



BOARD OF ADJUSTMENT MEETING NOTICE

Date: January 31st, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 12, 2025 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-25010001
OWNER:	RAMOS, OMAR
AGENT:	SCHEIN, ANDREW ESQ
ADDRESS:	2411 ANDROS LANE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 44, BLOCK 1, LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-6.85A - IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>SEC 47-39.A.6.F(1)- Dimensional requirements.</u>

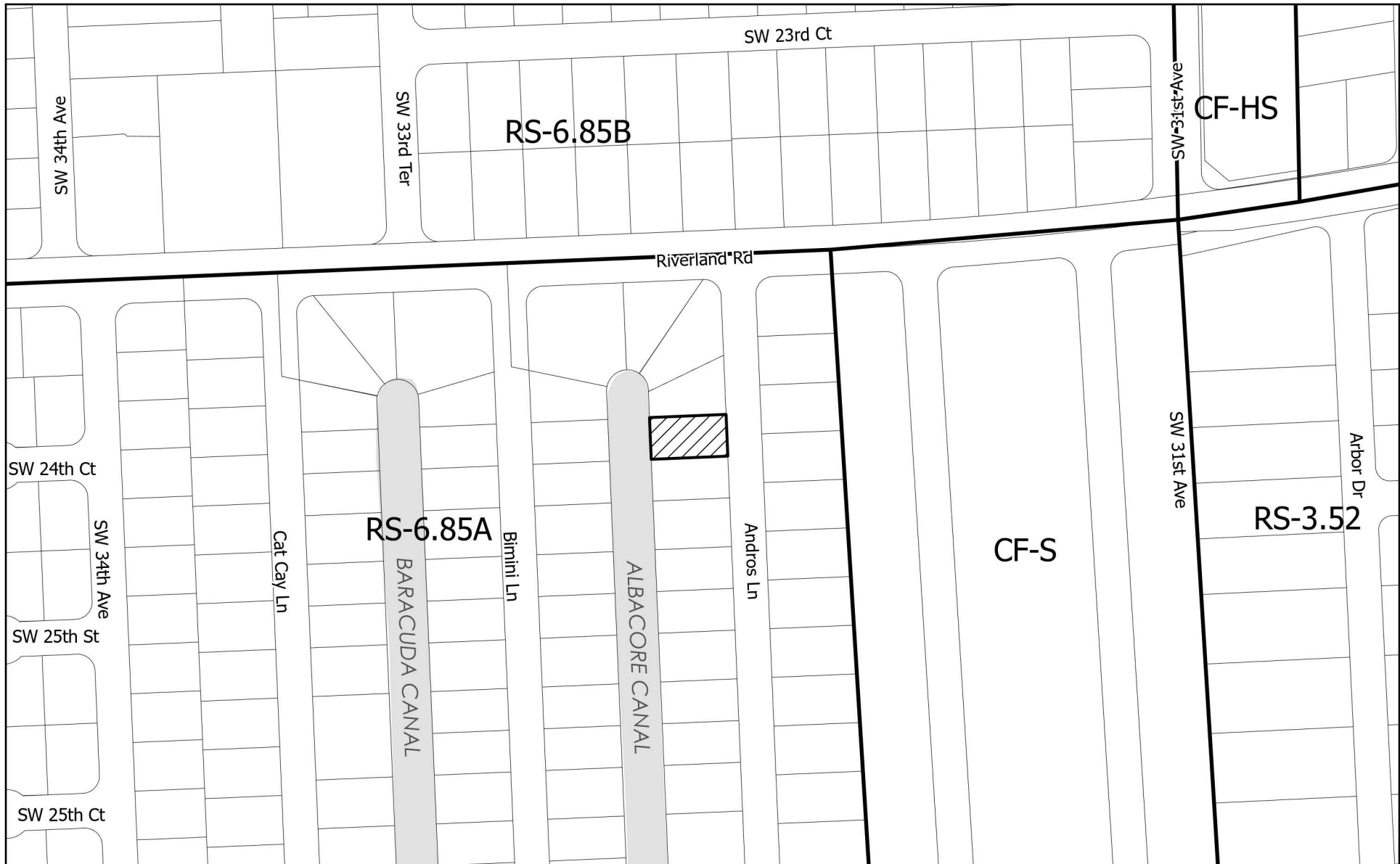
- Requesting a variance to allow an existing 5.85' side yard setback, whereas ULDR Section 47-39.A.6.F(1) requires a minimum 7.5' side yard setback for a total variance of 1.65 feet.

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-25010001


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



PLN-BOA-25010001

SEC 47-39.A.6.F(1)- Dimensional requirements.

