



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 30th, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, September 11th, 2024 at 6:00 pm.**

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-24020002
OWNER:	ANDREWS, ANNALEE M
AGENT:	N/A
ADDRESS:	1820 SOUTH WEST 22 AVENUE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 10, BLOCK 13 OF "FLAMINGO PARK SECTION D". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-19.1.J - General requirements.</u>

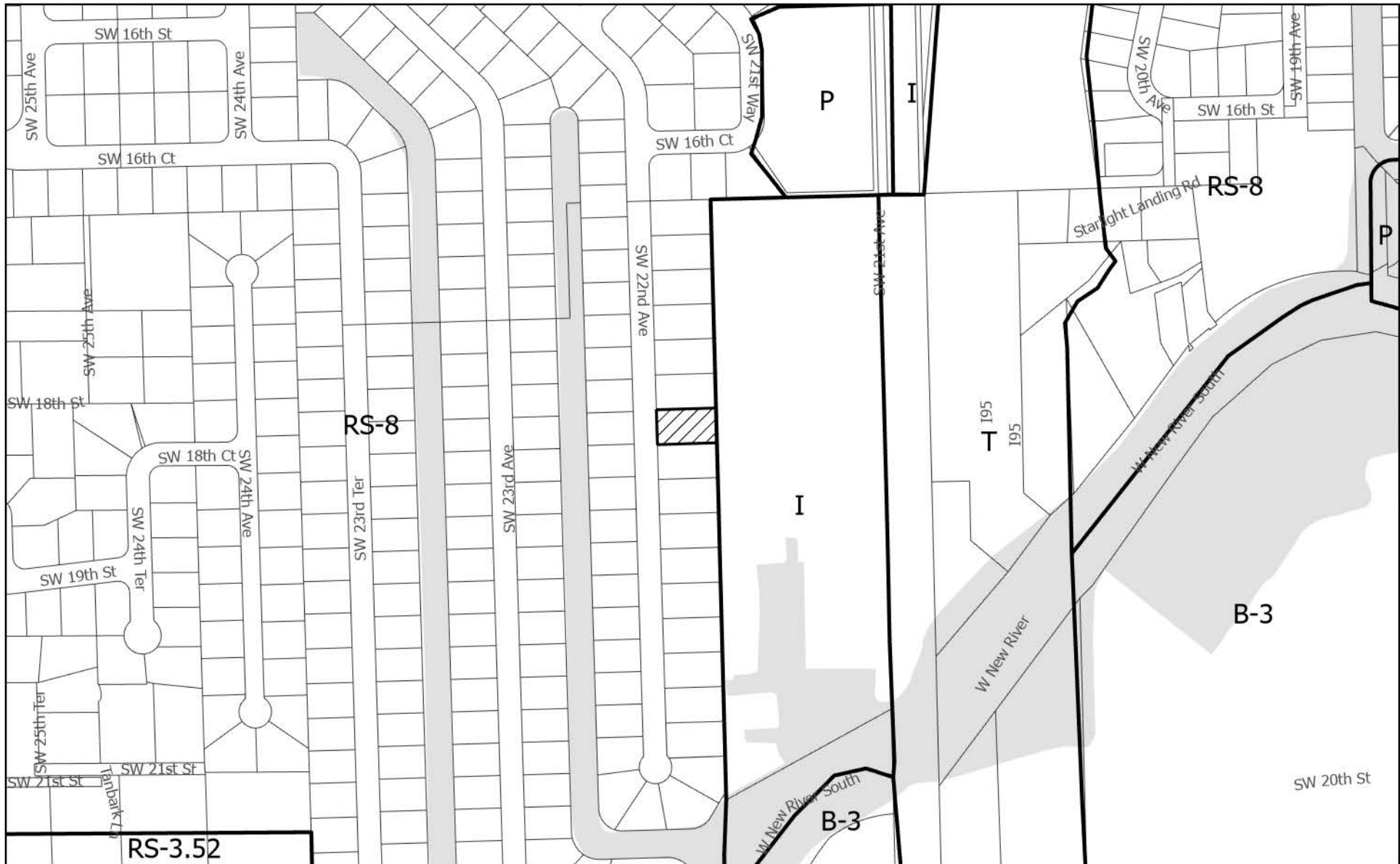
- Requesting a variance to allow the aggregate gross floor area of 2 existing accessory structures (Tiki hut + raised deck) to be 70.23% of the gross floor area of a principal building on the development site whereas the code allows a maximum of 49%. A total variance request of 21.23%.

BREAKDOWN:

TIKI	= 616.0 SF
<u>RAISED DECK</u>	<u>= 471.6 SF</u>
TOTAL	1,087.60 SF

Sec 47-19.2. G.2- Accessory buildings, structures and equipment, general.

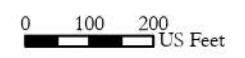
- Requesting a variance to allow an existing 471.6 square foot above-grade viewing deck at a height of 7'6" + 3'6" railing = 11'0" whereas the code allows a maximum height of no greater than 2'6" as measured from the finished floor elevation of the ground floor of the principal building or buildings. A total variance request of 8'6" feet.
- Requesting a variance to allow an existing raised-deck to protrude into the required 5-foot minimum rear yard raised-deck setback a distance of 3.4 feet whereas the minimum rear yard accessory structure setback code



PLN-BOA-24020002

LEGEND

-  Municipal Boundary
-  Subject Site



requirement is 5 feet. A total variance reduction request of 1.6 feet.

Sec 47-19.2. P- Freestanding shade structures

- Requesting a variance to allow an existing Tiki hut at a height of 18 feet whereas the code allows a maximum of 12 feet as measured from the ground to the top of the structure, a total variance request for an increase in height of 6 feet.
- Requesting a variance to allow an existing Tiki hut to protrude 375.20 square feet into the required 15' rear yard area whereas the maximum allowed is 200 square feet protruding into the required rear yard area. A total variance request of 175.20 square feet.

NOTE: The Tiki hut is a total of 616 square feet out of which 375.20 square feet is protruding into the required yard area and only 200 square feet is allowed.

- Requesting a variance to allow an existing Tiki hut to have a rear setback of 1.4 feet, whereas the minimum rear yard accessory structure setback requirement is 5 feet. A total variance reduction request of 3.6 feet.
-

To watch and listen to the meeting, please visit:

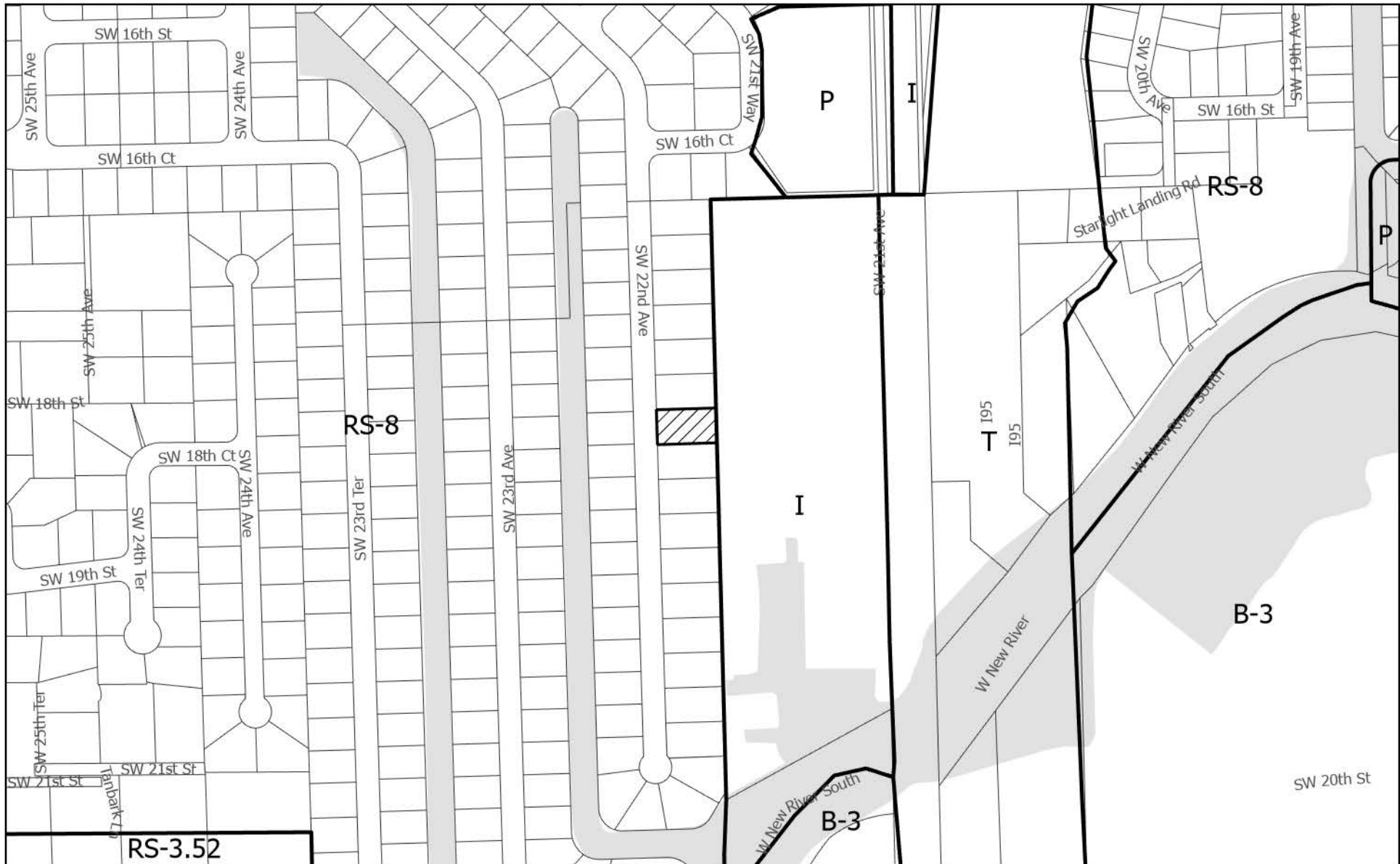
<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

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

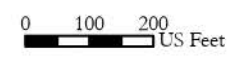
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-24020002

LEGEND

-  Municipal Boundary
-  Subject Site



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. 2020002

APPLICANT: Annalee Andrews

PROPERTY: 1820 SW 22nd Ave, Fort Lauderdale, Florida 33312

PUBLIC HEARING DATE: September 11, 2024

BEFORE ME, the undersigned authority, personally appeared Annalee Hambric, 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. AA (initial here)

Annalee Andrews

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of August 2024



NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/04/2028



PLN-BOA- 24020002

Sec. 47-19.1.J - General requirements.

Sec. 47-19.1. - General requirements.

A. No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following:

1.A fence as permitted by Section 47-19.5. (Temporary Fences).

B. No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located, unless specifically permitted by the ULDR.

C. No accessory use or structure shall be permitted to be used if the principal structure is no longer in use.

D. All accessory uses or structures built in the front yard shall conform to the front and side yard restrictions for residential buildings in the district in which they are built.

E. No accessory use or structure shall be permitted within a sight triangle except as provided in Section 47-35 of the ULDR.

F. No accessory use or structure greater than two and one-half (2½) feet in height shall be permitted within five (5) feet of the waterway as measured in accordance with Section 47-2.2.R., unless specifically permitted, and in accordance with the ULDR or when required by the Florida Building Code.

G. No accessory use or structure shall be permitted to be located in a manner which may cause runoff onto adjacent properties.

H. No accessory use or structure shall be located on a corner lot within fifteen (15) feet of any side street property line. For other than corner lots, when an accessory use or structure is permitted in the front or rear yard, but is not expressly permitted in the side yard, such accessory use or structure shall be setback from the side property line a minimum distance equal to the required side yard required by the zoning district where the development site is located.

I. Whenever the principal building is on the rear of the lot, not over twenty-five (25) percent of the front yard area shall be occupied by an accessory use or structure.

J. An accessory use or structure may be attached to another accessory use or structure. However, in no instance shall the aggregate gross floor area of all accessory uses or structures on a parcel exceed forty-nine percent (49) of the gross floor area of a principal building on the development site, either individually or together, unless otherwise provided for herein.

Sec 47-19.2. G.2- Accessory buildings, structures and equipment, general.

G. Decks.

1. At-grade decks shall be permitted in all zoning districts within the front, rear or side yards, but shall not exceed the finished floor elevation of the ground floor of the principal building or buildings. There is no required setback for an at-grade deck.

2. Above-grade decks shall be permitted in the required front, rear or side yards but no closer than five (5) feet from any property line, and no greater in height than two and one-half (2½) feet as measured from the finished floor elevation of the ground floor of the principal building or buildings. The vertical edge of an elevated deck that is visible from the right-of-way or adjacent property shall be finished according to industry standards and with materials that are consistent with the materials used in the deck itself.

Sec 47-19.2. P- Freestanding shade structures

P. *Freestanding shade structures.* Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may 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. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of 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.

Records

Showing 1-30 of 30

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Applicant on Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24020002		1820 D ck	Z- Board of Adjustm nt (BOA)	0		1820	SW	22	AVE		Op n
<input type="checkbox"/>	BLD-RMIS-23110018	e ATF- WOOD DECK BE23100117	ATF- WOOD DECK BE23100117	R sid ntial Misc llan ous P rmit e	270.55 e		1820	SW	22	AVE		Awaiting C
<input type="checkbox"/>	BLD-ACC-23110021	ATF- CHICKEE HUT BE23100117 e	ATF- CHICKEE HUT BE23100117 e	Acc ssory Structur P rmit	0		1820 e	SWe	22 e	AVE e		Issu d
<input type="checkbox"/>	BE23100117	Tiki hut and l vat d d ck without p rmits		Building Cod Cas		Jos Saragusti e	1820	SW	22	AVE		Cod Enfc
<input type="checkbox"/>	BLD-FEN-WT-23060040	e 191.97' OF 6' HIGH PVC PRIVATE WHITE W/ 2 GATES 4...	PVC FENCE-191.97' OF 6' HIGH... e	Walk-Thru - F nc			1820	SW	22	AVE		Compl t
<input type="checkbox"/>	CE18120706	BEING USED A VACATION RENTAL. OVER THE WEEKEND, T... e	BURKE,ROBERT J	Cod Cas			1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VIO-CE18120706_1	BEING USED A VACATION RENTAL. OVER THE WEEKEND	BURKE,ROBERT J	Violation-CODE H aring e	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	CE18120087	POSSIBLE VACATION RENTAL. FB	BURKE,ROBERT J	Cod Cas			1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VIO-CE18120087_1	e	BURKE,ROBERT J	Violation-CODE H aring	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	CE18111645	CONTINUING TO OPERATE AS A VACTION RENTAL.	BURKE,ROBERT J e	Cod Cas			1820 e	SWe	22 e	AVE e		Clos d
<input type="checkbox"/>	VIO-CE18111645_1		BURKE,ROBERT J	Violation-CODE H aring e	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	CE18101727	OPERATING A VACATION RENTAL WITH AN EXPIRED, CERT... e	BURKE,ROBERT J	Cod Cas			1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VIO-CE18101727_d	OPERATING A VACATION RENTAL WITH AN EXPIRED	BURKE,ROBERT J	Violation-CODE H aring	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	CE18100479	L/S - ONE STEP - 0 CASE FOUND	BURKE,ROBERT J	Cod Cas e			1820	SW	22	AVE		Clos d e
<input type="checkbox"/>	VIO-CE18100479_1		BURKE,ROBERT J	Violation-CODE H aring e	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	CE18071402	VEHICLES PARKING ON THE SWALE e	BURKE,ROBERT J	Cod Cas			1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VIO-CE18071402_1		BURKE,ROBERT J e	Violation-CODE H aring	0 e		1820	SW	22 e	AVE		Clos d
<input type="checkbox"/>	CE18031247	AC VENT ON TOP OF THE BUILDING IS MAKING A, EXTRE... e	BURKE,ROBERT J	Cod Cas			1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VIO-CE18031247_1e		BURKE,ROBERT J	Violation-CODE H aring	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VRR-1500509		AQUA DREAM VACATION RENTAL LLC e	Vacation R ntal R gistry e	0		1820	SW	22	AVE		Clos d e
<input type="checkbox"/>	CE15030414	L/S ON TIME TAX 0-OPEN CASES FOUND	BURKE,ROBERT J	Cod Cas			1820	SW	22	AVE		Clos d
<input type="checkbox"/>	VIO-CE15030414_d		BURKE,ROBERT J	Violation-CODE H aring e	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	CE15030126	L/S RELIABLE LIEN SEARCH INC 0-OPEN CASES, FOUND e	BURKE,ROBERT J	Cod Cas e			1820	SW	22	AVE		Clos d e
<input type="checkbox"/>	VIO-CE15030126_1	e	BURKE,ROBERT J	Violation-CODE H aring	0		1820	SW	22	AVE		Clos d
<input type="checkbox"/>	PM-14081526	HCOLTON 9/11/14 OK TO VOID THE PERMIT -INSTALL ... e	INSTALL 55 LF OF BOARD ON BO...	F nc P rmit	0 e		1820 e	SWe	22 e	AVE		Void
<input type="checkbox"/>	PM-08060017	ABANDON SEPTIC CONNECT TO SEWER	ABANDON SEPTIC CONNECT TO SEWER	Plumbing S w r Cap P rmit e	0		1820	SW	22	AVE		Compl te
<input type="checkbox"/>	PM-04081382	6' X 70' VERTICAL SHADOWBOX WOOD FENCE 2 WALK GAT... e	6' X 70' VERTICAL SHADOWBOX ...	F nc P rmit	0		1820	SW	22	AVE		Compl t
<input type="checkbox"/>	PM-03120170	REROOF TILE AND FLAT ROOF 1900SQ FT	REROOF TILE AND FLAT ROOF 19...	R -Roof P rmit	0		1820	SW	22	AVE		Compl t
<input type="checkbox"/>	PM-02080866	INSTALL (11) ACCORDION SHUTTERS	INSTALL (11) ACCORDION SHUTTERS e	Shutt r P rmit	0		1820	SW	22	AVE		Compl t
<input type="checkbox"/>	AB-0039167		BURKE ROBERT J / BREUER J	R sid nt/Busin ss Alarm R gistration e	0 e		1820 e	SWe	22 e	AVE e		Possibl C



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 11th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24020002

Sec. 47-19.1.J - General requirements.

