



BOARD OF ADJUSTMENT MEETING NOTICE

Date: August 29th, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, September 10th, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 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-25080001
OWNER:	2600 FL PROPERTY LLC
AGENT:	AMES, SHANE
ADDRESS:	2600 NORTH EAST 8 STREET, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 16, BLOCK 12, SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage addition to be reduced to 5 feet, a total reduction request of 9 feet 8 inches.

To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , 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

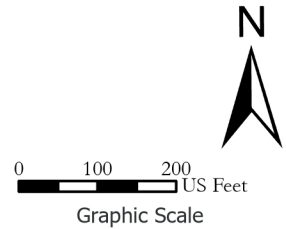
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-25080001

LEGEND

-  Municipal Boundary
-  Subject Site





BOARD OF ADJUSTMENT MEETING NOTICE

Date: October 31st, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, November 12th, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 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-25080001
OWNER:	2600 FL PROPERTY LLC
AGENT:	SHANE AMES
ADDRESS:	2600 NORTH EAST 8 STREET, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 16, BLOCK 12, SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage addition to be reduced to 5 feet, a total reduction request of 10 feet 0 inches.

To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , 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

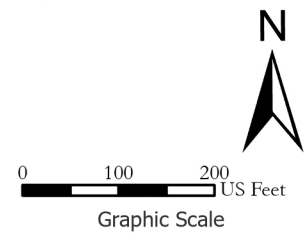
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-25080001

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-25080001

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.	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

	<p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p> <p>The Landings</p> <p>Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
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

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway

<p>Minimum side yard</p>	<p>5 ft. - up to 22 ft. in height</p> <p>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.</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>For a building with a height no greater than 12 ft.- 5 ft.</p> <p>For a building with a height greater than 12 ft. - 7.5 ft.</p> <p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
--------------------------	---	--

Minimum rear yard	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" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1			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

[Menu](#)
[Refine Search](#)
[New](#)
[GIS](#)
[Create a Set](#)
[Reports](#)
[Help](#)
 My Filters --Select--
 Module Planning

Showing 1-7 of 7

<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-25080001	Seeking a variance from the minimum rear setback ...	BOA - Variance Request 2600 ...	Z- Board of Adjustment (BOA)	0		2600	NE	8	ST		Open
<input type="checkbox"/>	PLN-BOA-25060001	See attached documents	BOA - Variance Request 2600 ...	Z- Board of Adjustment (BOA)	0		2600	NE	8	ST		Complete
<input type="checkbox"/>	BE22080159	A SHED WAS BUILT UP W/O PERMIT	WORK W/O PERMITS	Building Code Case	0	ALEJANDROD	2600	NE	8	ST		Completed
<input type="checkbox"/>	PM-18092031	SFR 9 SQFT ROOF REPAIR -NOC	SFR 9 SQFT ROOF REPAIR	Re-Roof Permit	0		2600	NE	8	ST		Complete
<input type="checkbox"/>	CE18041723	ELECTRIC POLE FELL INTO THE HOUSE	MENENDEZ,N MARIA & PAUL M CO...	Building Code Case	0		2600	NE	8	ST		Closed
<input type="checkbox"/>	VIO-CE18041723_1	ELECTRIC POLE FELL INTO THE HOUSE	MENENDEZ,N MARIA & PAUL M CO...	Violation-BLD Hearing	0		2600	NE	8	ST		Closed
<input type="checkbox"/>	PM-13050169	REROOF 5200 SF TILE ONLY	REROOF 5200 SF TILE ONLY	Re-Roof Permit	0		2600	NE	8	ST		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 10, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25080001

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

(Note A)

- Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage addition to be reduced to 5 feet, a total reduction request of 9 feet 8 inches.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: November 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25080001

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

- Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage addition to be reduced to 5 feet, a total reduction request of 10 feet 0 inches.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. 25080001

APPLICANT: 2600 FL Property LLC

PROPERTY: 2600 NE 8th St

PUBLIC HEARING DATE: November 12, 2025

BEFORE ME, the undersigned authority, personally appeared JAMES PROCANIK, 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 (LDR), I will forfeit my sign deposit. _____ (Initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of OCTOBER, 2025



NOTARY PUBLIC
MY COMMISSION EXPIRES:

State of Florida
Broward County


CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
 DATE: November 12, 2025 TIME: 6:00 P.M. CASE: PLN-BOA-25080001

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

• Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage addition to be reduced to 5 feet, a total reduction request of 10 feet 0 inches.

HARRING LOCATION DEVELOPMENT SERVICES DEPARTMENT
 700 N.W. 10th AVENUE (10th ST)
 FORT LAUDERDALE, FL 33311
 CONTACT: 754.638.4464

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/watch?v=PLN-BOA-25080001
 To view more information about this item, please visit
www.fortlauderdale.gov/government/BOA

This notice is a summary of the information provided in the application for the Board of Adjustment. It is not intended to be a substitute for the full application or the Board of Adjustment's decision. For more information, please contact the Planning and Development Department at 754.638.4464.

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: November 12, 2025 TIME: 6:00 P.M. CASE: PLN-BOA-25080001

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

- Requesting a variance from the required rear yard setback of 15 feet 0 inches for a garage addition to be reduced to 5 feet, a total reduction request of 10 feet 0 inches.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
100 W. W. 1ST AVENUE, SUITE 100
FORT LAUDERDALE, FL 33301
CONTACT: 352-368-3900

NO NOTICE IS REQUIRED TO THE BOARD OF ADJUSTMENT MEETING FOR ANY VARIANCE REQUESTS. FOR MORE INFORMATION, VISIT www.cityoffortlauderdale.com OR CONTACT THE CITY CLERK AT planning@cityoffortlauderdale.com OR www.cityoffortlauderdale.com/planning

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 processor LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520.

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 checked="" 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 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	2600 FL Property, LLC
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	2600 NE 8th St, Fort Lauderdale, Florida, 33304
E-mail Address	jprocanik@startmail.com
Phone Number	8608999193
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	Shane Ames
Applicant / Agent's Signature	
Address, City, State, Zip	203 Dixie Blvd, Delray Beach FL 33444
E-mail Address	ngoldblatt@amesint.com
Phone Number	561 576 7850
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	Florida
--	---------

Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
----------------	---

Project Address	Address: 2600 NE 8th St, Fort Lauderdale, FL 33304
-----------------	--

Legal Description	Lot 16, Block 12, SUNRISE, according to the plat thereof, as recorded in plat Book 28, page 42.
-------------------	---

Tax ID Folio Numbers <small>(For all parcels in development)</small>	504201322250
---	--------------

Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Seeking a variance from the minimum rear setback in RS-8 rear yard Setback 15-0', proposed 5-0'
--	---

Applicable ULDR Sections <small>(Include all code sections)</small>	Sec. 47-5.31
--	--------------

Current Land Use Designation	Residential
------------------------------	-------------

Current Zoning Designation	RS-8
----------------------------	------

Current Use of Property	Residential
-------------------------	-------------

Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---------------------------	---

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	W	25.0'	25.0'
Side	S	5.0'	5.0'
Side	N	25% of lot width but not greater than 25' "	
Rear	E	15.0'	5.0'

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.

See Attached

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 Attached

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

See Attached

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

See Attached

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

See Attached

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

See Attached

AFFIDAVIT: I, James A Procanik the Owner/Agent of said property ATTEST that I am aware of the following:

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

Florida
Miami-dade

[Signature]

(Signature)

This notarial act was an online notarization.

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4th day of June, 2025

(SEAL)



Carolina Henderson

NOTARY PUBLIC
MY COMMISSION EXPIRES: February 17, 2027

Signer personally appeared by online notarization and produced identification via OnlineNotary.us

6/6/2025

2600 NE 8th St,
Fort Lauderdale, FL 33304

Shane Ames
Architect CEO & Interior Designer

Narrative & Responses

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

The applicant is requesting a variance from the Unified Land Development Regulations (ULDR) Section 47-5.31 — specifically the rear setback requirements for RS-8 zoning — to allow construction of an attached garage addition with a reduced setback of 5 feet along the east side of the property. This request is based on the property's front yard designation from NE 26th Avenue. The variance will permit the garage to be the (5') setback rather than the more restrictive rear setback of 15'.

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

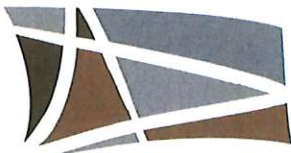
The property was built in 1966 and is situated on a corner lot with an existing home that was not constructed with a garage/carport or removed over time. The configuration of the existing structure and the interpretation of NE 26th Avenue as the front yard restrict the ability to construct a garage under the current setback requirements. This limitation prevents the reasonable addition of a minimum garage, which is a standard and expected feature in the neighborhood. The entire home has a crawl space and is not poured concrete.

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;

This property is uniquely impacted by the corner lot designation and the city's classification of NE 26th Avenue as the front yard, despite the fact that the home's primary access and orientation face NE 8th Street. This results in significantly reduced buildable area for an addition. Most homes in the RS-8 district are interior lots or have clearer front/side distinctions that allow for accessory structures.

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.

Literal enforcement of the setback from NE 26th Avenue as the front prevents the construction of a carport/garage, a common and substantial improvement that most, if not all, neighboring and similarly zoned properties already have. Without this variance, the property would be deprived of the same functional use and value, namely secure and covered parking for the client's personal vehicle, motorcycle, and bicycles, that is considered typical and expected in the district.



AMES INTERNATIONAL ARCHITECTURE
203 Dixie Blvd. Delray Beach, Florida 33444.
t: 561.274.6444 • f: 561.274.6449
www.amesint.com

FL AR 0012001

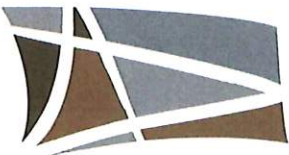
FL AA 0002307

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;

The hardship arises from the original placement of the home on a corner lot and the city's current interpretation of frontage, neither of which were created by the applicant. The issue is rooted in the city's classification and the physical layout of the property, not due to any action or neglect by the current or former property owners.

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

The request seeks only to permit the rear yard setback to be 5' instead of the required 15', which enables a modest garage addition. This addition will be consistent with the neighborhood character, where carports and garages are common, and will not negatively impact adjacent properties or the public. The variance is the least deviation necessary to allow a functional improvement in line with surrounding homes.



AMES INTERNATIONAL ARCHITECTURE
203 Dixie Blvd. Delray Beach, Florida 33444.
t: 561.274.6444 • f: 561.274.6449
www.amesint.com

FL AR 0012001

FL AA 0002307

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.

N/A

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,

N/A

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

N/A

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

N/A

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

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

(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: 6/5/25
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. Page 4 of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from ALL Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

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

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

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

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

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

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



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504201322250	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): 2600 FL PROPERTY LLC	Adj. Bldg. S.F: 3058	Email: realprop@bcpa.net
Mailing Address: 2600 NE 8 ST FORT LAUDERDALE, FL 33304	Bldg Under Air S.F: 2954	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 2600 NE 8 STREET FORT LAUDERDALE, 33304-3609	Effective Year: 1978	Abbr. Legal Des.: SUNRISE 28-42 B LOT 16 BLK 12
	Year Built: 1966	
	Units/Beds/Baths: 1 / 3 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$363,090	\$1,462,650	0	\$1,825,740	\$1,825,740	
2024	\$363,090	\$1,307,610	0	\$1,670,700	\$1,670,700	\$31,634.98
2023	\$363,090	\$1,281,190	0	\$1,644,280	\$1,644,280	\$31,562.85

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,825,740	\$1,825,740	\$1,825,740	\$1,825,740
Portability	0	0	0	0
Assessed / SOH	\$1,825,740	\$1,825,740	\$1,825,740	\$1,825,740
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,825,740	\$1,825,740	\$1,825,740	\$1,825,740

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/23/2023	Quit Claim Deed Non-Sale Title Change	\$100	118880691
04/12/2022	Warranty Deed Qualified Sale	\$1,801,000	118077540
10/01/1990	Warranty Deed	\$27,500	17841 / 723
10/01/1971	Warranty Deed	\$57,000	
03/01/1966	Warranty Deed	\$10,500	

LAND CALCULATIONS

Unit Price	Units	Type
\$30.00	12,103	Square Foot
	SqFt	

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504201320931	04/07/2025	Warranty Deed	Qualified Sale	\$9,250,000	120155779	520 INTRACOASTAL DR FORT LAUDERDALE, FL 33304
504201322040	03/26/2025	Warranty Deed	Qualified Sale	\$1,855,000	120131563	648 NE 25 WAY FORT LAUDERDALE, FL 33304
504201322130	02/14/2025	Warranty Deed	Qualified Sale	\$2,600,000	120063407	711 INTRACOASTAL DR FORT LAUDERDALE, FL 33304
504201321360	01/21/2025	Warranty Deed	Qualified Sale	\$2,700,000	120011274	2364 NE 8 ST FORT LAUDERDALE, FL 33304
504201321080	12/05/2024	Warranty Deed	Qualified Sale	\$7,200,000	119940799	639 MIDDLE RIVER DR FORT LAUDERDALE, FL 33304

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire- rescue (03)						FT Laud Stormwater Cat I (F1)		
Residential (R)						1.00		

SCHOOL

Bayview Elementary
School: A
Sunrise Middle School: B
Fort Lauderdale High
School: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

OPERATING AGREEMENT OF 2600 FL PROPERTY, LLC

RECITALS:

2600 FL PROPERTY, LLC, a Wyoming limited liability company, has been formed as described hereinafter. The parties hereto as the Member and Managers of 2600 FL PROPERTY, LLC enter into this Operating Agreement ("Agreement") as their binding agreement and for all purposes permitted to an operating agreement under Wyoming law. Wherefore, the parties agree as follows:

ARTICLE I. INTRODUCTION

Section 1.1. Formation of Limited Liability Company. Jackson Hole Trust Company (the "Organizer"), has acted as organizer to form a Wyoming limited liability company under the laws of the State of Wyoming by the filing of Articles of Organization (the "Articles") for 2600 FL PROPERTY, LLC (the "Company") pursuant to the Wyoming Limited Liability Company Act, WYO. STAT. § 17-29-101 *et seq.* The Company's business shall be conducted under such name until such time as the Member shall hereafter designate otherwise and file amendments to the Articles in accordance with applicable law. For and in consideration of the mutual covenants contained herein and for good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree to the terms hereof, as the same may be amended from time to time consistent with the provisions hereof.

This Agreement is subject to, and governed by, the Wyoming Limited Liability Company Act and the Articles of the Company filed with the Wyoming Secretary of State. In the event of a direct conflict between the provisions of this Agreement and the mandatory provisions of the Wyoming Limited Liability Company Act (the "Act") or the provisions of the Articles of the Company, such provisions of the Act or the Articles of the Company, as the case may be, will be controlling. To the extent any provision of this Agreement is prohibited or ineffective under the Act, this Agreement shall be considered amended to the smallest degree possible in order to make this Agreement effective under the Act. In the event the Act is subsequently amended or interpreted in such a way to make any provision of this Agreement that was formerly invalid thereafter valid, such provision shall be considered to be valid from the effective date of such interpretation or amendment.

Section 1.2. Duration. The Company will exist until dissolved as provided in this Agreement.

Section 1.3. Principal Office. The principal office of the Company shall be as the Managers may otherwise determine.

Section 1.4. Company Purpose. The Company shall have unlimited power to engage in and do any lawful act concerning any or all lawful businesses for which limited liability companies may be organized according to the laws of the State of Wyoming, excluding banking and insurance, including all powers and purposes now and hereafter permitted by law to a limited liability company. The Company may exercise all powers reasonable or necessary to pursue its purposes.

Section 1.5. Foreign Qualification. Prior to the Company's conducting business in any jurisdiction other than Wyoming, the Company shall comply with all requirements necessary to transact business in that jurisdiction.

Section 1.6. Title to Assets. Title to all assets of the Company will be held in the name of the Company, or in the name of any nominee that the Managers may designate. The Managers

shall have the power to enter into a nominee agreement with any such person, and such agreement may contain provisions indemnifying the nominee, except for his willful misconduct. No Member has any right to the assets of the Company or any ownership interest in those assets except indirectly as a result of the Member's ownership of an interest in the Company. No Member has any right to partition any assets of the Company or any right to receive any specific assets upon liquidation of the Company or upon any other distribution from the Company.

ARTICLE II. MEMBER, MEMBERSHIP INTERESTS

Section 2.1. Member. Members (who are collectively referred to as "Members" and individually as "Member"), their respective addresses, their initial capital contributions to the Company, and their respective percentage Interests in the Company as of the date of this Agreement are set forth on Exhibit A attached hereto and made a part hereof.

Section 2.2. Form of Contributions. The "Initial Capital Contribution" shall mean the initial contribution to the capital of the Company pursuant to this Agreement.

