring structures.

- Requesting a variance to allow a new seawall cap and dock elevation to be at 5.5 feet NAVD, whereas code allows the seawall and concrete dock at a maximum Base flood elevation of the property which is 5.0 feet NAVD. A total variance request for 0.5 feet higher.

REGISTRATION: DEVELOPMENT SERVICES DEPARTMENT
 700 N.W. 11TH AVENUE (LOBBY)
 FORT LAUDERDALE, FL 33311
 CONTACT: 954-828-4304

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