• Requesting a variance to allow the aggregate gross floor area of 2 existing accessory structures (Tiki hut + raised deck) to be 70.23% of the gross floor area of a principal building on the development site whereas the code allows a maximum of 49%. A total variance request of 21.23%.

BREAKDOWN:

TIKI	=	616.0 SF
RAISED DECK	=	471.6 SF
TOTAL	=	1,087.60 SF

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

To view more information about this item, please visit:

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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





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MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
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NOTE: The Tiki hut is a total of 616 square feet out of which 375.20 square feet is protruding into the required yard area and only 200 square feet is allowed.

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BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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. To request a meeting with staff, [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 [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

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. [BOA Flow Chart](#).

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.

EXAMPLE VARIANCE SUBMITTAL

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov

Phone: 954-828-6520, Option 5

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

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	BE23100117
Date of complete submittal	4/5/2024
NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT	
Property Owner's Name	Annalee Hambric
Property Owner's Signature	<i>Annalee Hambric</i>
Address, City, State, Zip	1820 SW 22nd ave Fort Lauderdale, FL 33312
E-mail Address	lahambric@gmail.com or annaleeandrews1993@gmail.com
Phone Number	561-305-6235
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	N/A
Applicant / Agent's Signature	N/A
Address, City, State, Zip	N/A
E-mail Address	N/A
Phone Number	N/A
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	BLD-RMIS-23110018 & BLD-ACC-23110021	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>	
Project Address	Address: 1820 SW 22nd Ave Fort Lauderdale, FL 33312	
Legal Description	See Survey	

Tax ID Folio Numbers <i>(For all parcels in development)</i>	504217240930
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Variance/Special Exception Request
(Provide a brief description of your request)

To increase allowable height of above-grade deck to existing height of 7'-6" (11ft with guard railings of 3'-6") and to increase allowable height of the chickee hut to 18 feet. To reduce the set back of above-grade decks to 3.4 ft. o reduce the set back of the free standing shade structure to 1.4 ft (when you include 2 ft of thatched roof overhang). To increase the allowable aggregate gross floor area of all accessory uses or structures to 67% (when including 2 foot thatched roof overhang of chickee hut in sq ft calc) and to allow the chickee hut to protrude 348.4 ft into the required yard area.

Applicable ULDR Sections
(Include all code sections)

47-19.2.G.2 Above-grade decks shall be no greater in height than two and one-half (2½) and have a 5 foot set back 47-19.2.P. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet, 200 sq feet is allowed to protrude into required yard areas, and set back of 5 feet. 47-19.1.J. The aggregate gross floor area of all accessory uses or structures on a parcel shall not exceed forty-nine percent.

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	W - 25 ft	N/A
Side	N - 5 ft	N/A the structure conforms to the 5ft setback
Side	S - 5 ft	N/A the structure conforms to the 5ft setback
Rear	E - 5ft	1.4 ft for chickee (includes 2ft of thatched roof overhang) and 3.4ft for raised viewing deck

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.

Please see attached page

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

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

Please see responses on attached page

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

Please see responses on attached page

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

Please see responses on attached page

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

Please see responses on attached page

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

Please see responses on attached page

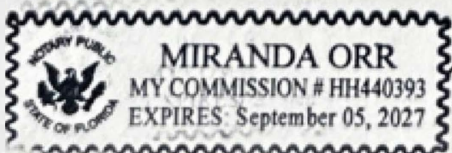
AFFIDAVIT: Annelise Hambro the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Annelise Hambro
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8 day of Feb, 2024

(SEAL)

 Miranda Orr
NOTARY PUBLIC
MY COMMISSION EXPIRES: Sep. 05, 2027

Specific Request:

- (1) Requesting a variance to allow an existing 471.6 sq foot of above-grade viewing deck at a height of 7'6" + 3'6" railing = 11', whereas 47-19.2.G.2 allows for a maximum height of no greater than 2'6" feet as measured from the finished floor elevation of the ground floor of the principal building. Total variance requested is 8'6".
- (2) Requesting a variance to allow an existing raised-deck to protrude into the required 5 foot minimum rear yard raised-deck setback a distance of 3.4 feet whereas the minimum rear yard accessory structure setback code requirement is 5 feet per 47-19.2.G.2. A total variance reduction request of 1.4 feet.
- (3) Requesting a variance to allow an existing Tiki hut at a height of 18 feet whereas the code allows a maximum of 12 feet as measured from the ground to the top of the structure, a total variance request for an increase in height of 6 feet.
- (4) Requesting a variance to allow an existing Tiki hut to have a rear setback of 1.4 feet, whereas the minimum rear yard accessory structure setback requirement is 5 feet. A total variance reduction request of 3.6 feet.
- (5) Requesting a variance to allow the aggregate gross floor area of 2 existing accessory structures (Tiki hut and raised deck) to be 70.23% (which includes the 2 foot of thatched roof overhang around the entire shade structure) of the gross floor area of the principal building on the development site whereas the code (section 47-19.1.J), allows a maximum of 49%. A total variance request of 21.23%. Tiki = 616 SF Raised Deck = 471.6 SF Total=1,087.60 SF
- (6) Requesting a variance to allow an existing Tiki hut to protrude 375.20 square feet into the required 15' rear yard area whereas the maximum allowed is 200 square feet protruding into the required rear yard area. A total variance request of 175.20 square feet. Note: The Tiki hut is a total of 616 square feet of which 375.20 square feet is protruding into the required yard area and only 200 square feet is allowed.

- A. We bought the house in 2018. At that time, there was an existing marina facility which had concrete walls that fully blocked all negative impacts of the I95 and 595 overpasses from our neighborhood, but especially our backyard. Please see appendix 1 of the color photographs which shows our backyard when we first bought the house with no exposure to the highway. Further, while our property is zoned in RS-8, it is different from other homes zoned as RS-8 because our rear property line backs up to an industrial zone that also happens to now be exposed to the elevated I95 overpass. See Appendix 3 & 4 of the color photos which exemplify this. We would have never bought the house if we had known that when Port 32 bought the old boat repair facility and knocked it down, we would have to deal with the noise, soot, and lack of privacy that came with that facility not being there. We did not sign up to buy a house where:
- i. The backyard is constantly covered in soot from the highway.
 - ii. There's non-stop noise from the elevated highway overpass.
 - iii. There is extensive noise coming from the Marina that includes but is not limited to the sound associated with the wrapping of boats, cleaning of boats, movement of heavy machinery associated with dry stacking boats and removing them for use (especially on the weekend), and continuously loud beeping from giant boat lifts moving the boats up and down the 5 story tall boat stacks less than 40 feet from our rear property line.
 - iv. We have no privacy from passersby's on the highway, trains and boats. The teardown of this old facility and construction of Port 32's new dry stacks, caused our property to be subject to these negative impacts. Because of this, we no longer could enjoy our backyard the way we could before the facility was torn down at the end of 2019.

For the reasons outlined above, we can clearly demonstrate that our property is affected by special conditions and circumstances which prevent the reasonable use and enjoyment of our backyard and pool on our property as compared to other properties in our same zoning district.

- B. Special conditions that clearly constitute marked exceptions to other properties in the same Zoning District:
1. Other properties in our same building district (RS-8) do not back up to an industrial zone. See Appendix 3 & 4 of the color photos which exemplify this. This is clearly a marked exception as compared to other properties in our zoning district.
 2. Other properties in our same building district (RS-8) do not have virtually no buffer between their property and the elevated overpass of I-95 which is the busiest and the largest main highway in south Florida. See Appendix 3 & 4 of the color photos which exemplify this. This is clearly a marked exception as compared to other properties in our zoning district.
 3. Removal of the building that blocked all noise, soot and view of I95. We bought the house when there was a totally enclosed building blocking I95 so the removal of that building has significantly impacted our ability to enjoy our yard now.
 4. Our lot, in particular, is placed where there is an approximately 15-20 foot gap between the boat stacks which creates a wind-tunnel effect. See Appendix 3 & 4 of the color photos which exemplify this. This gap funnels in and amplifies the noise from the highway, wind that gets directed square into our yard which also brings our yard in particular the most soot.
 5. The height and size of the structure we built clearly conforms to the neighboring properties. Along our street we have counted at least 3 other homes that have either an elevated detached deck the same height as ours in their backyard, or an elevated deck attached to their home which were all clearly constructed in order to benefit from the view of the large waterway that can be seen only by constructing an elevated platform.
 6. Additionally, while we should have done more due diligence before blindly trusting the license and insured company we hired to build the tiki hut and deck- we never would have thought that our 18 foot tiki hut would be a problem with regards to the height as we specifically wanted to build it to block out the two major eye sores which are 5-20 times the height of our tiki hut. We thought it was perfectly reasonable to build something 18 feet tall to attempt to block what is directly behind it which is unsightly, metal, open-ended boat stacks that soar over 5 stories high with an even taller highway overpass we would otherwise be forced to start directly at.

- C. The literal application of the ULDR would deprive us of a substantial property right that is enjoyed by other property owners in the same zoning district, if we are required to remove or make the structure smaller, as follows:
1. The first main reason for this is that the tiki hut and deck were purposefully constructed to block the view of the highway overpass, trains and 5 stories of unsightly, metal, open-framed dry stacks. Prior to the deck being built, we could not enjoy sitting outside in our backyard as it felt and looked like chaos due to the traffic noise, horns blowing and constant noise coming from the dry storage facility.
 2. Secondly, it blocks the noise from these 3 nuances from our backyard which also made our backyard impossible to enjoy previously.
 3. Third, the deck allows us to enjoy sitting by our pool without feeling like we are on display for the whole world to see.
 4. The tiki hut and deck was built closest to the waterway and at the height it is as it is the minimum height and size needed to be able to enjoy the waterway.
 5. The dry stack facility installed street lights about 5 feet from our property line that are 20 feet tall. One is placed directly adjacent to our master bedroom window. Before the tiki hut and deck were constructed we had to keep the hurricane shutters closed permanently to block out the light while we slept. As you can imagine, this deprived us of our right to use our own windows and enjoy natural light.
 6. We also feel that we have a right to protect our health. This structure has significantly reduced the amount of soot that used to get all over our pool deck and outdoor furniture and in our pool. Keep in mind that the highway running parallel to our backyard is not ground level. It is an overpass. The boat stacks in between our backyard and the highways have a huge gap square in the middle of our yard which funnels in all of the noise and soot directly into the middle of our backyard. Soot is a known carcinogen, and we built our tiki hut and deck to serve as shelter from the car exhaust, fumes and soot coming from the highway, in addition to the noise and view.

C. (Cont')

Further, Literal application of the provisions of the ULDR for our zoning district would deprive us of our rights under the Florida Property Owners bill of Rights (Statue 70.002) as follows:

1. The right to acquire, possess, and protect your property.- This right is impacted if we are required to remove or lower or reduce in size any portion of the deck or tiki hut to conform with the provisions applicable to our zoning district as it serves as protection from the substantial noise and soot coming off the highways, trains and Port 32 from our backyard, pool, furniture and other property. Given our entire backyard is now open to the length of the highway and the dry storage facility, if it were any smaller, we would not be able to maintain blockage for a substantial amount of our property which would defeat its purpose.
2. The right to use and enjoy your property. As described above.

D.

We did not want the previous building to be removed but we had no say in the matter. We bought the house well before this building was removed and never would have bought it if we know our backyard would be turned into a wasteland. We spent our life savings on the tiki hut and deck in order to try to gain the ability to enjoy our backyard again. If it were up to us, the building that was there when we bought the house that was already blocking all noise, soot and view of the highway would have never been removed and we would have never had to spend a great deal of money to make our backyard enjoyable again, but it was not up to us unfortunately.

The hardships defined above are not self created but are a result of changes in circumstances impacting the property (i.e. Port 32 tearing down the old facility that blocked the highway.)

The current code also creates these hardships by prohibiting us, as property owners, from

1. protecting our property from damage caused by soot.
2. protecting our health.
3. protecting our right to privacy; and,
4. protecting our rights to both use and enjoy our property.
5. ability to sleep at night without having to keep our shutters permanently closed

E.

The variance requested is the minimum variance allowable to make use of and enjoy our property. It still does not fully block the view and sounds of the ugly metal boat stacks or the heavy equipment moving the boats around but it is tall enough to at least block the view of the highways and some of the sounds coming from both. Additionally, our immediate neighbors on either side do not contest this structure and have stated as such. No other neighbors have expressed any issues with it to us. I would argue that allowing this variance makes our property more compatible with adjoining properties as well as (Port 32) as they have accessory structures 5 stories high, street lights 20 feet tall, and boats and equipment taller than our deck or tiki hut. We wish to maintain harmony in the neighborhood and believe the beautiful new tiki hut and deck add appeal to the neighborhood and Marina. Additionally, as stated previously above, there are at least 3 other homes on our side of the street that have similar structures to enjoy the view of the waterway which demonstrates that our request for these variances would in no way be incompatible with the adjoining properties.

Additionally, the height of the deck is the minimum height required in order for us to be able to see the waterway over the wall that was erected by the Marina.

Further, the height of the tiki hut is the minimum height required to block out the majority of the adverse impacts previously discussed coming from I95 and the dry-storage facility. The dray stack are 5 stories tall.

Finally, we engaged a licensed and insured company to construct the tiki hut and deck. We were promised everything would be done correctly in accordance with all regulations and standards. We are not professionals in construction which is why we hired professionals. We would have never spent our life savings plus some (we still have debt related to this) in an attempt to save our home if we had known it was not built in accordance with the standards. We paid a premium truly thinking that this would ensure everything was done correctly. We built this because we were truly miserable and it was the only way either of us would be comfortable continuing to live here. We thought this would be a better alternative to having to come up with a down payment for a new house that does not have these exposures, but now we have no money left for a down payment if this ends up back firing. I ask that you please have sympathy and compassion knowing we never intentionally did anything wrong. We are doing the best we can with the situation we did not create.

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/items below will result in your application being deemed incomplete.

- Board of Adjustment Application Form** (the Board of Application form must be complete with the applicable information, signatures, and notarizations). *Complete and submit this entire application form with your submittal.
- Proof of Ownership** (warranty deed or tax record including corporation documents and Sunbiz verification name).
- Authorization Form** (Property owner(s) original notarized signature(s) is required (if applicable)).
- Narrative** (include the applicable ULDR code sections, Date, specific request and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs** (Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation).
- Survey** (The survey of the property must be digitally 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 land(s) not included in the proposed project unless specifically requested by the city). *The date on the Survey should not exceed one (1) year.

- Site Plan** (A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated) Cover sheet on plan set to state project name and table of contents.

- Elevations**

- Landscape Plans**

- Additional Plans**

- Mail Notification Documents**

• **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**

How to Order a Tax Map and Notice List.

To order a tax map and notice list, please Contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503.

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.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:

Submittals must be conducted through the [City's online citizen access portal LauderBuild](#). No hardcopy application submittals are accepted.

Information and items listed on the above checklist are important submittal requirements that applicants must follow and submit online to be deemed complete. View all plan and document requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal upload all documents at time the application is submitted to prevent delays in processing.
- [File Naming Convention file names must adhere to the City's File Naming Convention](#).
- Reduce File Size plan sets, and other large files must be merged or flattened to reduce file size.
- Plan Sets plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories choose the correct document category when uploading.

SUBMIT 14 COPY SETS

14 copy sets of each item listed on the checklist will be due AFTER the Application submittal has been Deemed Complete.

