



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-24080004
OWNER:	TUCKER, RYAN & CHRISTINA
AGENT:	N/A
ADDRESS:	1612 SOUTH WEST 12 COURT, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 4, BLOCK 2 OF "RIVERSIDE ESTATES", ACCORDING TO THE PLAT BOOK 28, AT PAGE 10 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>Section 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance from the minimum front yard setback of an existing enclosed carport from the minimum front yard setback of 25 feet to be reduced to 11.91 feet, a total reduction of 13.09 feet.

Requesting a variance from the minimum corner yard setback of an existing enclosed carport from the minimum corner yard setback of 18.75 feet to be reduced to 12.18 feet, a total reduction of 6.57 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

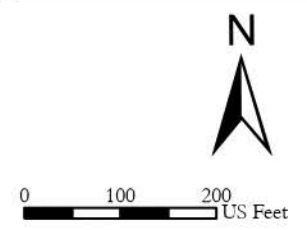
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-24080004

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA- 24080004

Sec. 47-5.31- Table of dimensional requirements for the RS-8 district.

(Note A)

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

	<p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
<p>Minimum distance between buildings</p>	<p>None</p>	<p>None</p>

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

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

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

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

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

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

Records

Showing 1-16 of 16

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Applicant Name	Record Type	Balance	Planner Name	District #	District	District Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24080004		BOA Variance Request	Z- Board of Adjustment (BOA)	0		1612	SW	12	CT		Open
<input type="checkbox"/>	BE24040093	ATF -ADDITION/CARPORT ENCLOSURE, EXTERIOR DOOR, A...		Building Code Case		Alexander Albor	1612	SW	12	CT		Open
<input type="checkbox"/>	CE19091328	L/S CLEAR CHOICE TAX -0- CASE FOUND	LOGAN,JOSHUA L SMITH,MARGARET S	Code Case			1612	SW	12	CT		Closed
<input type="checkbox"/>	VIO-CE19091328_d		LOGAN,JOSHUA L SMITH,MARGARET S	Violation-CODE Hearing	0		1612	SW	12	CT		Closed
<input type="checkbox"/>	CE17082394	SHADY BANKS - BULK TRASH PILE WAS FOUND ON THE, S... e	LOGAN,JOSHUA L SMITH,MARGARET S	Bulk Trash Case			1612	SW	12	CT		Closed
<input type="checkbox"/>	VIO-CE17082394_1e	SHADY BANKS - BULK TRASH PILE WAS FOUND ON THE e	LOGAN,JOSHUA L SMITH,MARGARET S	Bulk Trash Case			1612	SW	12	CT		Closed
<input type="checkbox"/>	PM-16120701	REROOF FLAT 600 SQ FT	REROOF FLAT 600 SQ FT	Re-Roof Permit	0		1612	SW	12	CT		Completed
<input type="checkbox"/>	CE16110917_e	L/S RELIABLE LIENS - 0 OPEN CASES FOUND e	WEMYSS,JOHN A	Code Case			1612	SW	12	CT		Closed
<input type="checkbox"/>	VIO-CE16110917_1_e		WEMYSS,JOHN A e	Violation-CODE Hearing	0		1612	SW	12	CT		Closed
<input type="checkbox"/>	PM-13031092	WINDOW REPLACEMENT IMPACT e	WINDOW REPLACEMENT IMPACT e	Window and Door Permit	0 e		1612 e	SWe	12 e	CT e		Completed
<input type="checkbox"/>	PM-12020838_e	SHINGLE REROOF 1517 SF	SHINGLE REROOF 1517 SF	Re-Roof Permit	0		1612	SW	12	CT		Completed
<input type="checkbox"/>	PM-09051405	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit	0		1612	SW	12	CT		Completed
<input type="checkbox"/>	PM-01100803	INSTALL SHADOWBOX WOOD FENCE 6'X 195.5'-SFR	INSTALL SHADOWBOX WOOD FENCE...	Fence Permit	0		1612	SW	12	CT		Completed
<input type="checkbox"/>	PM-01060756	INSTALL NEW POOL & DECK(784SF)INCLUDED-SFR -L... e	INSTALL NEW POOL & DECK(784S...	Residential Pool-Spa-Fountain Permit	0		1612	SW	12	CT		Completed
<input type="checkbox"/>	PM-01060758	PIPING FOR NEW POOL TO SFR	PIPING FOR NEW POOL TO SFR	Plumbing Residential Permit	0		1612	SW	12	CT		Completed
<input type="checkbox"/>	PM-01060759	ELEC FOR NEW POOL INSTALL TO SFR	ELEC FOR NEW POOL INSTALL TO...	Electrical Residential Permit	0 e		1612 e	SWe	12 e	CT e		Completed



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 11th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080004

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

- Requesting a variance from the minimum front yard setback of an existing enclosed carport from the minimum front yard setback of 25 feet to be reduced to 11.91 feet a total reduction off 13.09 feet.
- Requesting a variance from the minimum corner yard setback of an existing enclosed carport from the minimum corner yard setback of 18.75 feet to be reduced to 12.18 feet a total reduction off 6.57 feet.

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:
www.fortlauderdale.gov/government/BOA



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





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 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, special advertising, re-advertising and any other costs associated with the application submittal 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. All 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	PLN-BOA-24080004
Date of complete submittal	8/9/24

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

Property Owner's Name	Ryan Tucker Christina Tucker
Property Owner's Signature	<i>[Signatures]</i>
Address, City, State, Zip	1612 SW 12th Ct Fort Lauderdale, FL 33312
E-mail Address	Ryantucker@gmail.com
Phone Number	(954) 604-9064
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent PROPERTY OWNER, an agent authorization form is required (must be notarized)

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

Include ANY Related code case/permit #	00A76023
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1612 SW 12th Ct.
Legal Description	ADD CARPORT TO RES. See Survey
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504216070100
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Variance Request for Carport improvements within setbacks
Applicable ULDR Sections <i>(Include all code sections)</i>	47-5.31 47-5.31

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front N	25' → 15' for carport	11.91'
Side W	18.75'	12.18'
Side E	5'	N/A
Rear S	15'	N/A

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

Answer All questions on this page only if you are applying for a VARIANCE. If additional space is needed, attach an additional page(s) to this page. If you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application. Note: A narrative must be submitted in addition to this page.

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

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

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

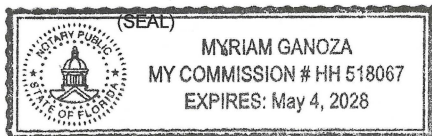
Ryan Tucker

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

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

Ryan Tucker (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12 day of August, 2024



NOTARY PUBLIC MY COMMISSION EXPIRES: 05/04/2028

PLN-BOA-24080004

Attachment 2 Board of Adjustment Application

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

Applicant is requesting permission for alterations to an existing carport that is located within the property's Side and Front Setbacks. A variance to the property's Side Setback would have it reduced from 18.75' to 12.18' (6.57' reduction). The rounded corner of the Side and Front setback reduced from 18.75' and 25' to 11.41' (7.24' and 13.59' reduction). And the Front Setback reduced from 25' to 11.91' (13.09' reduction). This is as specified in City of Fort Lauderdale Unified Land Development Code specifically 47-5.31. The carport was constructed in this location in 1962 under the City of Fort Lauderdale permit #00A76023. The carport was later fully enclosed with wood prior to the applicant's ownership. The applicant has enclosed this same area permitted in 1962 with cinder block for better storage capability and covered it back with a wood exterior for visual consistency and appeal. The area footprint has not been expanded and the existing roof has not been altered.