Section 2.3. Interests. "Interest" in the Company shall mean the entire ownership interest of the Member in the Company at any particular time, including the right of such Member to any and all benefits to which the Member may be entitled as provided in this Agreement and under the Act, as the same may be amended from time to time, together with the obligations of the Member to comply with all of the terms and provisions of this Agreement.

Section 2.4. Additional Contributions. The Member will not be required to contribute additional capital to the Company. If the Member approves additional capital contributions, the Member must set a maximum amount for such contributions.

Section 2.5. Additional Members. Except as otherwise provided in the section of this Agreement relating to substitution, additional Members of the Company may be admitted only with the unanimous consent of the Member.

Section 2.6. No Interest on Capital Contributions. No interest will be paid on capital contributions.

Section 2.7. Capital Accounts. An individual capital account must be maintained for the Member. The Member's capital account will be credited with all capital contributions made by the Member and with all income and gain (including any income exempt from federal income tax) allocated to the Member. The Member's capital account will be charged with the amount of all distributions made to the Member and with all losses and deductions (including deductions attributable to tax-exempt income) allocated to the Member. The Member's capital accounts must be maintained in accordance with the federal income tax accounting principles prescribed in Treasury Regulations §1.704-1(b)(2)(iv).

Section 2.8. Member Loans or Services. Loans or services by the Member to the Company shall not be considered contributions to the capital of the Company unless otherwise agreed by the Member.

ARTICLE III. ALLOCATIONS OF PROFITS AND LOSS

Section 3.1. Allocation of Net Profits and Net Losses. Subject to the provision of Section 704(c) of the Internal Revenue Code (the "Code"), the net income, net loss or capital gains of the Company for each fiscal year will be allocated to the Member in proportion to its Interest.

Section 3.2. Prorates. If the Member has not been the Member during a full fiscal year of the Company, or if the Member's Interest changes during a fiscal year, the net profit or net loss for the year will be allocated to the Member based only on the period of time during which the Member was a Member or held a particular Interest.

Section 3.3. Distribution of Available Cash.

3.3.1. "Available Cash" or "Available Cash Flow" or "Cash Flow" of the Company shall mean all cash funds of the Company on hand from time to time (other than cash funds obtained as contributions to the capital of the Company by the Member and cash funds obtained from loans to the Company unless expressly determined by the unanimous written consent of the Member to be considered part of Available Cash) after (i) payment of all operating expenses of the Company as of such time, (ii) provision for payment of all outstanding and unpaid current obligations of the Company as of such time, and (iii) cash required by Company for continued operations ("Working Capital Reserve"), to be determined by the sole decision of the Member from time to time.

3.3.2. Periodically, but not less frequently than annually, the Available Cash of the Company, if any, shall be distributed to the Member.

ARTICLE IV. MANAGEMENT AND CONTROL OF BUSINESS

Section 4.1. Management Vested in Manager. Management of the Company shall be vested in one or more Managers, as may be elected by the unanimous decision of the Members from time to time (whether one or more, the "Manager"), as set forth herein. The business and affairs of the Company shall be managed under the direction of the Manager, unless otherwise provided in the Act, the Articles or this Agreement. The Member and Manager or any of their Affiliates may engage in other activities of any nature. The Manager need not be a Member, an individual, a resident of the State of Wyoming, or a citizen of the United States. Any act or omission of the Manager, the effect of which may cause or result in loss or damage to the Company or the Member if done in good faith to promote the best interests of the Company, shall not subject the Manager to any liability to the Member.

Section 4.2. Initial Manager. Initially, the Manager of the Company shall be JAMES PROCANIK, who shall serve as Manager until such time as the Managers' successor or successors shall be elected and qualify.

Section 4.3. Resignation and Removal. A Manager may resign at any time by delivering a written resignation to the Member. The resignation will be effective when received by the Member unless a later effective date is stated in the written resignation. The Members may remove a Manager at any time, with or without cause.

Section 4.4. Powers of the Manager. Without limiting the generality of Section 4.1, the Manager shall have the power and authority, on behalf of the Company as subject to the limitations set forth hereinafter, to: (a) sell, lease or otherwise dispose of the Company's assets; (b) purchase or otherwise acquire other assets of all kinds; (c) manage all or any part of the Company's assets; (d) borrow money and grant security interests in the Company's assets; (e) pre-pay, refinance or extend any loan affecting the Company's assets; (f) compromise or release any of the Company's claims or debts; (g) appoint and remove officers of the Company; (g) purchase liability and other insurance to protect the Company's property and business; and (h) employ accountants, legal counsel, managing agents or other experts to perform services for the Company, and to define their duties and authority, which may include authority granted to the Manager under the Act, and to compensate them from Company funds. In the exercise of their

management powers, the Manager is authorized to execute and deliver (a) all contracts, conveyances, assignments, leases, development leases, sub-leases, franchise agreements, licensing agreements, management contracts and maintenance contracts covering or affecting the Company's assets; (b) all checks, drafts and other orders for the payment of Company's funds; (c) all promissory notes, loans, security agreements and other similar documents; and (d) all other instruments of any other kind relating to the Company's affairs, whether like or unlike the foregoing.

Section 4.5. Actions by Manager. Except as otherwise provided in this Agreement, if there is more than one Manager, actions which may be taken by the Manager shall be taken by a majority of the Managers. Managers may act with or without a meeting.

Section 4.6. Actions by Members. Except as otherwise provided in this Agreement, all decisions requiring action of the Members or relating to the business or affairs of the Company will be decided by the affirmative vote or consent of Members holding a majority of the Interests. Members may act with or without a meeting, and any Member may participate in any meeting by written proxy or by any means of communication reasonable under the circumstances.

Section 4.7. Unanimous Consent Required. In addition to the other actions requiring unanimous Member approval under the terms of this Agreement, no Manager has authority to do any of the following without the prior written consent of all of the Members:

4.7.1. To sell, lease, exchange, mortgage, pledge, or otherwise transfer or dispose of all or substantially all of the property or assets of the Company;

4.7.2. To merge the Company with any other entity;

4.7.3. To amend the Articles of Organization of the Company or this Agreement;

4.7.4. To incur indebtedness by the Company other than in the ordinary course of business;

4.7.5. To authorize a transaction involving any actual or potential conflict of interest between a Member and the Company;

4.7.6. To change the nature of the business of the Company; or

4.7.7. To commence a voluntary bankruptcy case for the Company.

Section 4.8. Compensation and Reimbursement. A Manager who renders services to the Company is not entitled to reasonable compensation unless otherwise agreed by unanimous written consent of the Member. Manager and Member are entitled to reimbursement from the Company for reasonable expenses incurred on behalf of the Company, including expenses incurred in the formation, dissolution, and liquidation of the Company.

Section 4.9. Self Interest. A Member does not violate any duty or obligation to the Company merely as a result of engaging in conduct that furthers the interest of the Member. A Member may lend money or transact other business with the Company, and, in this case, the rights and obligations of the Member will be the same as those of a person who is not a Member, so long as the loan or other transaction has been approved or ratified by unanimous written consent of the Members. Unless otherwise provided by applicable law, a Member with a financial interest in the outcome of a particular action is nevertheless entitled to vote on such action.

Section 4.10. Meetings Without Notice. Notwithstanding any other provision of this Agreement, if all of the Manager or Members hold a meeting at any time or place and no Manager or Member objects to the lack of notice, the meeting will be valid even if there was no notice or the notice given was insufficient, and any action taken at the meeting will be the action of the Manager or Members, as the case may be.

Section 4.11. Actions Without Meeting. Any action required or permitted to be taken by the Member at a meeting may be taken without a meeting if a written consent setting forth the action taken is signed by the Member, as the case may be. All written consents of the Member must be retained as part of the Company's records of meetings.

Section 4.12. Meetings by Telephone. Meetings of the Manager or Member may be held by conference telephone or by any other means of communication by which all participants can hear each other simultaneously during the meeting. If a Manager or Member participates in a meeting by conference telephone or by other means authorized by this section, the Manager or Member will be considered to be present at the meeting in person.

Section 4.13. Officers. Officers may be elected upon action of the Manager. The officers of the Company, if deemed necessary by the Manager, shall be president, vice-president, treasurer, secretary, or such other designations as the Manager may determine from time to time. The President shall have primary responsibility for managing the operations of the Company and for effectuating the decisions of the Manager. Each officer shall hold office for the term for which he or she is elected until his or her successor has been elected. Any individual may hold any number of offices. No officer need be a Member, Manager, resident of the State of Wyoming or citizen of the United States. If a Manager is a corporation, such corporation's officers may serve as officers of Company if so elected or appointed. Any officer elected may be removed whenever it is judged to be in the best interest of the Company.

Section 4.14. Books of Account and Access. The Manager must keep such books and records relating to the operation of the Company as are appropriate and adequate for the Company's business and for the carrying out of this Agreement. At a minimum, the following must be maintained at the principal office of the Company: (a) financial statements for the three most recent fiscal years; (b) federal, state, and local income tax returns for the three most recent fiscal years; (c) a register showing the current names and addresses of the Member; (d) a copy of the Company's Articles of Organization, certificate of organization, and any amendments thereto; (e) this Agreement and any amendments thereto; (f) minutes of any meetings of Members; and (g) consents to action by Manager or Member. All books and records of the Company shall be maintained at any office of the Company or at the Company's principal place of business, and the Member, and the Member's duly authorized representative, shall have access to them at such office of the Company and the right to inspect and copy them at reasonable times, at the Member's expense.

Section 4.15. Fiscal Year. The fiscal year of the Company will be the calendar year.

Section 4.16. Accounting Reports. The Manager shall use the Manager's best efforts to cause the Company to deliver to the Member within 120 days after the end of each fiscal year an unaudited report of the activities of the Company for the preceding fiscal year, including a copy of a balance sheet of the Company as of the end of the year and a profit and loss statement for the year.

Section 4.17. Tax Returns. The Company must prepare and file all required federal, state, and local income tax and other tax returns on a timely basis. Within 90 days after the end

of each fiscal year, the Company must deliver to the Member a Schedule K-1, showing the amounts of any distributions, contributions, income, gain, loss, deductions, or credits allocated to the Member during the fiscal year for income tax reporting purposes.

Section 4.18. Federal Income Tax Elections. The Member may make all elections for federal income tax purposes.

ARTICLE V. DISSOLUTION AND WINDING UP

Section 5.1. Events of Dissolution. The Company will dissolve upon the earliest of: (a) approval of a dissolution of the Company by action of the Members; (b) such time as the Company has no Members; or (c) as may be provided by applicable law.

Section 5.2. Authority in Winding Up. All Members have the right to participate in the winding up of the Company.

Section 5.3. Procedure for Winding Up. The business and affairs of the Company must be wound up immediately following the dissolution of the Company. When the business and affairs of the Company are wound up, the Members must make a full account of the assets and liabilities of the Company, and all assets of the Company, except those to be distributed to the Members in kind, must be promptly liquidated. Following liquidation of the assets of the Company, the proceeds of the liquidation must be applied and distributed in the following order of priority:

5.3.1. To creditors of the Company in satisfaction of liabilities and obligations of the Company, including, to the extent permitted by law, liabilities and obligations owed to Members as creditors (except liabilities for unpaid distributions);

5.3.2. To any reserves set up for contingent or unliquidated liabilities or obligations of the Company reasonably deemed necessary by the Member, which reserves may be paid over to an escrow agent by the Member to be held by such escrow agent for disbursement in satisfaction of the liabilities and obligations of the Company, with any excess being distributed to the Member as provided below; and

5.3.3. To Member in proportion to the positive balances of its capital accounts, after taking into account all adjustments made to capital accounts for the fiscal year during which the distributions to Member are made.

Section 5.4. Distribution of Property in Kind. With the unanimous written approval of the Member, property of the Company may be distributed in kind in the process of winding up. Any property distributed in kind must be valued by agreement of the Member and treated for the Company's accounting purposes in accordance with Treasury Regulations §1.704-1(b)(2)(iv)(e)(1), as though the property distributed had been sold at fair market value on the date of distribution. If property is distributed in kind, the difference between the fair market value of the property and its adjusted tax basis will, solely for the Company's accounting purposes and to adjust the Members' capital accounts, be treated as a gain or loss on the sale of the property and will be credited or charged to the Members' capital accounts in the manner specified in the section of this Agreement relating to capital accounts.

Section 5.5. Negative Capital Accounts. If the Member has a negative balance in the Member's capital account after the business and affairs of the Company are wound up, the Member will have no obligation to make any contribution to the capital of the Company to make

up the deficit, and the deficit will not be considered a debt owed to the Company or any other person for any purpose.

ARTICLE VI. INDEMNIFICATION AND LIABILITY LIMITATION

Section 6.1. Indemnification. Except as otherwise provided in this section, the Company must indemnify the Member or Manager to the fullest extent permissible under the law of the state of Wyoming, as the same exists or may hereafter be amended, against all liability, loss, and costs (including, without limitation, attorney fees) incurred or suffered by the Member or Manager by reason of or arising from the fact that the Manager is or was a Manager or Member of the Company, or is or was serving at the request of the Company as a Manager, Member, director, officer, partner, trustee, employee, or agent of another foreign or domestic limited liability company, corporation, partnership, joint venture, trust, benefit plan, or other enterprise. The Company may, by action of the Manager, provide indemnification to employees and agents of the Company. The indemnification provided in this section is not exclusive of any other rights to which any person may be entitled under any statute, agreement, resolution of Manager or Member, contract, or otherwise. Despite any other provision of this Agreement, the Company has no obligation to indemnify a Manager for:

6.1.1. Any breach of the Manager's duty of loyalty to the Company;

6.1.2. Acts or omissions not in good faith that involve intentional misconduct or a knowing violation of law;

6.1.3. Any unlawful distribution under the Act; or

6.1.4. Any transaction in which the Manager derives improper personal benefit.

Section 6.2. Limitation of Liability. No Manager of the Company is liable to the Company or to the Members for monetary damages resulting from the Manager's conduct as a Manager except to the extent that the Act, as it now exists or may be amended in the future, prohibits the elimination or limitation of liability of a Manager of limited liability companies. No repeal or amendment of this section or of the Act will adversely affect any right or protection of a Manager for actions or omissions prior to the repeal or amendment

ARTICLE VII. MISCELLANEOUS PROVISIONS

Section 7.1. Binding Effect. The provisions of this Agreement will be binding upon and will inure to the benefit of the heirs, personal representatives, successors, and assigns of the Members. This section may not be construed as a modification of any restriction on transfer set forth in this Agreement.

Section 7.2. Notice. Except as otherwise provided in other sections of this Agreement, any notice or other communication required or permitted to be given under this Agreement must be in writing and must be mailed by certified mail, return receipt requested, with postage prepaid. Notices addressed to the Member must be addressed to the Member's address listed in the section of this Agreement relating to initial Member, or if there is no such address listed for the Member in that section, the address of the Member shown on the records of the Company. The address of the Member to which notices or other communications are to be mailed may be changed from time to time by the Member's giving written notice to the other Members. All notices and other communications will be deemed to be given at the expiration of three days after the date of mailing.

Section 7.3. Dispute Resolution; Choice of Law. Any dispute between the Member and the Company concerning the interpretation or enforcement of this Agreement must be settled without litigation when possible. When a dispute arises that the parties are unable to resolve between themselves, before filing any litigation, the parties shall submit the dispute to mediation and shall proceed in good faith to jointly appoint an acceptable mediator. The parties will share equally in the cost of such mediation which shall take place in Teton County, Wyoming unless the parties otherwise mutually agree to another venue, and the mediation shall be completed within 90 days of a request for mediation, or notice of duty to mediate by one party. The mediation shall be privileged and confidential as provided by Wyoming law. The parties agree that mediation is a mandatory prerequisite to litigation and the failure of a party to engage in mediation prior to litigation shall be interpreted as the non-meditating party's being in breach of this Agreement. Any and all actions shall be brought in a state court having jurisdiction in Teton County, Wyoming. Nothing contained in this section, however, will prevent a Member from seeking relief in a court having jurisdiction in situations in which expulsion of a Member or injunctive relief may be appropriate.

Section 7.4. Additional Documents. The Member must execute such additional documents and take such actions as are reasonably requested in order to complete or confirm the transactions contemplated by this Agreement.

Section 7.5. Governing Law. This Agreement will be governed by the laws of the state of Wyoming.

Section 7.6. Third-Party Beneficiaries. The provisions of this Agreement are intended solely for the benefit of the Member and create no rights or obligations enforceable by any third party, including any creditor of the Company, except as otherwise provided by applicable law.

IN WITNESS WHEREOF, the Member and Manager have executed this Agreement as of APRIL 11, 2023.