All 14 copy sets must be clear and legible. The survey and plans must be at half-size scale 11X17" and all non-plan documents should be 8 ½" x 11".

Property ID Number 504217-24-0930	Escrow Code CL-0020977	Assessed Value See Below	Exemptions See Below	Taxable Value See Below	Millage Code 0312
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ANDREWS,ANNALEE M
1820 SW 22 AVE
FORT LAUDERDALE, FL 33312

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

1820 SW 22 AVE
FLAMINGO PARK SEC D 41-29 B
LOT 10 BLK 13

AD VALOREM TAXES	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
Taxing Authority					
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.54920	349,170	50,000	299,170	1,660.15
VOTED DEBT	0.11980	349,170	50,000	299,170	35.84
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.92600	349,170	25,000	324,170	1,596.86
CAPITAL OUTLAY	1.50000	349,170	25,000	324,170	486.25
VOTER APPROVED DEBT LEVY	0.18960	349,170	25,000	324,170	61.46
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	349,170	50,000	299,170	9.78
OKEECHOBEE BASIN	0.10260	349,170	50,000	299,170	30.69
SFWM DISTRICT	0.09480	349,170	50,000	299,170	28.36
NORTH BROWARD HOSPITAL	1.43070	349,170	50,000	299,170	428.02
CHILDREN'S SVCS COUNCIL OF BC	0.45000	349,170	50,000	299,170	134.63
CITY OF FORT LAUDERDALE					
FT LAUDERDALE OPERATING	4.11930	349,170	50,000	299,170	1,232.37
DEBT SERVICE	0.27370	349,170	50,000	299,170	81.88
FL INLAND NAVIGATION	0.02880	349,170	50,000	299,170	8.62

Receipt # Paid 11/28/2023

Total Millage:	18.81720	Ad Valorem Taxes:	\$5,794.91
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NON-AD VALOREM TAXES	Rate	Amount
Levying Authority		
03 FT LAUDERDALE FIRE-RESCUE		338.00
031 FT LAUDERDALE STORMWATER CAT I	@ 240.5800	240.58
03T FT LAUDERDALE STORMWATER TRIP	@ 4.6100	43.52
Non-Ad Valorem Assessments:		\$622.10
Combined Taxes and Assessments:		\$6,417.01

If Postmarked By	Nov 30, 2023			
Please Pay	\$0.00			

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504217-24-0930

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2023	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

ANDREWS,ANNALEE M
1820 SW 22 AVE
FORT LAUDERDALE, FL 33312

Please Pay Only One Amount

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS



ANDREWS, ANNALEE M
1820 SW 22ND AVE
FORT LAUDERDALE, FL 33312-4561

Broward County Taxing Authorities
Broward County Governmental Center
115 South Andrews Avenue, Fort Lauderdale, Florida 33301-1899

**DO NOT PAY
THIS IS NOT A BILL**

The taxing authorities which set property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

The taxing authorities listed below set your tax rates. The Broward County Property Appraiser sets your property value and applies exemptions.

If you have questions regarding your value or exemptions, please call the appropriate department listed on the back of this form.

03N300230518020101000000

YOUR PROPERTY VALUE LAST YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	422,650	422,650	422,650	422,650
SOH Red./Portability	83,650	83,650	83,650	83,650
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	339,000	339,000	339,000	339,000
Homestead	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
Other Exemption	0	0	0	0
Taxable	289,000	314,000	289,000	289,000

YOUR PROPERTY VALUE THIS YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	476,870	476,870	476,870	476,870
SOH Red./Portability	127,700	127,700	127,700	127,700
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	349,170	349,170	349,170	349,170
Homestead	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
Other Exemption	0	0	0	0
Taxable	299,170	324,170	299,170	299,170

See reverse side for an explanation of above listed values.

Proposed Ad Valorem Taxes

TAXING AUTHORITY *DEPENDENT TAXING DISTRICT / MSTU	LAST YEAR'S ACTUAL TAX RATE	THIS YEAR'S PROPOSED TAX RATE	YOUR PROPERTY TAXES LAST YEAR	YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE
-- COUNTY --							
COUNTY COMMISSION	5.5306	5.5492	1,598.34	1,660.15	PH 954-831-4000: COMMISSION CHAMBERS, 4TH FLOOR 115 S ANDREWS AVE, FT. LAUD., SEPT 7, 5:01 PM	5.0472	1,509.97
VOTER APPROVED DEBT LEVY	0.1384	0.1198	40.00	35.84		0.1198	35.84
-- BROWARD PUBLIC SCHOOLS --							
BY STATE LAW	3.2030	3.1780	1,005.74	1,030.21	PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG. 600 SE 3 AVE, FT. LAUD., SEPT 12, 5:30 PM	2.8491	923.59
BY LOCAL BOARD	2.7480	3.2480	862.87	1,052.90		2.4444	792.40
VOTER APPROVED DEBT LEVY	0.1873	0.1896	58.81	61.46		0.1896	61.46
-- MUNICIPAL --							
FORT LAUDERDALE	4.1193	4.1193	1,190.48	1,232.37	PH 954-828-6568: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 5, 5:01 PM	3.7556	1,123.56
VOTER APPROVED DEBT LEVY	0.2833	0.2737	81.87	81.88		0.2737	81.88
-- INDEPENDENT DISTRICTS --							
SOUTH FL WATER MANAGEMENT DISTRICT	0.0948	0.0948	27.40	28.36	PH 561-686-8800: 3301 GUN CLUB RD, BLDG B-1 W PALM BEACH, SEPT 14, 5:15 PM	0.0850	25.43
SOUTH FL WATER MGMT D-OKEECHOBEE BASIN	0.1026	0.1026	29.65	30.69		0.0920	27.52
SOUTH FL WATER MGMT D-EVERGLADES CONST	0.0327	0.0327	9.45	9.78		0.0293	8.77
FLORIDA INLAND NAVIGATION DISTRICT	0.0320	0.0288	9.25	8.62	PH 561-627-3386: 1707 NE INDIAN RIVER DR JENSEN BCH, F LANGFORD PAVILION, SEPT 7, 5:05 PM	0.0288	8.62
CHILDREN'S SERVICES COUNCIL	0.4500	0.4500	130.05	134.63	PH 954-377-1000: CSC, 6600 W COMMERCIAL BLVD LAUDERHILL, SEPT 11, 5:01 PM	0.4117	123.17
NORTH BROWARD HOSPITAL DISTRICT	1.6029	1.4623	463.24	437.48	PH 954-473-7481: 1601 S ANDREWS AVE, STE 100 FORT LAUDERDALE, SEPT 6, 5:15 PM	1.4623	437.48
TOTAL AD VALOREM TAXES			5,507.15	5,804.37			5,159.69
**TOTAL NON-AD VALOREM ASSESSMENTS			579.26	622.10			
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS (SEE REVERSE SIDE FOR DETAILS)			6,086.41	6,426.47			
	**COLUMN 1	**COLUMN 2	**COLUMN 3	**COLUMN 4		**COLUMN 5	**COLUMN 6

*Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

- If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact the Broward County Property Appraiser at: 954-357-6831 OR 954-357-6835. 115 S ANDREWS AVE, RM 111 FT LAUDERDALE
- If the Property Appraiser's office is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Broward County Property Appraiser and must be filed on or before --- September 18, 2023
- Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district and possible or additional ad valorem penalties.

**** SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS AND EXPLANATIONS**

PARCEL NUMBER 504217-24-0930
 PROPERTY ADDRESS: 1820 SW 22 AVE
 FLAMINGO PARK SEC D 41-29 B
 LOT 10 BLK 13



*****AUTO**5-DIGIT 33312 T183 P1 504217-24-0930
 ANDREWS, ANNALEE M
 1820 SW 22ND AVE
 FORT LAUDERDALE, FL 33312-4561

05
 05
 02

For the best service, please direct your call to the most appropriate BCPA Department:
 Residential Property Values: 954-357-6831
 Condo, Co-Op & Time-Share Values: 954-357-6832
 Commercial Real Property Values: 954-357-6835
 Agricultural Properties: 954-357-5793
 Tangible/Commercial Personal Property: 954-357-6836
 Exemptions and General Info: 954-357-6830
 Report Homestead Fraud: 954-357-6900
 Property Appraiser Marty Klar: 954-357-6904

Proposed or Adopted Non-Ad Valorem Assessments

Local governments will soon hold public hearings to adopt non-ad valorem assessments for the next year. The purpose of the public hearings is to receive opinions from affected property owners and to answer questions on the proposed non-ad valorem assessments prior to taking action. All property owners have the right to appear at the public hearing and speak or file written objections to the non-ad valorem assessments. The written objection must be filed with the local government within 20 days of the first class notice required by sect. 197.3632, Florida Statutes --- this form constitutes the first class notice required by sect. 197.3632, Florida Statutes for county assessments and certain municipal assessments listed below. ---

LEVYING AUTHORITY/ PURPOSE OF NON-AD VALOREM ASSESSMENT	YOUR NON-AD VALOREM ASSESSMENT LAST YEAR	YOUR NON-AD VALOREM ASSESSMENT IF PROPOSED CHANGE IS MADE	LEVY RATE PARCEL UNITS AND UNIT OF MEASUREMENT	DATE, TIME, AND LOCATION OF PUBLIC HEARING AND TOTAL ASSESSMENT REVENUE TO BE COLLECTED
FORT LAUDERDALE FIRE SPECIAL ASSMNT			UNIT	PH 954-828-6800: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 13, 5:01 PM CITY WILL COLLECT \$52,892,149 IN ASSESSMENTS
FORT LAUDERDALE STORMWATER ASSESSMENT	321.00	338.00	RESIDENTIAL UNIT	PH 954-828-7828: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 13, 5:01 PM
FORT LAUDERDALE STORMWATER ASSESSMENT	218.71	240.58	DWELLING UNITS	CITY WILL COLLECT \$31,712,874 IN ASSMNTS PH 954-828-7828: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 13, 5:01 PM
**TOTAL NON-AD VALOREM.	39.55	43.52	9.44 TRIPS	CITY WILL COLLECT \$31,712,874 IN ASSMNTS
	579.26	622.10	4.61 TRIPS	
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS				



2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Note: Amounts shown in this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-ADVALOREM ASSESSMENTS EXPLANATION

(Pursuant to Sec. 200.069, Florida Statutes)

EXPLANATION OF PROPERTY APPRAISER INFORMATION AND AD VALOREM TAXES:

- * **COLUMN 1 -- "LAST YEAR'S ACTUAL TAX RATE:"**
This column shows the tax rate adopted by each taxing authority and applied to your property last year.
- * **COLUMN 2 -- "THIS YEAR'S PROPOSED TAX RATE:"**
This column shows what your tax rate will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority.
- * **COLUMN 3 -- "YOUR PROPERTY TAXES LAST YEAR"**
This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
- * **COLUMN 4 -- "YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED"**
This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice.
- * **COLUMN 5 -- "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE"**
This column shows what your tax rate will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. It is commonly referred to as the "roll-back rate" and is the rate that would generate the same amount of revenue as the prior year.
- * **COLUMN 6 -- "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"**
This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment. The difference between columns 4 and 6 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NON-AD VALOREM ASSESSMENTS:

Ad valorem taxes are set based on the value of property. Non-ad valorem assessments are set based on characteristics including (but not limited to) type of building, lot size, building size, or number of residential units. Non-ad valorem assessments are placed on this notice at the request of the local governing boards. The Broward County Revenue Collection Division will be including these on your November tax bill. For details on particular non-ad valorem assessments, contact the taxing authorities listed above. The phone number for each is listed in the column with the date, time and location of the public hearing. FAILURE TO PAY TAXES AND NON-AD VALOREM ASSESSMENTS WILL RESULT IN THE ISSUANCE OF A TAX CERTIFICATE AND MAY RESULT IN THE LOSS OF TITLE.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be set by your county, city, or any special district.

CHALLENGING YOUR ASSESSMENT

You may file Value Adjustment Board petitions online at <https://bcvab.broward.org/laxiaweb2023>. Have questions for the Value Adjustment Board about your petition? Contact them directly at 954-357-7205. The filing deadline is September 18, 2023.



504217230030

SW 22ND AVE

504217240880

504217241220

504217240890

504217230830

504217241210

504217240900

504217240420

504217241200

504217240910

504217240430

504217241190

504217240920

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504217241140

504217240960

504217240490

504217241130

504217240970

504217241120

504217240980

SW 21ST AVE

1595 RAMP

195

195

DAVIE BLVD RAMP

195 RAMP



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1820 SW 22 AVE
DATE OF PRINT: 02/08/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/
504217010360	PORT 32 FORT LAUDERDALE LLC		360 CONCORD ST STE 101	CHARLESTON	SC
504217230030	PUBLIC %CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL
504217230830	SIERRA,LUZ STELLA LONDONO		825 BRICKELL BAY DR #1951	MIAMI	FL
504217240420	ROGERS,LILLIAN JANE		1730 SW 23 AVE	FORT LAUDERDALE	FL
504217240430	BERTOLINI,ANABELA GISELA	BERTOLINI-CORTINAS FAM R	1800 SW 23 AVE	FORT LAUDERDALE	FL
504217240440	NILES,IVAN G & ROSARIA	NILES FAM TR	1810 SW 23 AVE	FORT LAUDERDALE	FL
504217240450	NUNES,JEFFREY A		1820 SW 23 AVE	FORT LAUDERDALE	FL
504217240460	GAUDY,MICHAEL CHARLES JR		1830 SW 23 AVE	FORT LAUDERDALE	FL
504217240470	PRATT,JUSTIN A H/E	MEDINA,KRISTINA	1840 SW 23 AVE	FORT LAUDERDALE	FL
504217240480	FELDT,MICHAEL		1900 SW 23 AVE	FORT LAUDERDALE	FL
504217240490	123 VVA HOLDINGS LLC		15538 NW 83 PL	MIAMI LAKES	FL
504217240880	ARNOLD,JAMES W &	GORDON,CLINT L	1710 SW 22 AVE	FORT LAUDERDALE	FL
504217240890	DU PLESSIS,LEO	LEO DU PLESSIS REV TR	1720 SW 22 AVE	FORT LAUDERDALE	FL
504217240900	GOSPEL MISSION OF	SOUTH AMERICA INC	1401 SW 21 AVE	FORT LAUDERDALE	FL
504217240910	LAWRENCE,JODI P		1800 SW 22 AVE	FORT LAUDERDALE	FL
504217240920	CASTILLO,ASMAA SALMA KOUH	CASTILLO,JUAN JOSE	2810 OAKBROOK LN	WESTON	FL
504217240930	ANDREWS,ANNALEE M		1820 SW 22 AVE	FORT LAUDERDALE	FL
504217240940	BRYAN,NOREEN C	NOREEN BRYAN REV TR	1830 SW 22 AVE	FORT LAUDERDALE	FL
504217240950	TRIMBLE,BRIAN KEITH		1840 SW 22 AVE	FORT LAUDERDALE	FL
504217240960	RAMIRES,IRMA G H/E	LOPEZ,ALEJANDRO	1900 SW 22 AVE	FORT LAUDERDALE	FL
504217240970	VANTREPOTTE,FRANK M H/E	BENOIT,LAUREN	1910 SW 22 AVE	FORT LAUDERDALE	FL
504217240980	LAMBERT,DAVID G		1920 SW 22 AVE	FORT LAUDERDALE	FL
504217241120	CASTILLO,CECILIA & JULIO E		1921 SW 22 AVE	FORT LAUDERDALE	FL
504217241130	LAM,HUE		1911 SW 22 AVE	FORT LAUDERDALE	FL
504217241140	ANDUJAR,ROMONA	BATTS,WELLINGTON A ETAL	1901 SW 22 AVE	FORT LAUDERDALE	FL
504217241150	YONKERS,ROBERT J & REGINA		2631 SW 29 WAY	FORT LAUDERDALE	FL
504217241160	ELIZEU,GEFESON & ANDREA		60 SW 34 AVE	DEERFIELD BEACH	FL
504217241170	FREDERICK,RYAN DAVID		356 TWELVE OAKS DR	WINTER SPGS	FL
504217241180	DANNY LEE BOX TR		1811 SW 22 AVE	FORT LAUDERDALE	FL
504217241190	KANARIS,PETRA E H/E	DERBENOV,DENIS	1801 SW 22 AVE	FORT LAUDERDALE	FL
504217241200	PEREZ,FRANK	MEJIA DE LA OSSA,YISELL	1731 SW 22 AVE	FORT LAUDERDALE	FL
504217241210	MOORE,SEAN	MOORE,LUCIANA	1241 WHISPERING TREE LN	CORONA	CA
504217241220	TAMBLING,ANDREW JOSEPH		1711 SW 22 AVE	FORT LAUDERDALE	FL
504217241250	PUBLIC LAND	% CITY OF FORT LAUDERDAL	100 N ANDREWS AVE	FORT LAUDERDALE	FL
504220000700	TIITF/STATE OF FLORIDA		3900 COMMONWEALTH BLVD M/S 115	TALLAHASSEE	FL