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

This carport was constructed in 1962 under the City of Fort Lauderdale permit #00A76023. The carport was later fully enclosed with wood prior to the applicant's ownership. Since the applicant (owner) could not use the space for parking for the entirety of their ownership, the space was used for storage. However, with the existing wood enclosure, items were still exposed to the elements and became unusable over time due to dirt and humidity exposure. The applicant has enclosed this same area permitted in 1962 with cinderblock for better storage capability and covered it back with a wood exterior for visual consistency and appeal. The area footprint has not been expanded and the existing roof has not been altered. The applicant has contracted with a General Contractor and Engineer to perform the enclosure to code and will be applying for a retrospective permit pending this variance request.

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:

This is a peculiar circumstance to the property as it was originally permitted for a carport to be added to this space and it has existed for over 50 years (since 1962). The existing wood enclosure was beginning to rot and become an eye sore. The applicant wishes to have the opportunity to make improvements to their existing property over time. Reroofs of the same space within the setbacks were permitted in 1980 (#0A801365) and 2016 (#16120701).

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

The literal application of the Side and Front setbacks of the ULDR could result in the applicant's inability to secure future renovation permits and ability to sell the property. This area was permitted in 1962 as an accessory structure and the applicant is looking to continue that usage. Many residences within the area that were constructed in a similar time period (1950s) have changed over time and enjoy the use of newer accessory structures including enclosed carports and porches. Reroofs of the same space within the setbacks were permitted in 1980 (#0A801365) and 2016 (#16120701).

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 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 carport was constructed in 1962 in accordance with the applicable South Florida Building Code and under permit #00A76023. The applicant honestly admits that a permit should have been received prior to the construction of the enclosure. The enclosure was built to code with a contracted General Contractor and Engineer. The applicant will immediately apply for a retroactive permit following this variance request.

The enormous cost to correct the set-back encroachment that was originally permitted over 50 years ago would be a significant hardship to the applicant for something that was not self-created.

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 approval of this variance for an accessory structure within the Side and Front setbacks would allow the applicant to be in compliance with the ULDR. 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. This would allow for reasonable use of an already existing permitted space, and improves the visual appeal for the good of our property and surrounding neighborhood.

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. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE. The applicant will need to meet with staff PRIOR to submitting the BOA application submittal via Lauderbuild. *Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.**

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 7/30/24
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due AFTER sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- 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. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- 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. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- 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. Please submit the following:
- **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 Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning 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.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".

Prepared by and return to:

Giovanni Nicosia
Attorney at Law
Supreme Title & Escrow, Inc.
4175 Davie Road Suite 110
Davie, FL 33314
954-726-5580
File Number: 19-09-0784-LC
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of October, 2019 between Joshua L. Logan and Margaret S. Smith, husband and wife whose post office address is 1612 SW 12 Court , Fort Lauderdale, FL 33312, grantor, and Ryan Tucker and Christina Tucker, husband and wife whose post office address is 1612 SW 12 Coourt, Fort Lauderdale, FL 33312, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 4, Block 2, RIVERSIDE ESTATES 2ND REVISION, according to the map or plat thereof as recorded in Plat Book 28, Page 10, Public Records of Broward County, Florida.

Parcel Identification Number: 504216070100

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Prepared by and return to:

Giovanni Nicosia
Attorney at Law
Supreme Title & Escrow, Inc.
4175 Davie Road Suite 110
Davie, FL 33314
954-726-5580
File Number: 19-09-0784-LC
Will Call No.:

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

signed, sealed and delivered in our presence:

ELIZABETH CASTILLO

Witness Name: _____

Joshua L. Logan

(Seal)

Witness Name: CATHERINE LEPORE

ELIZABETH CASTILLO

Witness Name: _____

Margaret S. Smith

(Seal)

Witness Name: CATHERINE LEPORE

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 24th day of October, 2019 by Joshua L. Logan and Margaret S. Smith, who are personally known or have produced a driver's license as identification.

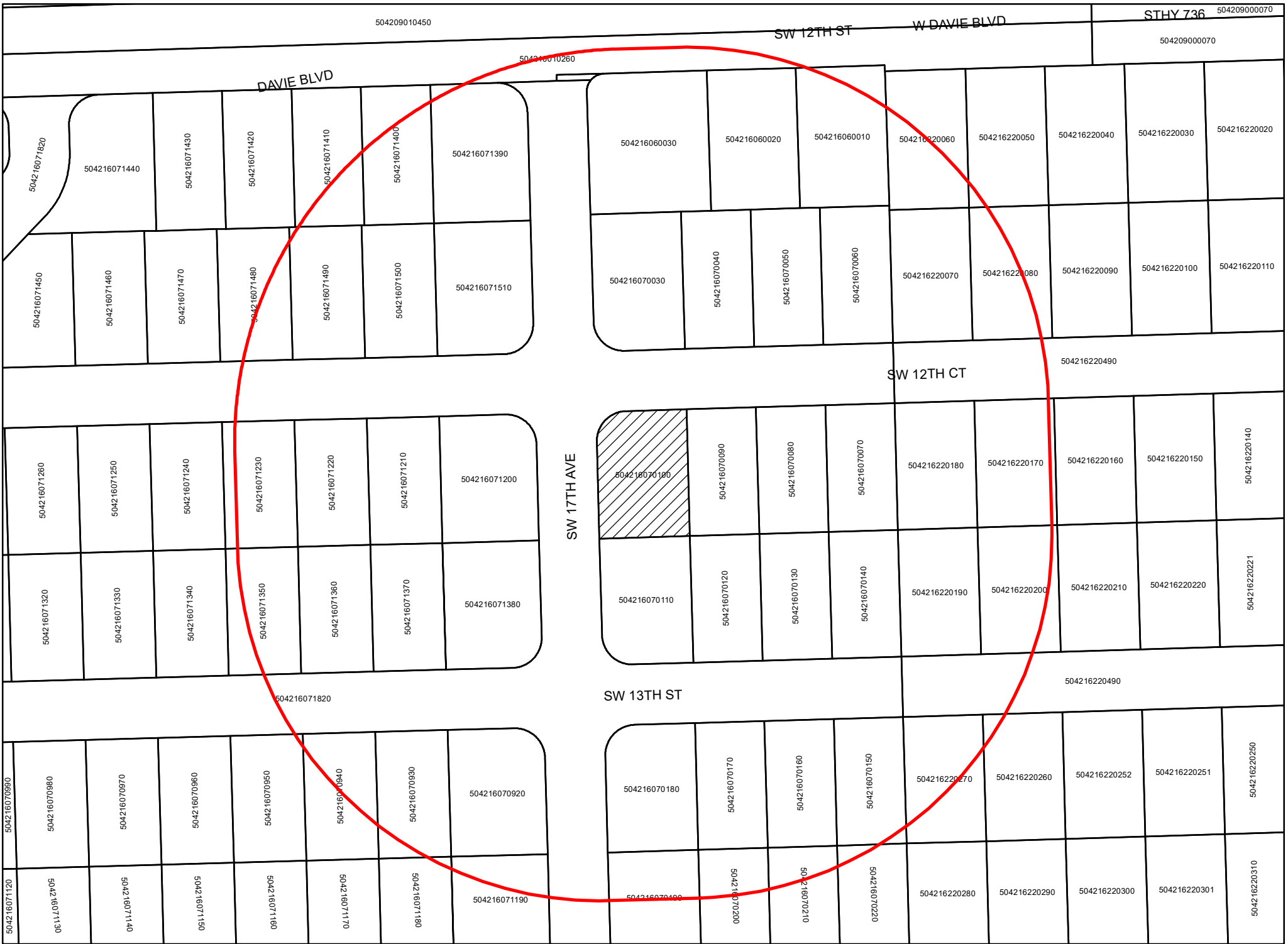
[Notary Seal]

