



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: June 27<sup>th</sup>, 2025**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, July 09<sup>th</sup>, 2025**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-25060002</b>
<b>OWNER:</b>	VARTANIAN, JOSEPH
<b>AGENT:</b>	SCHEIN, ANDREW, ESQ
<b>ADDRESS:</b>	1225 PONCE DE LEON DRIVE, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	LOT 24, BOCK 23, OF "RIO VISTA ISLES UNIT 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec 47-5.31 Table of dimensional requirements for the RS-8 district. (Note A)</u></b>

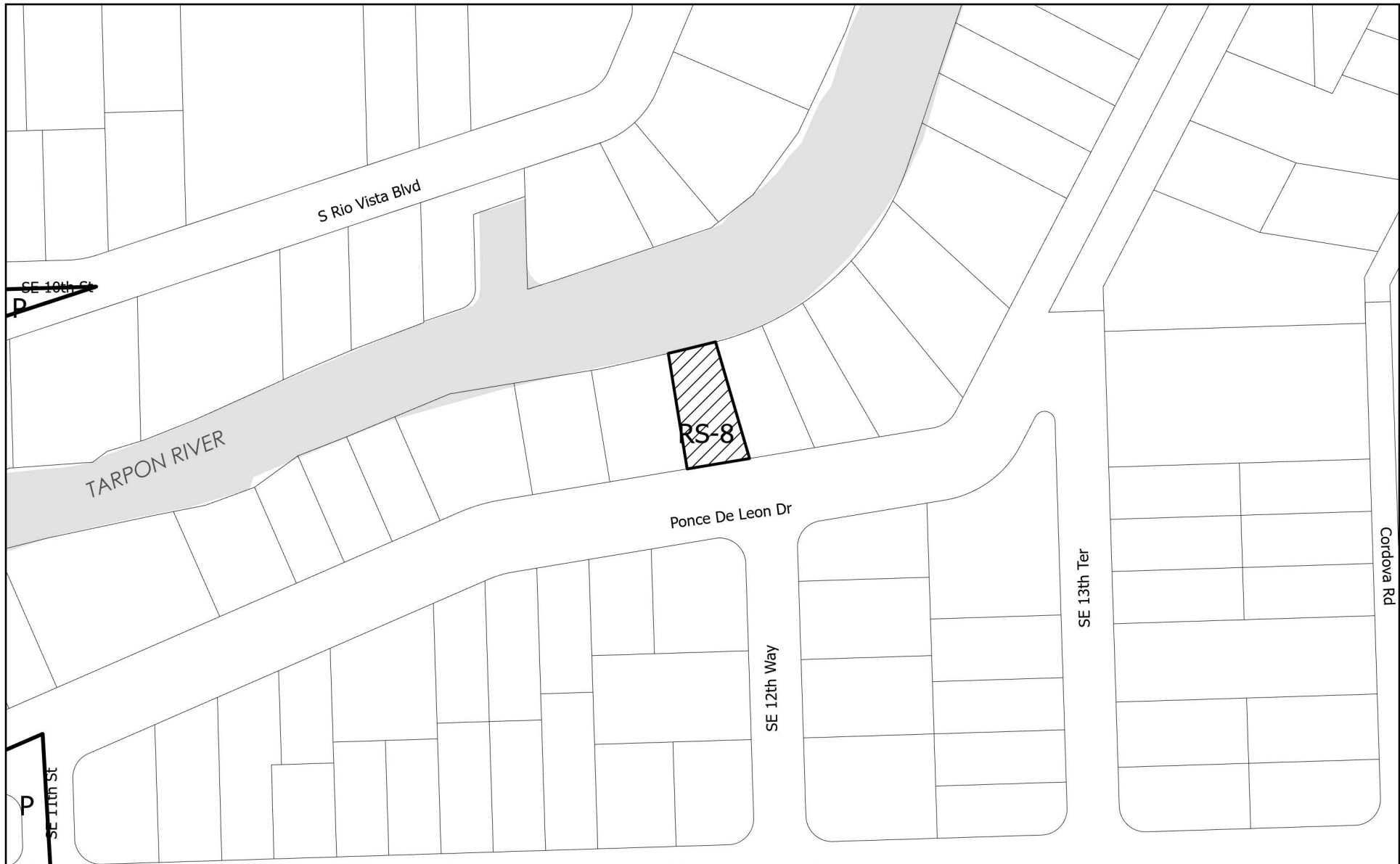
- Requesting a variance to permit an approved garage enclosure at a front setback of 24' - 10" and a side setback of 2' - 11", where ULDR Section 47-5.31 requires a front setback of 25' and a side setback of 5', for a total variance of 2" on the front and 2' - 1" on the side.

**To watch and listen to the Board of Adjustment Meeting:**  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
**Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99**

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**

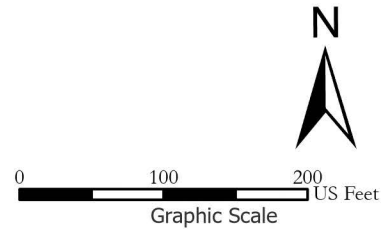
**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-25060002

**LEGEND**

-  Municipal Boundary
-  Subject Site



# PLN-BOA- 25060002

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

<b>Requirements</b>	<b>RS-8</b>	<b>RS-8A</b>
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  Special side yard setbacks 7.5 ft.: 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.	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 be set back an additional 2 feet per 1 foot of additional height  25 ft. when abutting a

	<p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.  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.  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 &amp; 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 &amp; H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L &amp; M.</p>			waterway	Special side yard setbacks as provided in RS-8
Minimum rear yard	<p>15 ft.  25 ft. when abutting a waterway  Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:  Coral Ridge Isles  Flamingo Pk.—Section "C" &amp; "D"  Lakes Estates  Golf Estates  Imperial Pt.—4th Sec.  The Landings  Rio Nuevo Isle—Block 1</p>			25 ft. 25 ft. when abutting a waterway Special rear yard setbacks as provided in RS-8	
Minimum distance between buildings	None			None	
	<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)