MEMBER:

By: Julie Hamby
Vida Verde Trust
Julie Hamby,
Trust Officer, Jackson Hole Trust Company, Trustee

MANAGER:

DocuSigned by:
Jim Procanik
By: E0E71AE7CA1C44D
James Procanik

EXHIBIT A
to
Operating Agreement of 2600 FL Property, LLC

<u>Name and Address</u>	<u>Capital Contribution</u>	<u>Percentage Interest</u>
Vida Verde Trust 185 W. Broadway, Suite 101 Jackson, WY 83001	\$1.00	100%

Certificate Of Completion

Envelope Id: FB62E6657D5F44B4A12EFE0AFE307572	Status: Completed
Subject: Complete with DocuSign: 2023.04.10 - Vida - Investment Committe Letter of Direction re Form LLC...	
Source Envelope:	
Document Pages: 12	Signatures: 3
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Julie Hamby
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	185 W Broadway Ste 101
	PO Box 1150
	Jackson, WY 83001
	jhamby@jacksonholetrust.com
	IP Address: 207.183.167.5

Record Tracking

Status: Original	Holder: Julie Hamby	Location: DocuSign
4/10/2023 1:55:27 PM	jhamby@jacksonholetrust.com	

Signer Events

Jim Procanik
 jprocanik@startmail.com
 Security Level: Email, Account Authentication (None), Access Code

Signature



Signature Adoption: Pre-selected Style
 Using IP Address: 174.48.128.182
 Signed using mobile

Timestamp

Sent: 4/10/2023 1:57:40 PM
 Viewed: 4/10/2023 4:48:07 PM
 Signed: 4/10/2023 4:48:40 PM

Electronic Record and Signature Disclosure:
 Accepted: 4/10/2023 4:48:07 PM
 ID: 6a45e289-7309-40a3-b3aa-8413e32a4473

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	4/10/2023 1:57:40 PM
Certified Delivered	Security Checked	4/10/2023 4:48:07 PM
Signing Complete	Security Checked	4/10/2023 4:48:40 PM
Completed	Security Checked	4/10/2023 4:48:40 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 07/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, 2600 FL Property LLC ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
property located at 2600 NE 8th St, Fort Lauderdale ("Property"), do hereby authorize
[Print Property Address]
Shane Ames, Ames International Int. Architecture ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding
all issues related to my pending variance/special exception application. I understand and agree that, as the
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception
application, all required hearing appearances related to my variance/special exception application, and any
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and
agree, the City will mail or deliver all notices relating to my pending variance/special exception application to
my property address, as listed on my variance/special exception application. I further understand and agree,
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its selected officials, employees, servants,
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT - ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

Kayleen Procanik
Witness Signature
Kayleen Procanik
Print Name
4 Jun 2025
Date

[Signature]
Signature - Owner/Authorized Individual
James A Procanik
Print Name - Owner/ Authorized Individual
Managing Member
Print Title - Authorized Individual

STATE OF Florida

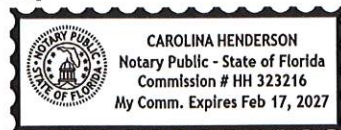
COUNTY OF Miami-dade

This notarial act was an online notarization.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of June, 2025, by

JAMES ANTHONY PROCANIK, an individual who is personally known to me or has produced USA PASSPORT A264415734 as identification

[NOTARY SEAL]



Signer personally appeared by online notarization and produced identification via OnlineNotary.us

Carolina Henderson

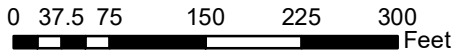
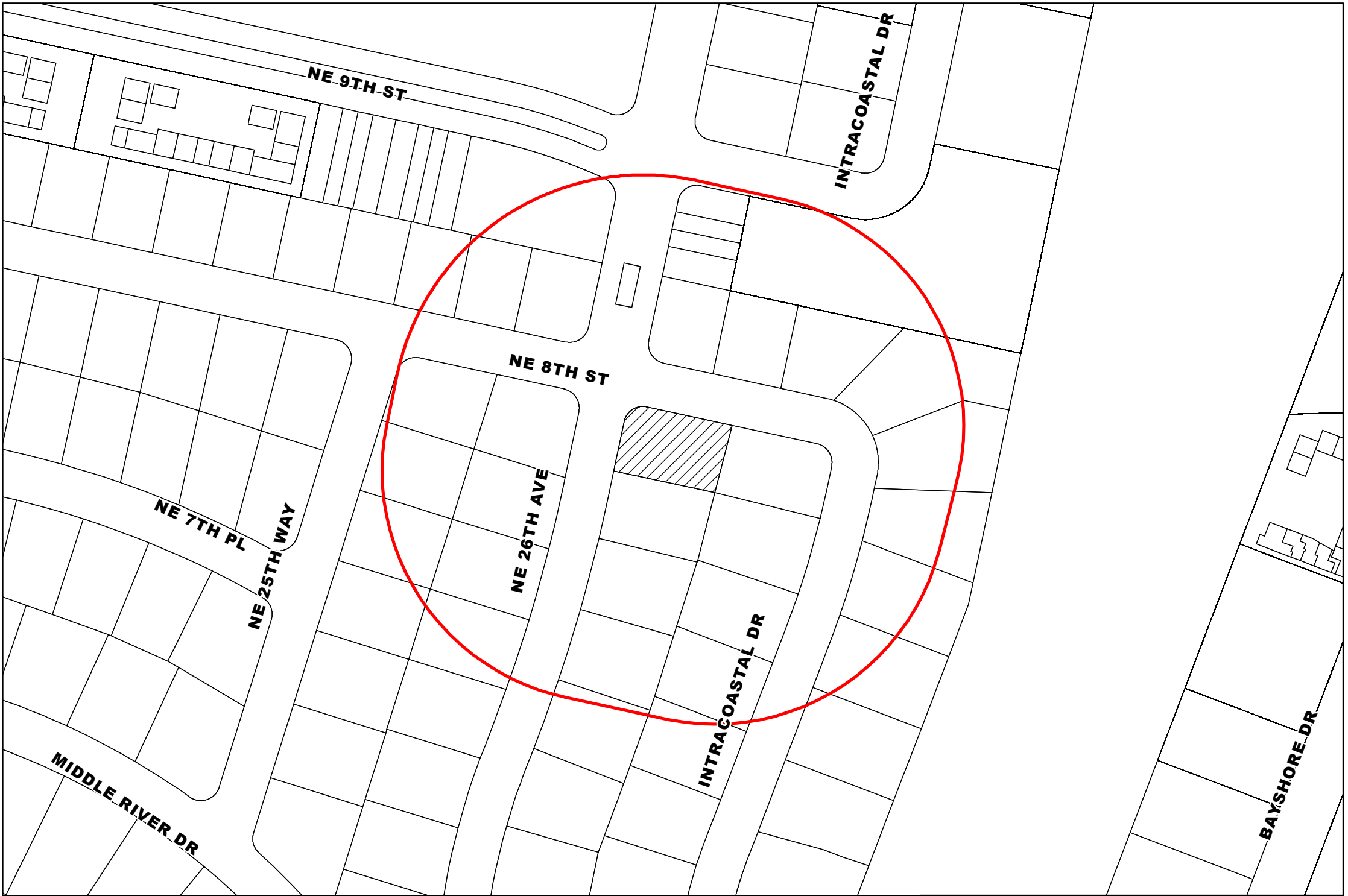
(Signature of Notary Public - State of Florida)

February 17, 2027

My Commission Expires:

Carolina Henderson

Print, Type, or Stamp Commissioned Name of Notary Public]



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

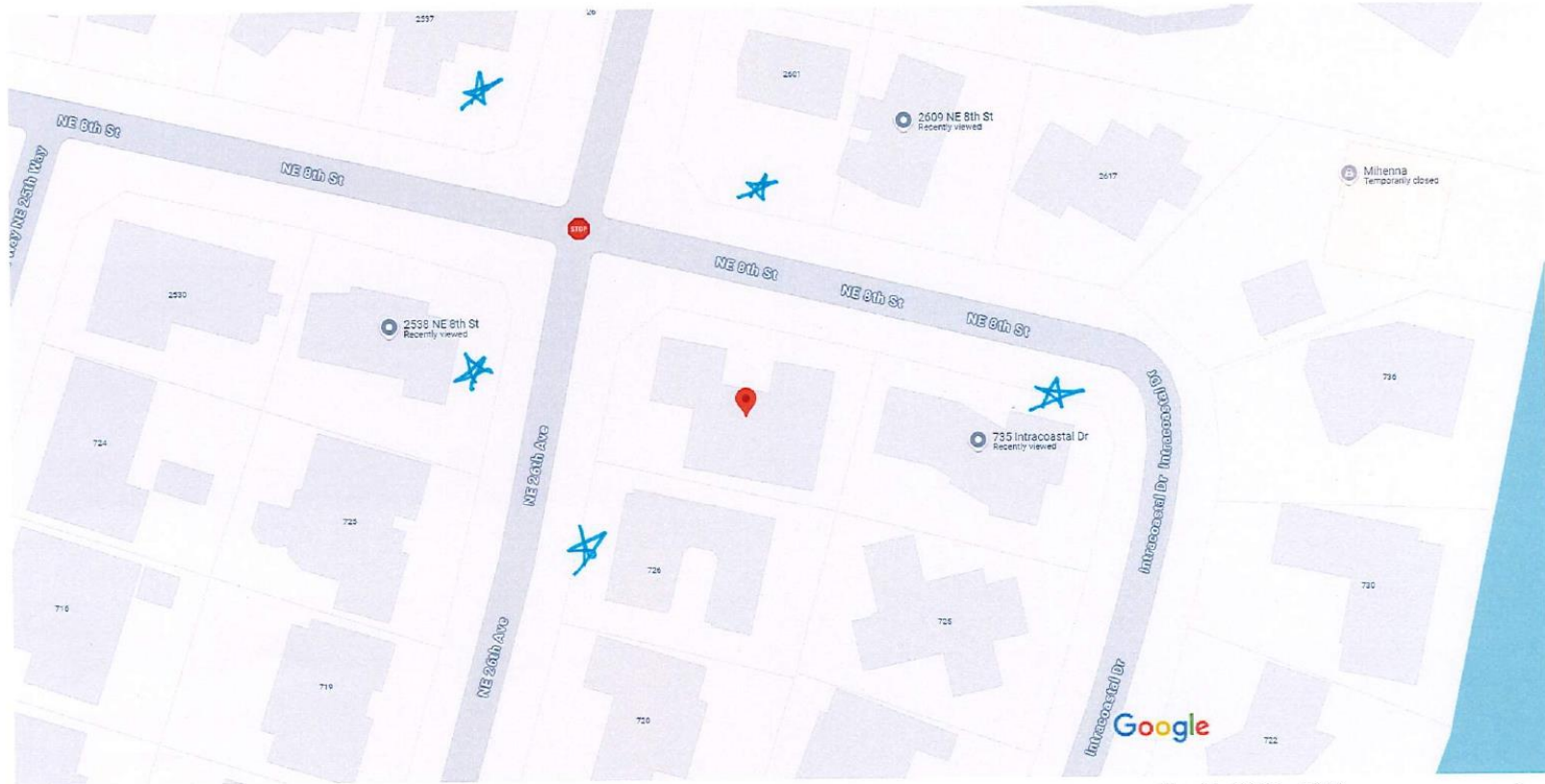


2600 NE 8 ST
DATE OF PRINT: 06/03/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS__1	LEGAL_LINE
504201320120	ANTIOCH COLLEGE DDCTD PUBLIC	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	SUNRISE 28-42 B
504201320210	SUKHOVITSKY,FELIKS		18625 ATLANTIC BLVD	SUNNY ISLES BEACH	FL 33160	SUNNY ISLES BEACH FL33160	SUNRISE 28-42 B
504201320211	SUKHOVITSKY,FELIKS		18625 ATLANTIC BLVD	SUNNY ISLES BEACH	FL 33160	SUNNY ISLES BEACH FL33160	SUNRISE 28-42 B
504201320212	SUKHOVITSKY,FELIKS		18625 ATLANTIC BLVD	SUNNY ISLES BEACH	FL 33160	SUNNY ISLES BEACH FL33160	SUNRISE 28-42 B
504201320213	SUKHOVITSKY,FELIKS		18625 ATLANTIC BLVD	SUNNY ISLES BEACH	FL 33160	SUNNY ISLES BEACH FL33160	SUNRISE 28-42 B
504201320300	DODMI LLC		16810 SW 52 PL	SOUTHWEST RANCHES	FL 33331	SOUTHWEST RANCHES FL33331	SUNRISE 28-42 B
504201320302	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	SUNRISE 28-42 B
504201320490	BURNS, IDANIA L		2537 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320500	DANIEL H BERGER REV TR	BERGER, DANIEL H TRSTEE	2512 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320510	ORELLANA, SERGIO	MERO, NICOLE	2525 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320760	BRUSH, CLIFFORD EDWARD		2601 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320761	WILLIAMSON, CAROL & JAMES		2609 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320770	MURILLO, JUAN J		2617 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320780	ALI GROUP LLC		3410 STALLION LN	WESTON	FL 33331	WESTON FL33331	SUNRISE 28-42 B
504201320790	BAYLIS, ROBERT &	GABA, CHRISTOPHER	736 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320800	GROOME, JOHN SHATTUCK H/E	GROOME, COURTNEY K	730 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320810	MCNULTY, DAVID G &	MCNULTY, MAUREEN A	722 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320820	COWLES, STEVEN L		716 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201320830	GOLUB, ROCHELLE	CAIRO, HENRY	712 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201321950	RODRIGUEZ, KEILA H/E	TORREALBA, ALEJANDRO	2538 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201321960	PATEL, PRAKASH	PATEL, NILA	725 NE 26 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201321970	CALDERON, JUAN ANDRES	COLLIER, SILVIA	1430 MENDAVIA AVE	CORAL GABLES	FL 33146	CORAL GABLES FL33146	SUNRISE 28-42 B
504201321980	CORRALES, MARIO RENATO	DEVETTORI, JOANNA JESUS	713 NE 26 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322060	FRIEDMAN, HOWARD		708 NE 25 WAY	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322070	POWERS, AMY & ANDREW		716 NE 25 WAY	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322080	COHEN JANICE MATEO & BRIAN DAVID		724 NE 25 WAY	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322090	2530 NE 8TH STREET LLC		12688 S STONEBROOK CIR	DAVIE	FL 33330	DAVIE FL33330	SUNRISE 28-42 B
504201322100	DURIS, VITEZSLAV SLAVA & MARCELA		735 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322110	TIMLIN, JAMES &	TIMLIN, PHYLLIS	725 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322120	BROUGHAN, PAUL	VARMA, RICHA	719 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322130	HAMILTON, MEGAN	WIGAN, THOMAS	711 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322140	BURSTEIN, SUZANNE E	SMJ REV TR	707 INTRACOASTAL DR	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322210	ROONEY, PATRICIA L		706 NE 26 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322220	KIRBY, JORDAN M & MEAGHAN E		714 NE 26 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322230	KOCSIS, ZSUZSANNA		5200 NE 26 AVE	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	SUNRISE 28-42 B
504201322240	ENTIN, BRIAN JOSEPH	NEW, WALTER HUNTER JR	726 NE 26 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201322250	2600 FL PROPERTY LLC		2600 NE 8 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE 28-42 B
504201BH0010	GELDBAUGH, JAMES W &	GELDBAUGH, PHYLLIS M	888 INTRACOASTAL DR APT 1A	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0020	ALBERT A BOCKLET REV TR	BOCKLET, ALBERT A TRSTEE	3329 MOWBRAY LN APT 2	CINCINNATI	OH45226	CINCINNATI OH45226	SUNRISE TOWER CONDO
504201BH0030	LILLIAN SALCINES BRIGHT REV TR	BRIGHT, LILLIAN SALCINES TRSTEE	PO BOX 7272	OCEAN ISLES BEACH	NC28469	OCEAN ISLES BEACH NC28469	SUNRISE TOWER CONDO
504201BH0040	SMITH, SCOTT VAUGHN H/E	TROTMAN, VICTORIA A	888 INTRACOSTAL DR #2A	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0050	BILES, CAROL A		2301 SEA ISLAND DR	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	SUNRISE TOWER CONDO
504201BH0060	YOUNG, WARD		888 INTRACOASTAL DR #2C	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0070	THOMAS, KEITH		888 INTRACOASTAL DR #2D	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0080	MICHAEL A SOBEL TR	SOBEL, JEANNE & SOBEL, MICHAEL TR	888 INTRACOASTAL DR #4C	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0090	ROSEN, JOSEPH		888 INTRACOASTAL DR #2F	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0100	FREDRICKSON, CHAPALET		888 INTRACOASTAL DR #2G	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0110	COSTELLO, RONALD J		2201 RIVER RD #4201	POINT PLEASANT	NJ 08742	POINT PLEASANT NJ08742	SUNRISE TOWER CONDO
504201BH0120	POLISHCHUK, PLATON		888 INTRACOASTAL DR #3B	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0130	FARRELL, BRIGID		888 INTRACOASTAL DR #3C	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0140	GEORGE, DAVID L	DAVID L GEORGE TR	888 INTRACOASTAL DR #3D	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0150	MATTHEW ADAM WEISSMAN REV TR	WEISSMAN, MATTHEW ADAM TRSTEE	6241 WALHONDING RD	BETHESDA	MD20816	BETHESDA MD20816	SUNRISE TOWER CONDO
504201BH0160	SELTNER, KAAREL		888 INTRACOASTAL DR #3F	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO
504201BH0170	COLETTI, CELSO ANTONIO H/E	LAGONEGRO, HERMINIO JR	888 INTRACOASTAL DR #3G	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	SUNRISE TOWER CONDO