ZIP	ADDRESS__1	LEGAL_LINE	LEGAL_LI_1
29401	CHARLESTON SC29401	AMENDED SUB OF 17-50-42 1-72 D	LOT 1 LESS SAL R/W, LOT 2 BLK 9
33311	FORT LAUDERDALE FL33311	FLAMINGO PARK SEC C 38-30 B	CANAL E OF LOTS 7 TO 13 BLK 12
33131	MIAMI FL33131	FLAMINGO PARK SEC C 38-30 B	LOT 13 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 14 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 15 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 16 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 17 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 18 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 19 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 20 BLK 12
33016	MIAMI LAKES FL33016	FLAMINGO PARK SEC D 41-29 B	LOT 21 BLK 12
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 5 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 6 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 7 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 8 BLK 13
33332	WESTON FL33332	FLAMINGO PARK SEC D 41-29 B	LOT 9 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 10 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 11 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 12 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 13 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 14 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 15 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 29 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 30 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 31 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 32 BLK 13
33442	DEERFIELD BEACH FL33442	FLAMINGO PARK SEC D 41-29 B	LOT 33 BLK 13
32708	WINTER SPGS FL32708	FLAMINGO PARK SEC D 41-29 B	LOT 34 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 35 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 36 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 37 BLK 13
92882	CORONA CA92882	FLAMINGO PARK SEC D 41-29 B	LOT 38 BLK 13
33312	FORT LAUDERDALE FL33312	FLAMINGO PARK SEC D 41-29 B	LOT 39 BLK 13
33301	FORT LAUDERDALE FL33301	FLAMINGO PARK SEC D 41-29 B	THOROUGHFARES DEDICATED PER PLAT
32399	TALLAHASSEE FL32399	20-50-42	PORTION OF SOUTH FORK OF NEW

LEGAL_LI_2

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ANNEXED TO CITY OF FT LAUDERDALE PER RESOL 8519

RIVER CANAL LYING WITHIN N 1/2

SEC 20 & SE 1/4 OF SEC 17-50-42

SAID POR BEING WITHIN FORT

LEGAL_LI_5

LEGAL_LI_6

LEGAL_LI_7

LAUDERDALE CITY LIMITS, LESS POR

DESC AS SUBMEREGED LANDS IN

INSTR #118497301

LEGAL_LI_8

LEGAL_LI_9

LEGAL_L_10

LEGAL_L_11

LEGAL_L_12

LEGAL_L_13

ZIP4	MILL	US	US	M/	C/	JUST_LAND
	0312	20	13	4		10829280
9108	0312	95		4		1950
	0312	01	01	4		105000
	0312	01	01	4		175000
	0312	01	01	4		175000
	0312	01	01	4		175000
4512	0312	01	01	4		175000
	0312	01	01	4		175000
	0312	01	01	4		175000
4514	0312	01	01	4		175000
	0312	01	01	4		175000
4566	0312	01	01	4		48630
4566	0312	01	01	4		48530
3180	0312	01	01	4		48420
4561	0312	01	01	4		48310
	0312	01	02	4		48200
	0312	01	01	4		48090
4561	0312	01	01	4		47980
4561	0312	01	01	4		47870
	0312	01	01	4		47770
	0312	01	01	4		47660
	0312	01	01	4		47550
4562	0312	01	01	4		175000
	0312	01	01	4		175000
4562	0312	01	01	4		175000
4720	0312	01	01	4		175000
	0312	01	01	4		175000
6192	0312	01	01	4		175000
	0312	01	01	4		175000
	0312	01	01	4		175000
4559	0312	01	01	4		175000
	0312	01	01	4		175000
	0312	01	01	4		175000
	0312	94		4		104050
	0312	95		4		155040

JUST_BUILD	JUST_OTHE	LY_JUSTVA	LY_SOHL	LY_SOHB	PREV_SOH_	NEW_SOH_	NEW_SB_S	HE1_AMOU	HE2_AMOU	WVD_AMO	EXEMPTION	COUNTY_M
159450	0	10988730	0	0	10988730	10988730	10988730	0	0	0	0	0
0	0	1950	0	0	1950	1950	1950	0	0	0	0	1950
435720	0	540720	0	0	540720	540720	540720	0	0	0	0	0
689940	0	864940	0	0	495330	510180	510180	25000	25000	0	0	0
305160	0	480160	0	0	256900	264600	264600	25000	25000	0	0	0
525840	0	700840	0	0	217220	223730	223730	25000	25000	0	0	0
473900	0	648900	0	0	163410	168310	168310	25000	25000	0	0	0
584000	0	759000	0	0	580510	638560	759000	0	0	0	0	0
636900	0	811900	0	0	210650	216960	216960	25000	25000	0	0	0
538750	0	713750	0	0	203580	209680	209680	25000	25000	0	0	0
400160	0	575160	0	0	359330	575160	575160	0	0	0	0	0
334230	0	382860	0	0	142610	146880	146880	25000	25000	0	0	0
445520	0	494050	0	0	389480	401160	401160	25000	25000	0	0	0
601090	0	649510	0	0	452570	497820	649510	0	0	0	317120	497820
348340	0	396650	0	0	280820	289240	289240	25000	25000	0	0	0
418600	0	466800	0	0	420570	462620	466800	0	0	0	0	0
428780	0	476870	0	0	349170	359640	359640	25000	25000	0	0	0
407000	0	454980	0	0	132630	136600	136600	25000	25000	5000	0	0
349600	0	397470	0	0	388820	397470	397470	0	0	0	0	0
365250	0	413020	0	0	141250	145480	145480	25000	25000	0	0	0
281890	0	329550	0	0	130370	134280	134280	25000	25000	0	0	0
463090	0	510640	0	0	231730	238680	238680	25000	25000	0	0	0
380720	0	555720	0	0	426320	468950	555720	0	0	0	0	0
593650	0	768650	0	0	451850	465400	465400	25000	25000	0	0	0
589570	0	764570	0	0	194360	200190	200190	0	0	0	0	200190
489980	0	664980	0	0	490200	539220	664980	0	0	0	0	0
471780	0	646070	0	0	646070	646780	646780	0	0	0	0	0
609800	0	784800	0	0	784800	784800	784800	0	0	0	0	0
474040	0	649040	0	0	398990	438880	649040	0	0	0	0	0
502850	0	677850	0	0	498900	513860	513860	25000	25000	0	0	0
414230	0	589230	0	0	446440	491080	589230	0	0	0	0	0
654590	0	829590	0	0	586280	644900	829590	0	0	0	0	0
587300	0	762300	0	0	590190	762300	762300	25000	25000	0	0	0
0	0	104050	0	0	104050	104050	104050	0	0	0	0	104050
0	0	155040	0	0	155040	155040	155040	0	0	0	0	155040

SCHOOL_M	CITY_MEX_	INDEP_MEX	COUNTY_T/	SCHOOL_TA	CITY_TAXAE	INDEP_TAX	HE_LY_F	ME_W	EXISO	CO	FID	DEL_VALUE	ADD_VALUE	LI G	GARBAGE_AS		
0	0	0	10988730	10988730	10988730	10988730					22	Y	0	0	F	13.78	
1950	1950	1950	0	0	0	0	100	14	08	Y	0	0				0.00	
0	0	0	540720	540720	540720	540720					23	Y	0	0	F	9.44	
0	0	0	460180	485180	460180	460180	100	100	20	20	Y	0	0	F	9.44		
0	0	0	214600	239600	214600	214600	100	100	18	18	Y	0	0	F	9.44		
0	0	0	173730	198730	173730	173730	100	100	15	15	Y	0	0	F	9.44		
0	0	0	118310	143310	118310	118310	1/1	1/1	94	08	Y	0	0	F	9.44		
0	0	0	638560	759000	638560	638560					22	Y	0	0	F	9.44	
0	0	0	166960	191960	166960	166960	100	100	12	12	Y	0	0	F	9.44		
0	0	0	159680	184680	159680	159680	100	100	13	13	Y	0	0	F	9.44		
0	0	0	575160	575160	575160	575160		100			24	Y	0	0	F	9.44	
0	0	0	96880	121880	96880	96880	100	100	17	17	Y	0	0	F	9.44		
0	0	0	351160	376160	351160	351160	100	100	21	21	Y	0	0	F	9.44		
649510	497820	497820	0	0	0	0	100	30	08	Y	0	0	0	F	9.44		
0	0	0	239240	264240	239240	239240	100	100	19	19	Y	0	0	F	9.44		
0	0	0	462620	466800	462620	462620					21	Y	0	0	F	18.88	
0	0	0	309640	334640	309640	309640	100	100	19	19	Y	0	0	F	9.44		
0	0	0	81600	106600	81600	81600	1/1	1/1	1	94	08	Y	0	0	F	9.44	
0	0	0	397470	397470	397470	397470					22	Y	0	0	F	9.44	
0	0	0	95480	120480	95480	95480	1/1	1/1	02	08	Y	0	0	F	9.44		
0	0	0	84280	109280	84280	84280	100	100	13	13	Y	0	0	F	9.44		
0	0	0	188680	213680	188680	188680	100	100	16	16	Y	0	0	F	9.44		
0	0	0	468950	555720	468950	468950					21	Y	0	0	F	9.44	
0	0	0	415400	440400	415400	415400	100	100	20	20	Y	0	0	F	9.44		
200190	200190	200190	0	0	0	0	1/1	1/1	100	03	95	08	Y	0	0	F	9.44
0	0	0	539220	664980	539220	539220					20	Y	0	0	F	9.44	
0	0	0	646780	646780	646780	646780					23	Y	0	740	F	9.44	
0	0	0	784800	784800	784800	784800					23	Y	0	0	F	9.44	
0	0	0	438880	649040	438880	438880					09	Y	0	0	F	9.44	
0	0	0	463860	488860	463860	463860	100	100	22	22	Y	0	0	F	9.44		
0	0	0	491080	589230	491080	491080					17	Y	0	0	F	9.44	
0	0	0	644900	829590	644900	644900					21	Y	0	0	F	9.44	
0	0	0	712300	737300	712300	712300	100				24	24	Y	0	0	F	9.44
104050	104050	104050	0	0	0	0	100	14	15	Y	0	0				0.00	
155040	155040	155040	0	0	0	0	100	10	14	Y	0	0				0.00	

FIR	FIRE_ASSES	SAI	SAFE_NEI_1	DR	DRAINAGE_1	IM	IMPROVEM_	SALE_DAT	DEE	STAMP_AMC	BOOK_1	PAGE_1	SALE_DAT
03	C	567	0	0.00	0.00	#####	SWI	130987.50	0.0000000000	0.0000000000	#####		
03	X	1	0	0.00	0.00	#####	WD	0.20	1257.0000000000	259.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	3815.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	4025.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	6/4/2020	WD	0.70	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	QCD	0.70	21331.0000000000	50.0000000000	#####	1/1/1968	
03	R	1	0	0.00	0.00	#####	WD	5019.00	0.0000000000	0.0000000000	#####	8/3/2001	
03	R	1	0	0.00	0.00	#####	QCD	0.70	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	1288.00	48957.0000000000	194.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	4942.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	1185.80	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####	3/4/2020	
03	R	1	0	0.00	0.00	5/1/1975	WD	156.00	6217.0000000000	451.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	2030.00	0.0000000000	0.0000000000	#####		
03	R	2	0	0.00	0.00	#####	QCD	0.70	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	2338.00	0.0000000000	0.0000000000	#####	4/9/2015	
03	R	1	0	0.00	0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	4/2/2021	WD	2450.00	0.0000000000	0.0000000000	#####	9/9/2002	
03	R	1	0	0.00	0.00	#####	WD	910.00	31907.0000000000	200.0000000000	#####		
03	R	1	0	0.00	0.00	2/6/2012	WD	798.00	48493.0000000000	1539.0000000000	#####	4/1/1993	
03	R	1	0	0.00	0.00	4/3/2015	WD	1469.30	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	2660.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	1396.50	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	QCD	0.70	0.0000000000	0.0000000000	#####	3/1/1993	
03	R	1	0	0.00	0.00	#####	WD	875.00	24507.0000000000	264.0000000000	#####	5/1/1979	
03	R	1	0	0.00	0.00	#####	WD	5425.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	0.70	41802.0000000000	257.0000000000	#####	5/6/1998	
03	R	1	0	0.00	0.00	#####	WD	3955.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	2366.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	3675.00	0.0000000000	0.0000000000	#####		
03	R	1	0	0.00	0.00	#####	WD	3820.60	0.0000000000	0.0000000000	#####		
03	X	1	0	0.00	0.00			0.00	0.0000000000	0.0000000000	#####		
03	X	1	0	0.00	0.00			0.00	0.0000000000	0.0000000000	#####		

DEE STAMP_AM_ BOOK_2			PAGE_2	SALE_DAT	DEE STAMP_AM_ BOOK_3			PAGE_3	SALE_DAT
WD	98700.00	0.0000000000	0.0000000000	##### QCD	0.70	42335.0000000000	276.0000000000	#####	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		
QCD	1400.00	0.0000000000	0.0000000000	3/1/1976 WD	99.60	6540.0000000000	267.0000000000	#####	
WD	3325.00	39977.0000000000	1501.0000000000	8/1/1980 WD	396.80	0.0000000000	0.0000000000	6/1/1973	
WD	2149.00	0.0000000000	0.0000000000	##### WD	2520.00	37755.0000000000	574.0000000000	#####	
QCD	0.70	0.0000000000	0.0000000000	4/9/2014 WD	1177.40	50693.0000000000	875.0000000000	7/3/2006	
WD	49.50	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		
WD	1225.00	32131.0000000000	1519.0000000000	##### PRD	0.00	31147.0000000000	1904.0000000000	#####	
WD	1264.20	47929.0000000000	1706.0000000000	9/7/2007 SWI	2590.00	44689.0000000000	264.0000000000	#####	
WD	2310.00	45654.0000000000	1995.0000000000	##### DRR	0.70	36844.0000000000	260.0000000000	#####	
WD	2415.00	0.0000000000	0.0000000000	##### WD	1820.00	0.0000000000	0.0000000000	#####	
WD	1180.20	0.0000000000	0.0000000000	##### WD	2310.00	40138.0000000000	597.0000000000	#####	
WD	2625.00	0.0000000000	0.0000000000	##### QCD	0.70	0.0000000000	0.0000000000	#####	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		
WD	1260.00	0.0000000000	0.0000000000	8/1/1985 WD	245.00	12776.0000000000	859.0000000000	#####	
WD	2800.00	0.0000000000	0.0000000000	##### WD	1855.00	0.0000000000	0.0000000000	#####	
WD	1743.00	0.0000000000	0.0000000000	##### QCD	0.70	47878.0000000000	1326.0000000000	2/1/1994	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		
WD	1022.00	33881.0000000000	1200.0000000000		0.00	0.0000000000	0.0000000000		
SWI	658.00	30847.0000000000	1015.0000000000	##### SWI	574.00	30815.0000000000	1619.0000000000	#####	
WD	301.00	20647.0000000000	814.0000000000	8/1/1992 QCD	0.70	0.0000000000	0.0000000000	7/1/1978	
QCD	338.80	49437.0000000000	694.0000000000	5/1/1986 WD	270.50	13976.0000000000	895.0000000000		
QCD	0.70	0.0000000000	0.0000000000	##### WD	2478.00	0.0000000000	0.0000000000	#####	
WD	2800.00	0.0000000000	0.0000000000	8/4/2010 QCD	0.70	47283.0000000000	672.0000000000	7/1/1965	
WD	909.30	20494.0000000000	664.0000000000	##### WD	142.50	0.0000000000	0.0000000000	#####	
D	210.00	8186.0000000000	854.0000000000	4/1/1978 WD	178.50	0.0000000000	0.0000000000	8/1/1974	
WD	0.70	0.0000000000	0.0000000000	5/4/1997 WD	875.00	26522.0000000000	225.0000000000		
ACT	0.00	0.0000000000	0.0000000000	##### CET	2170.70	0.0000000000	0.0000000000	#####	
WD	826.00	28191.0000000000	87.0000000000	3/1/1990 WD	715.00	17255.0000000000	59.0000000000	8/1/1989	
QCD	0.70	0.0000000000	0.0000000000	9/9/2015 SWI	1995.00	0.0000000000	0.0000000000	#####	
WD	1120.00	31092.0000000000	1984.0000000000	##### WD	840.00	25706.0000000000	612.0000000000	9/1/1989	
QCD	1008.00	48225.0000000000	1779.0000000000	##### WD	1715.00	47567.0000000000	443.0000000000	#####	
WD	3651.90	0.0000000000	0.0000000000	##### WD	2765.00	0.0000000000	0.0000000000	#####	
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000		