F. Side yards.

(1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

Recordl

Showing 1-28 of 28

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-25010001	Variance to allow an existing 5.85' side yard set...	Ramos Residence	Z- Board of Adjustment (BOA)	106		2411		ANDROS	LN		Open
<input type="checkbox"/>	VR-RENEWAL-24070211			Vacation Rental Registry Renewal			2411		ANDROS	LN		Issued
<input type="checkbox"/>	VR-RENEWAL-23070038			Vacation Rental Registry Renewal			2411		ANDROS	LN		Issued
<input type="checkbox"/>	ELE-RES-23010143	Legalization of Garage Conversion to be used as a...	Legalization of Garage Conversion	Electrical Residential Permit	105		2411		ANDROS	LN		Awaiting Information
<input type="checkbox"/>	MEC-RES-23010045	Legalization of Garage Conversion to be used as a...	Legalization of Garage Conversion	Mechanical Residential Permit	0		2411		ANDROS	LN		Awaiting Information
<input type="checkbox"/>	PLB-RES-23010158	After the Fact Permit	After the Fact Permit	Plumbing Residential Permit	0		2411		ANDROS	LN		Awaiting Information
<input type="checkbox"/>	BLD-RADD-22120003	Garage Conversion to be used as an AirBnB Rental	Legalization of Garage Conversion	Residential Addition Permit	853		2411		ANDROS	LN		Awaiting Information
<input type="checkbox"/>	BLD-RMIS-22120002	After the Fact Permit for Garage Conversion to be...	After the Fact Permit	Residential Miscellaneous Permit	0		2411		ANDROS	LN		Void
<input type="checkbox"/>	VR-22080003		Vacation Rental Registry Application	Vacation Rental Registry	0		2411		ANDROS	LN		Active
<input type="checkbox"/>	BT-GEN-22070002	VACATION RENTAL	REALTY RESIDENTIAL LLC	General Business Tax Receipt	0		2411		ANDROS	LN		Open
<input type="checkbox"/>	VR-APP-22060077			Vacation Rental Registry Application	0		2411		ANDROS	LN		Issued
<input type="checkbox"/>	BLD-WIN-20050124	REMOVE AND REPLACE WITH IMPACT WINDOWS (8)	2411 ANDROS LN - REMOVE AND REPLACE	Window and Door Permit	0		2411		ANDROS	LN		Completed
<input type="checkbox"/>	LS20020594	L/S SKYLINE LIEN SEARCH -0- CASE FOUND		Lien Search	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	BLD-ROOF-19120038	REROOF SHINGLE FLAT	GERSINSKY	Re-Roof Permit	0		2411		ANDROS	LN		Completed
<input type="checkbox"/>	CE19071030	OVERGROWN GRASS AND WEEDS.	GERSINSKY, THORANNA	Code Case	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	VIO-CE19071030_1	OVERGROWN GRASS AND WEEDS.	GERSINSKY, THORANNA	Violation-CODE Hearing	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	CE18090134	OVERGROWTH OF GRASS AND WEEDS	GERSINSKY, THORANNA	Code Case	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	VIO-CE18090134_1	OVERGROWTH OF GRASS AND WEEDS	GERSINSKY, THORANNA	Violation-CODE Hearing	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	PM-17062508	SFR REROOF 216 SQ FT FLAT	SFR REROOF 216 SQ FT FLAT	Re-Roof Permit	0		2411		ANDROS	LN		Completed
<input type="checkbox"/>	CE17030301	LAUDERDALE ISLES - BULK TRASH PILE WAS FOUND ON...	GERSINSKY, THORANNA	Bulk Trash Case	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	VIO-CE17030301_1	LAUDERDALE ISLES - BULK TRASH PILE WAS FOUND ON	GERSINSKY, THORANNA	Bulk Trash Case	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	CE15080469	THERE IS OVERGROWTH ALL AROUND THIS PROPERTY. NO...	GERSINSKY, THORANNA	Code Case	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	VIO-CE15080469_1	THERE IS OVERGROWTH ALL AROUND THIS PROPERTY. NO...	GERSINSKY, THORANNA	Violation-CODE Hearing	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	CE14111039	AS A RESULT OF CE141110949, FOUND PROPERTY ACROSS...	GERSINSKY, THORANNA	Code Case	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	VIO-CE14111039_1	AS A RESULT OF CE141110949, FOUND PROPERTY ACROSS	GERSINSKY, THORANNA	Violation-CODE Hearing	0		2411		ANDROS	LN		Closed
<input type="checkbox"/>	PM-13092216	SEPTIC TO SEWER CONNECTION	SEPTIC TO SEWER CONNECTION	Plumbing Sewer Cap Permit	0		2411		ANDROS	LN		Completed
<input type="checkbox"/>	PM-13011404	REPLACEMENT OF 7 WINDOWS W/IMPACT	REPLACEMENT OF 7 WINDOWS W/IMPACT	Window and Door Permit	0		2411		ANDROS	LN		Completed
<input type="checkbox"/>	PM-04110641	ADD MASTER BEDRM/BATH-EXTEND L/RM ADD FRONT PORCH...	ADD MASTER BEDRM/BATH-EXTEND...	Residential Alteration Permit	0		2411		ANDROS	LN		Void



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25010001

Sec 47-39.A.6.F(1)- Dimensional requirements.

- Requesting a variance to allow an existing 5.85' side yard setback, whereas ULDR Section 47-39. A.6.F(1) requires a minimum 7.5' side yard setback for a total variance of 1.65 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING:
www.fortlauderdale.gov/FLTV , www.youtube.com/cityoffortlauderdale or Cable
Television- Comcast Channel 78 and AT&T U-Verse Channel 99
TO VIEW MORE INFORMATION ABOUT THIS ITEM:
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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-25010001

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 2411 Andros Lane

PUBLIC HEARING DATE: February 12, 2025

BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

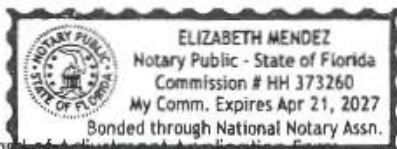
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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. F.S. (initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of Jan., 2025

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:







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="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="checkbox"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="checkbox"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="checkbox"/>	Request for Continuance	\$954
<input type="checkbox"/>	Request for Rehearing	\$318
<input type="checkbox"/>	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	
Date of complete submittal	

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

Property Owner's Name	Omar Ramos
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	7314 Oakmont Drive, Lake Worth, FL 33467
E-mail Address	ORamos3779@gmail.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" 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	Andrew J. Schein, Esq. as Agent for Owner - Florida Bar No. 125742
Applicant / Agent's Signature	
Address, City, State, Zip	699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304
E-mail Address	ASchein@Lochrielaw.com
Phone Number	9546178919
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	BLD-RADD-22120003
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 2411 Andros Lane
Legal Description	Lot 44, Block 1, LAUDERDALE ISLES NO 2 Plat, Plat Book 33, Page 20 of the Public Records of Broward County, Florida
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504219020430
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Variance to permit an existing 5.85' side yard setback where ULDR Section 47-39.A.6.F(1) requires a 7.5' side yard setback
Applicable ULDR Sections <i>(Include all code sections)</i>	47-39.A.6.F(1)

Current Land Use Designation	Irregular (6.85) Residential
Current Zoning Designation	RS-6.85A
Current Use of Property	Single Family
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	E	25 feet	29.83 feet (existing)
Side	N	7.5 feet	5.85 feet (existing)
Side	S	7.5 feet	7.30 feet (existing)
Rear	W	15 feet	45.20 feet (existing)

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 form. 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.

Variance to permit an existing 5.85' side yard setback where ULDR Section 47-39.A.6.F(1) requires a 7.5' side yard setback

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 to Page 2 of the Variance Application"

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 to Page 2 of the Variance Application"

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 to Page 2 of the Variance Application"

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 to Page 2 of the Variance Application"

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.

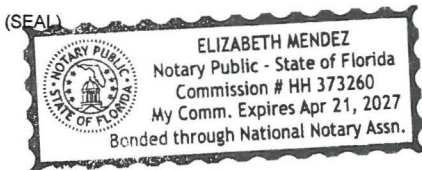
See "Attachment to Page 2 of the Variance Application"

AFFIDAVIT: I, Andrew J. Schein, Esq. 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.