# Record

Showing 1-40 of 49

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">BLD-ROOF-WT-25060065</a>	3,400SQFT TILE ROOF	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		1225		PONCE DE LEON	DR		Awaiting
<input type="checkbox"/>	<a href="#">PLN-BOA-25060002</a>	Variance to permit an approved garage enclosure a...	Vartanian Residence	Z- Board of Adjustment (BOA)	0		1225		PONCE DE LEON	DR		Open
<input type="checkbox"/>	<a href="#">LND-TREE-25050222</a>	Remove Palm #1 for new swimming pool installation - To...	Tree Removal	Landscape Tree Removal-Recreation Permit	0		1225		PONCE DE LEON	DR		Pending
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.R002</a>	Reocate food vents for U.C. evaluation certificate...	BLD-RADD-23120029	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">LND-TREE-25050203</a>	Remove 2 coconut palms for new pool construction ...	Tree Removal	Landscape Tree Removal-Recreation Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">BLD-GEN-25040349</a>	New Swimming Pool	Pool-Spa-Fountain Permit	Structural Permit	0		1225		PONCE DE LEON	DR		In Review
<input type="checkbox"/>	<a href="#">ELE-GEN-25040173</a>	Pool Equipment Electric Hook Up	Electric Subpermit	Electric Permit	0		1225		PONCE DE LEON	DR		Pending
<input type="checkbox"/>	<a href="#">PLB-GEN-25040205</a>	Pumping Fresh Water Pool Automatic Hook Up	Pumping Subpermit	Pumping Permit	0		1225		PONCE DE LEON	DR		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GEN-25040203</a>	Swimming Pool Pumping	Pumping Subpermit	Pumping Permit	0		1225		PONCE DE LEON	DR		Pending
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.D004</a>	TRUSS SHOP DRAWINGS	Document Type: Approved Submission	Deferred Submission (Electronic Document Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">ELE-RES-23120159.R002</a>	ELECTRICAL FOR STEAM SHOWER AND ENCLOSING REAR PO...	ELE-RES-23120159	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">PLB-RES-23120156.R002</a>	Revision 3 consists of enclosing the open rear pool ...	PLB-RES-23120156	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.I001</a>			Inspection Document Submission			1225		PONCE DE LEON	DR		In Process
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.D003</a>	UNDER CONSTRUCTION EC	Document Type: Approved Submission	Deferred Submission (Electronic Document Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.D002</a>	SPOT SURVEY	Document Type: Approved Submission	Deferred Submission (Electronic Document Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">MEC-RES-25010141.R001</a>	Mechanics as built for primary bathroom	MEC-RES-25010141	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.D001</a>	NOAs for windows and doors	Document Type: Approved Submission	Deferred Submission (Electronic Document Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">PLB-RES-23120156.R001</a>	Primary bathroom revision as per plans	PLB-RES-23120156	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029.R001</a>	Reconfigure master bath, interior floor and subfloor ...	BLD-RADD-23120029	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">ELE-RES-23120159.R001</a>	Electrical revisions as per plans for primary bath	ELE-RES-23120159	Plan Revision	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-COC-25010209</a>		PLB-GAS-23120032	Change of Contractor (Online Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-COC-25010208</a>		PLB-RES-23120156	Change of Contractor (Online Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-COC-25010207</a>		ELE-RES-23120159	Change of Contractor (Online Submission)	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">MEC-RES-25010141</a>	REPLACE AC/DUCT FOR BLD-RADD-23120029	Mechanics Subpermit	Mechanics Permit	0		1225		PONCE DE LEON	DR		Issued
<input type="checkbox"/>	<a href="#">BLD-ROOF-23120101</a>	New metal roof system for SFR addition as per plans	1225 PONCE DE LEON ADDITION ...	Re-Roof Permit	0		1225		PONCE DE LEON	DR		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GAS-23120032</a>	Gas piping for BLD-RADD-23120029	1225 PONCE DE LEON ADDITION ...	Pumping Gas Permit	0		1225		PONCE DE LEON	DR		Issued
<input type="checkbox"/>	<a href="#">PLB-RES-23120156</a>	Pumping for SFR addition as per plans	1225 PONCE DE LEON ADDITION ...	Pumping Residential Permit	0		1225		PONCE DE LEON	DR		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-23120159</a>	Electrical for BLD-RADD-23120029	1225 PONCE DE LEON ADDITION ...	Electrical Residential Permit	65.99		1225		PONCE DE LEON	DR		Issued
<input type="checkbox"/>	<a href="#">MEC-RES-23120060</a>	MECHANICAL FOR SFR ADDITION AS PER PLANS	1225 PONCE DE LEON ADDITION ...	Mechanics Residential Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">BLD-RADD-23120029</a>	Front/Rear porch, family room, bedroom and bath area ...	1225 PONCE DE LEON ADDITION -	Residential Addition Permit	-202.56		1225		PONCE DE LEON	DR		Issued
<input type="checkbox"/>	<a href="#">ENG-SW-23070006</a>	12 BY 6 SIDEWALK FOR BLD-RPAV-23070011	12 BY 6 SIDEWALK FOR BLD-RPA...	ROW Sidewalk and Curb Permit	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-RPAV-23070011</a>	INSTALL A CIRCULAR DRIVEWAY	INSTALL A CIRCULAR DRIVEWAY	Residential Paving Permit	0		1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">BLD-FEN-23070001</a>	PURGED Add new Landscaping and hardscape patio dr...	New Landscaping	Fence Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">TAM-MOT-22060015</a>		ENG-UF-22050030	Maintenance of Traffic Application	0	FRANCYNEWI	1225		PONCE DE LEON	DR		Completed
<input type="checkbox"/>	<a href="#">LND-TREE-21120027</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	Tree Removal	Landscape Tree Removal-Recreation Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">LND-INST-21120026</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	LANDSCAPE FOR MASTER BLD-RNC...	Landscape Installation Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">ENG-SW-21120030</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	ROW SIDEWALK FOR MASTER BLD-...	ROW Sidewalk and Curb Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">BLD-RPAV-21120063</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	PAVING FOR MASTER BLD-RNC-21...	Residential Paving Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">PLB-GAS-21120045</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	GAS FOR MASTER BLD-RNC-21110...	Pumping Gas Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">PLB-RES-21120164</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	STORM DRAIN FOR MASTER BLD-R...	Pumping Residential Permit	0		1225		PONCE DE LEON	DR		Void