DEE STAMP_AM_ BOOK_4			PAGE_4	SALE_DAT	DEE STAMP_AM_ BOOK_5		PAGE_5
SWI	112000.00	42335.0000000000	273.0000000000	1/1/1987 D	17500.00	14136.0000000000	38.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	75.00	0.0000000000	0.0000000000	##### WD	51.00	0.0000000000	0.0000000000
WD	135.00	0.0000000000	0.0000000000	6/1/1966 WD	48.60	0.0000000000	0.0000000000
WD	980.00	30171.0000000000	1102.0000000000	6/1/1992 WD	642.00	19593.0000000000	376.0000000000
QCC	0.70	42370.0000000000	1745.0000000000	5/7/1999 QCC	0.70	29646.0000000000	749.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
PR*	0.00	30205.0000000000	752.0000000000	##### QCC	0.70	20231.0000000000	405.0000000000
CET	3019.80	42372.0000000000	437.0000000000	##### WD	3570.00	40246.0000000000	1635.0000000000
WD	0.70	35895.0000000000	1554.0000000000	8/5/2002 QCC	105.00	33681.0000000000	1336.0000000000
WD	1046.50	29890.0000000000	1944.0000000000	##### WD	798.00	23017.0000000000	854.0000000000
WD	511.00	23613.0000000000	216.0000000000	3/1/1990 WD	330.00	17218.0000000000	682.0000000000
WD	1155.00	48325.0000000000	1057.0000000000	3/7/2005 PRD	1365.00	40739.0000000000	1950.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	96.00	0.0000000000	0.0000000000	8/1/1971 WD	63.00	0.0000000000	0.0000000000
SWI	1732.50	0.0000000000	0.0000000000	##### CET	1712.20	0.0000000000	0.0000000000
QCC	0.70	21716.0000000000	612.0000000000	6/1/1988 QCC	0.55	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
CET	0.00	30720.0000000000	1058.0000000000	##### WD	560.00	27752.0000000000	616.0000000000
WD	109.50	0.0000000000	0.0000000000	##### WD	78.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	1610.00	31613.0000000000	315.0000000000	##### WD	805.00	31051.0000000000	640.0000000000
WD	43.80	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	58.50	0.0000000000	0.0000000000	##### WD	46.50	0.0000000000	0.0000000000
WD	150.00	0.0000000000	0.0000000000	4/1/1968 WD	61.50	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
CET	2.10	0.0000000000	0.0000000000	##### WD	2555.00	0.0000000000	0.0000000000
WD	676.50	0.0000000000	0.0000000000	6/1/1989 PRD	473.00	0.0000000000	0.0000000000
CET	1540.70	50952.0000000000	1957.0000000000	##### WD	2310.00	36467.0000000000	1460.0000000000
QCC	0.55	16886.0000000000	559.0000000000	1/1/1988 WD	467.50	0.0000000000	0.0000000000
DRR	0.00	33689.0000000000	1757.0000000000	##### WD	1746.50	33228.0000000000	473.0000000000
WD	1575.00	51303.0000000000	122.0000000000	##### WD	2870.00	44412.0000000000	1328.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000

SIT	SITUS_ST_4	SITUS	SITUS_ZIP_	SITUS_LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_J
SW	21	AVE	FL 33312	10829280	159450	0	10988730	22556001	10988730	10829280
SW	23	AVE	FL 33312	1950	0	0	0	0	1950	1950
SW	23	AVE	FL 333124510	105000	435720	0	540720	1079694	540720	105000
SW	23	AVE	FL 333124510	175000	689940	0	445330	916736	495330	175000
SW	23	AVE	FL 33312	175000	305160	0	206900	468078	256900	175000
SW	23	AVE	FL 33312	175000	525840	0	167220	393411	217220	175000
SW	23	AVE	FL 333124512	175000	473900	0	113410	292156	163410	175000
SW	23	AVE	FL 33312	175000	584000	0	580510	1272650	580510	175000
SW	23	AVE	FL 33312	175000	636900	0	160650	381048	210650	175000
SW	23	AVE	FL 33312	175000	538750	0	153580	367744	203580	175000
SW	23	AVE	FL 33312	175000	400160	0	309330	660821	359330	175000
SW	22	AVE	FL 333124566	48630	334230	0	92610	253015	142610	48630
SW	22	AVE	FL 333124566	48530	445520	0	339480	717556	389480	48530
SW	22	AVE	FL 33312	48420	601090	0	0	62210	452570	48420
SW	22	AVE	FL 333124561	48310	348340	0	230820	513088	280820	48310
SW	22	AVE	FL 33312	48200	418600	0	420570	946399	420570	48200
SW	22	AVE	FL 333124561	48090	428780	0	299170	641701	349170	48090
SW	22	AVE	FL 333124561	47980	407000	0	77630	224827	132630	47980
SW	22	AVE	FL 333124561	47870	349600	0	388820	799582	388820	47870
SW	22	AVE	FL 33312	47770	365250	0	91250	250455	141250	47770
SW	22	AVE	FL 33312	47660	281890	0	80370	229985	130370	47660
SW	22	AVE	FL 333124563	47550	463090	0	181730	420715	231730	47550
SW	22	AVE	FL 333124562	175000	380720	0	426320	950030	426320	175000
SW	22	AVE	FL 333124562	175000	593650	0	401850	834919	451850	175000
SW	22	AVE	FL 333124562	175000	589570	0	0	62210	194360	175000
SW	22	AVE	FL 333124560	175000	489980	0	490200	1100258	490200	175000
SW	22	AVE	FL 333124560	175000	471070	0	646070	1277934	646070	175000
SW	22	AVE	FL 33312	175000	609800	0	784800	1538983	784800	175000
SW	22	AVE	FL 33312	175000	474040	0	398990	978421	398990	175000
SW	22	AVE	FL 33312	175000	502850	0	448900	923454	498900	175000
SW	22	AVE	FL 333124559	175000	414230	0	446440	996748	446440	175000
SW	22	AVE	FL 33312	175000	654590	0	586280	1326388	586280	175000
SW	22	AVE	FL 33312	175000	587300	0	590190	1286643	590190	175000
SW	23	AVE	FL 33312	104050	0	0	0	0	104050	104050
	RIVERLAND	RD	FL 33312	155040	0	0	0	0	155040	157380

TWO_YRS_	TWO_YRS_	TWO_YRS_	TWO_YRS_A	TWO_YRS_S	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG	BLD	B	BLDG	BLD	H	NCU_LAND	NCU_BLDG
159450	0	10988730	22066200	10988730	567	567	0	2020	005	2	1	407	N	0	0
0	0	0	0	1950	0	0	0	0			0		N	0	0
317850	0	385040	794418	385040	1773	2451	1	1958	003	2	1	001	N	0	0
424730	0	430910	871529	480910	1983	2259	1	1959	003	2	1	001	N	0	0
184150	0	196110	436564	246110	1216	1398	1	1959	003	2	1	001	N	0	0
323490	0	160900	371338	210900	1712	1988	1	1959	003	2	1	001	N	0	0
291730	0	108660	274562	158660	1183	1398	1	1959	003	2	1	001	N	0	0
351200	0	526200	1032708	526200	1730	1899	1	1995	004	2	1	001	N	0	0
392070	0	154520	359517	204520	1719	1928	1	1958	003	2	1	001	N	0	0
331970	0	147900	347255	197900	1283	1578	1	1958	003	2	1	001	N	0	0
246000	0	298870	626924	348870	1187	1446	1	1959	003	2	1	001	N	0	0
292060	0	88460	237143	138460	1494	1775	1	1959	003	2	1	001	N	0	0
388100	0	326830	678721	376830	1793	1898	1	1959	003	2	1	001	N	0	0
525670	0	0	57926	411430	2915	3226	1	1959	003	2	1	001	N	0	0
304450	0	222650	485727	272650	1234	1398	1	1960	003	2	1	001	N	0	0
365150	0	381480	842103	381480	1883	1992	2	1959	003	2	2	102	N	0	0
374560	0	289000	608641	339000	1464	1815	1	1959	003	2	1	001	N	0	0
355880	0	78270	218265	128770	1591	1845	1	1959	003	2	1	001	N	0	0
305610	0	353480	712745	353480	1404	1775	1	1958	003	2	1	001	N	0	0
319440	0	87140	234698	137140	1512	1943	1	1959	003	2	1	001	N	0	0
246330	0	76580	215136	126580	1186	1548	1	1958	003	2	1	001	N	0	0
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PORT_PFOI

PORT	PORT_INTE	S	S	S	S	S	S	S	S	PRELIM_JU	PI	GIS_SQUAR	ACTU	LAST_OV	CENSUS_BLO	SA	SA	SA	SA	PA	FA	LAI
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MI	MISC_DIST	NCU_LAND	NCU_BLDG	BEDS	BATH	LY_NCU_LA	LY_NCU_BL	LY_SB_SOH	CBROW	LYCBROW	GRANNY_FL	CRA	DAMA ST	(STORM_ASSI
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CLF CLEAN_ASSE	EXI COMB_SPI	GRANNY_F_V B	SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
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0.00	0 0 0	#####	#####	#####	#####	0.000000000
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0.00	0 0 0	0.000000000	0.000000000	0.000000000	0.000000000	0.000000000

Photos for Variance application:

Appendix I

Photos from 2018 & 2019 before old boat facility was torn down



Appendix II

Photos from end of 2019 when building was being torn down



* The two photos above were taken on day one of demolition and shows half of the old building still standing

Appendix III

Photos from January 2020 - 2022 when new Marina was not yet built



Appendix III Continued



January 26, 2022 9:07 AM

Edit



Appendix IV

Photos from mid year 2022 to June 2023 when marina was getting built but before they released the easement to the homeowners



Appendix IV Continued



Appendix V

Current photos

(A) Our backyard now with chickee hut and deck





Appendix V Continued

(B) Views from our front yard and on either side of the house



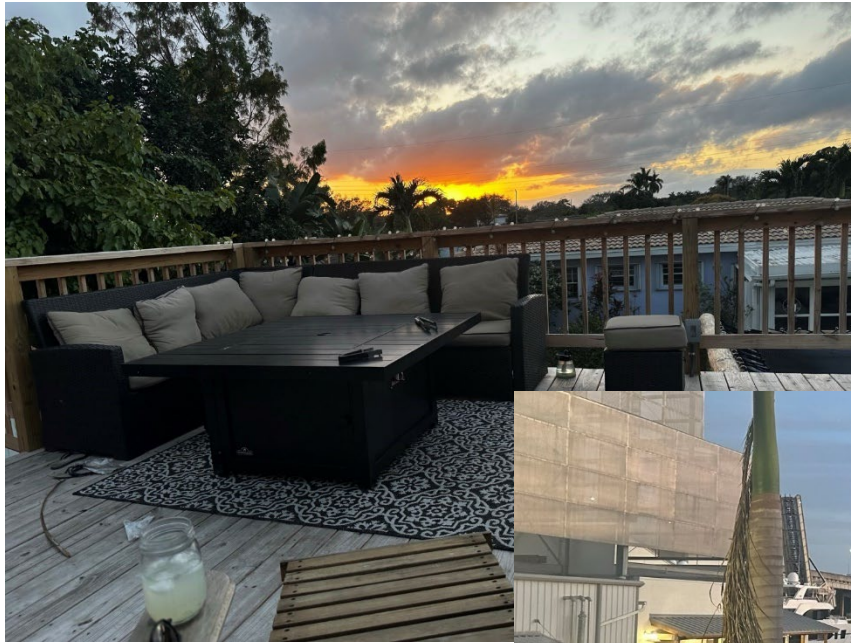
Appendix V Continued

(C) View from the Marina parking lot of our backyard



Appendix V Continued

(D) Our view from the Deck



Appendix V Continued

(E) View from the deck of both neighbors properties



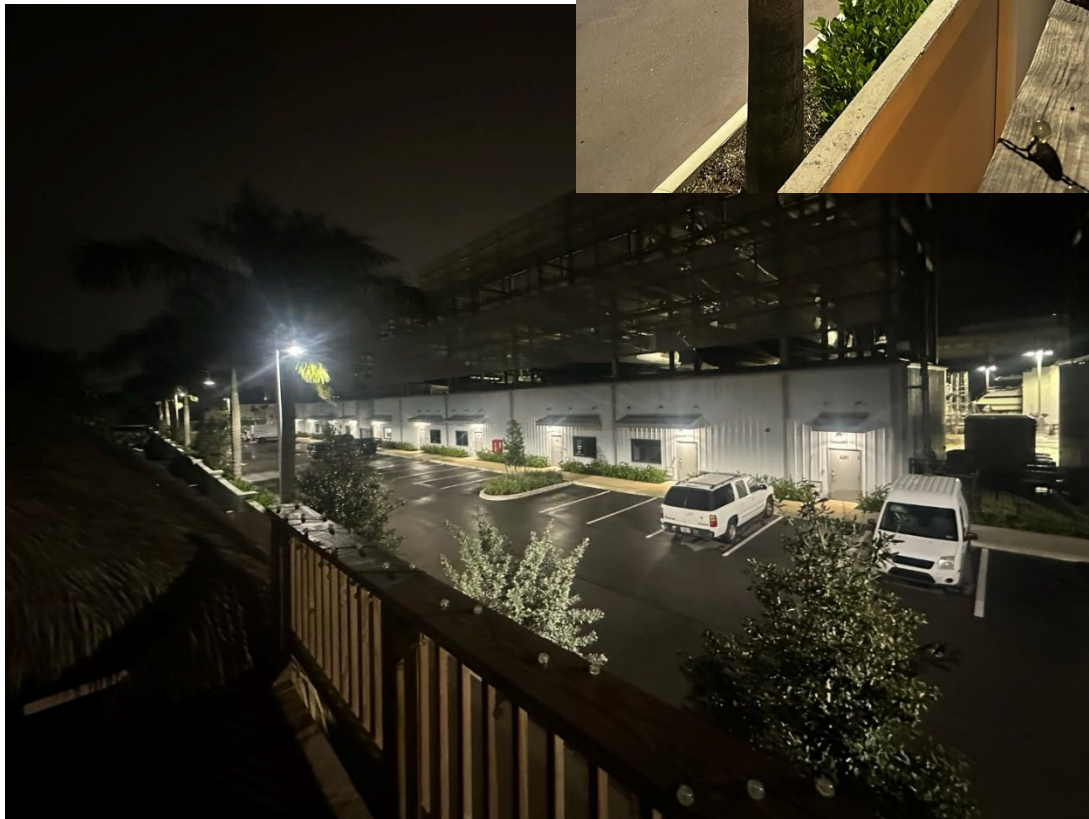
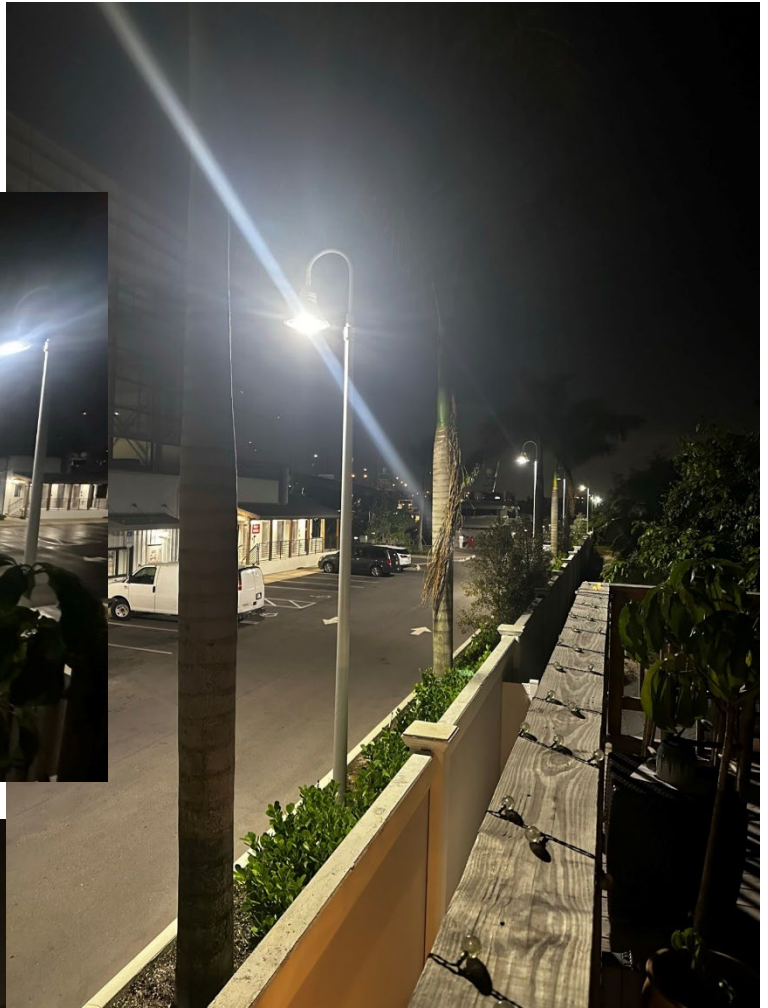
Neighbor to the north: entire view of what would be their backyard is blocked by the tiki hut roof.