504201BH0180 SCHUELER,STEPHEN		888 INTRACOASTAL DR APT 4A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0190 FORD,JERE B H/E	BROWN,JACK K	888 INTRACOASTAL DR #4B	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0200 SOBEL,MICHAEL & JEANNE	MICHAEL A SOBEL TR	888 INTRACOASTAL DR #4C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0210 LEVINE,DAVID C		888 INTRACOASTAL DR APT 4D	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0220 FRANZONI,CARMEN		888 INTRACOASTAL DR #4E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0230 GREEN,PAUL		888 INTRACOASTAL DR #4-F	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0240 LUST,WILLIAM & JESSICA		1717 NE 16TH AVE	FORT LAUDERDALE	FL 33305 FORT LAUDERDALE	FL33305	SUNRISE TOWER CONDO
504201BH0250 FOGARTY,JO ANN	JO ANN FOGARTY REV LIV TR	888 INTRACOASTAL DR APT 5A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0260 HARDIE,DAVID R	KAPLAN,TRACY A	3 GRAYSON ST	DORCHESTER	MA02124 DORCHESTER	MA02124	SUNRISE TOWER CONDO
504201BH0270 VIDRINE,RANDY	CLEMINGS,MICHAEL RALPH	410 W 24 ST	HOUSTON	TX 77008 HOUSTON	TX77008	SUNRISE TOWER CONDO
504201BH0280 BASSINGTHWAIGHTE,BARRY E		888 INTRACOASTAL DR APT 5D	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0290 ALBERT,CAROL L	HELLWIG,PATRICK J JR	888 INTRACOASTAL DR #5E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0300 STIBER,PAUL H H/E	STIBER,PAUL RAPHAEL	888 INTRACOASTAL DR #5F	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0310 SIPALA,THOMAS	DAVERIO,GIOVANNI	888 INTRACOASTAL DR #5G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0320 BENNETT,JACQUELYN J	TOWNE,ELIZABETH E	888 INTRACOASTAL DR APT 6A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0330 SZURLEJ,MARK		888 INTRACOASTAL DR #6B	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0340 BEST,JEROME		501 BRADFORD PARKWAY	SYRACUSE	NY 13224 SYRACUSE	NY13224	SUNRISE TOWER CONDO
504201BH0350 BITTLER,DONALD B H/E	BARTOLUCCI,VALERIO	888 INTRACOASTAL DR #6D	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0360 COPEEN USA LLC		888 INTRACOASTAL DR #6-E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0370 NO NAME LIV TR	BROWN,ALISHA ANN TRSTEE ETAL	1994 E SUNRISE BLVD #248	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0380 BARNES,MARTIN K		888 INTRACOASTAL DR #6G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0390 ROGERS,SUSAN T		888 INTRACOASTAL DR APT 7A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0400 BRIEF,BENOIT M	LIBERMAN,JANET	303 W 66 ST #8EW	NEW YORK	NY 10023 NEW YORK	NY10023	SUNRISE TOWER CONDO
504201BH0410 PJCWNWN TRUST OF 2011	COONEY,PATRICK J TRSTEE	888 INTRACOASTAL DR #7C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0420 ROBERT S & SUSAN W GORDON REV T	GORDON,ROBERT S & SUSAN W TRST	120 E 81 ST #10G	NEW YORK	NY 10028 NEW YORK	NY10028	SUNRISE TOWER CONDO
504201BH0430 KENNETH BANDSTRA TR	BANDSTRA,KENNETH TRSTEE	3710 CHANNEL VIEW PT	MUSKEGON	MI 49441 MUSKEGON	MI49441	SUNRISE TOWER CONDO
504201BH0440 KALENDERIAN,KENNETH		888 INTRACOASTAL DR #7F	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0450 ROGERS,JAMES	TRYON ROGERS,SUSAN	888 INTRACOASTAL DR #7A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0460 QUATTROCCHI,J EDWARD		888 INTRACOASTAL DR #8A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0470 STODDARD,JULIA C		401 N BIRCH RD #402	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0480 UNGAR,GARY		888 INTRACOASTAL DR #8C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0490 SLATER,RANDY		1535 SE 15 ST #309	FORT LAUDERDALE	FL 33316 FORT LAUDERDALE	FL33316	SUNRISE TOWER CONDO
504201BH0500 WALLIS,JOHN R	JOHN R WALLIS REV LIV TR	888 INTRACOASTAL DR #8E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0510 REMER,JANIS R		88547 OLD HWY	TAVERNIER	FL 33070 TAVERNIER	FL33070	SUNRISE TOWER CONDO
504201BH0520 FIDEL,DAVID & FIDEL,ERIK L		ON576 WILLOW RD	WHEATON	IL 60187 WHEATON	IL60187	SUNRISE TOWER CONDO
504201BH0530 LEBRON,DAVID	LOZANO,VICTOR M	888 INTRACOASTAL DR 9A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0540 GESSNER,GREGORY J		73 WISCONSIN ST	LONG BEACH	NY 11561 LONG BEACH	NY11561	SUNRISE TOWER CONDO
504201BH0550 GARDNER,STEVEN R		888 INTRACOASTAL DR # 9C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0560 LAIRET,ALEXANDRA	LORENZO,MAURO DI	1753 NE 9 ST	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0570 DOS SANTOS,ADAO LUIZ RIBEIRO		888 INTRACOASTAL DR #9E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0580 PSONI,MARIA		6395 BAY CLUB DR APT 3	FORT LAUDERDALE	FL 33308 FORT LAUDERDALE	FL33308	SUNRISE TOWER CONDO
504201BH0590 SALCINES FAMILY INVESTMENT LLC		PO BOX 307	WRIGHTSVILLE BEACH	NC28480 WRIGHTSVILLE BEACH	NC28480	SUNRISE TOWER CONDO
504201BH0600 APPLGATE,BARRY	LAZAROVSKI,FRANK	5959 SEILER DR	CINCINNATI	OH45239 CINCINNATI	OH45239	SUNRISE TOWER CONDO
504201BH0610 JENNINGS,JAMES C		14 E 33 ST APT 5S	NEW YORK	NY 10016 NEW YORK	NY10016	SUNRISE TOWER CONDO
504201BH0620 MANNING,MICHAEL J	CAETANO,ANDRE A	888 INTRACOASTAL DR #10C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0630 MAFFIA,SUSAN		888 INTRACOASTAL DR 10D	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0640 ROMAN,SCOTT LAWRENCE		4851 NW 112 DR	CORAL SPRINGS	FL 33076 CORAL SPRINGS	FL33076	SUNRISE TOWER CONDO
504201BH0650 MARYANN J WARREN LIV TR	WARREN,MARYANN J TRSTEE	409 3 ST	KEY LARGO	FL 33037 KEY LARGO	FL33037	SUNRISE TOWER CONDO
504201BH0660 MILLER,TIMOTHY		888 INTRACOASTAL DR #10G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0670 FIGLMILLER,STEPHEN M	HERNANDEZ,LAZARO J	888 INTRACOASTAL DR APT 11A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0680 KOLENDA,HELENA		333 LAS OLAS WAY APT 1201	FORT LAUDERDALE	FL 33301 FORT LAUDERDALE	FL33301	SUNRISE TOWER CONDO
504201BH0690 RODMAN,PHILIP B & JOANN W	PHILIP B & JOANN W RODMAN TR	888 INTRACOASTAL DR #11C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0700 D'ELIA,JOHN		888 INTRACOASTAL DR #11D	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0710 HOLT,JERRY M	JERRY M HOLT REV LIV TR	888 INTRACOASTAL DR #11E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0720 THOMPSON,GREGORY & ESME		888 INTRACOASTAL DR #11F	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO

504201BH0730 IVANOVA,ILIANA		888 INTRACOASTAL DR #11G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0740 RADLEY,KEVIN C	TURNER,PATRICK G	888 INTRACOASTAL DR # 12A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0750 KUBIK,CHRISTOPHER	PAUW,SCOTT ANTHONY	2725 NE 8 AVE #102	WILTON MANORS	FL 33334 WILTON MANORS	FL33334	SUNRISE TOWER CONDO
504201BH0760 FLANNERY,SEAN		888 INTRACOASTAL DR #12C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0770 MARKARIAN,NORAIR		704 ST TIMOTHEE	*MONTREAL QC	CA H2L 5 *MONTREAL QC	CAH2L 5	SUNRISE TOWER CONDO
504201BH0780 PLUMP,MILDRED M		888 INTRACOASTAL DR #12E	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0790 JONES,JACK WILLIAM		3900 N OCEAN DR #9E	LAUDERDALE BY THE SEA	FL 33308 LAUDERDALE BY THE SEA	FL33308	SUNRISE TOWER CONDO
504201BH0800 SARGENT,DOUGLAS		888 INTRACOASTAL DR APT 12	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0810 JBC CONSULTING INC		14841 BONEFISH DR	JACKSONVILLE BEACH	FL 32250 JACKSONVILLE BEACH	FL32250	SUNRISE TOWER CONDO
504201BH0820 JBC CONSULTING INC		2112 KIPAWA ST	RALEIGH	NC27607 RALEIGH	NC27607	SUNRISE TOWER CONDO
504201BH0830 SANDER,JULIE		888 INTRACOASTAL DR #14C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0840 CAMELLINA,ALESSANDRO		888 INTRACOASTAL DRIVE #14D	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0850 CURTIN,JOHN P	CURTIN,LORETTA A	1001 KNOLL DR	ENDWELL	NY 13760 ENDWELL	NY13760	SUNRISE TOWER CONDO
504201BH0860 AA ELEVATIONS LLC		888 INTRACOASTAL DR #14G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0870 COAKIEANOS,DEMETRIOS		888 INTRACOASTAL DR #14G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0880 COLLA-NEGRI,JOHN D	JOHN D COLLA-NEGRI REV TR	888 INTRACOASTAL DR #15A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0890 STAMMERS,MARY LOU		888 INTRACOASTAL DR #15B	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0900 HERNANDEZ,LUIS FRANCISCO		888 INTRACOASTAL DR #15C	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0910 SHAY,PAUL JR		333 RIVER ST APT 645	HOBOKEN	NJ 07030 HOBOKEN	NJ07030	SUNRISE TOWER CONDO
504201BH0920 LEVTSENKO,INNA		415 E 85 ST #5C	NEW YORK	NY 10028 NEW YORK	NY10028	SUNRISE TOWER CONDO
504201BH0930 DIGREGORIO,JAY		888 INTRACOASTAL DR #15F	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0940 RETZER,KLAUS		888 INTRACOASTAL DR APT 15G	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0950 COONEY,PATRICK J	SEMIONOW,RAINA ET AL	888 INTRACOASTAL DR #16A	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0960 SMITH,BRIANNA JOY		888 INTRACOASTAL DR #16B	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH0970 THOMAS,MARK J	GRISSOM,GEORGE D	1120 CHANTILLY CRESCENT NE	ATLANTA	GA 30324 ATLANTA	GA30324	SUNRISE TOWER CONDO
504201BH0980 PORTAS,ROBERT P	DOMINICK,CHARLES L	113 TOMPKINS CIR	STATEN ISLAND	NY 10301 STATEN ISLAND	NY10301	SUNRISE TOWER CONDO
504201BH0990 MELACHRINO,KRISTINE	MELACHRINOUDIS,JASON	6014 KIPPS COLONY DR	GULFPORT	FL 33707 GULFPORT	FL33707	SUNRISE TOWER CONDO
504201BH1000 RELICKE,MARK		888 INTRACOASTAL DR #16F	FORT LAUDERDALE	FL 33304 FORT LAUDERDALE	FL33304	SUNRISE TOWER CONDO
504201BH1010 MICHAEL P SWEENEY LIV TR	SWEENEY,MICHAEL P TRS	1025 SAINT GREGORY ST	CINCINNATI	OH45202 CINCINNATI	OH45202	SUNRISE TOWER CONDO





2600 NE 8th St, Fort Lauderdale, FL 33304 (South, Front, Street View)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (Side View of Addition)



2600 NE 8th St, Fort Lauderdale, FL 33304 (East, Street View from NE 26th Ave)



2601 NE 8th St, Fort Lauderdale, FL 33304 (Neighbor directly across from property, North Street View)



735 Intracoastal Dr, Fort Lauderdale, FL 33304 (Neighbor to the East, West Street View)



735 Intracoastal Dr, Fort Lauderdale, FL 33304 (Neighbor to the East, SW Street View)



726 NE 26th Ave, Fort Lauderdale, FL 33304 (Neighbor to the South, East Street View)



2538 NE 8th St, Fort Lauderdale, FL 33304 (Neighbor across the street to the West, West Street View)



2537 NE 8th St, Fort Lauderdale, FL 33304 (Neighbor opposite corner lot, NW Street View)

6/6/2025

2600 NE 8th St,
Fort Lauderdale, FL 33304

Shane Ames
Architect CEO & Interior Designer

Narrative & Responses

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

The applicant is requesting a variance from the Unified Land Development Regulations (ULDR) Section 47-5.31 — specifically the rear setback requirements for RS-8 zoning — to allow construction of an attached garage addition with a reduced setback of 5 feet along the east side of the property. This request is based on the property's front yard designation from NE 26th Avenue. The variance will permit the garage to be the (5') setback rather than the more restrictive rear setback of 15'.

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

The property was built in 1966 and is situated on a corner lot with an existing home that was not constructed with a garage/carport or removed over time. The configuration of the existing structure and the interpretation of NE 26th Avenue as the front yard restrict the ability to construct a garage under the current setback requirements. This limitation prevents the reasonable addition of a minimum garage, which is a standard and expected feature in the neighborhood. The entire home has a crawl space and is not poured concrete.

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;

This property is uniquely impacted by the corner lot designation and the city's classification of NE 26th Avenue as the front yard, despite the fact that the home's primary access and orientation face NE 8th Street. This results in significantly reduced buildable area for an addition. Most homes in the RS-8 district are interior lots or have clearer front/side distinctions that allow for accessory structures.

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.

Literal enforcement of the setback from NE 26th Avenue as the front prevents the construction of a carport/garage, a common and substantial improvement that most, if not all, neighboring and similarly zoned properties already have. Without this variance, the property would be deprived of the same functional use and value, namely secure and covered parking for the client's personal vehicle, motorcycle, and bicycles, that is considered typical and expected in the district.

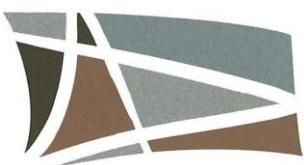


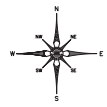
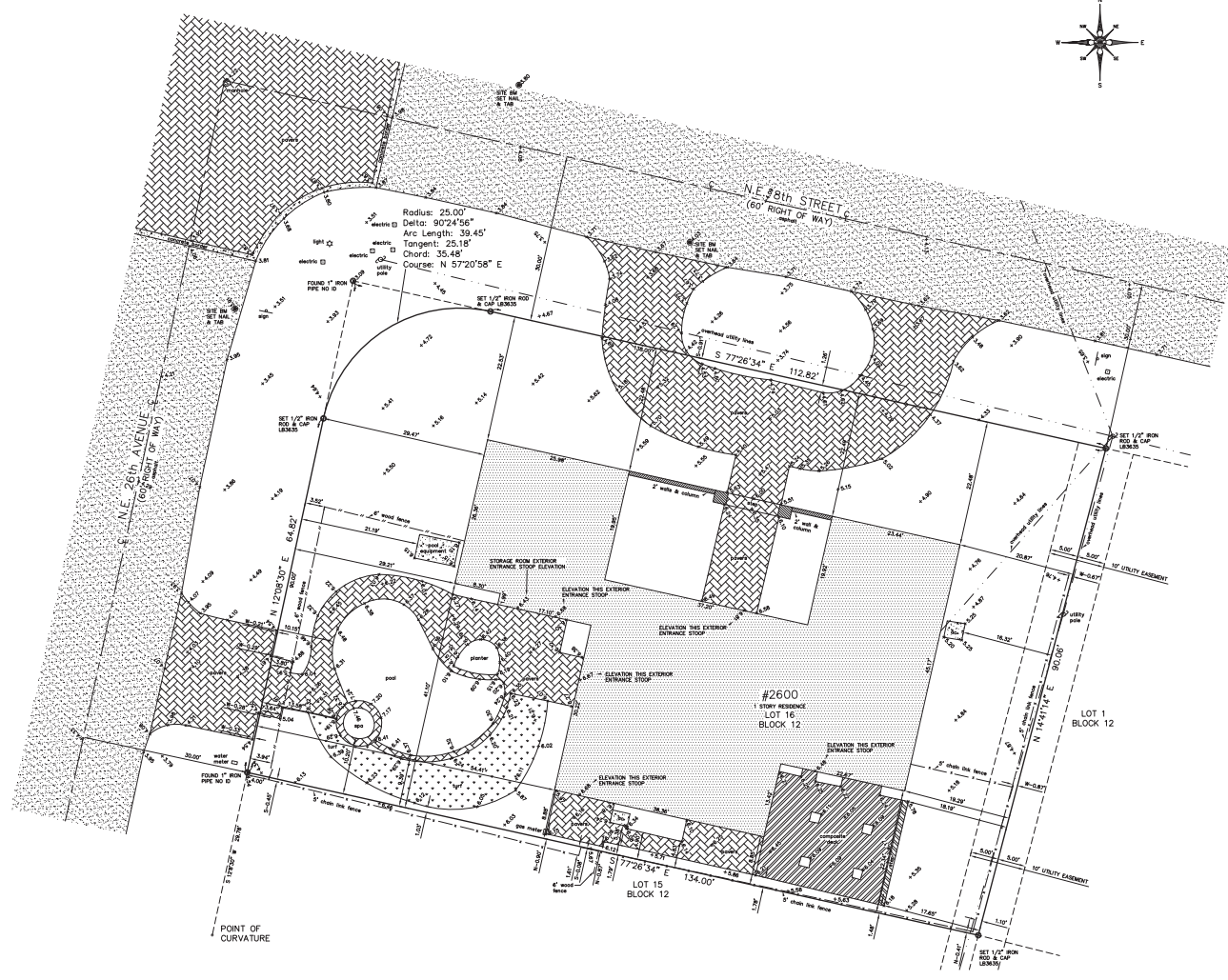
d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations;

The hardship arises from the original placement of the home on a corner lot and the city's current interpretation of frontage, neither of which were created by the applicant. The issue is rooted in the city's classification and the physical layout of the property, not due to any action or neglect by the current or former property owners.