Andrew J. Schein
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of January, 2025



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Omar Ramos
Address: 2411 Andros Lane (“Property”)
Request: Variance from ULDR Section 47-39.A.6.F(1)

Attachment to Page 2 of the Variance Application

1. General Information and Request

Omar Ramos (“Owner”) is the owner of the Property. Mr. Ramos purchased the Property in March of 2020. The Property was originally constructed in 1954 and was annexed by the City of Fort Lauderdale in 2002. When this area was annexed, the City created unique zoning districts for each neighborhood to, in part, account for the nonconformities that were caused by the houses being built under the Broward County code rather than the City’s code. The Property is located in the Lauderdale Isles, neighborhood, which is the only neighborhood in the City that is zoned RS-6.85A.

The unique zoning given to this area did not take every property in the neighborhood into account, causing some houses to be nonconforming after the annexation, including the Ramos property. Old street views of the Property show that the area subject to this application was a standard garage.



When the Riverland annexation took effect on September 15, 2002, the County agreed to transfer all permit/property records to the City, however some properties in the area do not have records available, including the Ramos property. Due to the unavailability of the property records, it’s presumed that the garage pre-dated the annexation. The garage was built at a minimum setback of 5.85’, which would not be allowed under the City’s post-annexation code.

The garage has since been converted to a living space and an after-the-fact permit was submitted under Permit No. BLD-RADD-22120003. As the garage itself was nonconforming under the post-annexation code, the City requires a variance to convert the garage to a living space. The structure itself is not being expanded any further north than it already was prior to the conversion, therefore this variance request is merely to legalize the previously-existing nonconforming setback.

2. Code Provisions

ULDR Section 47-39.A.6.F(1) – Side Yard Requirements for RS-6.85A Properties: Minimum 7.5’ side yard

3. Variance Request

Variance to allow an existing 5.85’ side yard setback where ULDR Section 47-39.A.6.F(1) requires a minimum 7.5’ side yard setback for a total variance of 1.65 feet.

4. Variance Criteria

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

RESPONSE: The nonconforming nature of the Property stems from the annexation of the Property into the City of Fort Lauderdale. When the Property was annexed, the City created a new zoning district (RS-6.85A) that only encompasses the Lauderdale Isles neighborhood. The new zoning district was meant, in part, to cover the unique nature of this neighborhood compared to other neighborhoods in the City due to this neighborhood being fully developed under the old County code.

While the new RS-6.85A zoning district considered the uniqueness of most of the properties in the neighborhood, it wasn’t a perfect “one size fits all” zoning district. As mentioned above, the City does not have any old permit records for the Property, so it’s presumed that the Property was built to the code standards at the time of construction.

It would be unreasonable to require demolition of a part of the structure that has presumably existed for decades.

- 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;

RESPONSE: The Property has multiple layers of uniqueness. The RS-6.85A zoning district is unique in the City, only existing in the Lauderdale Isles neighborhood. The Property itself is unique in the RS-6.85A zoning district, as it was presumably constructed with a side yard setback that was not considered in the post-annexation code.

- 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;

RESPONSE: Other property owners generally have the right to make interior improvements to their property that do not affect the size or scale of the Property. Converting an enclosed garage into a living area is almost never an issue, as setbacks are measured to the exterior walls of the garage. If a garage was built legally, it can generally be converted to a living area legally. However, due to the unique zoning in this area and the uniqueness surrounding the annexation, Mr. Ramos does not get to enjoy that same right.

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

RESPONSE: The existing setback was not created by Mr. Ramos or his predecessors, nor is it a disregard for or ignorance of the provisions of the ULDR. When Mr. Ramos bought the Property in 2020, the Property already contained an enclosed garage at a 5.85' setback. Converting a garage into living space within the existing setback is almost never an issue, as the side yard setback for garages and living spaces are the same. If the garage meets the setback requirements, so does the living space. However, due to the annexation of the Property and the uniqueness of the RS-6.85A zoning district, the conversion of the garage to living space requires a variance.

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

RESPONSE: Ultimately, Owner is merely requesting to allow the overall structure to exist as-is with a non-conforming setback. The Property has existed with this setback for decades (presumably, as property records are not available). This will not be incompatible with adjoining properties, as the entire neighborhood is built with unique setbacks (including some zero-lot-line houses). Allowing the Property to exist as-is will not be detrimental to the public welfare.

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: 12/23/24

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.

N/A **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".



Site Address	2411 ANDROS LANE, FORT LAUDERDALE FL 33312-4743	ID #	5042 19 02 0430
Property Owner	RAMOS, OMAR	Millage	0312
Mailing Address	7314 OAKMONT DR LAKE WORTH FL 33467-1337	Use	01-01
Abbr Legal Description	LAUDERDALE ISLES NO 2 33-20 B LOT 44 BLK 1		

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

* 2025 values are considered "working values" and are subject to change.

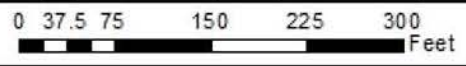
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$165,000	\$524,080	\$689,080	\$689,080	
2024	\$165,000	\$524,080	\$689,080	\$689,080	\$13,447.51
2023	\$165,000	\$499,190	\$664,190	\$664,190	\$13,135.32

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$689,080	\$689,080	\$689,080	\$689,080
Portability	0	0	0	0
Assessed/SOH	\$689,080	\$689,080	\$689,080	\$689,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$689,080	\$689,080	\$689,080	\$689,080

Sales History			
Date	Type	Price	Book/Page or CIN
3/13/2020	WD-Q	\$450,000	116412560
12/8/2015	WD-T	\$100	113425452
5/5/2011	QCD-T	\$100	47929 / 970
5/21/2004	WD	\$365,000	37581 / 115
1/16/1995	QCD	\$100	23336 / 566

Land Calculations		
Price	Factor	Type
\$25.00	6,600	SF
Adj. Bldg. S.F. (Card, Sketch)		1205
Units		1
Eff./Act. Year Built: 1959/1954		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			L1			F1		
R			L1					
1						1		



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2411 ANDROS LANE
DATE OF PRINT: 01/03/2025