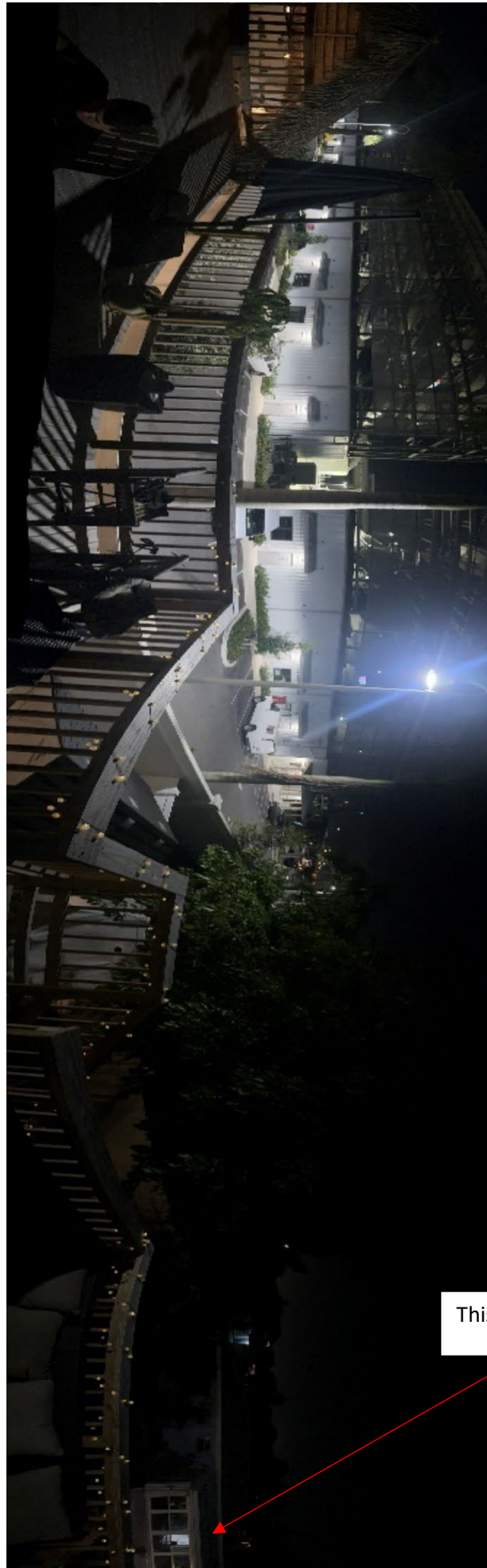
Neighbor to the south: entire view of what would be their backyard is blocked by the neighbors existing large trees

Appendix V Continued

(F) Pictures of marina lights at night



This is a panoramic photo taken from the top of the stairs on the deck that aims to show how prior to building the deck, the streetlights from the Marina were shining directly into our bedroom window at night. We used to have the shutters closed before the deck was built because of how bright it was and because its on all night long.



This is our bedroom window.

Appendix VI

2023 Aerial photo with zoning designations



Author: Annalee Hambric, Owner

Date: August 19, 2024

Specific Request:

(1) Requesting a variance to allow an existing 471.6 sq foot of above-grade viewing deck at a height of 7'6" + 3'6" railing = 11', whereas 47-19.2.G.2 allows for a maximum height of no greater than 2'6" feet as measured from the finished floor elevation of the ground floor of the principal building. Total variance requested is 8'6".

(2) Requesting a variance to allow an existing raised-deck to protrude into the required 5 foot minimum rear yard raised-deck setback a distance of 3.4 feet whereas the minimum rear yard accessory structure setback code requirement is 5 feet per 47-19.2.G.2 . A total variance reduction request of 1.4 feet.

(3) Requesting a variance to allow an existing Tiki hut at a height of 18 feet whereas the code allows a maximum of 12 feet as measured from the ground to the top of the structure, a total variance request for an increase in height of 6 feet.

(4) Requesting a variance to allow an existing Tiki hut to have a rear setback of 1.4 feet, whereas the minimum rear yard accessory structure setback requirement is 5 feet. A total variance reduction request of 3.6 feet.

(5) Requesting a variance to allow the aggregate gross floor area of 2 existing accessory structures (Tiki hut and raised deck) to be 70.23% (which includes the 2 foot of thatched roof overhang around the entire shade structure) of the gross floor area of the principal building on the development site whereas the code (section 47-19.1.J), allows a maximum of 49%. A total variance request of 21.23%. Tiki = 616 SF Raised Deck = 471.6 SF Total=1,087.60 SF

(6) Requesting a variance to allow an existing Tiki hut to protrude 375.20 square feet into the required 15' rear yard area whereas the maximum allowed is 200 square feet protruding into the required rear yard area. A total variance request of 175.20 square feet. Note: The Tiki hut is a total of 616 square feet of which 375.20 square feet is protruding into the required yard area and only 200 square feet is allowed.

Applicable ULDR sections:

Sec 47-19.2.G.2 Above-Grade decks shall be no greater in height than two and one-half feet as measured from the finished floor elevation of the ground floor of the principal building or buildings.

SEC 47-19.2.P. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure.

Sec. 47-19.1.J – An accessory use or structure may be attached to another accessory use or structure. However, in no instance shall the aggregate gross floor area of all

accessory uses or structures on a parcel exceed forty-nine percent (49) of the gross floor area of a principal building on the development site, either individually or together, unless otherwise provided for herein.

Narrative

My name is Annalee Hambric and I own the property located at 1820 SW 22nd Avenue. My name is the only one listed on the deed, but for context my Husband, Ian Hambric, also lives at the house with me.

We recently had a chickee hut and deck installed by a Seminole tribe member and got cited for a code violation. We blindly believed the Seminole tribe Chickee hut company when they told us they were exempt from needing to pull permits. A few months after it was built we got a citation for a code violation so we are now trying to get the work we had done permitted but we are running into some issues.

When the contractor applied for the permits, we were notified that the deck height was too high in accordance with Sec 47-19.2.G.2. Later, we were notified that the chickee hut was also too high in accordance with Sec 47-19.2.p. However, the backyard property line does not back up to another residential property. In fact, we back up to an industrial zone where Port 32 has boat stacks less than 25 feet away from our property line that go 5 stories high. Additionally, through the giant gap between boat stacks, both the elevated I95 overpass and I595 ramps are now painfully visible, loud and causes a dangerous amount of soot to float into our backyard and cover everything in black grime.

When we first bought the house in 2018, over 5 years ago, there was a big boat repair facility that completely blocked our backyard from exposure to the highways. We never heard anything from the highway because the thick concrete building completely blocked us from seeing the highway and blocked all noise and soot.

However, once that building was torn down about 3 years ago to start building port 32, we suddenly were unable to enjoy our backyard in the way we had before due to the extremely loud traffic noise coming from I95 and the various trains. Additionally, our once quiet and private backyard now feels like its on display for everyone passing through on the highways, trains and to Port 32. Further, all of our backyard furniture, the pool deck and the pool was constantly getting covered in black soot from the highway which made it feel gross to be out there.

When we were looking for a house over 5 years ago, we were both only a year or two out of college and stretching the dollar limit on what we could afford to buy. The **ONLY** thing on our “must haves” list for a house was a pool. We told our realtor at the time, “We’re fine with living in a shack as long as it has a pool.” So, for two people who want to do nothing more than enjoy out two days of freedom on the weekends outdoors

reading on loungers in the pool, you can imagine how infuriating it was to not feel comfortable in a bathing suit in my own back yard once the building came down and we suddenly had no privacy. With the unsightly visual of the highway and transparent boat stacks, I never wanted to go out into my own backyard or use the pool for those long 3 years.

When Port 32 began demolition on the old boat facility, we were notified that once construction was complete, we would be getting the easement land back that had previously been an access road to our back yard. For those 3-4 years, we dreamed of building a tiki hut and deck the length of our backyard (within setback limits of course) that would help us to regain some of the privacy we once had felt. This house is our home, we have put SO much work into this 1950's house and we weren't ready to give up on it yet. So, we saved every penny we could until we finally got word the land was ours. We told ourselves that this nightmare was temporary and we could salvage our home by saving enough to build a structure that would provide enough cover so we didn't feel exposed while laying by the pool. We also wanted it to provide decent noise coverage and we thought that a tiki huts roof and a thick wood deck would be the best way to do this without having to build a concrete structure.

I would like to point out that we never filed a complaint on the Marina while construction was ongoing and we dealt with an insane amount of headache during this time. At one point, they had a giant drill boring into the earth, I presume to secure the poles holding up the boat stacks, and the shaking was so bad that it was causing our dishes to fall out of the cabinets. This didn't just happen once, it happened so much I had to change where we stored the dishes and cups. One time, I was working from home while they were doing it and the AC unit fell out of the closet it was in with a shut door. The pool and pool deck both developed huge cracks in them. The master bathroom tiles started cracking on the window seal. Other neighbors had the same thing happen. There were also men working around the clock, weekends included, on top of the dry stacks as they were being built, just staring straight into our back yard. The construction dust was so much and so destructive that our pool pump that was less than 2 years old had the motor burn out because there was no way for us to stop all the dust getting into the pool. However, we are not people who complain. Port 32 was just doing what they had to to build their facility and we could deal with it because we knew it was temporary. Even though it did drag out for about 4 years in all.

We thought that the worst was over when construction was finally complete, but we were wrong. Once the Port 32 boat stacks were built and they started storing boats in the dry stacks, another noise annoyance reared its ugly head. Port 32, which is the self-proclaimed "largest dry stack facility in Florida," had huge boat lift machines running all day. These lifts beep constantly as they raise and lower the boats stored less than 25 feet away from our property line, all day. Additionally, they installed numerous street lights 5 feet from the property line that they keep on all night long, with nothing to block the light from glaring into all of our windows. Before we built the tiki hut and deck, we

had all of our blinds down and shutters closed on the back side of the house so we could get it dark enough to sleep. That being said, I do understand why they want it to be well lit, there's million dollar yachts everywhere and our neighborhood does have its fair share of crime. So, we thought we were doing the right thing for both parties when building a structure that could block out this light at night too.

All that to say, our naivety got the best of us since we really never would have thought what we built was unreasonable, would bother anyone or would be subject to any zoning/building regulations we were unaware of at the time. However, now that we know, we absolutely want to do things the right way and get it properly permitted. As I'm sure you can guess, we have spent a lot of money on this already and hope we can get this resolved without too much more fiscal damage. We have talked to all of our neighbors and all of them have ensured us it does not bother them. They are even willing to come to write letters, etc. if needed.

In summary, I'd like to bullet point some key points below.

Hardships:

1. We bought our house when the highway was completely blocked. Port 32 knocked down that structure which caused our backyard to be exposed to highways noise, train noise, soot, and unsightly views of the elevated overpasses.
2. After the removal of the new building and before we built the chickee hut and deck, our backyard felt completely exposed and we had no privacy from onlookers on the highways and trains.
3. The street lights from the marina parking lot, that is now adjacent to our rear property line, was polluting our home causing us sleepless nights. Specifically because our master bedroom window faces east (aka the marina parking lot.)
4. The marina has boat lifts running and beeping all day long, especially on weekends when their customers use their boat the most which is also the only days we have off too and want to be able to peacefully relax by the pool.
5. Not sure if this counts, but the housing market is a disaster and so are mortgage rates. Building this structure is the only way to be able to enjoy our home. Even if we wanted to move so we didn't have to deal with it, we really couldn't achieve getting a house like ours prior to the demolition of the old boat facility.

Other discussion points we feel should impact the decision:

1. Our house backs up to an industrial zone (Port 32) not another residential property. This is where the tiki hut and deck back up to. We're hoping that since we back up to a parking lot in an industrial zone, there is some leigh way in the height restrictions.

2. The marina has boat stacks directly behind the tiki hut and deck that are 5 stories high. It seems unfair that they can have structures 5 stories high while sharing a border with a residential area, but we can have a structure taller than 12 feet?
3. I have also attached a noise program published by the Florida DOT. This outlines certain noise reduction requirements when a new highway is going to be built to protect residents in the area. If these same rules were applied retro-actively when a noise barrier is removed like it was in our case, they would be required to implement some type of noise control barrier. Unfortunately they do not apply it retro-actively, as stated in the program but it does validate our request to keep our own noise-reducing structure, in my opinion.

In light of the above reasons and the zero impact on public safety and welfare, we kindly request that the Zoning Board and Board of Adjustment grant the variances to ULDR 47-19.2.G.2 and ULDR 47-19.2.P. as outlined in this letter. We firmly believe that these variances will align with the best interests of the community while allowing us to responsibly exercise our property rights and enhance our quality of life. The Florida's Property Owners Bill of Rights (Statute 70.002) allows for the (1) the right to acquire, possess, and protect property (2) the right to use and enjoyment-rights that are also afforded and protected under the Constitution. While we understand that the government has the right to reasonably regulate the uses where it benefits or is best for the public welfare, we pray that our right to protect our health, privacy and rights to enjoy our property be considered for a variance in which we feel our rights are unreasonably harmed under the aforementioned codes. Furthermore, we are more than willing to discuss this request in person or provide any additional information required. Thank you for considering our appeal and understanding the importance of these variances to our family and property.

Responses to BOA Application questions:

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

(1) Requesting a variance to allow an existing 471.6 sq foot of above-grade viewing deck at a height of 7'6" + 3'6" railing = 11', whereas 47-19.2.G.2 allows for a maximum height of no greater than 2'6" feet as measured from the finished floor elevation of the ground floor of the principal building. Total variance requested is 8'6".

(2) Requesting a variance to allow an existing raised-deck to protrude into the required 5 foot minimum rear yard raised-deck setback a distance of 3.4 feet whereas the minimum rear yard accessory structure setback code requirement is 5 feet per 47-19.2.G.2 . A total variance reduction request of 1.4 feet.

(3) Requesting a variance to allow an existing Tiki hut at a height of 18 feet whereas the code allows a maximum of 12 feet as measured from the ground to the top of the structure, a total variance request for an increase in height of 6 feet.

(4) Requesting a variance to allow an existing Tiki hut to have a rear setback of 1.4 feet, whereas the minimum rear yard accessory structure setback requirement is 5 feet. A total variance reduction request of 3.6 feet.

(5) Requesting a variance to allow the aggregate gross floor area of 2 existing accessory structures (Tiki hut and raised deck) to be 70.23% (which includes the 2 foot of thatched roof overhang around the entire shade structure) of the gross floor area of the principal building on the development site whereas the code (section 47-19.1.J), allows a maximum of 49%. A total variance request of 21.23%. Tiki = 616 SF Raised Deck = 471.6 SF Total=1,087.60 SF

(6) Requesting a variance to allow an existing Tiki hut to protrude 375.20 square feet into the required 15' rear yard area whereas the maximum allowed is 200 square feet protruding into the required rear yard area. A total variance request of 175.20 square feet. Note: The Tiki hut is a total of 616 square feet of which 375.20 square feet is protruding into the required yard area and only 200 square feet is allowed.

Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property:

We bought the house in 2018. At that time, there was an existing marina facility which had concrete walls that fully blocked all negative impacts of the I95 and 595 overpasses from our neighborhood, but especially our backyard. Our backyard shares the rear property line with this Industrial zone. We would have never bought the house if we knew that when Port 32 bought the old boat repair facility and knocked it down, we would have to deal with the noise, soot, and lack of privacy that came with that facility not being there. We did not sign up to buy a house where: (1) the backyard is constantly covered in soot from the highway; (2) there's non-stop noise from the elevated highway overpass; (3) continuously loud beeping from giant boat lifts moving the boats up and down the 5 story tall boat stacks less than 40 feet from our rear property line; and (4) no privacy from passerby's on the highway, trains and boats. The tear down of this old facility and construction of Port 32's new dry-stacks, caused our property to be subject to these negative impacts. Because of this, we no longer could enjoy our backyard the way we could before the facility was torn down at the end of 2019.

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:

Our property is zoned in RS-8. However, our rear property line is not shared with any type of residential zone, it is a massive Industrial zone. Our neighbor to the rear is not another homeowner it is Port 32 which has loud and constant noise as it operates with huge machinery moving boats and beeping in the process. Directly behind the 6 ft wall they built which serves as our rear fence, there is a parking lot for the Marina, and immediately after that there are dry-stacks for boats that are 5 stories high. Even worse, there is an elevated highway overpass directly behind the Industrial zone that our house backs up to, and the boat stacks at Port 32 do little to nothing to mitigate the harmful impacts of the highways and train tracks given that they are steel-framed with mesh lining facing the homes on our street. To make matters worse, the boat stacks in between our back yard and the highways have a huge gap square in the middle of our yard which funnels in all of the noise and soot directly into the middle of our backyard. As such, while our home is zoned in RS-8, our property no longer feels like a home in a quiet, low/medium density neighborhood. In fact, the neighbor we share most of our home boarder with is industrial which causes the entire backyard to feel like it is also in an industrial zone that backs up to a highway, because it does.