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

The request seeks only to permit the rear yard setback to be 5' instead of the required 15', which enables a modest garage addition. This addition will be consistent with the neighborhood character, where carports and garages are common, and will not negatively impact adjacent properties or the public. The variance is the least deviation necessary to allow a functional improvement in line with surrounding homes.





ACCURATE LAND SURVEYORS, INC.
 L.B. #3635

1600 S. FEDERAL HIGHWAY SUITE 600 POMPANO BEACH, FLORIDA 33062
 TEL: (954) 782-1441 FAX: (954) 782-1442
 EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	9/20P	=	ELEVATIONS BASED ON N.A.S.D.
N	=	NORTH	APP	=	APPARENT ENCROACHMENT
S	=	SOUTH	M.C.C.R.	=	MIAMI COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIRAMONTE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCL.	=	ENCROACH	CHTY.	=	CHATTANOOGHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
GL	=	CENTERLINE	O.R.S.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	T.O.D.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.S.D.	=	NORTH AMERICAN VERTICAL DATUM

M	VALVE	□	UTILITY BOX	—	PARKING STRIPE
⊕	MANHOLE	⊗	HYDRANT	—	OVERHEAD UTILITY LINES
⊕	BASIN	⊗	UTILITY POLE	—	6" CONCRETE WALL
⊕	WELL	⊗	VAULT	▨	COVERED AREA
⊕	WATER METER	⊗	LIGHT	▨	CONCRETE
⊕	MONITORING WELL	⊗	BOLLARD	▨	BRICK PAVERS
⊕	PROPERTY CORNER	⊗	AIR CONDITIONER	▨	TILE
⊕	100	—	TREE	▨	ASPHALT

STREET ADDRESS:
 2600 N.E. 8th Street, Fort Lauderdale, Florida 33304

LEGAL DESCRIPTION:
 Lot 16, Block 12, SUNRISE, according to the Plat thereof, as recorded in Plat Book 28, Page 42, of the Public Records of Broward County, Florida.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a Plat Bearing of South 77°26'34" East along the centerline of N.E. 8th Street, Plat Book 28, Page 42, of the Public Records of Broward County, Florida.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls, if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, etc. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwelling structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.
 - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 - Stoop elevations shown hereon were taken up against the outside of the exterior door. No inside access was obtained.

FLOOD INFORMATION:
 Community name and number: City of Fort Lauderdale 125105
 Map and panel number: 12011C0388J
 Panel date: 07-31-2024
 Index date: 07-31-2024
 Flood zone: "AE"
 Base flood elevation: 7'NAVD1988

BENCHMARK INFORMATION:
 City of Fort Lauderdale Benchmark # NE 518
 Elevation = 2.73'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 12-02-2024	DRAWN BY: M.W.
FIELD BOOK: A-5-24-1526	CHECKED BY: M.W.
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

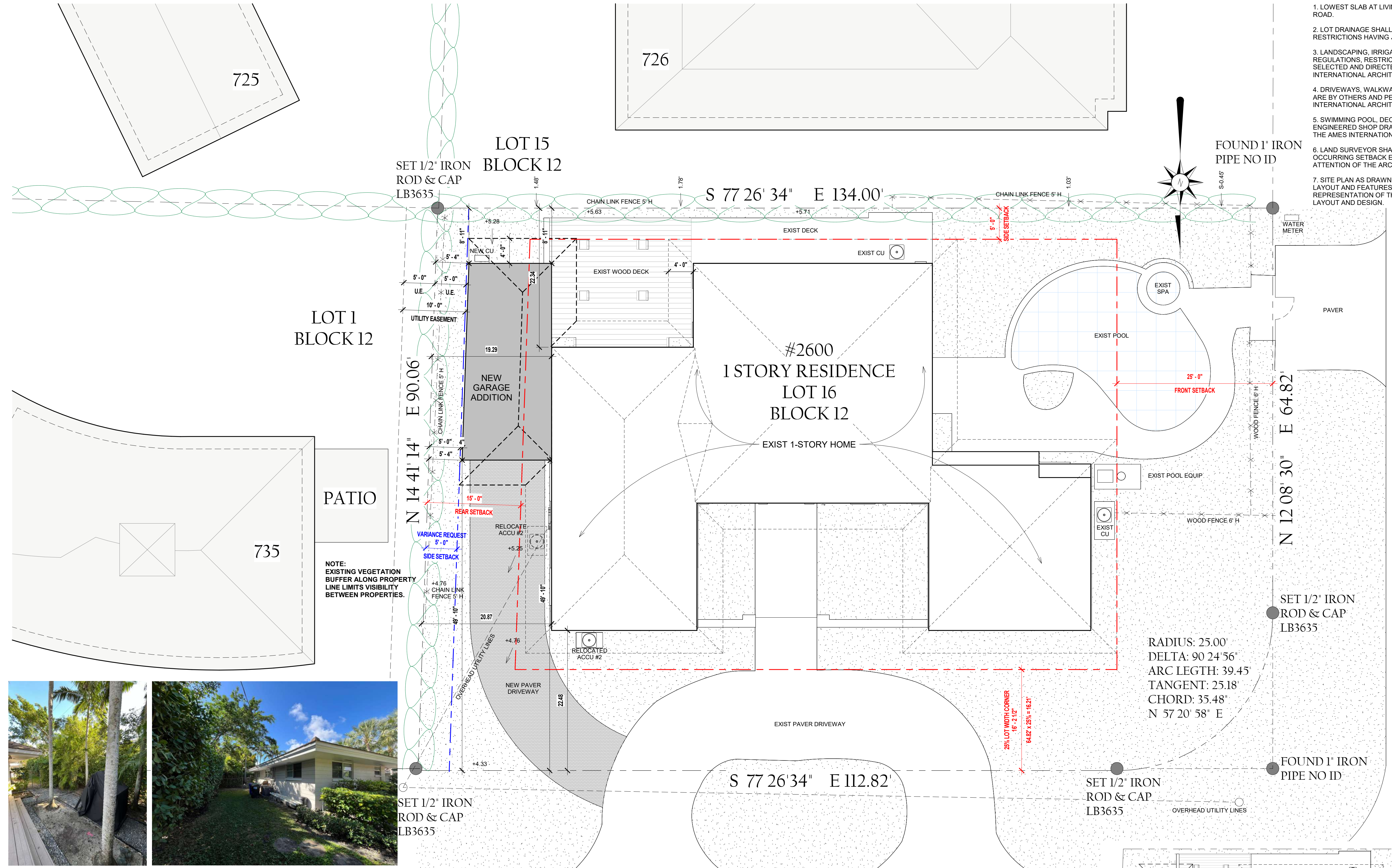
CERTIFY TO:
 2600 FL Property LLC

CERTIFICATION:
 This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 34-17, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

Digitally signed by Robert L. Thompson
 Date: 2024.06.13 15:50:16 -0400

Robert L. Thompson
 ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No. 3889 - STATE OF FLORIDA

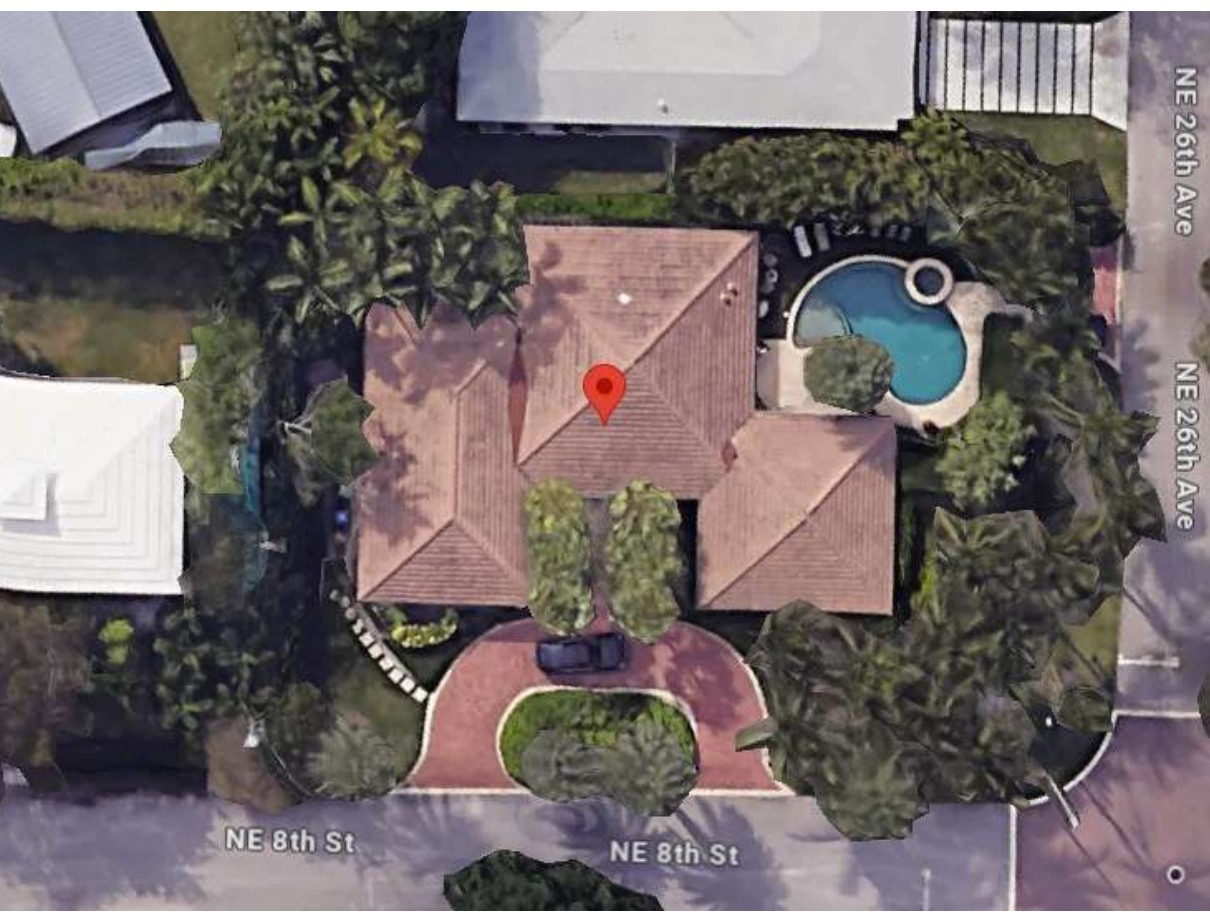
SHEET 1 OF 1 SCALE 1"=10' SKETCH NUMBER SU-24-1526



- SITE PLAN NOTES:**
1. LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
 2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
 3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 5. SWIMMING POOL, DECK, SPA, ETC., BY OTHERS. SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
 6. LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
 7. SITE PLAN AS DRAWN REFLECTS ARCHITECT'S CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

N.E. 26TH AVENUE
(60' RIGHT OF WAY)

N.E. 8TH STREET

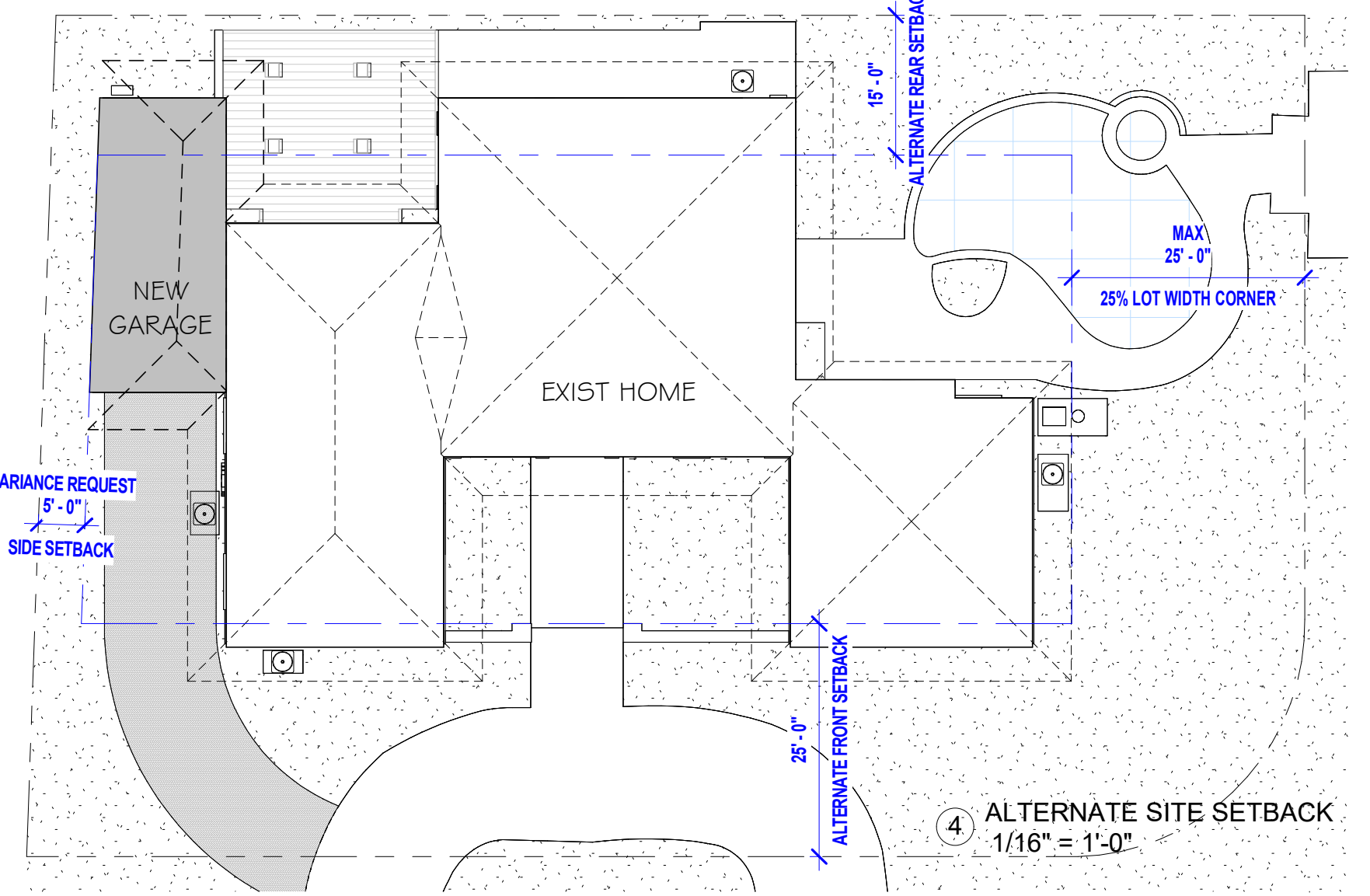


1 SITE PLAN
1/8" = 1'-0"

CODE PARAMETERS	2023 FLORIDA BUILDING CODE, 8th EDITION
GOVERNING CODE	CITY OF FORT LAUDERDALE
MUNICIPALITY	RS-8
ZONING CODE	RESIDENTIAL - SINGLE FAMILY
OCCUPANCY CLASS	TYPE III (B) UNPROTECTED
CONSTRUCTION TYPE	AE
FEMA FLOOD ZONE	7' NAVD
BASE FLOOD ELEVATION	35' - 0" ABOVE ESTABLISHED GRADE
ALLOWABLE MAX. BUILDING HEIGHT	25' - 0"
FRONT SETBACK	15' - 0"
REAR SETBACK	5' - 0" UP TO 22' IN HEIGHT
SIDE SETBACK	25% OF LOT WIDTH BUT NOT GREATER THAN 25'
CORNER YARD SETBACK	