2424 ANDROS LLC
2424 ANDROS LN
FORT LAUDERDALE, FL 33312

APONTE, EUDALDO
2430 ANDROS LANE
FORT LAUDERDALE, FL 33312

BIRK, ROBERT S
2437 ANDROS LANE
FORT LAUDERDALE, FL 33312

CASSARINO, KRISTINA &
RODRIGUEZ, ELI JR
3171 RIVERLAND RD
FORT LAUDERDALE, FL 33312

DABBS, STUART
523 CENTER ST
EDWARDSVILLE, IL 62025

DOLAN FAM LIV TR & DOLAN,
KIRSTEN E TRSTEE ETAL
2023 SHADOW CREEK DR
OXNARD, CA 93036

FRIAS, JOSE R & ADAMS-FRIAS,
KATHRYN
2401 BIMINI LANE
FORT LAUDERDALE, FL 33312

HARVEY, EDNA I
2406 ANDROS LN
FORT LAUDERDALE, FL 33312

KOLONDRAS, ANDREW G & MARCI L
2431 ANDROS LN
FORT LAUDERDALE, FL 33312

LUNDAY, KAREN ANN &
ODDONO, RAYMOND
2424 BIMINI LN
FORT LAUDERDALE, FL 33312

2442 BIMINI LANE LLC
2442 BIMINI LN
FORT LAUDERDALE, FL 33312

AROCHA, SIMON ALBERTO
2412 ANDROS LN
FORT LAUDERDALE, FL 33312

BLAIR, DAVID
PO BOX 65
ABILENE, KS 67410

CHERP, MICHAEL ALAN &
KNOWLES, GLONEVIA BEATRICE
2418 ANDROS LN
FORT LAUDERDALE, FL 33312

DIAZ, RAUL D & ANA E
3231 RIVERLAND RD
FORT LAUDERDALE, FL 33312

EGERT, CY B & EGERT FAM LIV TR
ETAL
2407 BIMINI LN
FORT LAUDERDALE, FL 33312

GPJ GROUP LLC
3210 RIVERLAND ROAD
FORT LAUDERDALE, FL 33312

KATZ, RICHARD J II &
STEEGER, DIANA D ETAL
2442 ANDROS LN
FORT LAUDERDALE, FL 33312

LL OAK KNOLL RIDGE PROPERTY LLC
2100 SW 97 LN
DAVIE, FL 33324

MANGONI, GIANCARLO J
3210 RIVERLAND RD
FORT LAUDERDALE, FL 33312

3161 RIVERLAND LLC
1318 48 ST
BROOKLYN, NY 11219

BARROSO, JORGE & BARBARA
3241 RIVERLAND ROAD
FORT LAUDERDALE, FL 33312

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301

CORMIER, CHASE
3251 RIVERLAND RD
FORT LAUDERDALE, FL 33312

DIROBERTO, JOHN A & ROMI M H/E &
DIROBERTO, SYLVIA
2419 BIMINI LN
FORT LAUDERDALE, FL 33312

FONT, JUAN CARLOS LOPATEGUI
2400 ANDROS LN
FORT LAUDERDALE, FL 33312

GRAY, HELEN M
2425 ANDROS LN
FORT LAUDERDALE, FL 33312

KIRK, GRENVILLE E
2419 ANDROS LANE
FORT LAUDERDALE, FL 33312

LOCO, LOBO
1261 SW 28 TER
FORT LAUDERDALE, FL 33312

MENZA, ANTHONY & DIAZ-
MENZA, BARBARA A