# Recordl

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<input type="checkbox"/>	<a href="#">Record_Permit_or_Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLB-IRR-21120022</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	IRRIGATION FOR MASTER BLD-RN...	P umbing Irrigation Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">PLB-RES-21120163</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	PLUMBING FOR MASTER BLD-RNC-...	P umbing Residentia Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">ELE-RES-21120156</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	ELECTRICAL FOR MASTER BLD-RN...	E ectrica Residentia Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">MEC-RES-21120057</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...	MECHANIAL FOR MASTER BLD-RNC...	Mechanica Residentia Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">BLD-BDSP-21120024</a>	NEW SEAWALL & CONCRETE DOCK ER# 000438606 DR# 0...		Boat ift-Dock-Seawa -Pi e Permit	0		1225		PONCE DE LEON	DR		Issued
<input type="checkbox"/>	<a href="#">BLD-RNC-21110005</a>	NEW 2 STORY RES, 4 BEDROOM, 5 1/2 BATH, AND 2 CAR...		Residentia New Construction Permit	0		1225		PONCE DE LEON	DR		Void
<input type="checkbox"/>	<a href="#">MEC-HVCHG-20110100</a>	AC CHANGEOUT	AC CHANGEOUT	Mechanica HVAC Changeout Permit	0		1225		PONCE DE LEON	DR		Comp ete
<input type="checkbox"/>	<a href="#">PM-05121413</a>	METAL RE-ROOF OF 1400SQ.FT. AND 400SQ.FT. FLAT	METAL RE-ROOF OF 1400SQ.FT. ...	Re-Roof Permit	0		1225		PONCE DE LEON	DR		Comp ete
<input type="checkbox"/>	<a href="#">PM-03122128</a>	REPLACE ONE 2 TON AC UNIT	REPLACE ONE 2 TON AC UNIT	Mechanica HVAC Changeout Permit	0		1225		PONCE DE LEON	DR		Comp ete



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: JULY 09, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25060002

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

- Requesting a variance to permit an approved garage enclosure at a front setback of 24' - 10" and a side setback of 2' - 11", where ULDR Section 47-5.31 requires a front setback of 25' and a side setback of 5', for a total variance of 2" on the front and 2' - 1" on the side.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> 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](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://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-25060002

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 1225 Ponce De Leon Drive

PUBLIC HEARING DATE: July 9, 2025

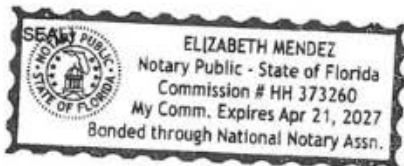
BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, Esq., who upon being duly sworn and cautioned, under oath deposes and says:

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. AS (initial here)

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 20 day of June, 2025



[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](mailto: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	
Date of complete submittal	

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

Property Owner's Name	Joseph Vartanian
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	1225 Ponce de Leon Drive, Fort Lauderdale, FL 33316
E-mail Address	joey@groupacme.com
Phone Number	312-893-5140
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. - 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@lochriellaw.com
Phone Number	954-617-8919
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	Permit No. BLD-RADD-23120029
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1225 Ponce de Leon Drive
Legal Description	See survey
Tax ID Follo Numbers <small>(For all parcels in development)</small>	504211182080
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Variance to permit an approved garage enclosure at a front setback of 24' - 10" and a side setback of 2' - 11", where ULDR Section 47-5.31 requires a front setback of 25' and a side setback of 5', for a total variance of 2' on the front and 2' - 1" on the side.
Applicable ULDR Sections <small>(Include all code sections)</small>	47-5.31

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

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	S	25'	24' - 10" (existing carport/new garage)
Side	W	5'	2' - 11" (existing carport/new garage)
Side	E	5'	5' (existing house)
Rear	N	25'	25' - 2" (new addition to existing house)

**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 approved garage enclosure at a front setback of 24' - 10" and a side setback of 2' - 11", where ULDR Section 47-5.31 requires a front setback of 25' and a side setback of 5', for a total variance of 2" on the front and 2' - 1" on the side.

**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 10 day of June, 2021



*Elizabeth Mendez*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner:** Joseph Vartanian  
**Address:** 1225 Ponce de Leon Drive (the “Property”)  
**Request:** Variance from ULDR Section 47-5.31

**Attachment to Page 2 of the Variance Application**

**1. General Information and Request**

Joseph Vartanian (“Owner”) purchased the Property in 2021. At the time of purchase, the Property had a carport as shown in the street view below.

Prior Carport



Owner sought to renovate the house, part of which included enclosing the carport to create a garage. Owner filed for a permit for the renovation, showing the existing carport being enclosed at the same setbacks as the existing carport. On May 11, 2024, the City approved the permit for the carport enclosure under Permit No. BLD-RADD-23120029. The approved permit plans, which are included in this application, clearly show the garage at a setback of 2’ – 11” on the west and 24’ – 10” on the south.

Once the carport was enclosed, Owner filed various permit revisions for the residential addition and porch at the rear of the house. During the permit revision process, a City reviewer noted that a variance would be needed for the carport enclosure at the existing setbacks. By this

point, the City had already approved the permit for the enclosure and the construction of the garage enclosure was nearly completed – see pictures submitted with this application.

Although this construction was approved by the City, Owner is seeking a variance for the approved garage enclosure to avoid further delays in construction.

## **2. Code Provision**

*ULDR Section 47-5.31: Minimum front yard setback: 25 feet*

*ULDR Section 47-5.31: Minimum side yard setback: 5 feet*

## **3. Variance Criteria**

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

**RESPONSE:** The carport enclosure was approved by the City pursuant to Permit No. BLD-RADD-23120029, and the carport enclosure was constructed pursuant to the approved permit plans. Using this area of the Property as an enclosed garage is a reasonable use of the property, and the City's backtracking on the permit approval prevents such reasonable use.

**There are arguments that the carport enclosure should not require a variance since it does not increase a nonconformity – the existing side setbacks and front setbacks are not being changed – however, to avoid further delays in construction, a variance is being sought to allow this special circumstance.**

- 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:** Desires to enclose carports are a common application in the City. In RS-districts, existing carports typically conform to the zoning code, since carports are not allowed to encroach into the setbacks in RS- zoning districts like they are in RD-, RC-, or RM- zoning districts. Carport enclosures in the latter districts frequently require variances, since the act of enclosing the carport renders the property nonconforming.