Notary Public

Printed Name: **ELIZABETH CASTILLO**

My Commission Expires: _____





MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



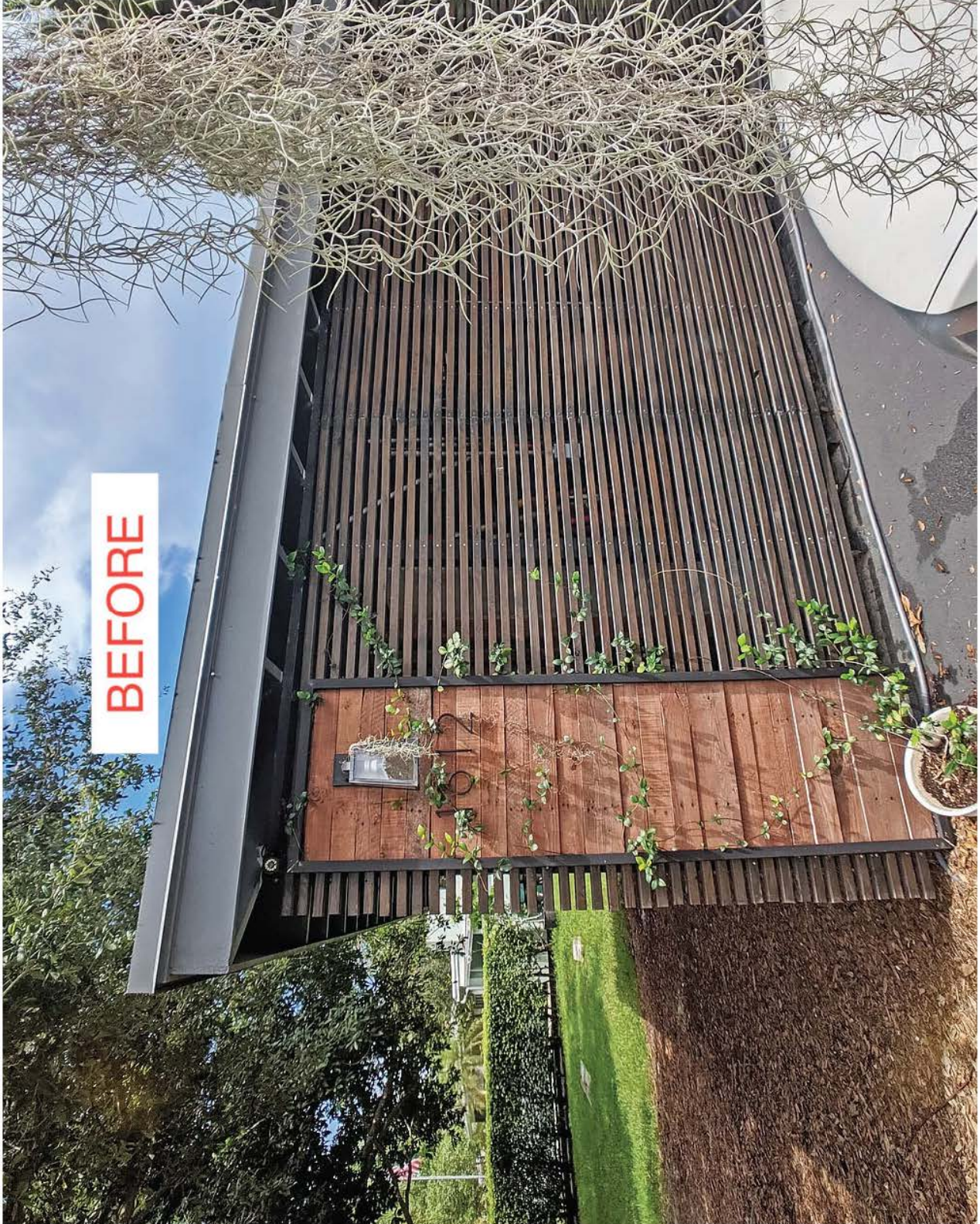
1612 SW 12th Ct

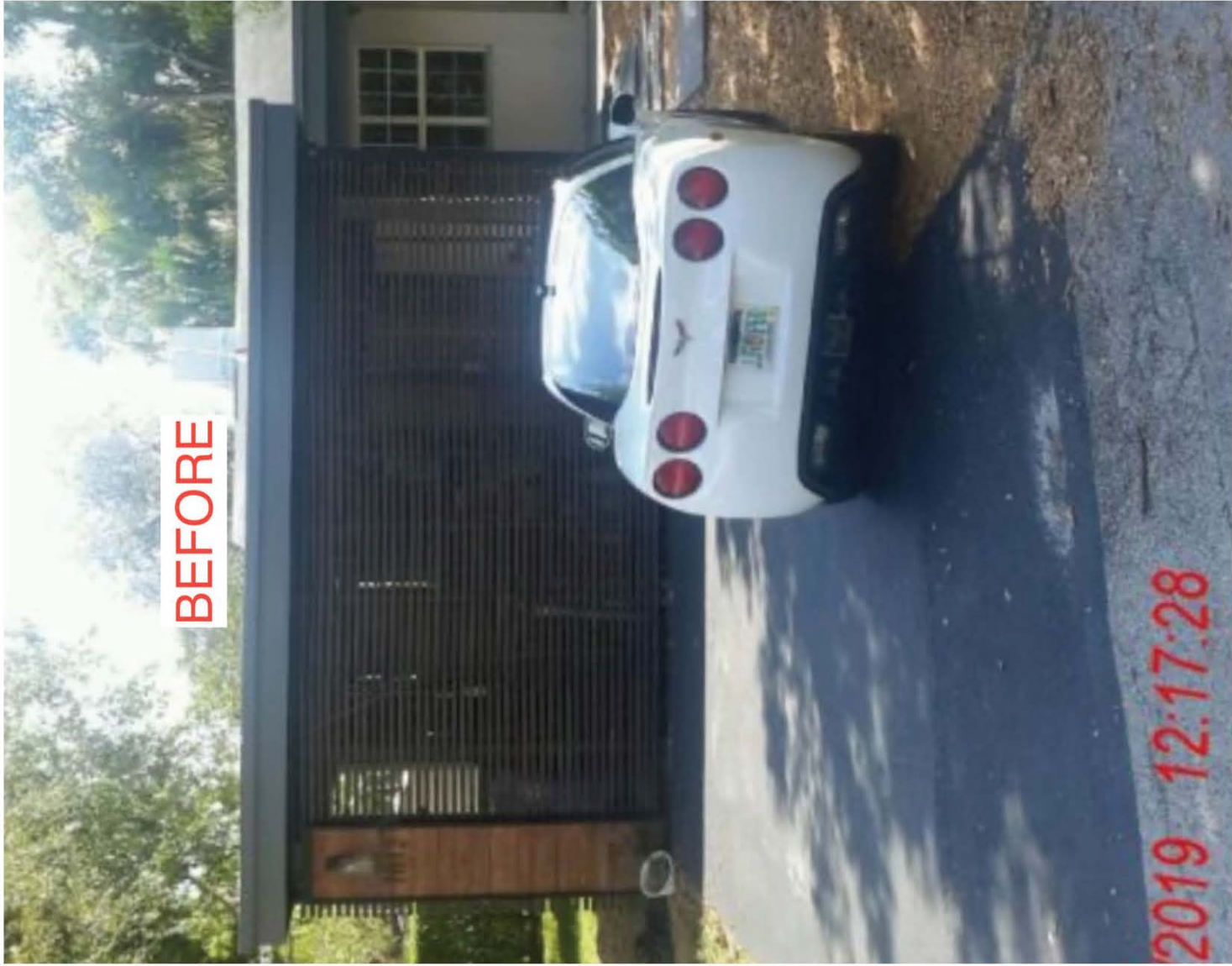


FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504216060010	BARRERO PORTO,FERNANDO RAFAEL		1600 DAVIE BLVD	FORT LAUDERDALE	FL	33312
504216220050	DIAZ,MARIO	ROJAS,MARIA	1518 DAVIE BLVD	FORT LAUDERDALE	FL	33312
504216060020	PARKER,ANDREW BURTON		1604 DAVIE BLVD	FORT LAUDERDALE	FL	33312
504216220060	GIBBS,CHRISTOPHER JOHN		1419 SW 11 PL	FORT LAUDERDALE	FL	33312
504216060030	BERMUDEZ,ALEJANDRO SUAREZ		1616 DAVIE BLVD	FORT LAUDERDALE	FL	33312
504216071390	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504216071400	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504216071410	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504216220080	CROCCO,JOHN		1517 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070060	GARRETT,ROBERT W		1601 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070050	JONES,LINDA S	LINDA S JONES REV TR	1605 SW 12 CT	FORT LAUDERDALE	FL	33312
504216220070	SCOTT,CARRIE H/E	SCOTT,GEORGE	1521 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070040	ROSENTHAL,TOOD A & CYNTHIA M		1609 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070030	BROWN,LOLA R	BROWN,STEPHEN H	1426 ARGYLE DR	FORT MEYERS	FL	33919
504216071510	HARRIET G SCHORN REV LIV TR	SCHORN,HARRIET G TRSTEE	1270 SW 14 AVE	FORT LAUDERDALE	FL	33312
504216071500	DAVISON,WILLIAM H III	HARTZ,PAMELA ROSE	1705 SW 12 CT	FORT LAUDERDALE	FL	33312
504216071490	SMITH,DAVID GARY JR	SHADY BANKS TR	1709 SW 12 CT	FORT LAUDERDALE	FL	33312
504216071480	SCARBROUGH,ANGELA		1713 SW 12 CT	FORT LAUDERDALE	FL	33312
504216220170	SANTA-CRUZ,FERNANDO E	SANTA-CRUZ,CARMEN G	1518 SW 12 CT	FORT LAUDERDALE	FL	33312
504216220180	RUGGIERO,DANIEL H	SANTOFIMIO,TATIANA	1524 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070070	MATCHETTE,DANIEL S		1600 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070080	FRANCLEMONT,DARREN A		1604 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070090	OLIVEIRA,SANDRO ALVES		1608 SW 12 CT	FORT LAUDERDALE	FL	33312
504216070100	TUCKER,RYAN & CHRISTINA		1612 SW 12 CT	FORT LAUDERDALE	FL	33312
504216071200	DAVIS,TYLER & JANA E		1700 SW 12 CT	FORT LAUDERDALE	FL	33312
504216071210	SCHEID,SUSAN P		1704 SW 12 CT	FORT LAUDERDALE	FL	33312
504216071220	VARMA,YUTA		1708 SW 12 CT	FORT LAUDERDALE	FL	33312
504216071230	RITCHIE,WILLIAM G &	RITCHIE,CAROLINA C	1712 SW 12 CT	FORT LAUDERDALE	FL	33312
504216220200	ABRAHAM,GENEVIEVE H/E	KNIGHT,PAM N	1517 SW 13 ST	FORT LAUDERDALE	FL	33312
504216220190	MRAZ,SHERRI H/E	GREEN,MEGAN	1525 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070140	CLUKA,DANIELLE JEAN		1601 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070130	HEFFERNAN,PATRICK		1605 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070120	WALKER,AMY		1609 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070110	MARTINEZ,JUANITA	BULDRINI LOBO,VINICIUS	1613 SW 13 ST	FORT LAUDERDALE	FL	33312