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:

Literal application of the provisions of the ULDR for our zoning district would deprive us of our rights under the Florida Property Owners bill of Rights (Statue 70.002) as follows: 1. The right to acquire, possess, and protect your property.- This right is impacted if we are required to remove or lower any portion of the deck to conform with the provisions applicable to our zoning district as it serves as protection from the substantial noise and soot coming off the highways, trains and Port 32 from our backyard, pool, furniture and other property. 2. The right to use and enjoy your property. - This right is impacted if we are required to remove or lower any portion of the deck to conform with the provisions applicable to our zoning district for many reasons. The first main reason for this is that the deck was purposefully constructed to block the view of the highway overpass, trains and 5 stories of dry stacks. Prior to the deck being built, we could not enjoy sitting outside in our backyard as it felt and looked like chaos. Secondly, it blocks the noise from these 3 nuances from our backyard which also made our backyard impossible to enjoy previously. Third, the deck allows us to enjoy sitting by our pool without feeling like we are on display for the whole world to see. We also feel that we have a right to protect our health. This structure has significantly reduced the amount of soot

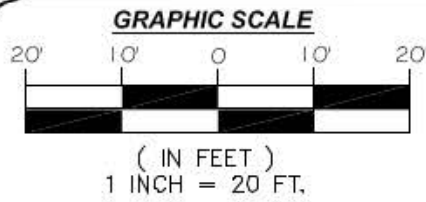
that used to get all over our pool deck and outdoor furniture and in our pool. Keep in mind that the highway running parallel to our backyard is not ground level. It is an overpass. The boat stacks in between our back yard and the highways have a hue gap square in the middle of our yard which funnels in all of the noise and soot directly into the middle of our backyard. Soot is a known carcinogen and we built our tiki hut and deck serve as shelter from the car exhaust, fumes and soot coming from the highway.

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

The hardships defined above are not self created but are a result of changes in circumstances impacting the property (i.e. Port 32 tearing down the old facility that blocked the highway.) The current code also creates these hardships by prohibiting us, as property owners, from (1) protecting our property from damage caused by soot; (2) protecting our health; (3) protecting our right to privacy; and, (4) protecting our rights to both use and enjoy our property.

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 requested is the minimum variance allowable to make use of and enjoy our property. It still does not fully block the view of the ugly metal boat stacks or the heavy equipment moving the boats around but it is tall enough to at least block the view of the highways and some of the sounds coming from both. Additionally, our immediate neighbors on either side do not contest this structure and plan to send in emails stating as such. No other neighbors have expressed any issues with it to us. I would argue that allowing this variance makes our property more compatible with adjoining properties (Port 32) as they have accessory structures 5 stories high while our deck is only elevated 9 feet. We wish to maintain harmony in the neighborhood and believe the beautiful new tiki hut and deck add appeal to the neighborhood and Marina.



MAP OF BOUNDARY SURVEY

LOCATION MAP
SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)



LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

LEGAL DESCRIPTION:
LOT 10, BLOCK 13, OF "FLAMINGO PARK SECTION D",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 41, AT PAGE 29, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
FOLIO NO. 5042-17-24-0930
1820 S.W. 22ND AVENUE,
FORT LAUDERDALE FLORIDA-33312-4561

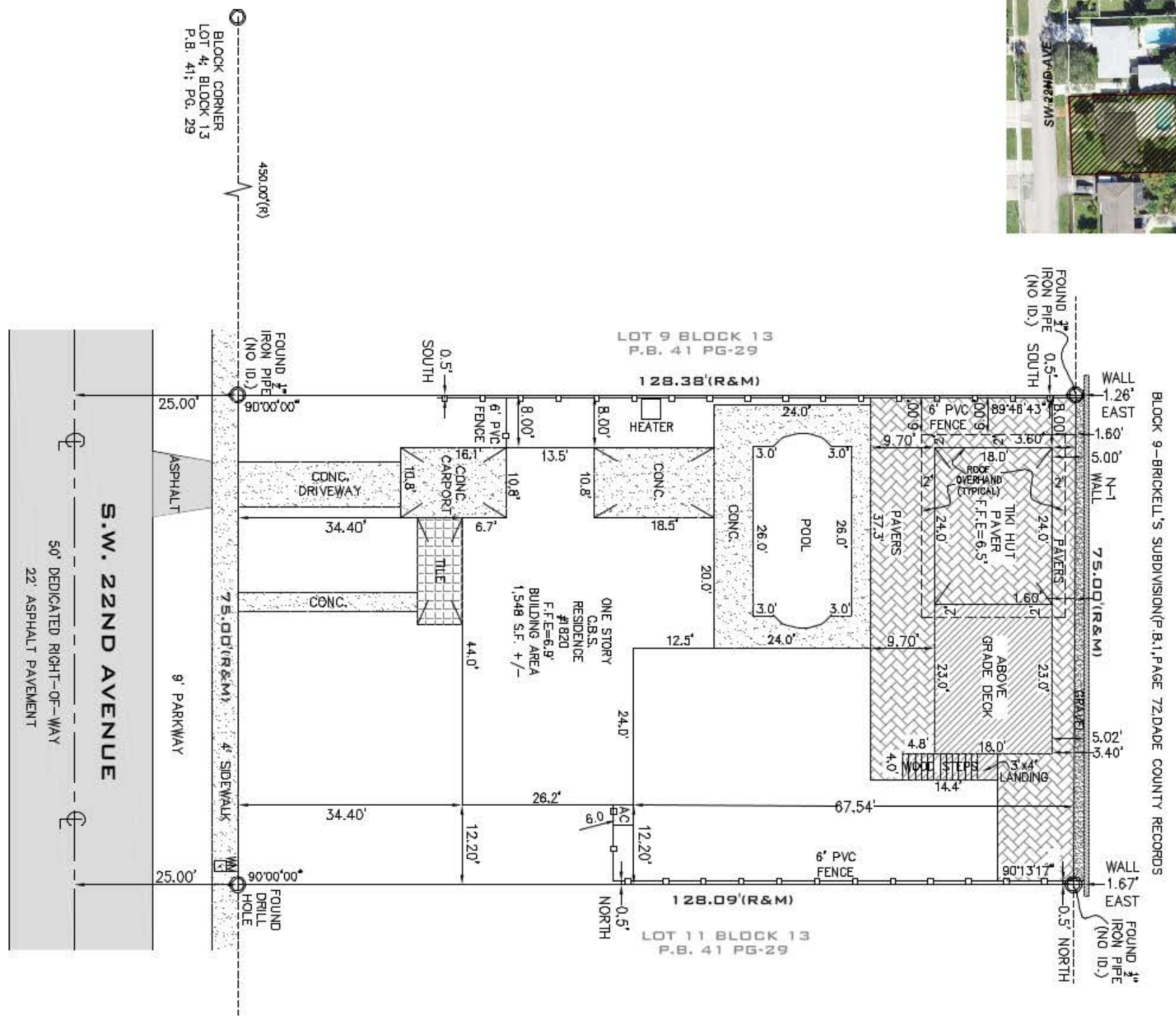
AREA OF PROPERTY: 9,618 SQUARE FEET AND/OR
0.220 ACRES MORE OR LESS.

CERTIFIED TO:
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

- ANDREWS, ANNALEE M.

- SURVEYOR'S NOTES:**
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 - 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
 - 6.) TYPE OF SURVEY: BOUNDARY SURVEY
 - 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
 - 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET.
 - 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREBIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
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 - 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
 - 14.) WALL TIES ARE TO THE FACE OF THE WALL.
 - 15.) FENCE OWNERSHIP NOT DETERMINED.
 - 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
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 - 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
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NOTES:
N-1 = A PORTION OF THE WALL ALONG THE EAST BOUNDARY LINE,
FALL OUTSIDE THE PROPERTY LINE.



ABBREVIATIONS AND LEGEND:

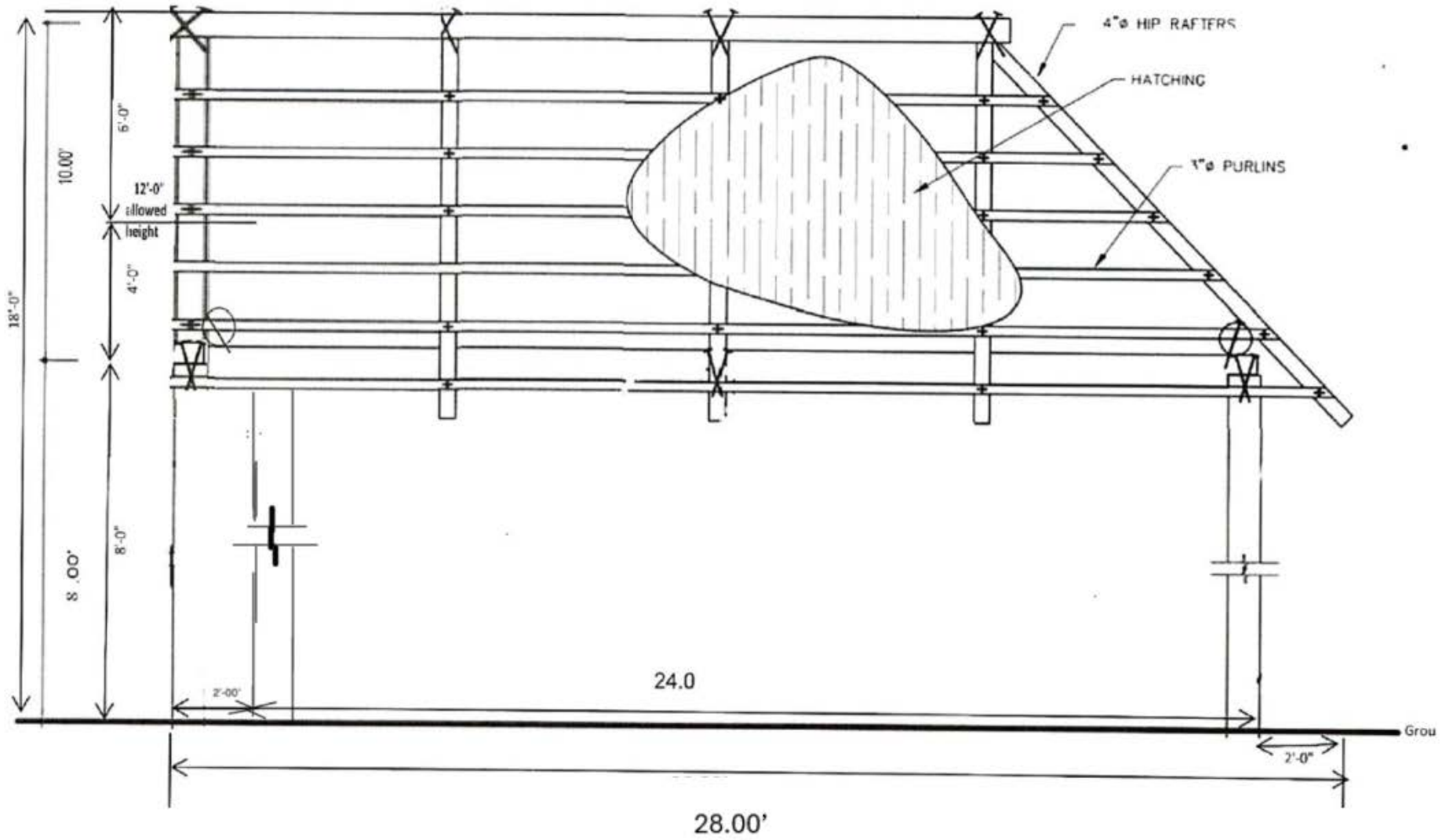
- A/C = DENOTES AIR CONDITIONING UNIT
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- ASPH. = DENOTES ASPHALT
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- L.M.E. = DENOTES LAKE & MAINTENANCE EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- D.H. = DENOTES DRILL HOLE
- M = DENOTES MEASURE
- R = DENOTES RECORD
- W.P. = DENOTES WOOD POWER POLE
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- P.G. = DENOTES PAGE
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- P.O.B. = DENOTES POINT OF BEGINNING
- T.P. = DENOTES TYPICAL
- M.H.W. = DENOTES MEAN HIGH WATER LINE
- F.F.E. = DENOTES FINISH FLOOR ELEVATION
- W.M. = DENOTES WATER METER
- C.T.V. = DENOTES CABLE TELEVISION
- D.M. = DENOTES DRAINAGE MANHOLE
- S.M. = DENOTES SANITARY MANHOLE
- W.V. = DENOTES WATER VALVE
- H.D. = DENOTES HYDRANT
- W.F. = DENOTES WOOD FENCE
- C.L.F. = DENOTES CHAIN LINK FENCE
- I.F. = DENOTES IRON FENCE
- F.I.P. = DENOTES FOUND IRON PIPE (NO ID.)
- F.N.D. = DENOTES FOUND NAIL AND DISC
- A.P. = DENOTES ASPHALT PAVEMENT
- X.XX = DENOTES ELEVATIONS
- BRICK = DENOTES BRICK
- CONC. PAD = DENOTES CONCRETE PAD

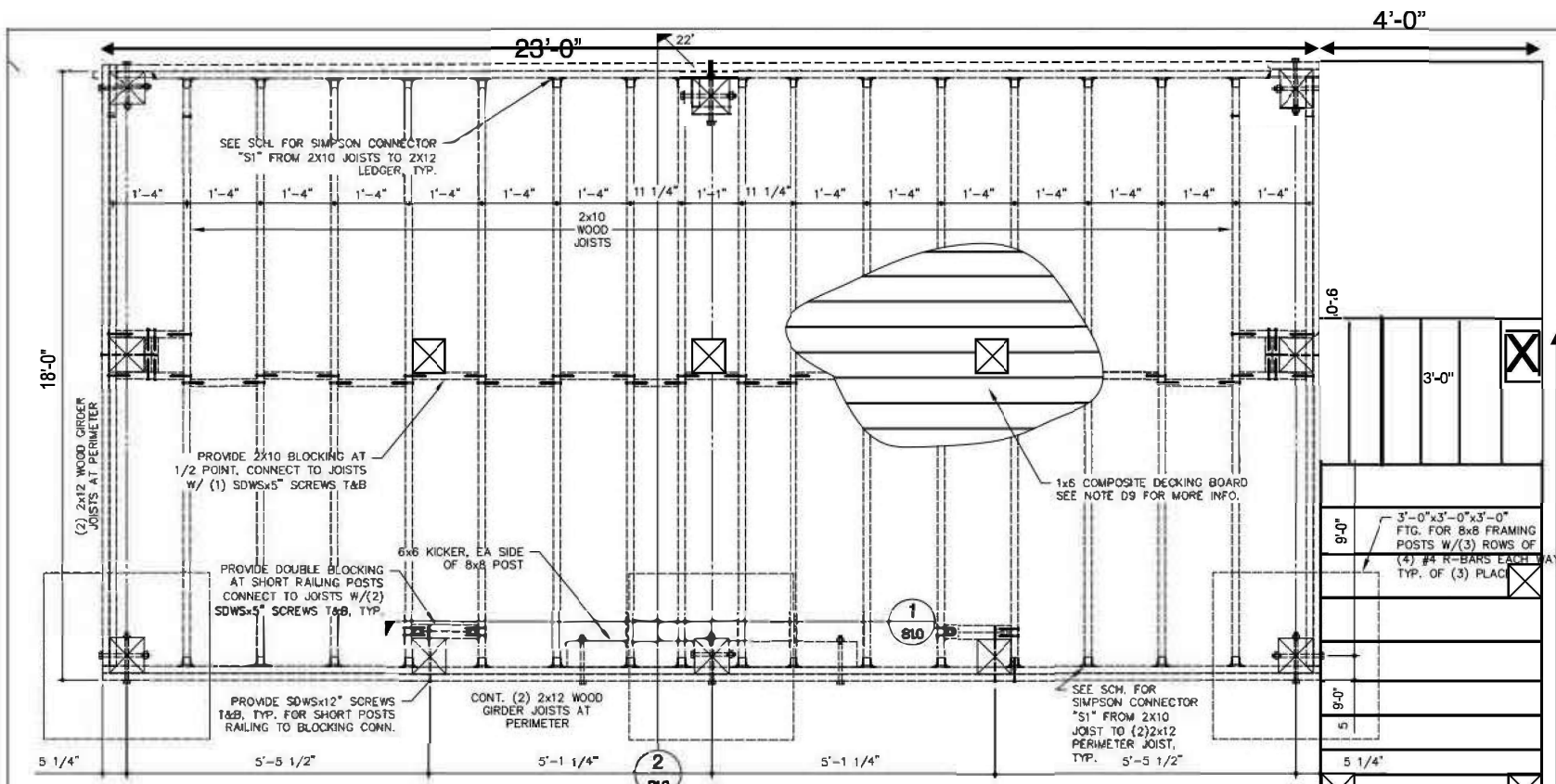
ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORDED AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY	FLOOD ZONE:	X
	ELEVATION:	N/A
	COMMUNITY:	125105
	PANEL:	12011C0556
	DATE OF FIRM:	08/18/2014
	SUFFIX:	H
	ORIGINAL FIELD WORK SURVEY DATE	06/21/2023
	BENCH MARK:	N/A
	ELEVATION:	N/A
	DATE	DRAWN BY
02/27/2024	D.DIAZ	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
08/18/2024	CITY'S COMMENTS	
JOB No.		
2402.0127-01		

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP OF BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTES.