**A nonconforming carport in an RS- district is therefore relatively rare compared to other zoning districts and constitutes a marked exception in the RS- zoning districts. It's also rare for the City to approve permits in error, only for them to revoke when construction is nearly finalized. Both of these situations are uncommon alone, and together clearly constitute a marked exception.**

- 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: On February 15, 2022, the City Commission adopted the Property Rights Element of the City's Comprehensive Plan. One of the principles of the Property Rights Element is "reliability", which the City defines as:**

***"Reliability means a local government follows through on its commitments."***

**The permit to enclose the carport was approved by the City. The setbacks and labeling for the carport enclosure were clearly and expressly shown on the site plan; this is not a situation where a small-font note is buried in a 100-page plan set.**

**The City recognizes that reliability is a property right enjoyed by all property owners within the City, not just in this zoning district. If these ULDR provisions were applied to this permit, it would be a significant departure from the City's recognized property 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: As mentioned above, there's an argument to be made that this variance should not be required as the Owner is not increasing the nonconformity. The carport existed at the proposed setbacks, and under ULDR Section 47-3.2.B.1, a nonconforming structure may continue in existence so long as it is not enlarged or altered in a way that increases its nonconformity. In this case, the act of enclosing the carport does not increase the nonconformity.**

**Since it's not clear that this would ordinarily require a variance under the ULDR, though admittedly it can be a gray area, this application is distinctly not due to ignorance of the ULDR.**

**Additionally, this hardship came to be due to the Owner's reliance on the permit issued by the City. Owner did not believe that they were increasing the nonconformity, the City issued a permit to enclose the carport, then the City rescinded their previous determination. This was not self-created by the applicant or his predecessors.**

- 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:** The setbacks of the garage will be the same setbacks as the carport. The setbacks for the carport were not incompatible with the neighborhood, therefore the setbacks for the garage will not be incompatible with the neighborhood. It can be argued that enclosing the carport is beneficial to the neighborhood, removing a source for a “crime of opportunity” with exposed vehicles and keeping vehicle light and noise within an enclosed structure.

The ULDR recognizes that nonconforming structures exist, and in most cases, only prohibiting changes to nonconforming structures that increase the nonconformity. This variance would not increase the nonconformity and does not have a negative effect on adjacent properties. This variance request is in line with the general purposes and intent of the ULDR.

**Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request**

Answer **All** questions on this page only *if* you are applying for a **SPECIAL EXCEPTION**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Variance, print or type N/A for the questions below and complete page 2a 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.

**CRITERIA:** A special exception shall be granted upon demonstration by a preponderance of the evidence of 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.5,

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and

See "Attachment to Page 2 of the Variance Application"

b. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

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.

\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## 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: June 2, 2025
- **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. 19<sup>TH</sup> 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](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto: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".**

**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, 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, \_\_\_\_\_ (initial here)

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**

## Page 5: Technical Specifications

### A. SITE PLAN

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

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

### B. BUILDING ELEVATIONS (as applicable)

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



<b>Site Address</b>	1225 PONCE DE LEON DRIVE, FORT LAUDERDALE FL 33316	<b>ID #</b>	5042 11 18 2080
<b>Property Owner</b>	VARTANIAN, JOSEPH	<b>Millage</b>	0312
<b>Mailing Address</b>	1225 PONCE DE LEON DR FORT LAUDERDALE FL 33316	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	RIO VISTA ISLES UNIT 3 7-47 B LOT 24 BLK 23		

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.

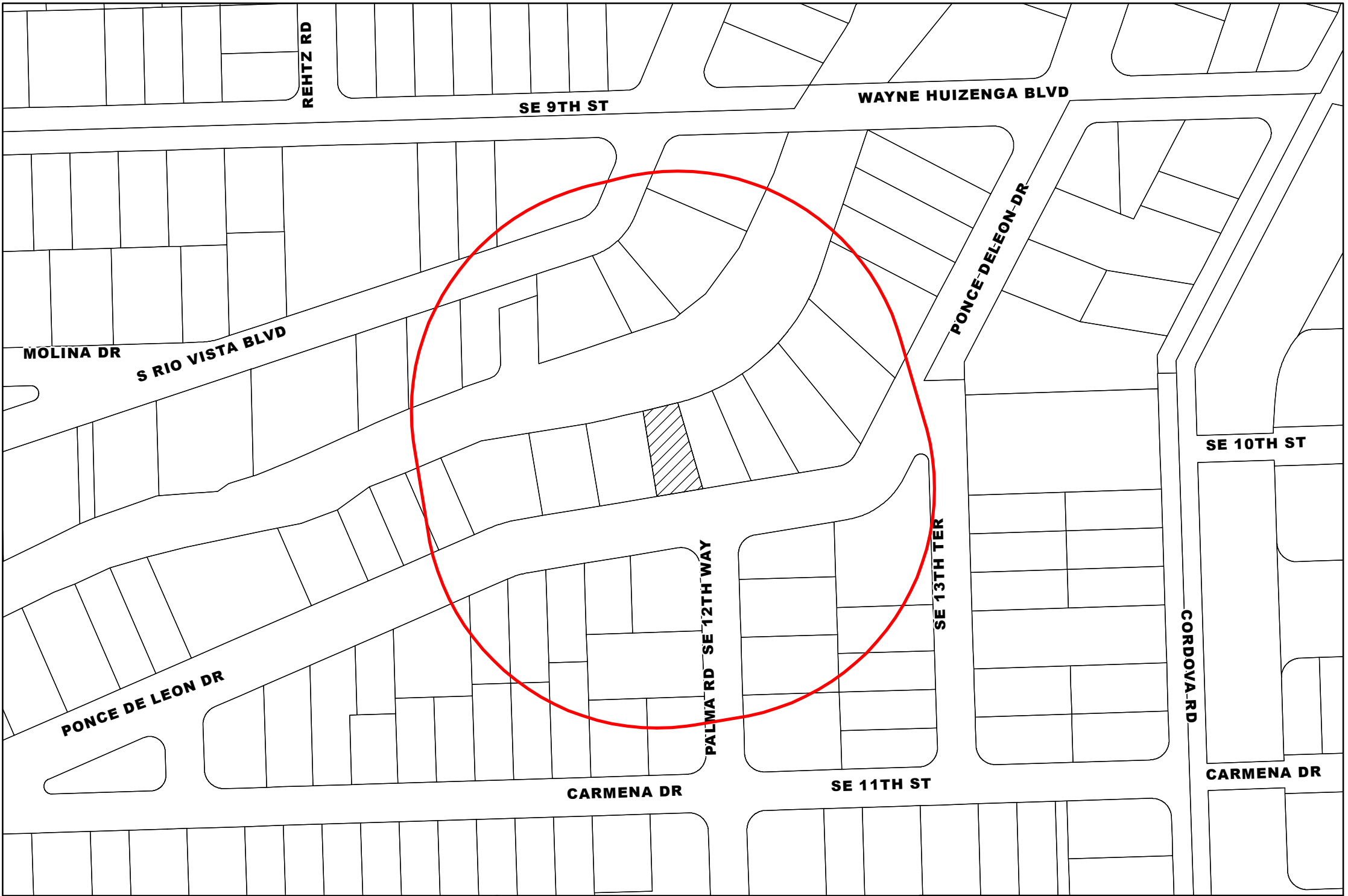
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$274,190	\$799,730	\$1,073,920	\$891,760	
2024	\$274,190	\$592,440	\$866,630	\$866,630	\$15,959.33
2023	\$274,190	\$591,430	\$865,620	\$865,620	\$16,135.17