504216071380	WILLIS,DEENA HARI H/E	LAWRENCE,SHAUN	1701 SW 13 ST	FORT LAUDERDALE	FL	33312
504216071370	MOYE-FULLER,DEBORAH H		1705 SW 13 ST	FORT LAUDERDALE	FL	33312
504216071360	BAXTER,RICHARD JOHN		1709 SW 13 STREET	FORT LAUDERDALE	FL	33312
504216071350	ILES,KEVIN & MIKAELA		352 K ST APT 2	BOSTON	MA	02127
504216220260	VICKERS,GARY & RUTH		1520 SW 13 ST	FORT LAUDERDALE	FL	33312
504216220270	TYLER,JAMES THOMAS & BEVERLY		1524 SW 13 ST	FORT LAUDERDALE	FL	33312

504216070150	WELCH,JAMES R & ELEANOR R		2414 NE 13 CT	FORT LAUDERDALE	FL	33304
504216070160	HARRISON,RODNEY B		4865 SW 58 AVE	FORT LAUDERDALE	FL	33314
504216070170	HARRISON,RODNEY B		4865 SW 58 AVE	DAVIE	FL	33314
504216070180	MANGONE,JAMES L		1612 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070920	ESHLEMAN,LINDA R		1700 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070930	VALLEY,VICTORIA		1704 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070940	PALAZUELOS ARCHDALE,ANTONIO		1708 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070950	HUMMEL,SEAN & ADRIANA		1712 SW 13 ST	FORT LAUDERDALE	FL	33312
504216070220	DONAHOE,SETH J H/E	LEMME,MARIA LAULA	1601 SW 13 CT	FORT LAUDERDALE	FL	33312
504216070210	GLOVER,JAMES NATHANIEL		UNIT 6020 BOX 14	DPO	AE	09844
504216070200	VINGIANO,DAVID	SANI,SONIA	1609 SW 13 CT	FORT LAUDERDALE	FL	33312
504216070190	KARA IANNUZZI H/E	IANNUZZI,CARVEY CARMEN JR ETAL	1308 SW 17 AVE	FORT LAUDERDALE	FL	33312
504216071190	LEMOINE,SAMANTHA		1701 SW 13 CT	FORT LAUDERDALE	FL	33312
504216071180	KARPOV,VADIM	KARPOVA,SVETLANA	1705 SW 13 CT	FORT LAUDERDALE	FL	33312
504216010260	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
504216220490	HENDRICKS,E & D / DDCTD PUBLIC	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504216071820	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301

BEFORE





BEFORE

2019 12:17:28











PLN-BOA-24080004

Attachment 1 Variance Request Narrative

City of Fort Lauderdale - Building Services Department

700 NW 19th Avenue, Fort Lauderdale, FL 33311

**Re: Narrative for 1612 SW 12th Ct, Fort Lauderdale, FL 33312
Variance on Property's Front (N) and Side (W) Setback**

I, Ryan Tucker ("Applicant"), owner along with my spouse Christina Tucker, of the property located at 1612 SW 12th Ct, Fort Lauderdale, FL 33312 am representing myself for this variance request. Applicant is requesting permission for alterations to an existing carport that is located within the property's Side and Front Setbacks. A variance to the property's Side Setback would have it reduced from 18.75' to 12.18' (6.57' reduction). The rounded corner of the Side and Front setback reduced from 18.75' and 25' to 11.41' (7.24' and 13.59' reduction). And the Front Setback reduced from 25' to 11.91' (13.09' reduction). This is as specified in City of Fort Lauderdale Unified Land Development Code specifically 47-5.31.