2436 BIMINI LN
FORT LAUDERDALE, FL 33312

PRATT, MACKINLEY & KARINA
2407 ANDROS LN
FORT LAUDERDALE, FL 33312

PUBLIC LAND % CITY OF FORT
LAUDERDALE
101 NE 3 AVE STE 2100
FORT LAUDERDALE, FL 33301

PUBLIC LAND % LAUDERDALE ISLES
WATER MANAGEMENT DISTRICT
PO BOX 122271
FORT LAUDERDALE, FL 33312

RAMOS, OMAR
7314 OAKMONT DR
LAKE WORTH, FL 33467

RAMSEUR, ALAN C II
3201 RIVERLAND RD
FORT LAUDERDALE, FL 33312

SCHOOL BOARD OF BROWARD
COUNTY ATTN:FACILITY
MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE, FL 33301

SIMPSON, TRENT D &
BOUQUET, MARGAUX J
2436 ANDROS LN
FORT LAUDERDALE, FL 33312

TELLEZ, ELENA V
2406 BIMINI LN
FORT LAUDERDALE, FL 33312

THE UNG HOLDINGS LLC
3901 W BROWARD BLVD #122101
FORT LAUDERDALE, FL 33312

THOMAS, ROBERT & STEIMLE,
SHANNON MARIE
2443 ANDROS LN
FORT LAUDERDALE, FL 33312

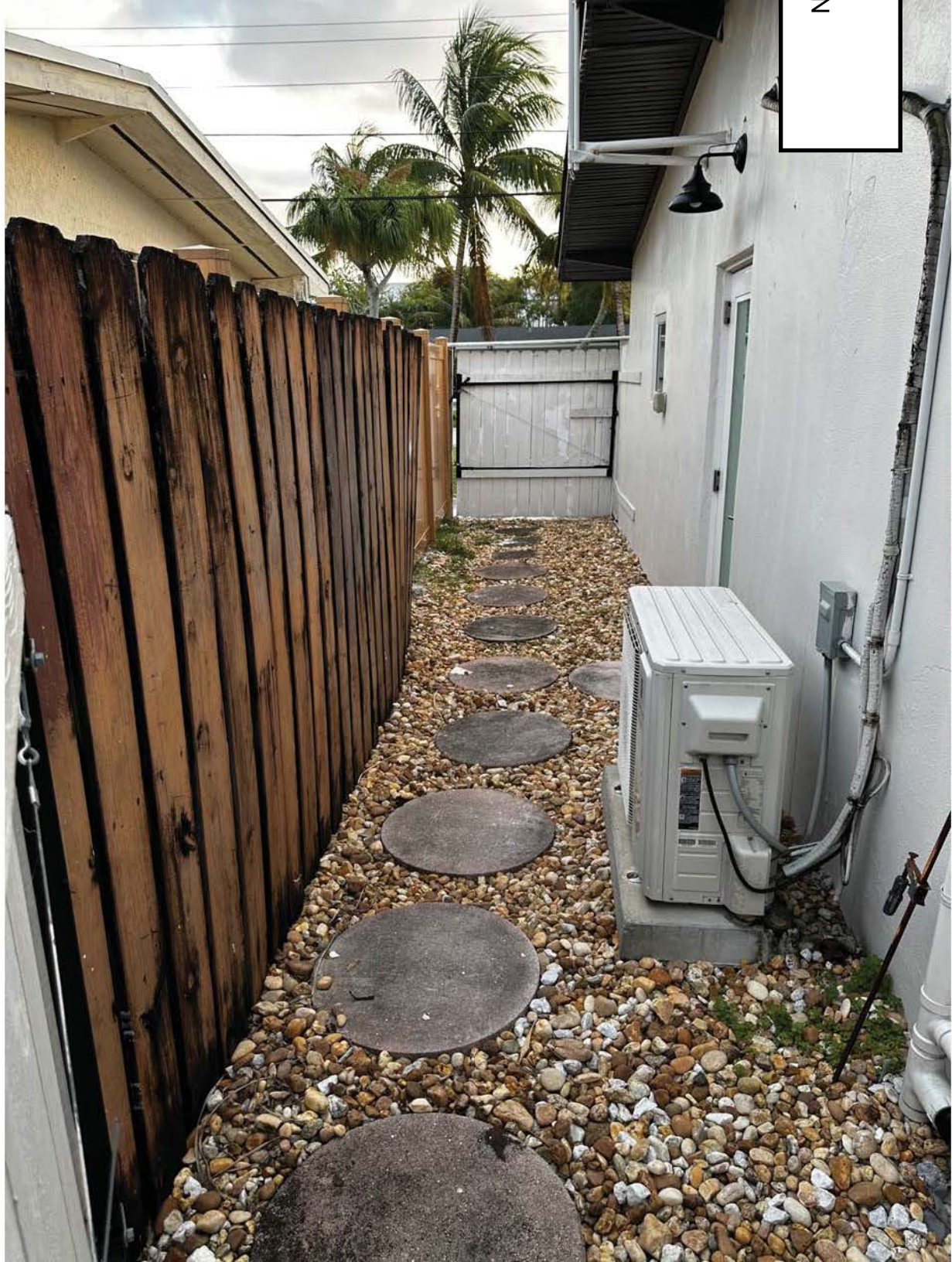
WIENER, MICHAEL &
COHEN, MARCIE
2418 BIMINI LN
FORT LAUDERDALE, FL 33312

WIER, RONALD L &
RONALD L WIER REV TR
2411 BIMINI LN
FORT LAUDERDALE, FL 33312

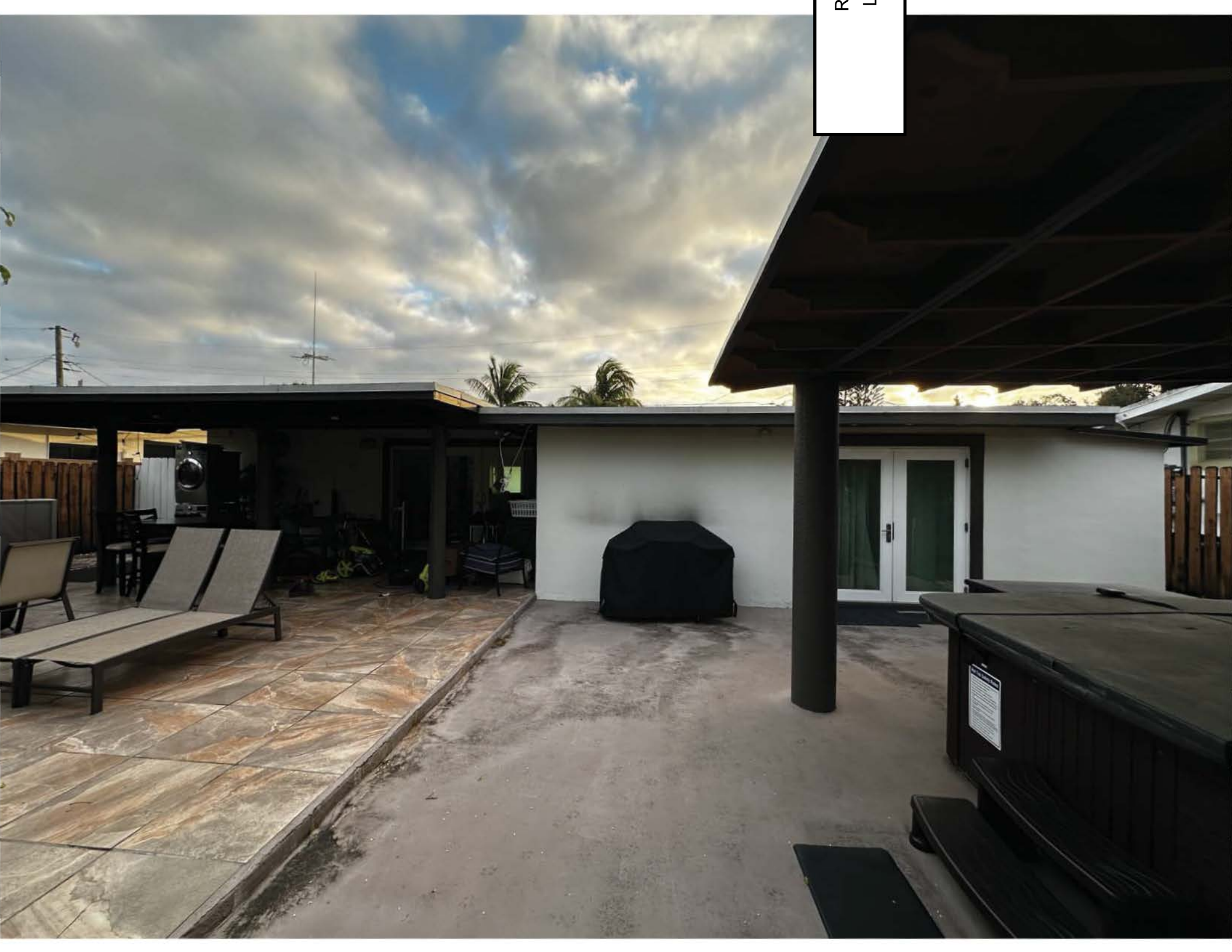
ELIZABETH MENDEZ, FRP-PLANNER
LOCHRIE & CHAKAS, P.A.
699 N. FEDERAL HIGHWAY, #400
FORT LAUDERDALE, FL 33304

Front
Look





R
L





Sou
1

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner: Omar Ramos
Address: 2411 Andros Lane (“Property”)
Request: Variance from ULDR Section 47-39.A.6.F(1)

Narrative

1. General Information and Request

Omar Ramos (“Owner”) is the owner of the Property. Mr. Ramos purchased the Property in March of 2020. The Property was originally constructed in 1954 and was annexed by the City of Fort Lauderdale in 2002. When this area was annexed, the City created unique zoning districts for each neighborhood to, in part, account for the nonconformities that were caused by the houses being built under the Broward County code rather than the City’s code. The Property is located in the Lauderdale Isles, neighborhood, which is the only neighborhood in the City that is zoned RS-6.85A.