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,073,920	\$1,073,920	\$1,073,920	\$1,073,920
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b> 23	\$891,760	\$891,760	\$891,760	\$891,760
<b>Homestead</b> 100%	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,722	0	\$25,722	\$25,722
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$841,038	\$866,760	\$841,038	\$841,038

Sales History			
Date	Type	Price	Book/Page or CIN
2/9/2021	TD-Q	\$825,000	117061386
5/10/2018	QCD-T	\$100	115098816
3/1/1993	QCD	\$100	20444 / 579
1/1/1991	QCD	\$100	

Land Calculations		
Price	Factor	Type
\$45.00	6,093	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1187
<b>Units/Beds/Baths</b>		1/2/2
<b>Eff./Act. Year Built: 1952/1951</b>		

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



0 37.5 75 150 225 300 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



JOSEPH VARTANIAN  
DATE OF PRINT: 06/04/2025

1215 PONCE LLC  
% BALOCCO & ABRIL PLLC  
4332 E TRADEWINDS AVE  
LAUDERDALE BY THE SEA, FL 33308

BABCOCK, BENJAMIN &  
DANIELLE M-V  
1115 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

BENNETT, BONNIE STONE &  
BENNETT, GARY MICHAEL  
1119 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

BERNANRD STEFFEL JR REV TR &  
STEFFEL, BERNARD G JR TRSTEE  
10924 LITTLE CREEK LN  
ST LOUIS, MO 63141

BRANAN, MAC WILLIAM JR  
1211 SE 11 ST  
FORT LAUDERDALE, FL 33316

BROWN, WILLIAM F  
1112 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

CARLISLE, JANET L  
1022 SE 12 WAY  
FORT LAUDERDALE, FL 33316

CARUSO, FRANK S & FORIS, PATRICIA L  
1117 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

CHRISTIE, EDWARD M III & THERESA &  
CHRISTIE FAM TR  
1208 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

COFFEY, MARCIA BRONSON &  
SAMUEL A  
1204 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

ENGLISH, TAM A & KIMBERLY W  
1017 SE 13 TER  
FORT LAUDERDALE, FL 33316

FORSLING, JOHAN GUSTAV  
1032 SE 12 WAY  
FORT LAUDERDALE, FL 33316

GEYER, TOBY & GEYER, MARY  
1205 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

HOFFMAN, MICHAEL H/E &  
ESIPENKO, OXANA  
1212 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

JEROME W BOLICK TR & BOLICK,  
JEROME W TRSTEE  
PO BOX 307  
CONOVER, NC 28613

KAYE, NICOLE &  
STRATFORD, WILLIAM K JR  
1301 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

KEMPNER, LANI  
1128 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

LOVING, JACK R & SUSAN K  
1300 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

MACRI, KATHRINE H/E &  
MACRI, ELVIRA H/E ETAL  
1201 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

MCCAWLEY, DANIEL & SIGRID  
1331 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

MCDONALD, CHRISTOPHER & JENNIFER  
& MCDONALD JOINT TR  
1116 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

MCTIGUE, PATRICK E  
1029 SE 13 TER  
FORT LAUDERDALE, FL 33316

METWALLI, AHMED & MARYELLEN  
1036 SE 12 WAY  
FORT LAUDERDALE, FL 33316

MISTHAL, BARRY J & MISTHAL FAM REV  
TR  
1200 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

PALUCH, MATTHEW B & PALUCH, TARA  
1218 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

PERNICANO, CHRISTOPHER J &  
PERNICANO, KRISTIN LEE  
1138 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

PFLUGER, HENRIK & YASMIN  
1021 SE 13 TER  
FORT LAUDERDALE, FL 33316

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

RAMOS, NICOLAS & VARTANIAN, TANYA  
1305 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

SCHMIDLIN, WILLIAM G & CAROL ANN  
1124 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

SCHOONOVER, SOLOMON &  
ROY, STEPHANIE  
1215 SE 11 ST  
FORT LAUDERDALE, FL 33316

SMITH, DAVID B & DAVID B SMITH REV TR  
1309 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

SOUTHERN PLAINS LLC  
888 S ANDREWS AVE STE 204  
FORT LAUDERDALE, FL 33316

SPENCER, WILLIAM S & JOYCE  
1325 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

STENGEL, JOEL Z  
800 HIBISCUS ST  
BOCA RATON, FL 33486

STERN, HILLARY & MARC D  
1132 S RIO VISTA BLVD  
FORT LAUDERDALE, FL 33316

TORTI, DAWN CARROLL  
1029 SE 12 WAY  
FORT LAUDERDALE, FL 33319

VARTANIAN, JOSEPH  
1225 PONCE DE LEON DR  
FORT LAUDERDALE, FL 33316

VISTA WATERVIEW LLC  
13950 NW 107 AVE  
HIALEAH GARDENS, FL 33018



PRE  
FOR  
888-9  
www.preci



View Looking Northeast  
6/6/25



PRECISION  
PORTABLES  
888-920-5060  
www.precisionportables.com

View Looking North  
6/6/25



View Looking Northwest

6/6/25



View Looking South



View Looking Southeast  
6/6/25

**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner:** Joseph Vartanian  
**Address:** 1225 Ponce de Leon Drive (the “Property”)  
**Request:** Variance from ULDR Section 47-5.31

**Narrative to Accompany Application for Variance**

**1. General Information and Request**

Joseph Vartanian (“Owner”) purchased the Property in 2021. At the time of purchase, the Property had a carport as shown in the street view below.

Prior Carport



Owner sought to renovate the house, part of which included enclosing the carport to create a garage. Owner filed for a permit for the renovation, showing the existing carport being enclosed at the same setbacks as the existing carport. On May 11, 2024, the City approved the permit for the carport enclosure under Permit No. BLD-RADD-23120029. The approved permit plans, which are included in this application, clearly show the garage at a setback of 2’ – 11” on the west and 24’ – 10” on the south.

Once the carport was enclosed, Owner filed various permit revisions for the residential addition and porch at the rear of the house. During the permit revision process, a City reviewer noted that a variance would be needed for the carport enclosure at the existing setbacks. By this

point, the City had already approved the permit for the enclosure and the construction of the garage enclosure was nearly completed – see pictures submitted with this application.

Although this construction was approved by the City, Owner is seeking a variance for the approved garage enclosure to avoid further delays in construction.