The carport was constructed in this location in 1962 under the City of Fort Lauderdale permit #00A76023. The carport was later fully enclosed with wood prior to the applicant's ownership. The applicant has enclosed this same area permitted in 1962 with cinder block for better storage capability and covered it back with a wood exterior for visual consistency and appeal. The area footprint has not been expanded and the existing roof has not been altered.

We have learned that the location of this pre-existing carport is within the building setbacks and therefore we are requesting a variance for the improvements performed.

Our home was purchased in 2019 with an existing wood-enclosed carport and attached roof. Since we could not use the space for parking, we tried using the space for storage (bicycles, yardwork tools, seasonal decorations, etc.). Even with the wood enclosure, the area was somewhat exposed to the outside elements, and any belongings placed in the area became extremely dirty. Additionally, over time the wood started to break down and rot, causing an eye sore and decreasing the security for our belongings within the space.

Earlier this year we enclosed the space with cinder block and replaced the external wood. The outside is now more pleasing to the eye, and we can store belongings inside the space without worry that they will be ruined.

The enormous cost to correct the set-back encroachment that was originally permitted over 50 years ago would be a significant hardship to the applicant as it would result in loss of storage space used since first owning this property, and it could preclude securing future renovation permits, property financing, insurance, and our ability to sell the property in the future.

Thank you for your consideration,

Ryan Tucker and Christina Tucker

1612 SW 12th Ct., Fort Lauderdale, FL 33312

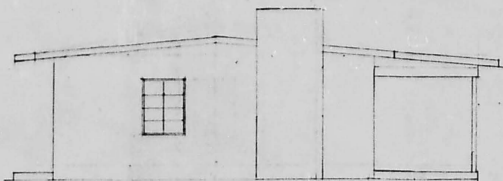
(954) 604-9064

EGOVPLUS *** ARCHIVED RECORDS *** (THROUGH OCTOBER 4TH, 2019)

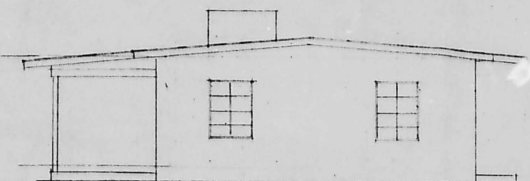
Owner Records
Property Search
Contractor Search
Check Permit Status
Business Tax
Code Enforcement
Fire Safety
Alarm Account Info
Zoning and Developments

PERMIT SEARCH RESULTS

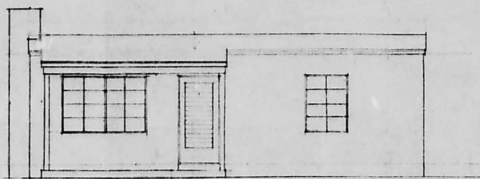
Permit Number	Apply Date	Issue Date	Status	Permit Type	Description of Work	Owner Name	Address (click to show map)
16120701	12-09-2016	12-09-2016	CLOSED	BROOFRPL	REROOF FLAT 600 SQ FT	LOGAN,JOSHUA L SMITH,MARGARET S	1612 SW 12 CT
13031092	03-15-2013	03-15-2013	CLOSED	BWINDOWS	WINDOW REPLACEMENT IMPACT	WEMYSS,JOHN A	1612 SW 12 CT
12020838	02-13-2012	02-22-2012	CLOSED	BROOFRPLS	SHINGLE REROOF 1517 SF	WEMYSS,JOHN A	1612 SW 12 CT
09051405	05-19-2009	05-21-2009	CLOSED	PSEPTICSEW	ABANDON SEPTIC TANK CONNECT TO SEWER	WEMYSS,JOHN A	1612 SW 12 CT
01100803	10-10-2001	10-10-2001	CLOSED	BFENCEW	INSTALL SHADOWBOX WOOD FENCE 6'X 195.5'-SFR	GLOVER,CYNTHIA L	1612 SW 12 CT
01060759	06-12-2001	07-13-2001	CLOSED	EPOOL/SPAR	ELEC FOR NEW POOL INSTALL TO SFR	GLOVER,CYNTHIA L	1612 SW 12 CT
01060758	06-12-2001	07-13-2001	CLOSED	PPOOL	PIPING FOR NEW POOL TO SFR	GLOVER,CYNTHIA L	1612 SW 12 CT
01060756	06-12-2001	07-13-2001	CLOSED	BPOOL/SPAR	INSTALL NEW POOL & DECK(784SF)INCLUDED-SFR	GLOVER,CYNTHIA L	1612 SW 12 CT
92010384		07-16-1992	CLOSED	E	PHONE SERVICE	GLOVER,CYNTHIA L	1612 SW 12 CT
0A801365		03-06-1980	CLOSED	A	REROOF CARPORT	GLOVER,CYNTHIA L	1612 SW 12 CT
0P681211		04-12-1968	CLOSED	P	S. WELL	GLOVER,CYNTHIA L	1612 SW 12 CT
0E671634		10-03-1967	CLOSED	E	2 MOTORS, 1 SERVICE CHANGE 150 A	GLOVER,CYNTHIA L	1612 SW 12 CT
0A671988		04-17-1967	CLOSED	A	HOME IMPR AWNINGS	GLOVER,CYNTHIA L	1612 SW 12 CT
00A76023		01-12-1962	CLOSED	A	<u>ADD CARPORT TO RES.</u>	GLOVER,CYNTHIA L	1612 SW 12 CT
00A62699		10-19-1959	CLOSED	A	ENCLOSE EXIST SCREEN PORCH AND CARPORT (JALOUSIES)	GLOVER,CYNTHIA L	1612 SW 12 CT
00E940		03-12-1952	CLOSED	E	27 LIGHTS, 1 WATER HEATER, RX WIRING, 1 RANGES, 1	GLOVER,CYNTHIA L	1612 SW 12 CT
032267		01-14-1952	CLOSED			GLOVER,CYNTHIA L	1612 SW 12 CT
93009215	06-22-1993		CLOSED	B	REROOF - FLAT&SHINGLE - 2100SF	GLOVER,CYNTHIA L	1612 SW 12 CT
00A76024			VOID	A		GLOVER,CYNTHIA L	1612 SW 12 CT



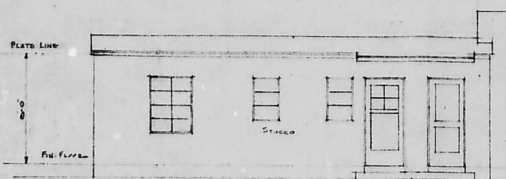
LEFT SIDE ELEVATION
Scale 1/8" = 1'-0"



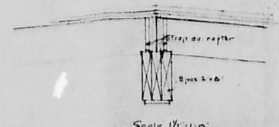
RIGHT SIDE ELEVATION
Scale 1/8" = 1'-0"



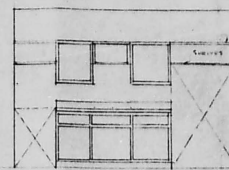
FRONT ELEVATION
Scale 1/8" = 1'-0"



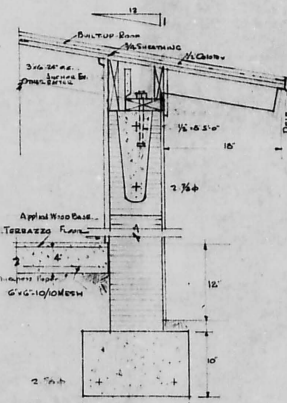
REAR ELEVATION
Scale 1/8" = 1'-0"