AREA CALCULATIONS SCHEDULE

DESCRIPTION	EXISTING (SQF)	PROPOSED (SQF)
1ST FLOOR		
AIR CONDITIONED AREA	2954	450
PARKING GARAGE	0	450
ROOFED AREA	104	450
TOTAL AIR CONDITIONED AREA	2954	2954
TOTAL NON AIR CONDITIONED AREA	104	554
TOTAL GROSS AREA	3058	3508
TOTAL LOT AREA	12,103	



PRELIMINARY

PROCANIK, JIM
2600 NE 8 ST FORT LAUDERDALE
FLORIDA, 33304

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

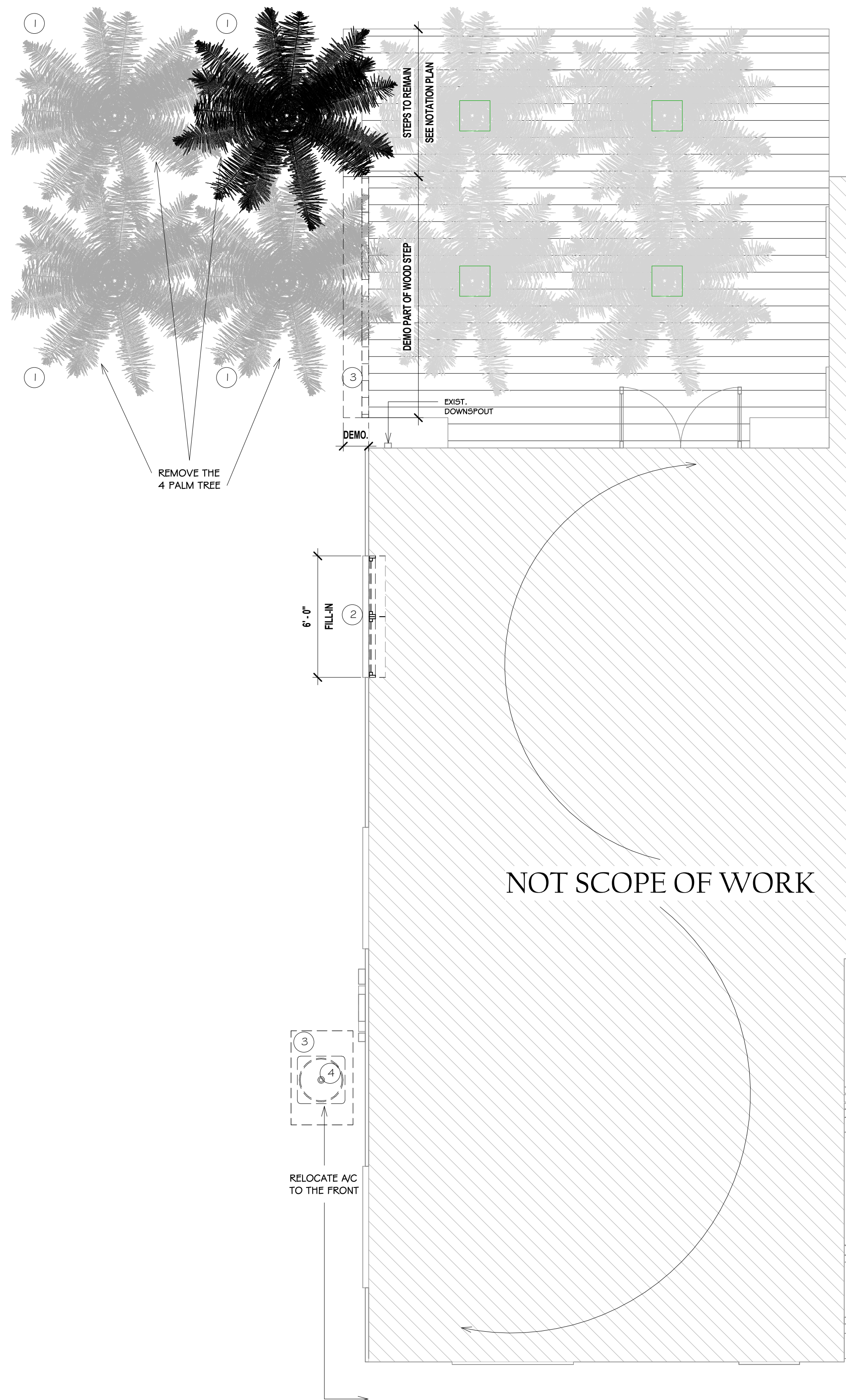
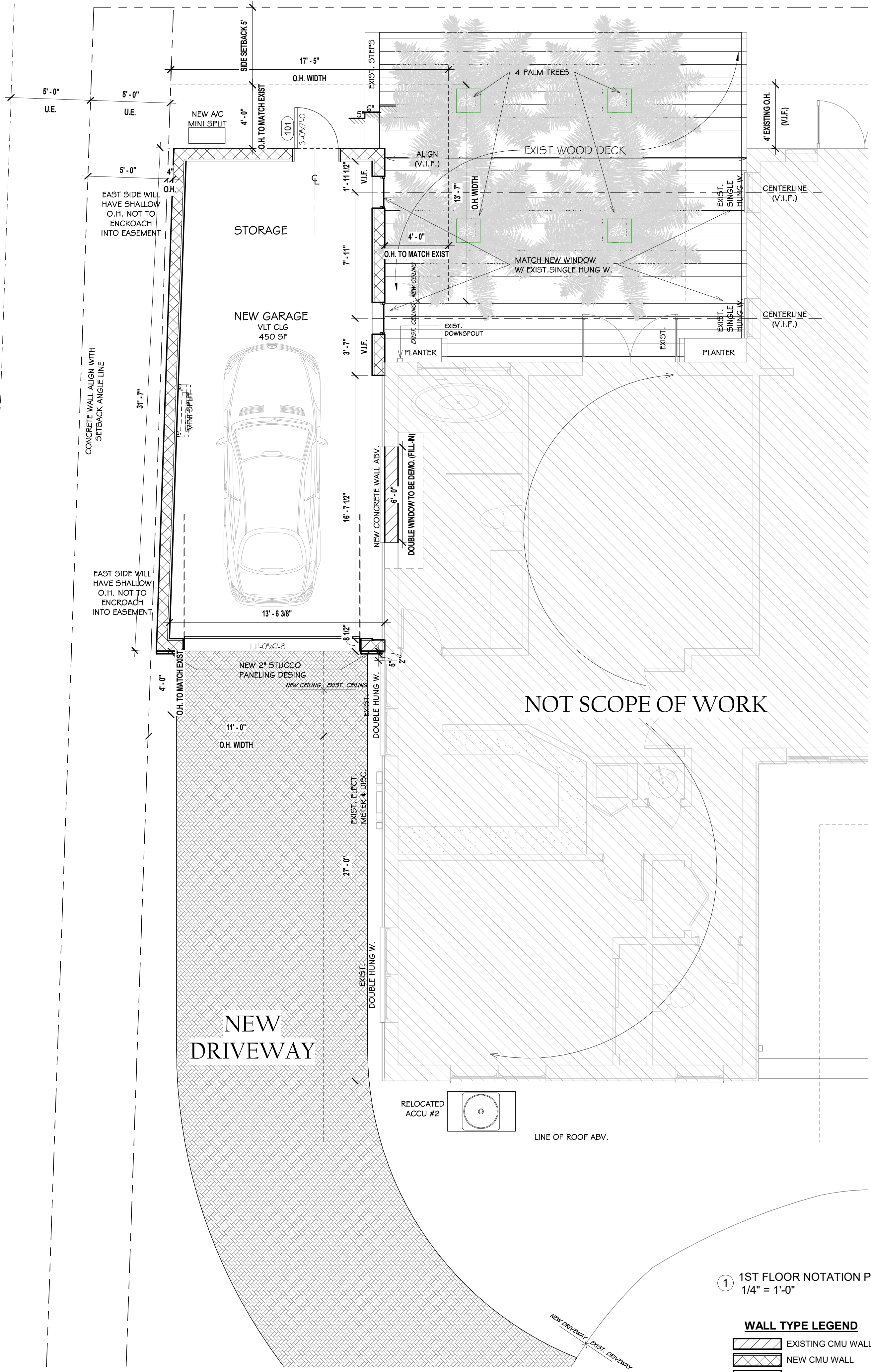
DRAWN	RITA C.
CHECKED	S.A.
DATE	10/3/2025
SCALE	As indicated
JOB NO.	24_5433
SHEET	
A03	
OF #	SHEETS

SITE PLAN

1/16" = 1'-0"

OF # SHEETS

THIS DOCUMENT IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE, INC. THE CLIENT AND/OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT. THE CLIENT AND/OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT. THE CLIENT AND/OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT.



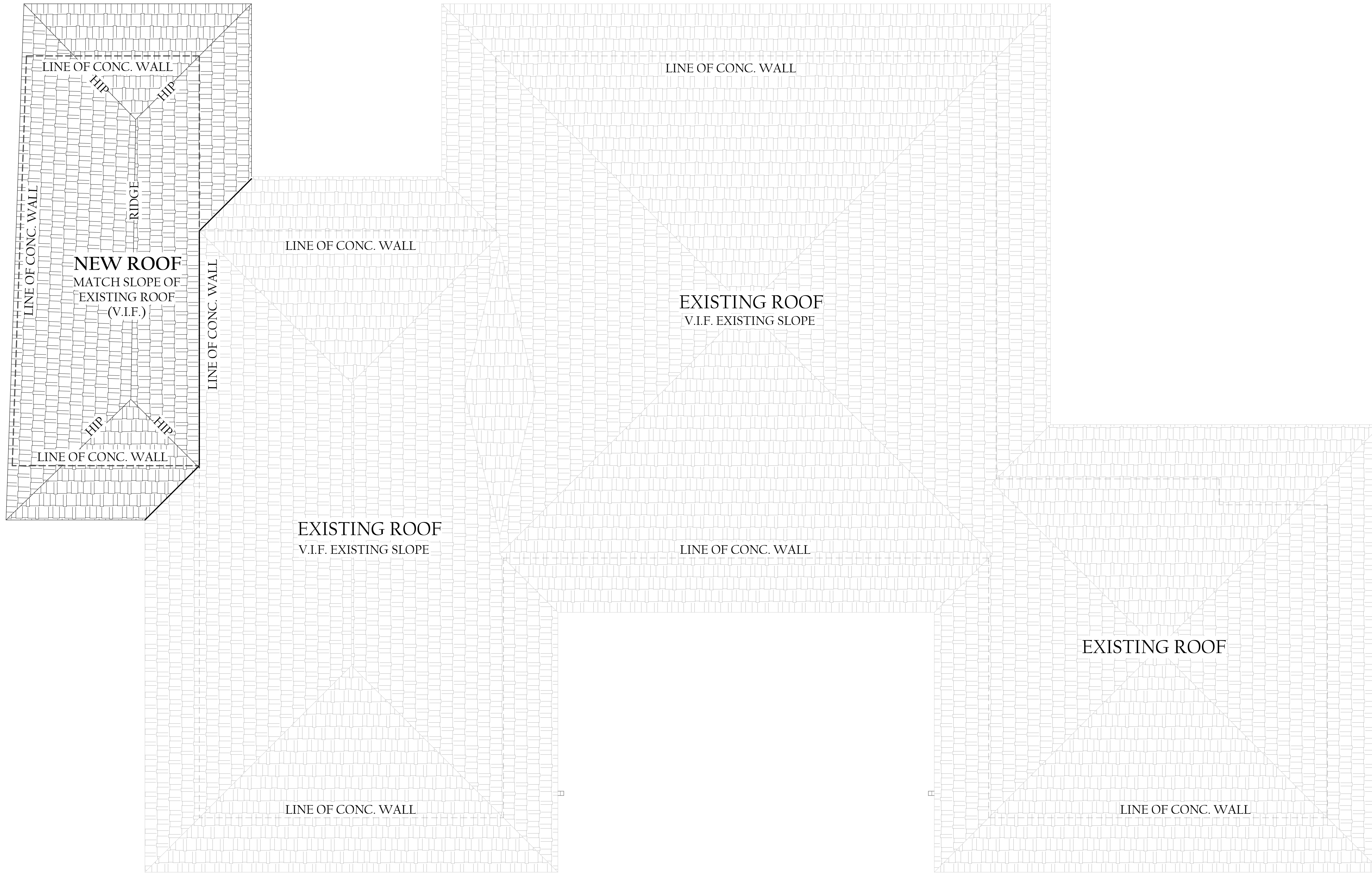
DEMOLITION KEYNOTES LEGEND:

- ① REMOVE/RELOCATE PALM TREE
- ② REMOVE WINDOW
- ③ REMOVE WOOD STEP / REMOVE CONC. FLOOR
- ④ RELOCATED ELECTRICAL FIXTURES
- ⑤ REMOVE PALM TREE

DEMOLITION NOTES:

- DOTTED LINES DENOTES ITEMS BEING REMOVED. COOR. WITH NEW PLAN FOR EXTENT OF DEMO.
- GENERAL CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING PRIOR TO ANY DEMOLITION, OF THE PORTION OF THE STRUCTURE.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE THE DEMO. PLAN WITH THE NEW LAY OUT IN ORDER TO DETERMINE THE EXTENT OF DEMOLITION AND ADVISE THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE.
- GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE TO MATCH EXISTING ADJACENT FINISHES.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- REMOVED ELEC. FX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
- FOR MODIFICATION TO A/C, SEE A/C PLAN BY OTHERS.
- REMOVED PLUM. FIX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
- ALL AREAS HAVING PORTION OF WALLS, FLOORS, AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH EXIST. MATERIALS AND CONDITIONS. EXISTING SURFACES SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED ON TYPICAL WALL SECTION, TYP. PARTITION DETAILS, ETC.
- ALL ITEMS DETERMINED BY OWNER TO BE SALVAGEABLE SHALL BE REMOVED PRIOR TO START OF DEMOLITION. SEE OWNER FOR STORAGE.
- REMOVAL OF ANY PORTION OF WALL, FLOOR, OR CEILING WHICH CONTAIN ELECTRICAL, HVAC OR PLUMBING SHALL HAVE SUCH ITEMS REROUTED OR REESTABLISHED AS PER ELECTRICAL, HVAC, OR PLUMBING PLANS PROVIDED. SEE CONSTRUCTION DOCUMENTS.
- NEIGHBORING EXISTING STRUCTURES AROUND THE BUILDING UNDER DEMOLITION ARE TO BE SURVEYED FOR ANY EXISTING CRACKS IN THE STRUCTURAL ELEMENTS, AND NEIGHBORS ARE TO BE NOTIFIED.
- GC AND ALL TRADES INVOLVED IN THE PROJECT SHALL SURVEY THE EXIST. CONDITIONS PRIOR TO ANY WORK AND BE FAMILIAR WITH THE EXTENT OF WORK AND ALL NECESSARY STEPS IN ORDER TO COMPLETE THE PROJECT.

PRELIMINARY
 PROCANIK, JIM
 2600 NE 8 ST FORT LAUDERDALE
 FLORIDA, 33304
 REVISIONS
 # DESCRIP. DATE BY
 SHANE AMES - ARCHITECT
 INTERNATIONAL ARCHITECTURE
 DRAWN RITA C. CHECKED S.A. DATE 10/3/2025 SCALE 1/4" = 1'-0" JOB NO. 24_5433 SHEET A04 OF # SHEETS
 ADDRESS: HISTORIC DEL OVA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561) 274-6444. FAX: (561) 274-6449.