SIGNED: *Ricardo Rodriguez* Date: 2024.06.27 FOR THE FIRM
RICARDO RODRIGUEZ, P.S.M., P.L.L.C. B.M. No. 6936-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

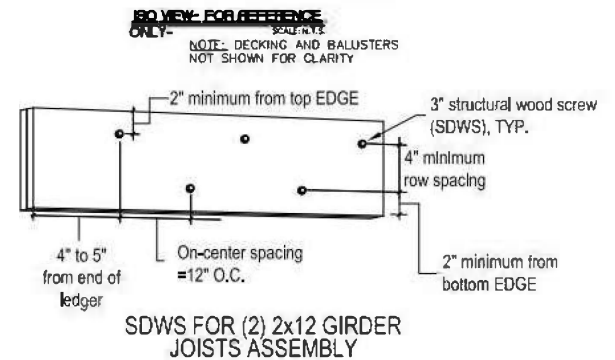




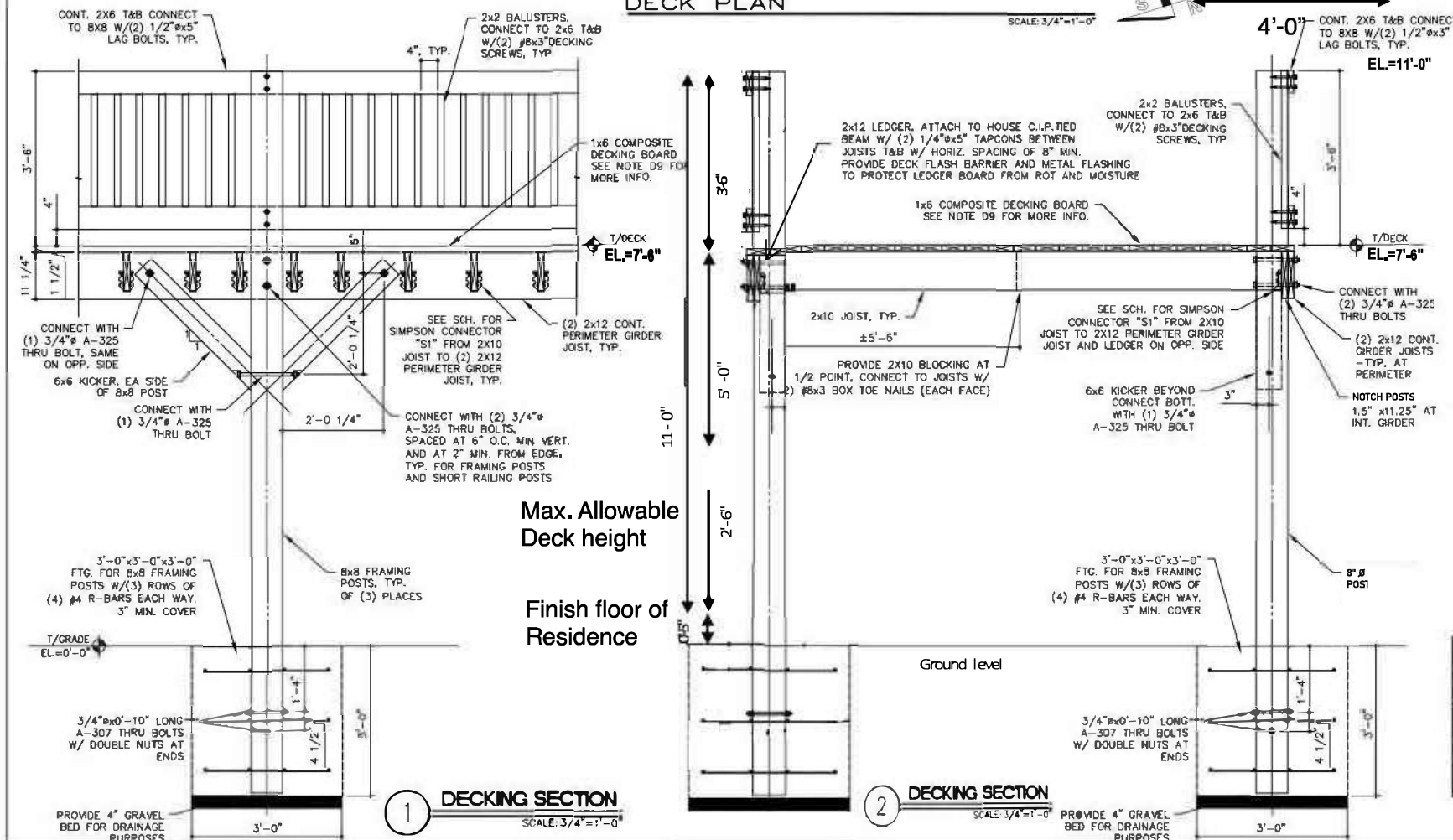
DECK PLAN

Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 7 3/4".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. Minimum 3/4" nosing



SDWS FOR (2) 2x12 GIRDER JOISTS ASSEMBLY



Max. Allowable Deck height

Finish floor of Residence

1 DECKING SECTION

2 DECKING SECTION

3 TYP. DECK TO HOUSE LATERAL LOAD CONN.

GENERAL STRUCTURAL NOTES

- DESIGN CRITERIA**
- D1 ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE, 2020 SEVENTH EDITION.
 - D2 DESIGN LOADS PER FLORIDA BLDG. CODE. DL=10 PSF, LL=40 PSF. WIND DESIGN PER ASCE 7-16. EXPOSURE C, OPEN BLDG.-OPEN. V(wind)=180 MPH, qh(ult.)=59.8 PSF, V(alt.)=140 MPH, qh(alt.)=35.9 PSF, RISK CATEGORY= II, Kd=0.85.
 - D3 FOUNDATION DESIGN VALUES: 2000 PSF BY VIRTUAL OBSERVATION. SOIL AT THE SITE IS SAND AND ROCKS WITH AN ASSUMED BEARING CAPACITY OF 2000 PSF-VISUAL OBSERVATION IS THE BASIS. SAND AND ROCK IS THE CLASSIFICATIONS.
 - D4 WOOD MATERIAL: POSTS: SOUTHERN PINE (PT) #2 MARINE GRADE. REST: SOUTHERN PINE (PT) #2.
 - D5 ALL CONNECTORS SHALL BE GALVANIZED.
 - D6 PROVIDE QUIKRETE CONC. MIX (fc=3000 PSI MIN.) OR EQUAL FOR FTGS. AND REINF. AS SHOWN. PROVIDE 3" CLEARANCE FROM EDGE OF FOOTINGS.
 - D7 PROVIDE GALVANIZED FLASH COLLAR OR SLOPE TOP OF FOOTING AWAY FROM COLUMN-CAULK ALL AROUND.
 - D8 CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO ANY WORK FOR NEW TIKI STRUCTURE.
 - D9 1x6 COMPOSITE DECKING BOARD LAID FLAT BY "TREX TRANSCEND COMPOSITE DECKING". FOLLOW MFR. RECOMMENDATIONS FOR HIDDEN CLIPS AND SCREW FASTENING.

WOOD DECKING MEMBERS CONNECTION SCHEDULE

MARK	SIMPSON CONNECTOR	FASTENERS	REACTION (#)	NET UPLIFT REQUIRED (#)	UPLIFT PROVIDED (#)	"F1" REQ'D (#)	"F1" PROVIDED (#)
S1	LUS28	(4) 0.148"x1 1/2" TO 2x10 (6) 0.148"x1 1/2" TO 2x12	370	-270	-1185	N/A	N/A
S2	LUS28-2	(3) 0.148"x3" TO 2x10 (6) 0.148"x3" TO 2x12	185	-135	-1060	N/A	N/A

Proposed New ELEVATED DECKING for:

ANNALEE HAMBRIC

Client Address: 1820 SW 2nd Avenue Fort Lauderdale, FL 33312

DATE: 07/07/2024
DRAWING: PHS
CHECKED: PHS

Pedro R. Salom, P.E.
811 Lake Blvd., Weston FL, 33326
tel: 954-802-1489
e-mail: pedrosalomp@gmail.com
License #: 70346

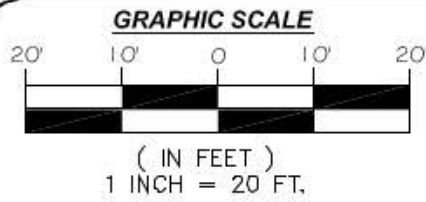
Seal: PEDRO RAFAEL SALOM, P.E., No. 70346, STATE OF FLORIDA, PROFESSIONAL ENGINEER

IRVIN SOSA, LIS USA, INC., C.G.C. 1,509 101, 3246 NW 103 Ct, Miami, FL, 33172, tel: 954-410-9604

DRAWING TITLE: PLAN, NOTES + SECTIONS

SCALE: 3/4"=1'-0"

S1.0



MAP OF BOUNDARY SURVEY

LOCATION MAP
SECTION 17, TOWNSHIP 50 SOUTH, RANGE 42 EAST
LYING AND BEING IN BROWARD COUNTY FLORIDA
(NOT TO SCALE)



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LEGAL DESCRIPTION:
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Ratio calc:

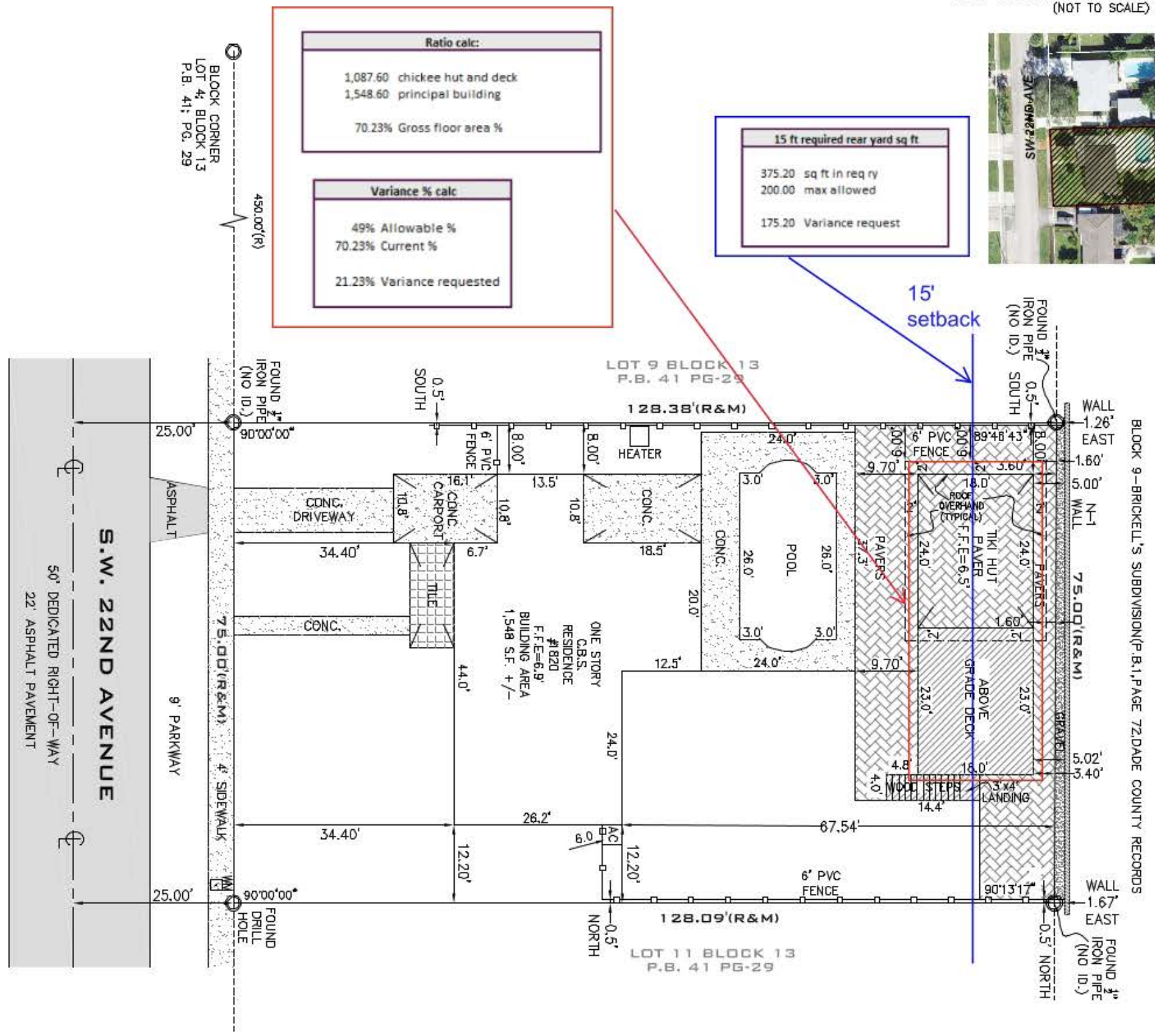
1,087.60 chickee hut and deck
1,548.60 principal building
70.23% Gross floor area %

Variance % calc:

49% Allowable %
70.23% Current %
21.23% Variance requested

15 ft required rear yard sq ft

375.20 sq ft in reqry
200.00 max allowed
175.20 Variance request



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SIGNED: *Ricardo Rodriguez* DATE: 2024.06.27 FOR THE FIRM: RICARDO RODRIGUEZ & COMPANY, P.A. B.M. No. 5838-STATE OF FLORIDA
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ABBREVIATIONS AND LEGEND:

A/C	-DENOTES AIR CONDITIONING UNIT
B.S.	-DENOTES BASIS OF BEARINGS
ASPH.	-DENOTES ASPHALT
P	-DENOTES PROPERTY LINE
B.B.L	-DENOTES BUILDING BASE LINE
B.M.	-DENOTES BENCH MARK
C.B.S.	-DENOTES CONCRETE BLOCK STUCCO
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L.P	-DENOTES LIGHT POLE
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CL	-DENOTES CENTERLINE
ML	-DENOTES MONUMENT LINE
L.M.E.	-DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	-DENOTES DRAINAGE EASEMENT
D.H.	-DENOTES DRILL HOLE
M.S.	-DENOTES MEASURE
REC.	-DENOTES RECORD
W.P.	-DENOTES WOOD POWER POLE
U.E.	-DENOTES UTILITY EASEMENT
P.B.	-DENOTES PLAT BOOK
P.G.	-DENOTES PAGE
P.C.P.	-DENOTES PERMANENT CONTROL POINT
P.O.B.	-DENOTES POINT OF BEGINNING
T.P.	-DENOTES TYPICAL
M.H.W.	-DENOTES MEAN HIGH WATER LINE
F.F.E.	-DENOTES FINISH FLOOR ELEVATION
W.M.	-DENOTES WATER METER
C.T.V.	-DENOTES CABLE TELEVISION
D.M.	-DENOTES DRAINAGE MANHOLE
S.M.	-DENOTES SANITARY MANHOLE
W.V.	-DENOTES WATER VALVE
H.D.	-DENOTES HYDRANT
W.F.	-DENOTES WOOD FENCE
C.L.F.	-DENOTES CHAIN LINK FENCE
I.F.	-DENOTES IRON FENCE
F.I.P.	-DENOTES FOUND IRON PIPE (NO ID.)
F.N.D.	-DENOTES FOUND NAIL AND DISC
A.P.	-DENOTES ASPHALT PAVEMENT
E.	-DENOTES ELEVATIONS
B.	-DENOTES BRICK
C.P.	-DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

FLOOD ZONE:	X	
ELEVATION:	N/A	
COMMUNITY:	125105	
PANEL:	12011C0556	
DATE OF FIRM:	08/18/2014	
SUFFIX:	H	
ORIGINAL FIELD WORK SURVEY DATE	06/21/2023	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
02/27/2024	D.DIAZ	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
08/18/2024	CITY'S COMMENTS	
JOB No.		
2402.0127-01		

MAP OF BOUNDARY SURVEY