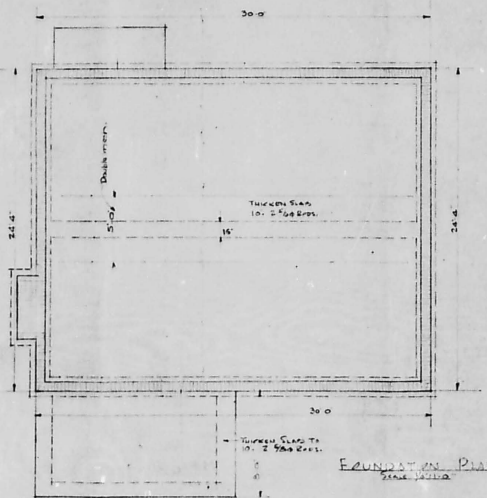
Roof Section
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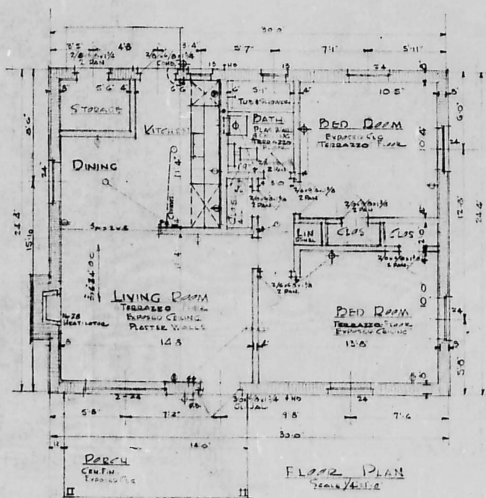
KITCHEN CABINET
Scale 1/8" = 1'-0"



WALL SECTION
Scale 1/8" = 1'-0"



FOUNDATION PLAN
Scale 1/8" = 1'-0"



FLOOR PLAN
Scale 1/8" = 1'-0"

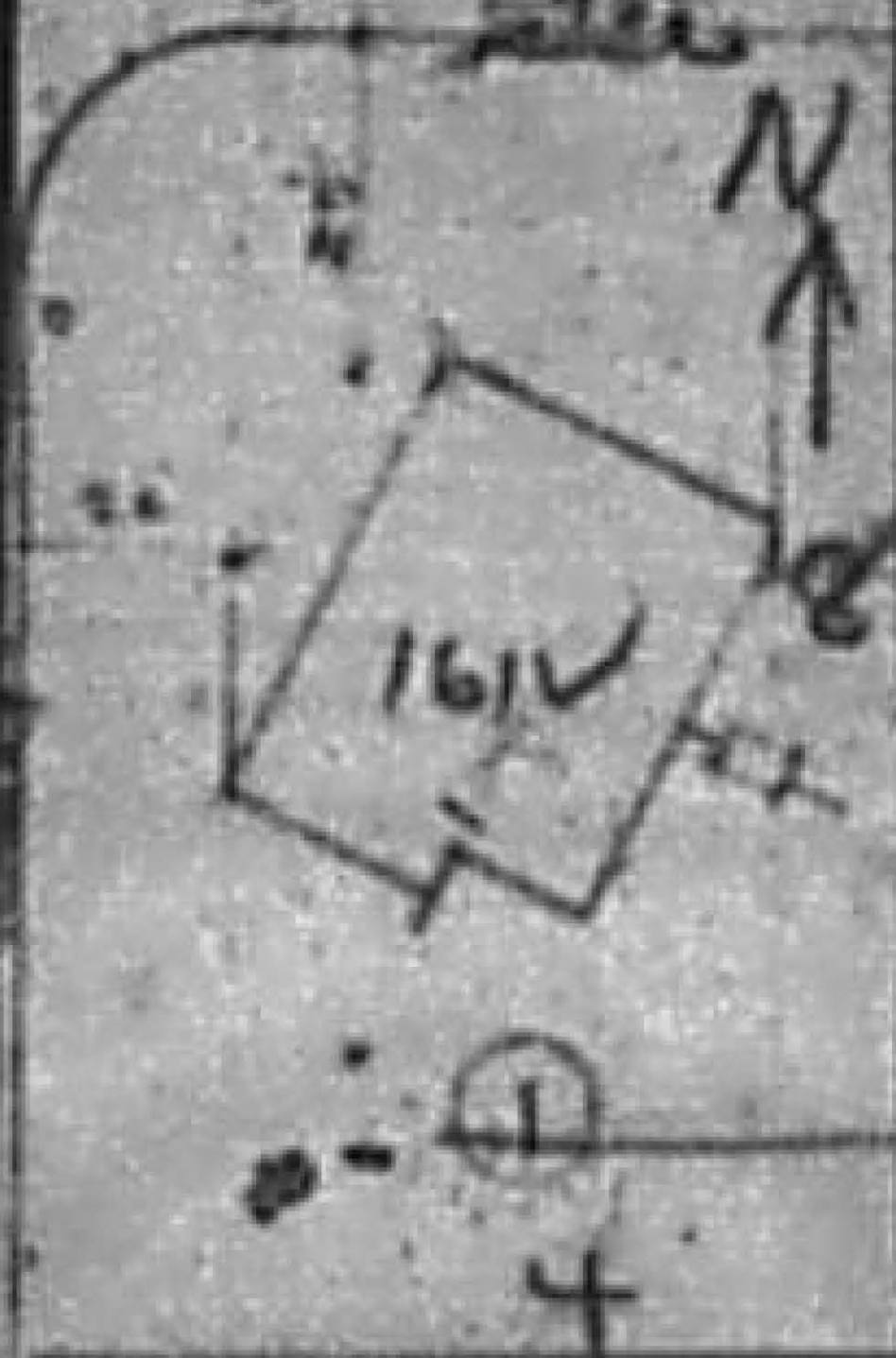
Permit #30067

RECEIVED FOR
GEORGE J. COLLIER, INC.
Location See reference plot plan

SHEET No	51-50
OF	1

ROBERT G. JAHNELKA, A.I.A.
ARCHITECT
GEORGE E. WADDEY, A.I.A.
ASSOCIATE
FORT LAUDERDALE, FLORIDA

SW 12 CY



APPLICATION FOR BUILDING PERMIT

CITY OF FORT LAUDERDALE, FLORIDA

DATE 1/14/52

OWNER Geo G. Collier

ADDRESS 718 N. W. 1st Street

ARCHITECT P. O. Tolken

ADDRESS _____

CONTRACTOR OR BUILDER Owner

ADDRESS _____

BUILDING TO BE CONSTRUCTED ON: (2nd Floor)

LOT 4 B'K 2 SUBDIVISION Riverside Estates

ADDRESS 1612 S. W. 12th Court

PURPOSE OF BUILDING _____

Imp. Res

ESTIMATED COST OF IMPROVEMENTS 7500

TYPE OF CONSTRUCTION CAS ROOFING COVERING Owner

FOUNDATION Reinforced

SIZE OF BUILDING LOT 75' x 105'

CUBIC FEET IN BUILDING 15444

CONING 2-3

PERMIT FEE 20.00

SIDEWALK ROAD _____

PARKING SPACES _____ AMOUNT OF LOAD _____

SIGNED: _____
OWNER, CONTRACTOR, OR AGENT

PERMIT NO. 32267

NEW
FOLDER
STARTS

lot 4

Riverside Estates 2 Add
1612 S.W. 12 court

blk 2

APPLICATION FOR BUILDING PERMIT

CITY OF FORT LAUDERDALE, FLORIDA

DATE 1-12-62

OWNER ODRA LEWIS

ADDRESS 1612 SW 12 CT

ARCHITECT _____ ADD. _____

CONTRACTOR Owner ROOF CONTR. J B B Det

ADDRESS _____ ADD. _____

BUILDING TO BE CONSTRUCTED ON:

LOT 4 BLOCK 2

SUBDIVISION RIVERSIDE EST. 2ND REV.