## **2. Code Provision**

*ULDR Section 47-5.31: Minimum front yard setback: 25 feet*

*ULDR Section 47-5.31: Minimum side yard setback: 5 feet*

## **3. Variance Criteria**

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

**RESPONSE:** The carport enclosure was approved by the City pursuant to Permit No. BLD-RADD-23120029, and the carport enclosure was constructed pursuant to the approved permit plans. Using this area of the Property as an enclosed garage is a reasonable use of the property, and the City's backtracking on the permit approval prevents such reasonable use.

**There are arguments that the carport enclosure should not require a variance since it does not increase a nonconformity – the existing side setbacks and front setbacks are not being changed – however, to avoid further delays in construction, a variance is being sought to allow this special circumstance.**

- 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:** Desires to enclose carports are a common application in the City. In RS-districts, existing carports typically conform to the zoning code, since carports are not allowed to encroach into the setbacks in RS- zoning districts like they are in RD-, RC-, or RM- zoning districts. Carport enclosures in the latter districts frequently require variances, since the act of enclosing the carport renders the property nonconforming.

**A nonconforming carport in an RS- district is therefore relatively rare compared to other zoning districts and constitutes a marked exception in the RS- zoning districts. It's also rare for the City to approve permits in error, only for them to revoke when construction is nearly finalized. Both of these situations are uncommon alone, and together clearly constitute a marked exception.**

- 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: On February 15, 2022, the City Commission adopted the Property Rights Element of the City's Comprehensive Plan. One of the principles of the Property Rights Element is "reliability", which the City defines as:**

***"Reliability means a local government follows through on its commitments."***

The permit to enclose the carport was approved by the City. The setbacks and labeling for the carport enclosure were clearly and expressly shown on the site plan; this is not a situation where a small-font note is buried in a 100-page plan set.

The City recognizes that reliability is a property right enjoyed by all property owners within the City, not just in this zoning district. If these ULDR provisions were applied to this permit, it would be a significant departure from the City's recognized property 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: As mentioned above, there's an argument to be made that this variance should not be required as the Owner is not increasing the nonconformity. The carport existed at the proposed setbacks, and under ULDR Section 47-3.2.B.1, a nonconforming structure may continue in existence so long as it is not enlarged or altered in a way that increases its nonconformity. In this case, the act of enclosing the carport does not increase the nonconformity.**

Since it's not clear that this would ordinarily require a variance under the ULDR, though admittedly it can be a gray area, this application is distinctly not due to ignorance of the ULDR.

Additionally, this hardship came to be due to the Owner's reliance on the permit issued by the City. Owner did not believe that they were increasing the nonconformity, the City issued a permit to enclose the carport, then the City rescinded their previous determination. This was not self-created by the applicant or his predecessors.

- 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:** The setbacks of the garage will be the same setbacks as the carport. The setbacks for the carport were not incompatible with the neighborhood, therefore the setbacks for the garage will not be incompatible with the neighborhood. It can be argued that enclosing the carport is beneficial to the neighborhood, removing a source for a “crime of opportunity” with exposed vehicles and keeping vehicle light and noise within an enclosed structure.

The ULDR recognizes that nonconforming structures exist, and in most cases, only prohibiting changes to nonconforming structures that increase the nonconformity. This variance would not increase the nonconformity and does not have a negative effect on adjacent properties. This variance request is in line with the general purposes and intent of the ULDR.



# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**

1225 PONCE DE LEON DRIVE  
FORT LAUDERDALE, FLORIDA 33316

**CERTIFY TO:**

1. JOSEPH VARTANIAN

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 6' / 7'  
CONTROL PANEL NO.: 125105-0557-J  
DATE OF FIRM INDEX: 7/31/24

REFERENCE BENCHMARK:  
CITY OF FORT LAUDERDALE B.M.  
S.W. CORNER OF BRIDGE ON S.E. 8TH ST. &  
E. OF CORDOVA RD.  
ELEVATION = 5.896' (NGVD 1929)  
ELEVATION = 4.311' (NAVD 1988)

**POTENTIAL ENCROACHMENTS:**

NONE VISIBLE.

**LEGAL DESCRIPTION:**

LOT 24, BLOCK 23, OF "RIO VISTA ISLES, UNIT 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND & ABBREVIATIONS:**

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊕ = CENTERLINE
M-D.C.R.= MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕ = ELEVATION

**GENERAL NOTES:**

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

Jason H  
Pinnell, P.S.M.

Digitally signed by Jason H Pinnell, P.S.M.  
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001942 E319384001E898B, cn=Jason H Pinnell, P.S.M.  
Date: 2025.04.02 17:45:22 -04'00'

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY
SPOT SURVEY(25-0548)	03/28/25	K.M.
FOOTER LOCATION SURVEY(25-0423)	03/09/25	K.M.
UPDATE SURVEY (23-1555)	09/10/23	K.M.
UPDATE AND ADD ELEVATIONS (23-1114)	06/28/23	K.M.
ADD SITE ELEVATIONS & LOCATE TREES (21-1382)	06/24/21	K.M.

<b>SKETCH NO.:</b> 21-0234
<b>DATE OF SURVEY:</b> 01/30/21
<b>CHECKED BY:</b> J.P.
<b>FIELD BOOK/PAGE:</b> 625/34, FILE
<b>SIDE 1 OF 2</b>



### BUILDING CODE DATA

OCCUPANCY CLASSIFICATION	GROUP R - RESIDENTIAL (R3)
BUILDING HEIGHT	ONE-STORY MEAN ROOF HT 15'
BUILDING AREA	2,707 SQUARE FEET
CONSTRUCTION TYPE	TYPE V - UNPROTECTED
GOVERNING BUILDING CODE	FLORIDA BUILDING CODE 2020 RESIDENTIAL HVHZ FBC EXISTING BUILDINGS 2020 - ADDITIONS WORK AREA COMPLIANCE METHOD
ZONING	RS-8 SINGLE FAMILY

### WIND LOAD DATA

BASIC WIND SPEED	170 MPH (3 SECOND GUST)
WIND IMPORTANCE FACTOR	I.0
WIND EXPOSURE	CATEGORY 'C'
INT PRESSURE COEFFICIENT	+ 0.18 - 0.18
COMPONENTS AND CLADDING	SEE PLAN SCHEDULES FOR DESIGN WIND PRESSURES