The unique zoning given to this area did not take every property in the neighborhood into account, causing some houses to be nonconforming after the annexation, including the Ramos property. Old street views of the Property show that the area subject to this application was a standard garage.



When the Riverland annexation took effect on September 15, 2002, the County agreed to transfer all permit/property records to the City, however some properties in the area do not have records available, including the Ramos property. Due to the unavailability of the property records, it’s presumed that the garage pre-dated the annexation. The garage was built at a minimum setback of 5.85’, which would not be allowed under the City’s post-annexation code.

The garage has since been converted to a living space and an after-the-fact permit was submitted under Permit No. BLD-RADD-22120003. As the garage itself was nonconforming under the post-annexation code, the City requires a variance to convert the garage to a living space. The structure itself is not being expanded any further north than it already was prior to the conversion, therefore this variance request is merely to legalize the previously-existing nonconforming setback.

2. Code Provisions

ULDR Section 47-39.A.6.F(1) – Side Yard Requirements for RS-6.85A Properties: Minimum 7.5’ side yard

3. Variance Request

Variance to allow an existing 5.85’ side yard setback where ULDR Section 47-39.A.6.F(1) requires a minimum 7.5’ side yard setback for a total variance of 1.65 feet.

4. Variance Criteria

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

RESPONSE: The nonconforming nature of the Property stems from the annexation of the Property into the City of Fort Lauderdale. When the Property was annexed, the City created a new zoning district (RS-6.85A) that only encompasses the Lauderdale Isles neighborhood. The new zoning district was meant, in part, to cover the unique nature of this neighborhood compared to other neighborhoods in the City due to this neighborhood being fully developed under the old County code.

While the new RS-6.85A zoning district considered the uniqueness of most of the properties in the neighborhood, it wasn’t a perfect “one size fits all” zoning district. As mentioned above, the City does not have any old permit records for the Property, so it’s presumed that the Property was built to the code standards at the time of construction.

It would be unreasonable to require demolition of a part of the structure that has presumably existed for decades.

- 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;

RESPONSE: The Property has multiple layers of uniqueness. The RS-6.85A zoning district is unique in the City, only existing in the Lauderdale Isles neighborhood. The Property itself is unique in the RS-6.85A zoning district, as it was presumably constructed with a side yard setback that was not considered in the post-annexation code.

- 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;

RESPONSE: Other property owners generally have the right to make interior improvements to their property that do not affect the size or scale of the Property. Converting an enclosed garage into a living area is almost never an issue, as setbacks are measured to the exterior walls of the garage. If a garage was built legally, it can generally be converted to a living area legally. However, due to the unique zoning in this area and the uniqueness surrounding the annexation, Mr. Ramos does not get to enjoy that same right.

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

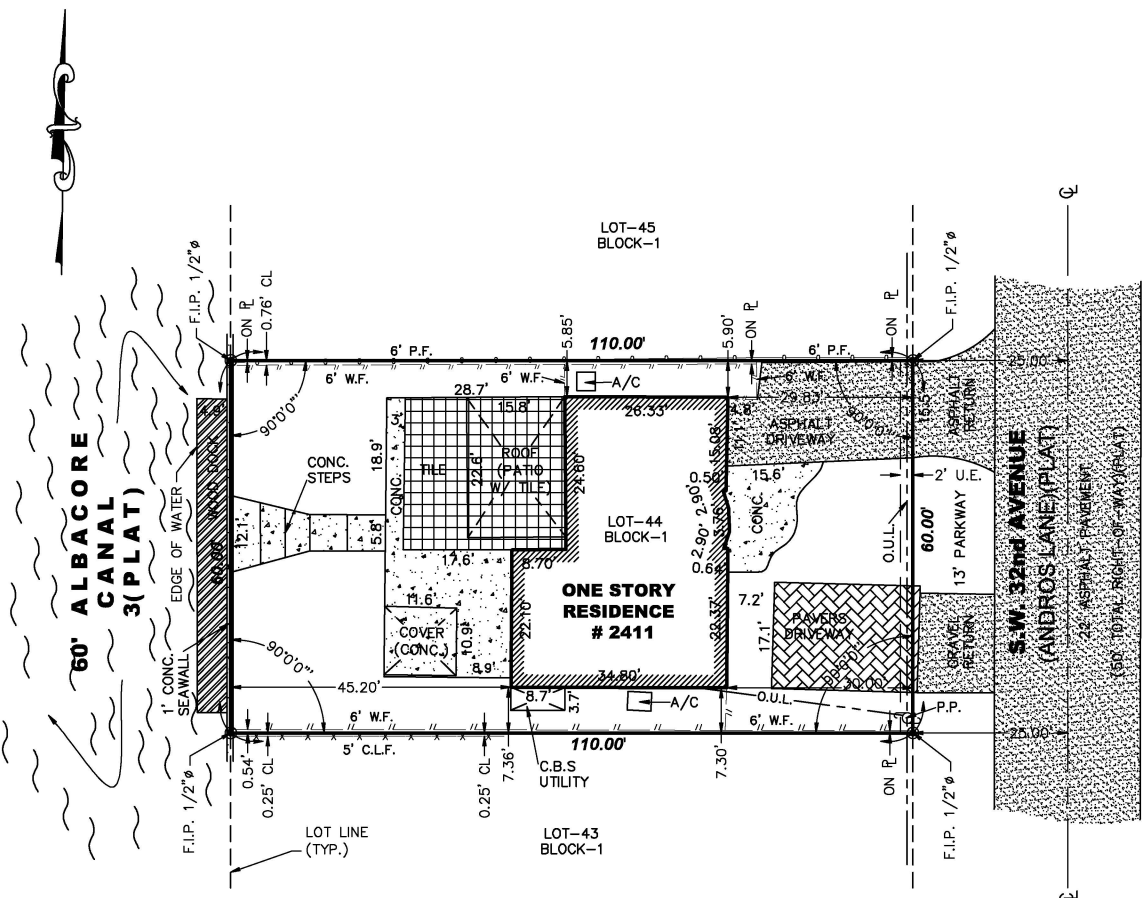
RESPONSE: The existing setback was not created by Mr. Ramos or his predecessors, nor is it a disregard for or ignorance of the provisions of the ULDR. When Mr. Ramos bought the Property in 2020, the Property already contained an enclosed garage at a 5.85' setback. Converting a garage into living space within the existing setback is almost never an issue, as the side yard setback for garages and living spaces are the same. If the garage meets the setback requirements, so does the living space. However, due to the annexation of the Property and the uniqueness of the RS-6.85A zoning district, the conversion of the garage to living space requires a variance.