JOB ADDRESS 1612 SW 12 CT

PURPOSE OF BUILDING Add Carport to Res.

ESTIMATED COST OF IMPROVEMENTS 600 ESTIMATED ROOF COST 75

TYPE OF CONSTRUCTION Frame ROOF TU

FOUNDATION R-C SIZE OF BUILDING LOT _____

CU. FT. IN BLDG. 1800 NO. OF STORIES _____

ZONING R-1 BLDG. PERMIT FEE 7.00

BD. OF HEALTH _____ ROOF PERMIT FEE 5.00

PARKING SPACES _____ PARKING BOND CASH/SURETY _____

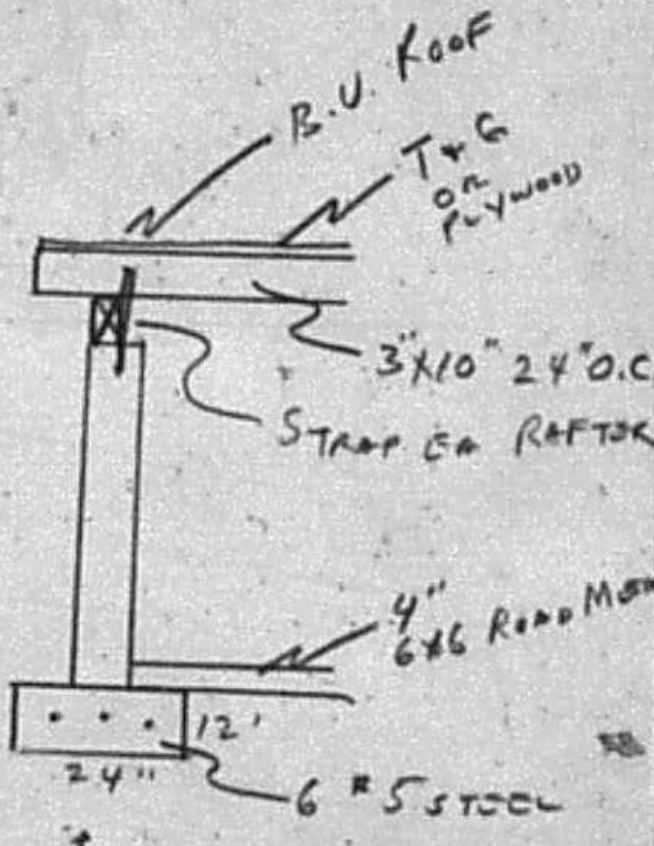
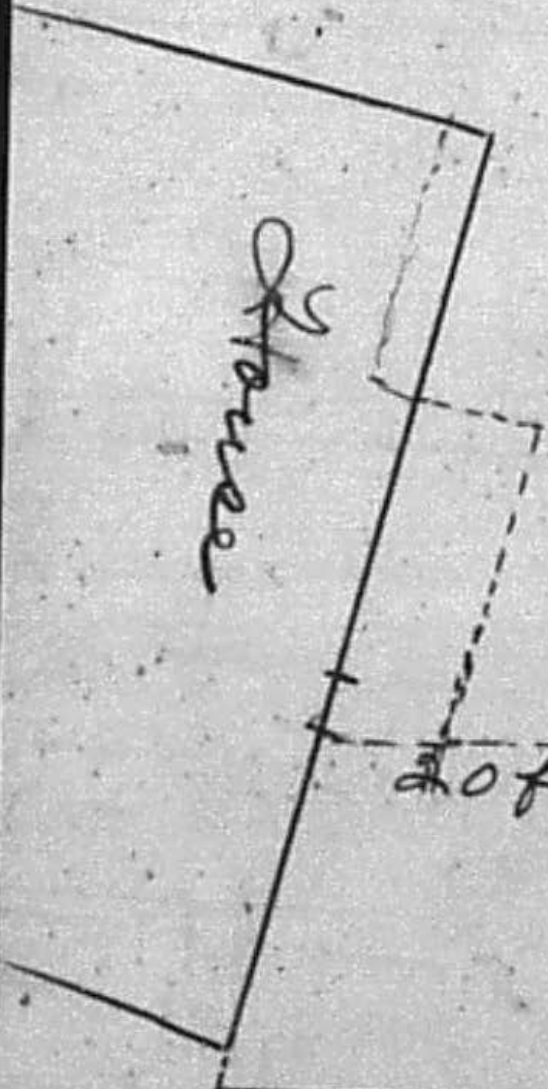
HOTEL PERMIT # _____ SIDEWALK BOND _____

APPROVAL OF _____ HOUSEMOVING BOND _____

ON _____ TOTAL 12.50

BLDG. PERMIT NO. 76023

ROOF PERMIT NO. 76024 SIGNED Odra Lewis
OWNER, CONTRACTOR, AGENT



S. W. 17th Ave

S.W. 12th Court

APPLICATION FOR BUILDING PERMIT
CITY OF FORT LAUDERDALE, FLORIDA

DATE 10-19-59

OWNER Mr + Mrs. O. Lewis

ADDRESS 1612 S.W. 12 CT

ARCHITECT _____ ADD. _____

CONTRACTOR Owner ROOF CONTR. _____

ADDRESS _____ ADD. _____

BUILDING TO BE CONSTRUCTED ON:
LOT 4 BLOCK 2

SUBDIVISION RIVERLYN EST. 2ND REV.

JOB ADDRESS 1612 S.W. 12 CT.

PURPOSE OF BUILDING ENCLOSE EXIST SCREEN ROOM
& CARPORT (JALOUSIES)

ESTIMATED COST OF IMPROVEMENTS 300 - ESTIMATED ROOF COST _____

TYPE OF CONSTRUCTION _____ ROOF _____

FOUNDATION _____ SIZE OF BUILDING LOT 75' x 105'