1 ROOF PLAN
1/4" = 1'-0"

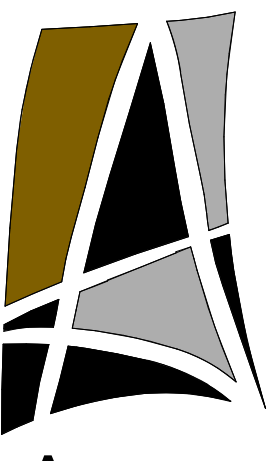
THIS DOCUMENT IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE IS STRICTLY PROHIBITED. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

PRELIMINARY

PROCANIK, JIM
2600 NE 8 ST FORT LAUDERDALE
FLORIDA, 33304

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect



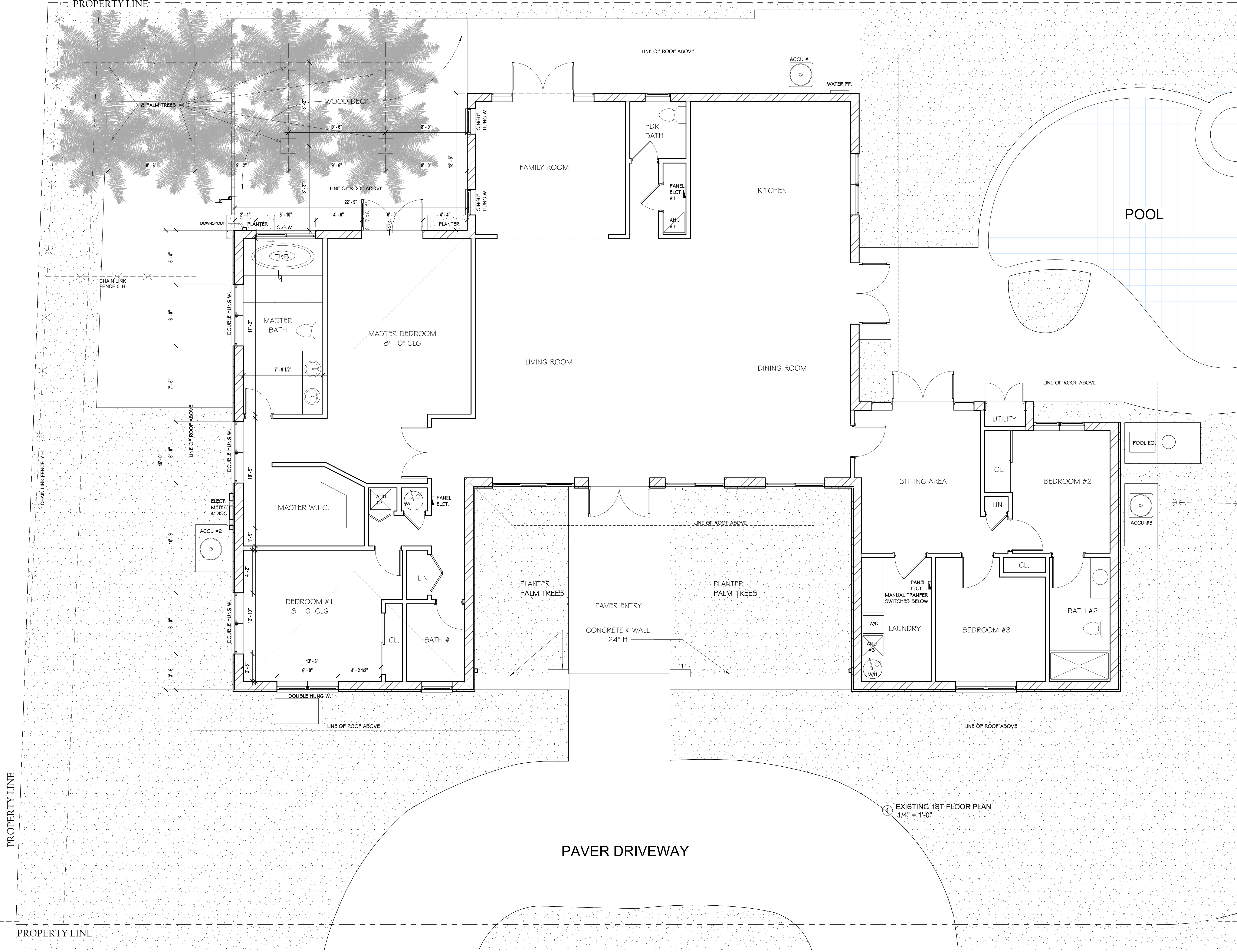
Ames
INTERNATIONAL
ARCHITECTURE

EXISTING ROOF PLAN W/ THE NEW ADDITION ROOF

DRAWN	RITA C.
CHECKED	S.A.
DATE	10/3/2025
SCALE	1/4" = 1'-0"
JOB NO.	24_5433
SHEET	

A05

OF # SHEETS



1 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"

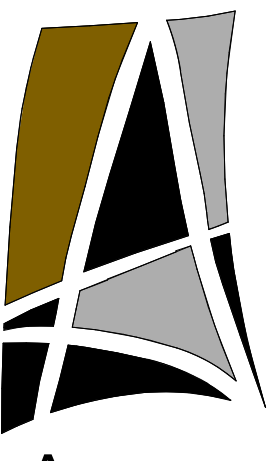
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE, INC. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PRELIMINARY

PROCANIK, JIM
 2600 NE 8 ST FORT LAUDERDALE
 FLORIDA, 33304

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect



Ames
INTERNATIONAL ARCHITECTURE

EXISTING 1ST FLOOR PLAN

DRAWN	RC/NG
CHECKED	S.A.
DATE	10/3/2025
SCALE	1/4" = 1'-0"
JOB NO.	24_5433
SHEET	

AB-01

OF # SHEETS

Lic# AA0002307 ARCH# R # AR0012001 ADDRESS: HISTORIC DEL OVA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274-6444 FAX: (561)274-6449

NEW ADDITION FOR THE RESIDENCE PROCANIK, JIM



CONSULTANTS

BUILDER:
NAME SURNAME
ADDRESS
PHONE
EMAIL

STRUCTURAL ENGINEER:
NAME SURNAME
ADDRESS
PHONE
EMAIL

MEP ENGINEER:
NAME SURNAME
ADDRESS
PHONE
EMAIL

ABBREVIATIONS

ABV	ABOVE
AP	ACCESS PANEL
ADJ	ADJUSTABLE
AC	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AND	AND
ANN	ANNUNCIATOR
APPL	APPLIQUE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
@	AT
AW	AMER. WOODWORK INSTITUTE
AWPI	AMER. WD. PRESERVERS INSTITUTE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BF	BOTH FACES
BOT	BOTTOM
BULG	BUILDING
B.O.	BOTTOM OF
BS	BY OTHERS
BS	BODY SPRAY
CAB	CABINET
CPT	CARPET
CD	CAST IRON
CK	CAULK
CLG	CEILING
CH	CEILING HEIGHT
CEM	CEMENT
C-C	CENTER TO CENTER
C	CENTERLINE
CER	CERAMIC
CT	CERAMIC TILE
CHN	CHANNEL
CLR	CLEAR
CLS	CLOSE
CJT	CONTROL JOINT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CON JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
CLL	CONTRACT LIMIT LINE
CFL	COUNTERFLASHING
COLN	COUNTERSINK
CRS	COURSE
DS	DOWN SPOUT
DP	DAMP-PROOFING
DBL	DOUBLE
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIF	DIFFUSER
DIM	DIMENSION
DI	DITTO
DR	DRIP
DN	DOWN
DWG	DRAWING
EA	EACH
EJ	EAST
EJEC	EXPANSION JOINT
EL	ELECTRICAL / ELECTRIC
EMER	EMERGENCY
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE(D)
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FT	FEET
FIN	FINISH

FH	FIRE HOSE
FP	FIREPROOF
FLG	FLASHING
FLR	FLOOR
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FL	FLUSH
FR.DR.	FRENCH DOOR
FR.DR.	FRENCH DOOR
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GYP BD	GYP SUM BOARD
GB	GRAB BAR
HW	HOSE BIB
HDW	HARDWARE
HWD	HARDWOOD
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT.HGT	HEIGHT
HM	HOLLOW METAL
HQR	HORIZONTAL
HS	HAND SHOWER
IN	INCH
INCL	INCLUDE
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JB	JUNCTION BOX
KO	KNOCK OUT
LB	LABEL
LAV	LAVATORY
#	POUND
LH	LEFT HAND
LTG	LIGHTING
LW	LIGHT WEIGHT
MFR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MT	METAL
MEZZ	MEZZANINE
MWK	MILLWORK
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
NOM	NOMINAL
N	NORTH
NC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO. - #	NUMBER
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PR	PAIR
PNL	PANEL
PTN	PARTITION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PLT	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED

POL	POLISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PC	PRECAST
PROJ	PROJECTION
QT	QUARRY TILE
RADN	RADIATOR, RADIATION
REQD	REQUIRED
RVS	REVERSE
RH	RIGHT HAND
R	RISER
RM	ROOM
RO	ROUGH OPENING
SCHD	SCHEDULE
SEAL	SEALANT
SEC	SECTION
SECT	SECTION
SERV	SERVICE
SHT	SHEET
SH	SHEATHING
SO	SHUT-OFF
SIM	SIMILAR
SL	SOLID CORE
SC	SOUTH
S	SPECIFICATION
SO	SQUARE
SF	SQUARE FOOT
SSTL	STAINLESS STEEL
STD	STANDARD
STR	STEEL
STR	STRUCTURAL
SUS	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPERED
TK	THICK
TK&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
TIO	TOP OF
TOP	TOP OF CURB
TW	TOP OF WALL
TR	TREAD
TYP	TYPICAL
TP	TOILET PAPER HOLDER
UC	UNDERCUT
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UTIL	UTILITY
U.S.P.	UNDER SEPERATE PERMIT
VB	VAPOR BARRIER
VNR	VENEER
VENT	VENTILATION
VERT	VERTICAL
WF	WALL FABRIC
WP	WATER-PROOFING
WT	WEIGHT
W	WEST
WI	WIDTH
WIN	WINDOW
W	WITH
WO	WITHOUT
WD	WOOD
WB	WOOD BASE

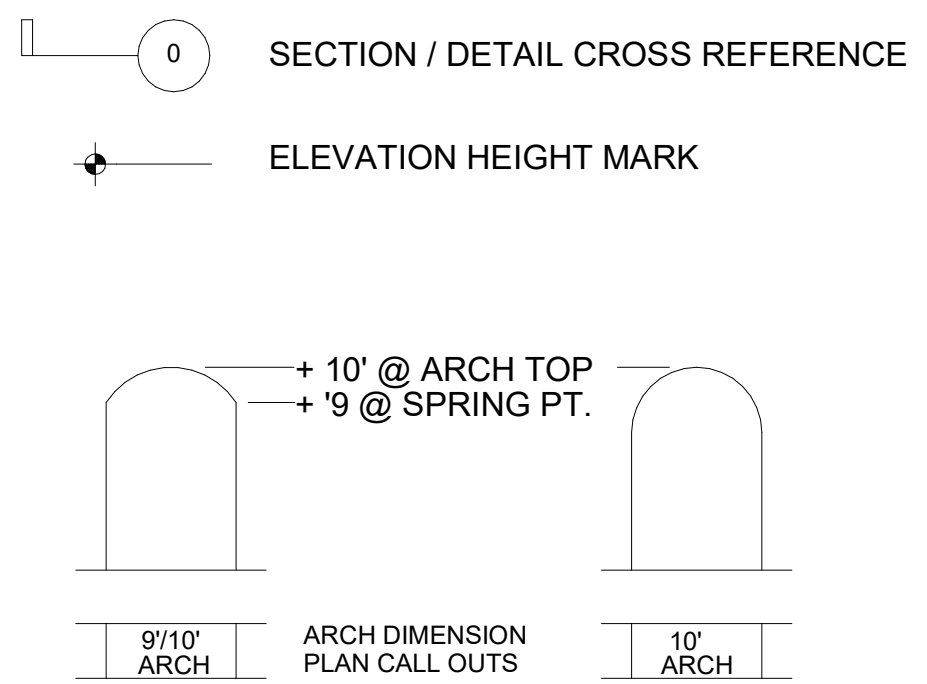
GENERAL NOTES:

- CONSTRUCTION SHALL FOLLOW "F.B.C. 8TH EDITION 2023" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557. CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.
- THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS ITS COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.
- BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
- APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
- ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH "F.B.C. 8TH EDITION 2023".
- ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
- ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
- GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH "F.B.C. 8TH EDITION 2023".
- ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
- ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

INDEX OF DRAWINGS

SHEETS	ARCHITECTURE
A-01	COVER SHEET, ABBREVIATIONS & GENERAL NOTES
A-02	RENDERINGS
A-03	SITE PLAN
A-04	1ST FLOOR NOTATION, DIMENSION & DEMOLITION PLAN
A-05	EXISTING ROOF PLAN W/ THE NEW ADDITION ROOF
A-06	BUILDING ELEVATIONS
AB-01	EXISTING 1ST FLOOR NOTATION,
AB-02	EXISTING BUILDING ELEVATIONS

SYMBOLS LEGEND

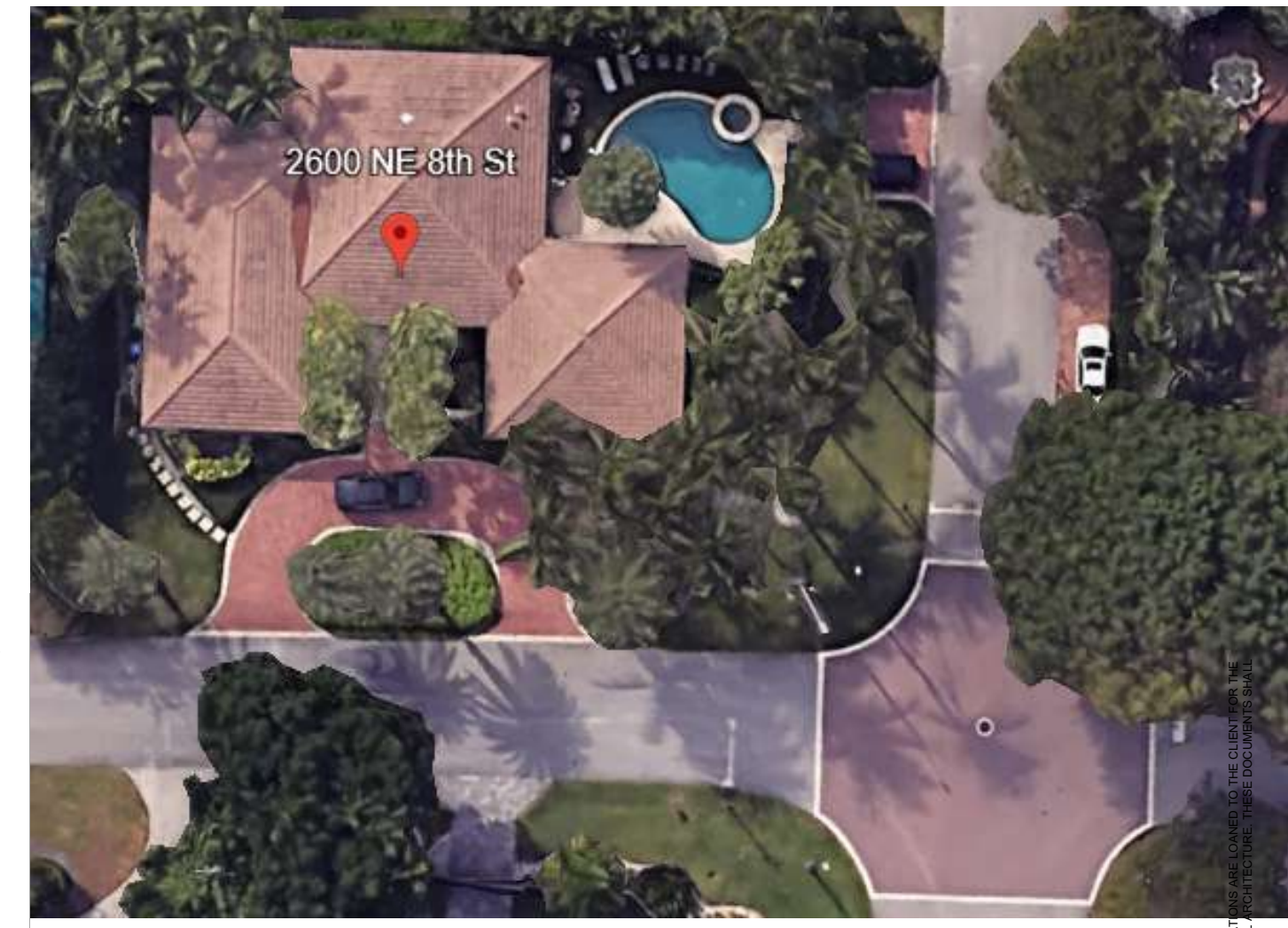


MATERIALS LIST

	STRUCTURAL CONC. COLUMN OR SHEER WALL
	CONCRETE BLOCK
	STRUCTURAL BEARING WALL
	1HR FIRE-RATED PARTITION (AS PER S.F.B.C. 37-B #79)
	GYP SUM BOARD
	CONCRETE, MORTAR, OR GROUT
	PLYWOOD
	FINISH WOOD