### BUILDING AREA CALCULATIONS

EXIST RESIDENCE FLOOR AREA A/C	1052 Sq.Ft.	1823 Sq.Ft.
NEW ADDITION FLOOR AREA A/C	723 Sq.Ft.	
ENCLOSED CARPORT TO LAUNDRY AREA A/C	48 Sq.Ft.	
ENCLOSED CARPORT TO GARAGE AREA	292 Sq.Ft.	
NEW REAR COVERED PORCH ADDITION AREA	476 Sq.Ft.	
NEW COVERED ENTRY ADDITION AREA	116 Sq.Ft.	
<b>TOTAL AREA OF RESIDENCE</b>	<b>2,707 Sq.Ft.</b>	

### SITE CALCULATIONS

LAND AREA	6,074 Sq.Ft.
BUILDING AREA	2,707 Sq.Ft.
% OF LOT COVERAGE	44.6 %
PAVING (EXIST DRIVEWAY 813 sf, CONC STEPS, WALKWAYS 177 sf)	990 Sq.Ft.
% OF LOT COVERAGE	16.3 %
GREEN AREA	2,377 Sq.Ft.
% OF LOT COVERAGE	39.1 %

FLOOR AREA RATIO = 2707/6074 = 44.6%

### GENERAL NOTES

THIS ADDITION TO RESIDENCE HAS BEEN DESIGNED TO MEET ASCE 7-16 DESIGN WIND VELOCITY (3 SECOND GUST) FOR 170 M.P.H., EXPOSURE CATEGORY 'C' PER ASCE 7-16  
 PERFORM ALL WORK IN ACCORDANCE W/ THE FLORIDA BUILDING CODE 2020 RESIDENTIAL (HVHZ) NFPA LIFE SAFETY CODE, STANDARDS REFERENCED IN THE FBC, CITY ORDINANCES, AND THE FLORIDA ACCESSIBILITY CODE AND THE ADA.  
 PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO COMPLETE THE WORK DESCRIBED IN THESE DOCUMENTS.  
 PROVIDE AND MAINTAIN FOR THE DURATION OF THE PROJECT, INSURANCE FOR CLAIMS OF WORKMEN'S COMPENSATION, BODILY INJURY, DEATH, AND GENERAL LIABILITY, ASSUME RESPONSIBILITY FOR ALL THE WORK PERFORMED FOR THIS PROJECT, INCLUDING THE WORK OF ALL SUBCONTRACTORS.  
 VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE PRIOR TO EXECUTION OF ANY AND ALL PHASES OF THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.  
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL SHOP DRAWINGS FOR ACCURACY IN DETAIL AND DIMENSIONS PRIOR TO SUBMITTING TO THE ARCHITECT FOR APPROVAL. ALLOW TEN WORKING DAYS FOR REVIEW.  
 THE CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS TO THE ARCHITECT FOR REVIEW PRIOR TO THE BUILDING DEPARTMENT.  
 THE CONTRACTOR SHALL SUBMIT DATA, SAMPLES OR COLORS OF ALL MATERIALS OR FINISHES NOT SPECIFIED IN THESE DOCUMENTS.  
 ALL STRUCTURAL LUMBER SHALL BE HEM-FIR #2 OR BETTER, SOUTHERN YELLOW PINE #2 OR BETTER. LUMBER IN CONTACT W/ MASONRY SHALL BE PRESSURE TREATED.

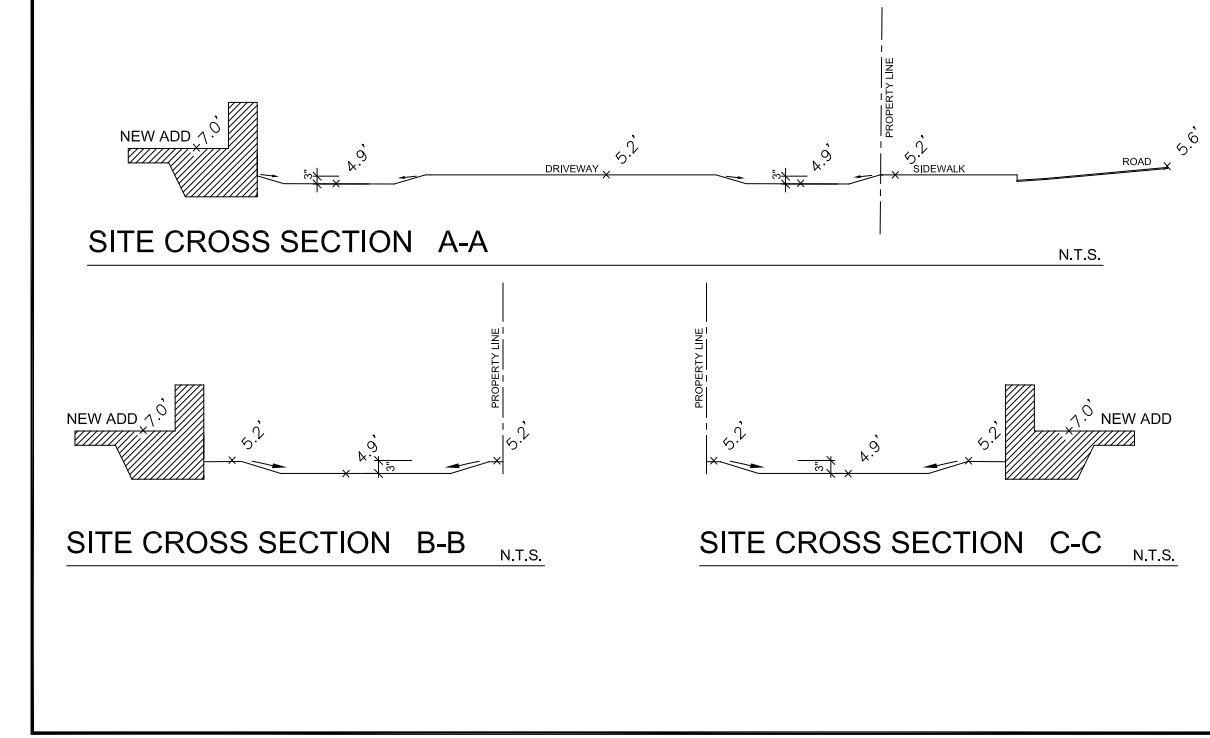
### INDEX TO DRAWINGS

A-1	SITE PLAN & NOTES
A-2	FLOOR PLAN & SCHEDULES
A-3	BUILDING ELEVATIONS & SECTION
A-4	BUILDING SECTIONS
A-5	FOUNDATION - FLOOR FRAMING PLAN
A-6	ROOF FRAMING PLAN
A-7	BUILDING SECTION DETAILS
A-8	BUILDING SECTION DETAILS
A-9	CONSTRUCTION DETAILS
D-1	DEMOLITION PLAN
M-1	MECHANICAL PLAN
P-1	PLUMBING PLAN
E-1	ELECTRICAL PLAN