CU. FT. IN BLDG. _____ NO. OF STORIES _____

ZONING R-1 BLDG. PERMIT FEE 5⁰⁰

BD. OF HEALTH _____ ROOF PERMIT FEE _____

PARKING SPACES _____ PARKING BOND _____

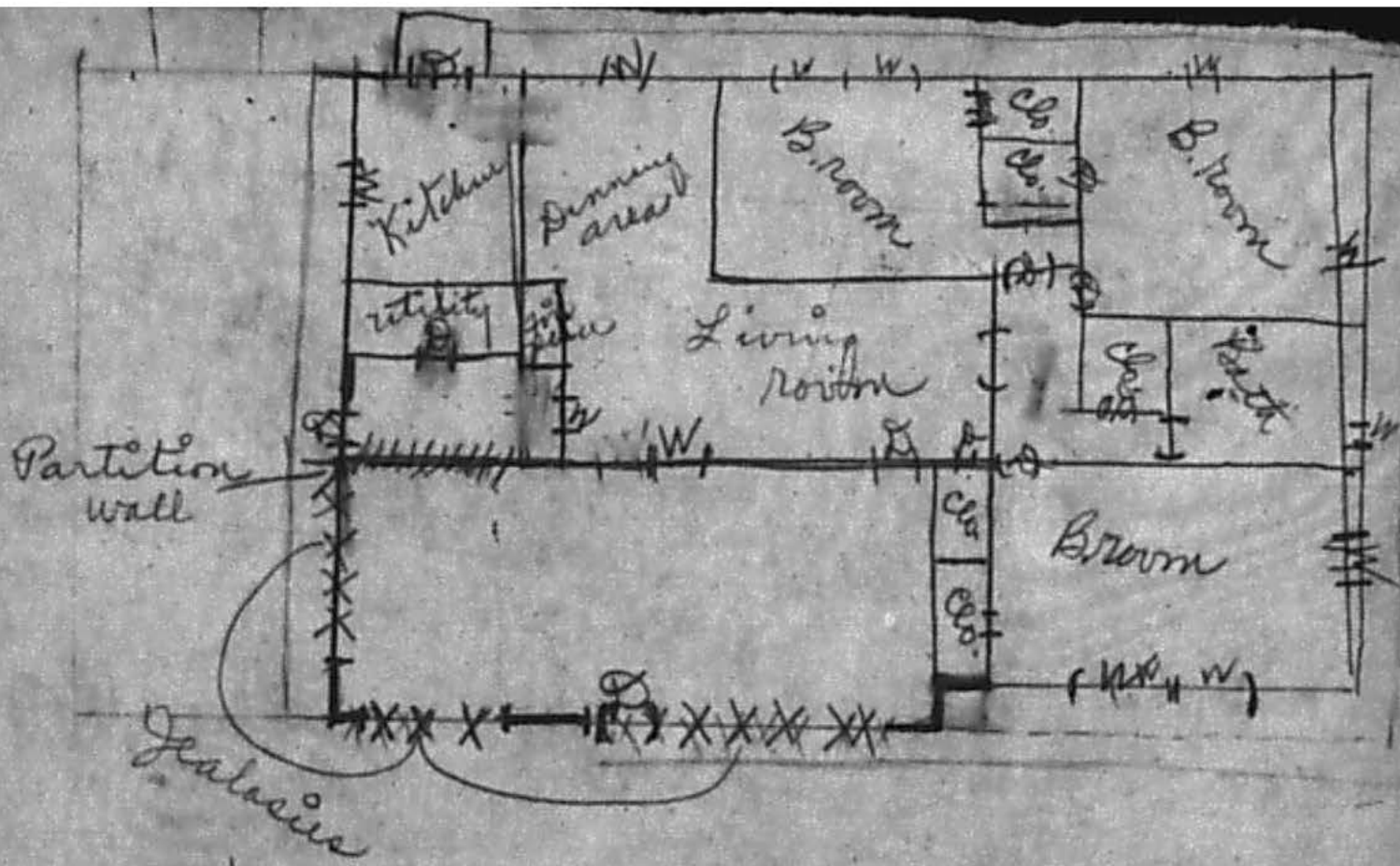
HOTEL PERMIT # _____ SIDEWALK BOND _____

APPROVAL OF _____ HOUSEMOVING BOND _____

ON _____ TOTAL 5⁰⁰

BLDG. PERMIT NO. 62699

ROOF PERMIT NO. _____ SIGNED Mary J. Lewis
OWNER, CONTRACTOR OR AGENT



THIS IS YOUR RECEIPT

CITY OF FORT LAUDERDALE, FLORIDA
DIVISION OF PLUMBING INSPECTION

09.00 6619

CONTRACTOR A-One Well Water Systems		DATE 4/12/68																																																																																																																																																																																																																									
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INSPECTOR'S COPY
(USE OTHER SIDE FOR DRAWING)

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THIS IS YOUR RECEIPT

CITY OF FORT LAUDERDALE, FLORIDA
ELECTRICAL DEPARTMENT

06.00 9624

CONTRACTOR Burns' Electric Company		DATE October 3 1967																																																																																					
OWNER Charles Meshier		LOT 4	BLK. 2																																																																																				
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		<p><i>George R. Burnson</i> Signature of Owner, Contractor or Agent</p>																																																																																					

INSPECTOR'S COPY

THIS IS YOUR RECEIPT

**CITY OF FORT LAUDERDALE, FLORIDA
DIVISION OF BUILDING INSPECTION**

APPLICATION FOR BUILDING PERMIT DATE 4/17/67

OWNER'S NAME Charles S. Mosbiec

MAIL ADDRESS 1612 S.W. 12th Ct

BUILDING CONTRACTOR Styleview Aluminum Awning

ADDRESS 801 N.W. 7th Ave (City)

ROOF CONTRL _____

ARCHITECT _____

ENGINEER _____

LOT 4 BLOCK 2

SUBDIVISION Riverside Est 2 Rev

JOB ADDRESS 1612 S.W. 12th Ct.

LOT SIZE _____ NO OF STORIES 1 1/2

PRESENT USE: (Number of existing buildings, if any, and use of each)

I HEREBY MAKE APPLICATION FOR PERMIT TO:
 Erect Alter Demolish Add Repair Remove Remodel
 THE FOLLOWING TYPE STRUCTURE: Residential Commercial Industrial

PURPOSE (Awning)
HOME IMPROVEMENT

TYPE OF CONST. AWNING

TYPE ROOF LIN 34'

FOUND. _____

CUBE CONTENT _____

HEALTH DEPT. _____

HOTEL COMM. _____

APPROVAL OF _____ ON _____

ZONE R-1

• Give 24 hours notice for inspection.
 • Permit expires if construction is not begun within 90 days.
 • Plans must be on job before inspection will be made.
 • At least 1 inspection to be made every 90 days or permit expires.
 • Obtain certificate of occupancy from Dept. before using completed building.

CONDITIONS UNDER WHICH APPROVED:
SUBJECT TO OK BY PERM

ZONING	APPROVED BY	DATE
STRUCTURAL	<u>PH</u>	<u>4-17</u>
ELECTRICAL		
AIR COND.		
PLUMBING		

THIS PERMIT INCLUDES — PERMIT FEE

BUILDING — ESTIMATED COST _____

ROOF ESTIMATED COST _____

OTHER (325.00) ESTIMATED COST _____

TOTAL PERMIT FEE \$ 4.90

OTHER FEES

PARKING BOND _____

SPACES REQUIRED _____

HOUSE MOVING BOND _____

SIDEWALK BOND _____

OTHER SURETY/CASH _____

TOTAL AMOUNT \$ 4.90

DATE 4/17/67

APPLICATION APPROVAL

This permit does not become valid until signed by an authorized representative of the Chief Building Inspector, City of Fort Lauderdale Building and Zoning Department and all fees paid and receipt acknowledged in the space provided.

By: _____

BUILDING PERMIT #FL- 67-1988

ROOF PERMIT #FL- _____

OTHER PERMIT #FL- _____

THE UNDERSIGNED APPLICANT/DOES HEREBY:

(a) Request that a building permit be issued on the basis of and subject to the herein set forth information as supplemented by herewith submitted building plans and specifications, with the understanding that all City of Ft. Lauderdale Plumbing, Building, Electrical and Zoning requirements shall be complied with whether specified in this application and accompanying plans or not.

David W. Bondley
 Signature of Owner, Contractor, or Agent

FILE COPY

INSPECTOR'S REPORT

OTHER PERMIT _____

ROOF PERMIT 1612 S.W. 12th Ct

TYPE OF INSPECTION	APPROVED		DISAPPROVED		REASON
	DATE	INITIAL	DATE	INITIAL	
FOUNDATION					
SLAB					
TIE BEAM & COL.					
FRAMING					
COPING					
ROOF					
TILE LOAD ON					
LATHING ON					
POOL					
SCREEN ENCL.					
SEA WALL					
DOCK					
PUMP/WELL					
SPRINKLER					
HEATING COVE					
FENCE					
SHUTTERS					
AWNINGS					
CLEAN SITE					
SUB. REPORT					
REMARKS:	<p><u>5-11-67 Start</u></p>				

DIVISION OF BUILDING INSPECTION
 CITY OF FORT LAUDERDALE, FLORIDA