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

RESPONSE: Ultimately, Owner is merely requesting to allow the overall structure to exist as-is with a non-conforming setback. The Property has existed with this setback for decades (presumably, as property records are not available). This will not be incompatible with adjoining properties, as the entire neighborhood is built with unique setbacks (including some zero-lot-line houses). Allowing the Property to exist as-is will not be detrimental to the public welfare.

GENERAL LEGEND:

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELE = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- ND = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- SW = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- ⊕ = UTILITY POLE



LEGAL DESCRIPTION:
 LOT 44, BLOCK 1, LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOLIO #: 5042 19 02 0430

- SURVEYORS NOTES:**
- (1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE ASSUMED.
 - (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
 - (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
 - (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

CERTIFICATION OF BOUNDARY SURVEY:

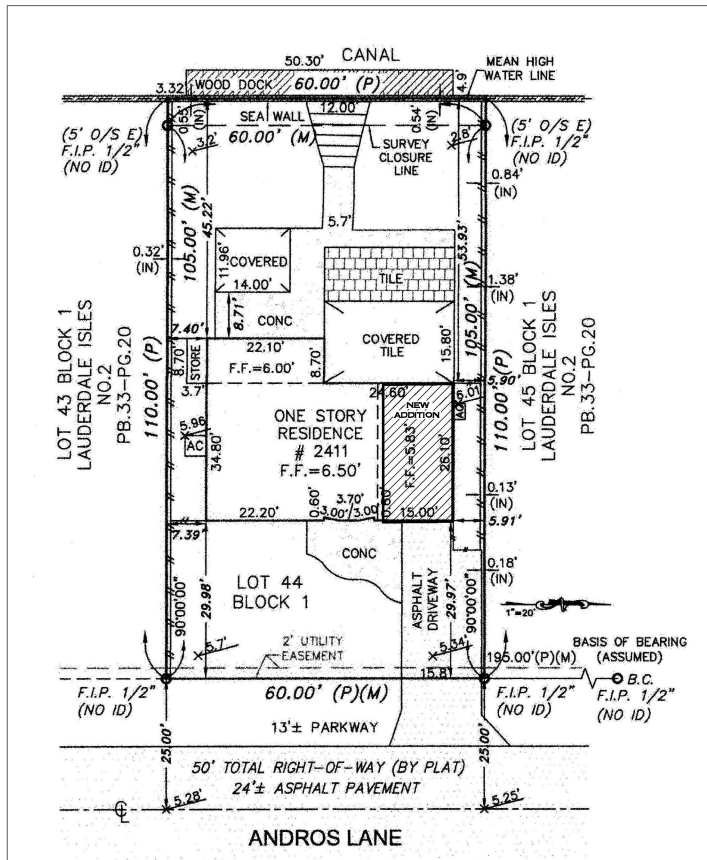
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Julio S Pita
 Date: 2025.01.03 12:00:37 -0500
 JULIO S. PITA, P.L.S.



PROFESSIONAL LAND SURVEYOR
 LICENSE No. LS 5789
 STATE OF FLORIDA

Boundary Survey	FLOOD ZONE DATA: ZONE: AE 5FT (NAVD 88)	REVISIONS:	DATE:	SCALE: 1" = 20'	CERTIFIED TO: 1. RAMOS, OMAR	 GAVY & ASSOCIATES, INC LAND SURVEYORS LB # 6971 2657 S.W. 145th AVENUE MIAMI, FL. 33175 PHONE: (305) 748 6507
PROPERTY ADDRESS: 2411 ANDROS LANE, FORT LAUDERDALE, FL 33312	COMMUNITY #: 125105			CADD: J.A.		
PANEL & SUFFIX: 0554 J				CHECKED BY: JSP		
DATE OF FIRM: 7/31/2024				GL-12139		
				SHEET # 1 OF 1		



SITE PLAN
SCALE: N.T.S.



EXIST. AREA CALCS:

LIVING:	1,125 S.F.
TOTAL LIVING:	1,125 S.F.
UTYL. ROOM:	66 S.F.
CAR PORT:	220 S.F.
PERGOLA-1:	276 S.F.
PERGOLA-2:	225 S.F.
CONCRETE:	283 S.F.
TILE:	348 S.F.
TOTAL:	2,543 S.F.

ADDITION TO EXIST. HOUSE SCOPE OF WORK:

SCOPE OF WORK IS TO ENCLOSE EXIST. CARPORT TO NEW IN-LAW SUITE

WIND DESIGN INFORMATION:

ARCHITECT: JAMES E. GILGENBACH P/L 407457
 WIND DESIGN STANDARD: ASCE 7-16
 BUILDING CODE: FL BLDG CODE 2009 7TH ED.
 ELECTRICAL CODE: NATL ELECTRICAL CODE 2007 (NFPA 70)
 DESIGN WIND SPEED: ULTIMATE-170 MPH
 NORMAL-150 MPH

DESIGN WIND VELOCITY PRESSURE: 41.1 PSF
 IMPORTANCE FACTOR: 1.0
 BUILDING OCCUPANCY CATEGORY: II
 BUILDING WIND EXPOSURE CLASS: II
 INTERNAL PRESSURE COEFFICIENT: +/- 0.18
 MEAN ROOF HEIGHT: 11.5 FT
 BUILDING DESIGN: ENCLOSED
 TYPE OF CONSTRUCTION: CONC. BLK
 ROOF OVERHANG: 24"
 ROOF DEAD LOAD: TILES 7 LB PSF
 CONG. SLAB: ENCLOSED
 ROOF PITCH: 4/12
 CLASSIFICATION BY WIND: IMPACT GLAZING
 BLDG OCCUPANCY CLASSIFICATION: S-C (SINGLE-FAMILY)
 BLDG TYPE OF CONSTRUCTION: TYPE V
 BLDG - TOTAL # OF STOREYS: 1 STORY

PROPERTY ADDRESS:
 2411 ANDROS LANE FORT LAUDERDALE, FLORIDA 33302

GENERAL CONSTRUCTION NOTES:

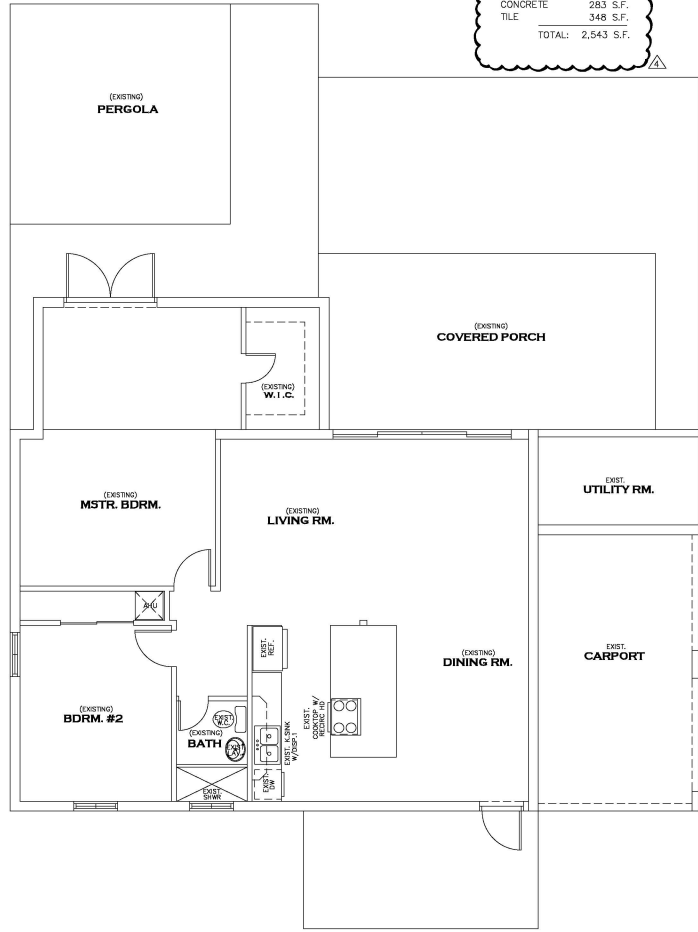
- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL & GOVERNMENT CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
- ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES IMMEDIATELY.
- ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONG. BLK OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
- IF NOT THE INTENT TO USE ANGLE TO SHOW EVERY MEMBER DETAIL OF CONSTRUCTION THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FOOT CLASS INFORMATION BANNER.
- INSULATE EXTERIOR MASONRY WALL WITH MIN. R-7.8 INSUL. EXTERIOR WD. FRAMED WALLS WITH R-11 INSUL. AND ATTIC SPACES WITH MIN. R-19 INSUL.
- COMPACT ALL FILL TO A MIN. OF 98% DENSITY AND POSION SOIL FOR TERMITES.
- MIN. SOIL BROADCAST OF 2000 P.S.F. AS PER ASTM D-1587 FOR OPTIMUM CONSTRUCTION EFFICIENCY RECOMMENDATION THAT THE SOIL BE WITHIN +/- 2% OF OPTIMUM MOISTURE AT THE TIME OF CONSOLIDATION.
- MIN. CONG. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVER FOR REIN. BARS: SLAB: 3/4" BEAMS & COLS: 1 1/2". THE COLS: 3/4". FORMED CONG. BELOW GRADE: 2" & UNFORMED CONG.: 1".
- REINFORCING STEEL TO BE GRADE 60.
- DETAILS OF CONCRETE REIN. SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION."
- THE COLUMNS TO HAVE DOMES INTO CONCRETE FITS WITH THE SAME SIZE AND NUMBER OF BARS AS VERTICAL REIN. BARS. REIN. STL. TO BE LAPPED 3X BAR DIA. MIN. @ JOINTS.
- PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE FOR THE COLUMN.
- ALL WOOD IN CONTACT WITH CONG., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LAMBER TO BE # 2 DRY GRADE OF MIN. 4" x 1200 PD (BRUNING).
- MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE COPPER WITH "THIN" INSULATION.
- ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PIPE. OTHER RACEWAYS AS PER CODE.
- REWORKS:
- PROVIDE "OFF" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
- SANITARY PLUMBING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS.
- PLUMBING LAYOUT AT THE BASE OF WASTE STACKS.
- ALL UNDERGROUND WATER PIPING SHALL BE COPPER TYPE "K". ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
- PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FITTERS. PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.

DEMOLITION NOTES:

- PROTECT ALL EXISTING BUILDING AREAS WHICH ARE NOT TO BE AFFECTED BY THE CONSTRUCTION. PROTECT ALL EXISTING STRUCTURAL ELEMENTS OF THE BUILDING FROM DAMAGE DURING CONSTRUCTION.
- CLEAN UP ALL TRASH AND DEMOLISHED MATERIALS DAILY.
- REMOVE ALL EXISTING WALLS, FLOORING, CEILING, MECHANICAL & ELECTRICAL COMPONENTS NOT TO BE REUSED IN THE AREA AS INDICATED ON THE DEMOLITION PLAN.
- REMOVE AND REINSTALL FROM REMAIN ALL CONSTRUCTION MATERIALS, EQUIPMENT AND FIXTURES TO BE REUSED DURING CONSTRUCTION.

ARCHITECTURAL NOTES:

- THE CONTRACTOR SHALL EXAMINE THE SITE WITH RESPECT TO ALL EXISTING CONDITIONS. EXISTING EQUIPMENT & MATERIALS, ETC., AND REVIEW THE ORIGINAL WORKING DRAWINGS OF THE BUILDING WITH RESPECT TO THE SCOPE OF THE WORK.
- FIELD DRAWINGS ARE SUBJECT TO CHANGE. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN IN COMPLETE AND WORKMANLIKE MANNER IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONCRETE BLOCK OR EDGE OF CONG. SLAB UNLESS NOTED OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BUILDING.
- PROVIDE 2X4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE FOOTING, GRAB WALLS, BASE/FRONT/WALL CABINETS FOR MOUNTING THESE ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.



EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

JAMES E. GILGENBACH
 Digitally signed by JAMES E GILGENBACH
 Date: 2024.04.25 20:06:51 -04'00'

BUILT AFTER THE FACT

DPM
DESIGN & PROJECT MANAGEMENT SERV.

JAMES E. GILGENBACH & ARCHITECTURE
 9009 ANNE PUTT PLACE
 (954) 292 - 0679
 PORT ST LUCIE
 FLORIDA 34986



1. DRAWINGS ARE NOT TO BE LENT, REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.

REVISIONS		
N°	DATE	DESCRIPTION
3	OCT. 10 '23	AS PER BLDG DEPT

DATE: 09 OCT. '22
 PROJECT NO: 22 - 127
 SHEET: of 1 **AI**

EXISTING SINGLE FAMILY RESIDENCE
RAMOS RESIDENCE
 2411 ANDROS LANE
 FORT LAUDERDALE, FLORIDA 33312
 BROWARD COUNTY