### BEST MANAGEMENT PRACTICES

THE CONTRACTOR SHALL COMPLY WITH MINIMUM BEST MANAGEMENT PRACTICES AS MAY BE REQUIRED BY THE CITY OF FORT LAUDERDALE AND THE BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT FOR THESE SECTIONS:  
 GENERAL EROSION CONTROL - PROVIDE FILTER FABRIC SILT FENCE AROUND PERIMETER OF PROPERTY.  
 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION  
 CONTROL OF WIND EROSION

### SITE DRAINAGE PROFILES

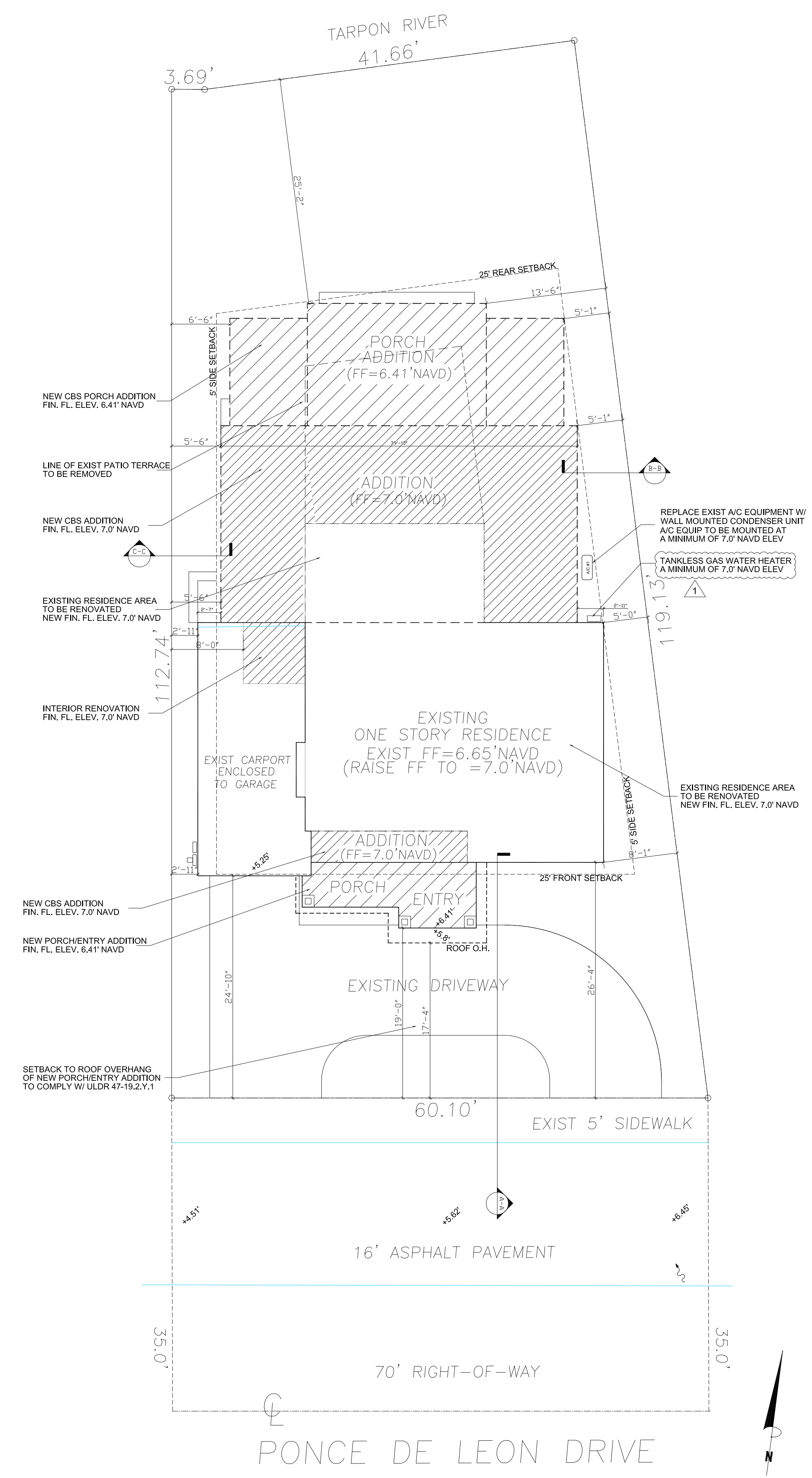


### FLOOD ELEVATION INFORMATION

FLOOD ZONE: AE 6  
 BASE FLOOD ELEVATION: 6.0' NAVD  
 DESIGN FLOOD ELEVATION: 7.0' NAVD  
 EXIST HOUSE FINISHED FLOOR ELEVATION: 6.65' NAVD (RAISE EXIST FLOOR 0.35' TO 7.0' NAVD)  
 NEW HOUSE ADDITIONS FINISHED FLOOR ELEVATION PROVIDED: 7.0' NAVD  
 EXIST CARPORT ENCLOSED TO GARAGE EXIST FINISHED FLOOR ELEVATION: 5.25' NAVD  
 MAP/PANEL NUMBER 125105-0557-H FIRM PANEL DATE 08/18/2014

### LEGAL DESCRIPTION

LOT 24, BLOCK 23, OF 'RIO VISTA ISLES, UNIT 3', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



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

REVISIONS	BY
BLDG DEPT CORR	TRC
1/25/24	

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CHASE ARCHITECT, INC. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENDED TO OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF CHASE ARCHITECT, INC. COPYRIGHT 2023 CHASE ARCHITECT, INC.

FOR ALL PROJECTS, THE CLIENT SHALL PROVIDE THIS PLAN COMPLETES WITH MINIMUM BUILDING CODE.

ADDITION TO RESIDENCE FOR VARTANIAN RESIDENCE 1225 PONCE DE LEON DRIVE FORT LAUDERDALE, FLORIDA 33316

TODD R. CHASE AR-0014754

CHASE ARCHITECT, INC.  
 1140 NE 7th Avenue, Unit 1  
 Fort Lauderdale, Florida 33304  
 Phone (954) 467-7892  
 Corporation AA-C000660

RUSSELL C. CHASE AR-005616

Drawn by Russell C. Chase  
 Date 10/18/23  
 Scale 1/8" = 1'-0"  
 Drawn T.R.C.  
 Job No. 2310 Dwg. File No. 2310-A1  
 Sheet

**A-1**  
 Of 9 Sheets