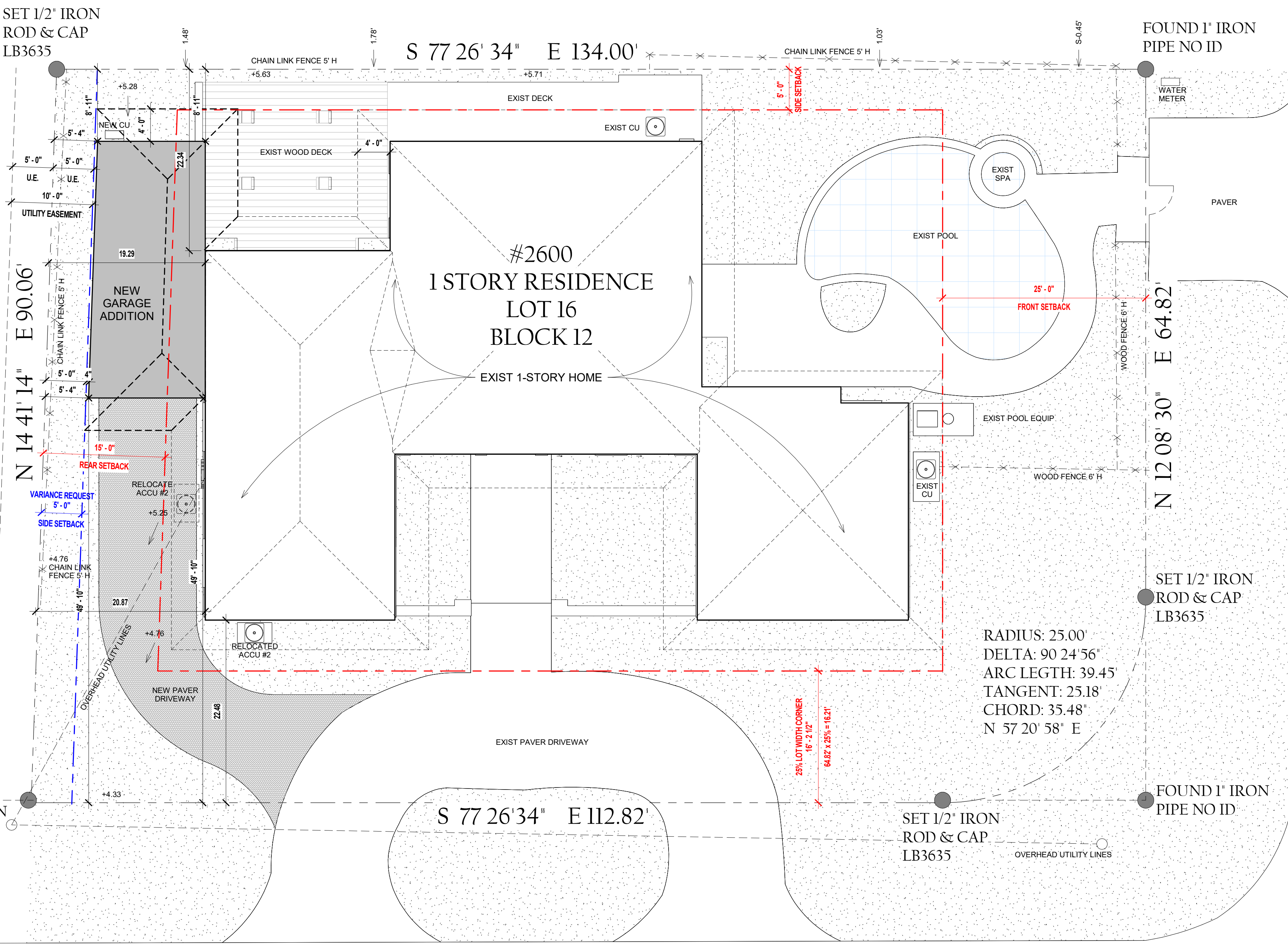
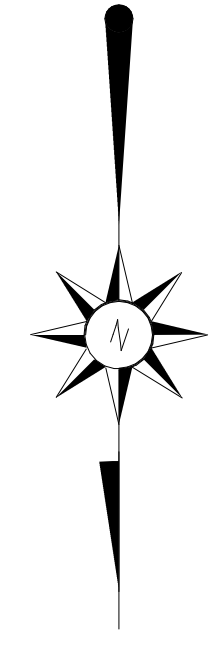
THESE PLANS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, COPIING, OR ALTERATION OF THESE PLANS, DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE, INC. IS STRICTLY PROHIBITED. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. AMES INTERNATIONAL ARCHITECTURE, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APP

LOT 15
BLOCK 12



LOCATION MAP - N.T.S.
LOT 16, BLOCK 12, SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

N.E. 26TH AVENUE
(60' RIGHT OG WAY)



N.E. 8TH STREET
(60' RIGHT OG WAY)

CODE PARAMETERS

GOVERNING CODE	2023 FLORIDA BUILDING CODE, 8th EDITION
MUNICIPALITY	CITY OF FORT LAUDERDALE
ZONING CODE	RS-8
OCCUPANCY CLASS	RESIDENTIAL - SINGLE FAMILY
CONSTRUCTION TYPE	TYPE III (B) UNPROTECTED
FEMA FLOOD ZONE	AE
BASE FLOOD ELEVATION	7' NAVD
ALLOWABLE MAX. BUILDING HEIGHT	35' - 0" ABOVE ESTABLISHED GRADE
FRONT SETBACK	25' - 0"
REAR SETBACK	15' - 0"
SIDE SETBACK	5' - 0" UP TO 22' IN HEIGHT
CORNER YARD SETBACK	25% OF LOT WIDTH BUT NOT GREATER THAN 25'

AREA CALCULATIONS SCHEDULE

DESCRIPTION	EXISTING (SQF)	PROPOSED (SQF)
1ST FLOOR		
AIR CONDITIONED AREA	2954	YYYY
PARKING GARAGE	0	450
ROOFED AREA	104	YYYY
TOTAL AIR CONDITIONED AREA	2954	2954
TOTAL NON AIR CONDITIONED AREA	104	554
TOTAL GROSS AREA	3058	3508
TOTAL LOT AREA	12,103	

AREA CALCULATION DEFINITIONS:

- TOTAL AIR CONDITIONED AREA:** TOTAL A/C AREA OF ALL FLOORS INCLUDING MECHANICAL A/C ROOMS, A/C CLOSETS AND A/C ATTICS.
- TOTAL ENCLOSED AREA:** ALL AREAS ENCLOSED BUT NOT AIR CONDITIONED, LIKE GARAGES, SHEDS, MECHANICAL ROOMS, STORAGE'S AND ATTICS.
- TOTAL TRELLIS AREA:** TOTAL AREA UNDER A TRELLIS.
- TOTAL OPEN DECK AREAS:** TOTAL OPEN AREAS LIKE SUN DECKS, BALCONIES AND PARTY DECKS WITH NO ROOF.
- TOTAL NON ENCLOSED AREA:** TOTAL AREAS WITH A ROOF, BUT NOT ENCLOSED LIKE VERANDAS, BREEZEWAYS, PORCHES, ENTRIES AND COVERED BALCONIES.
- TOTAL UNDER ROOF AREA:** TOTAL OF ALL AREAS UNDER A ROOF INCLUDING A/C AREAS, TRELLIS AREAS, ENCLOSED AREAS, AND NON ENCLOSED AREAS. THIS IS THE TOTAL AREA FOR BILLING PURPOSES.

SITE PLAN NOTES:

- LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
- LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
- LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
- DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
- SWIMMING POOL, DECK, SPA, ETC., BY OTHERS. SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
- LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
- SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

PRELIMINARY

PROCANIK, JIM
2600 NE 8 ST FORT LAUDERDALE
FLORIDA, 33304

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

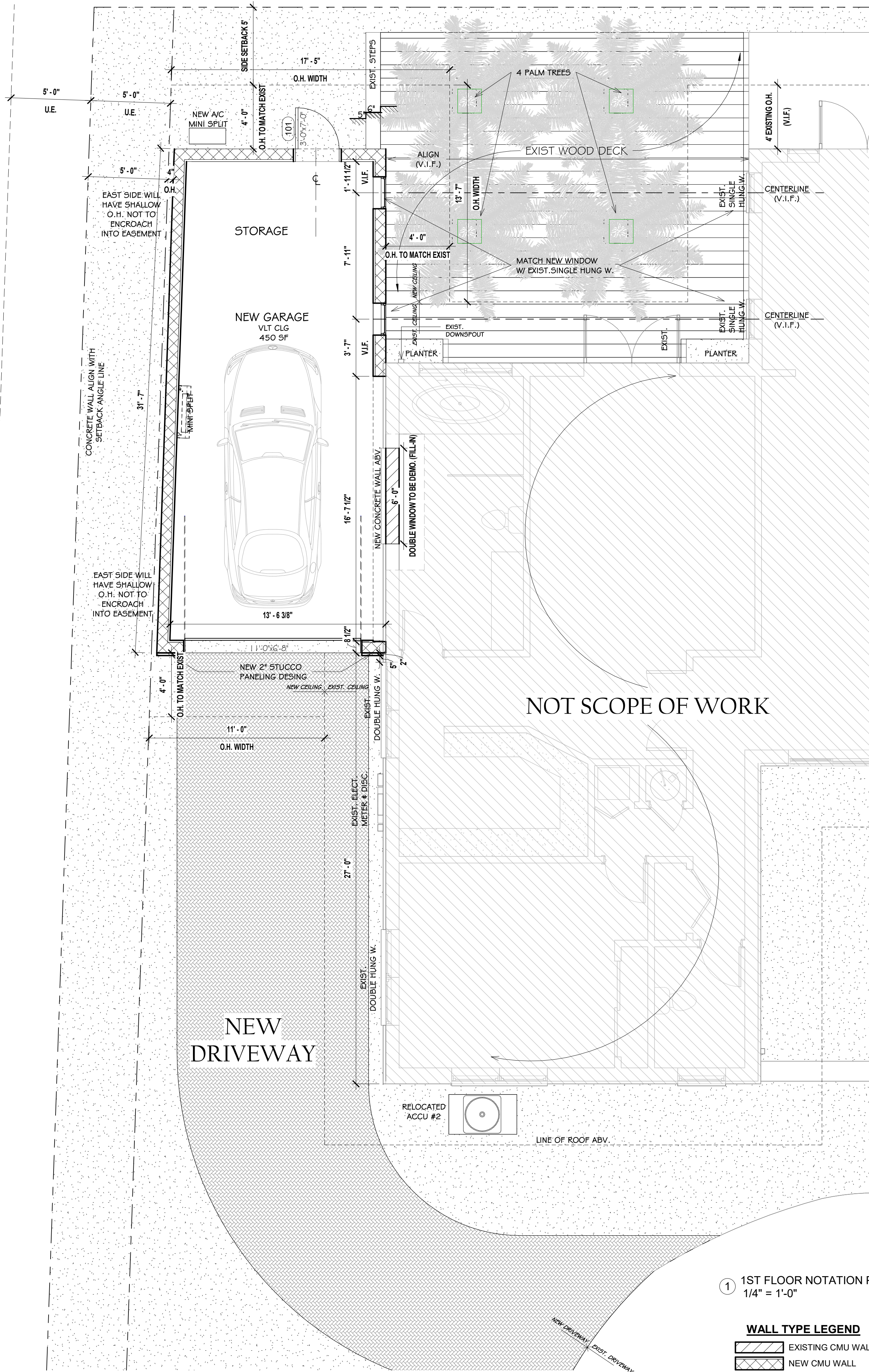
DRAWN	RITA C.
CHECKED	S.A.
DATE	6/5/2025
SCALE	As indicated
JOB NO.	24_5433
SHEET	

A03

OF # SHEETS

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

COPYRIGHT © 2025 BY AMES INTERNATIONAL ARCHITECTURE, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE, INC. THE CLIENT AND/OR ARCHITECTS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO AMES INTERNATIONAL ARCHITECTURE, INC. AND THE CLIENT AND/OR ARCHITECTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. AMES INTERNATIONAL ARCHITECTURE, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

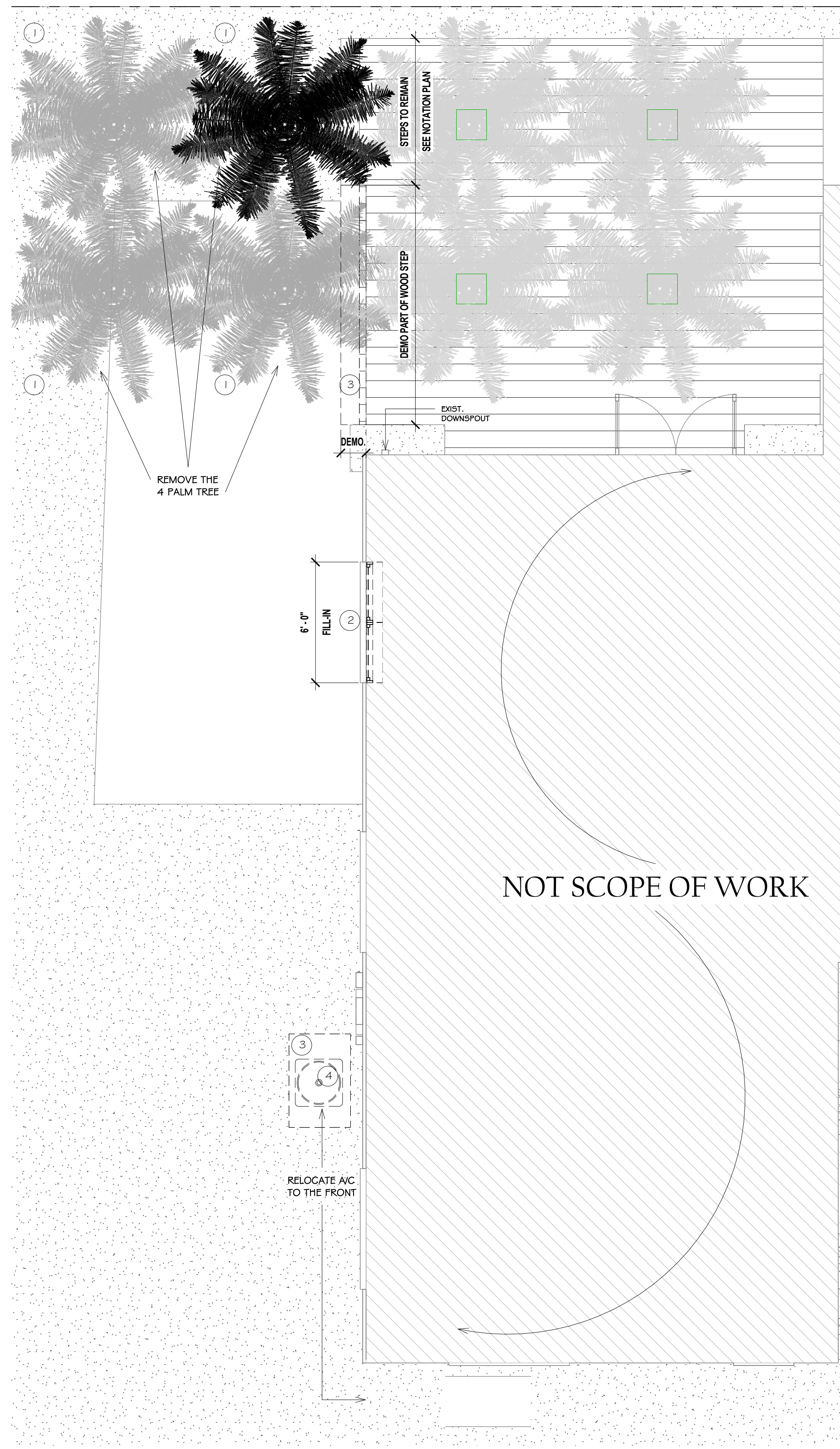


1 1ST FLOOR NOTATION PLAN
 1/4" = 1'-0"

WALL TYPE LEGEND

[Pattern]	EXISTING CMU WALL
[Pattern]	NEW CMU WALL
[Pattern]	EXISTING FRAME WALL
[Pattern]	NEW FRAME WALL

- FLOOR PLAN GENERAL NOTES:**
- SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS, FILLED BLOCK CELLS, ETC.
 - VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
 - USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
 - PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
 - ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)



2 1ST FLOOR DEMOLITION PLAN
 1/4" = 1'-0"

DEMOLITION KEYNOTES LEGEND:

- REMOVE/RELOCATE PALM TREE
- REMOVE WINDOW
- REMOVE WOOD STEP / REMOVE CONC. FLOOR
- RELOCATED ELECTRICAL FIXTURES
- REMOVE PALM TREE

DEMOLITION NOTES:

- DOTTED LINES DENOTES ITEMS BEING REMOVED. COOR. WITH NEW PLAN FOR EXTENT OF DEMO.
- GENERAL CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING PRIOR TO ANY DEMOLITION, OF THE PORTION OF THE STRUCTURE.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE THE DEMO. PLAN WITH THE NEW LAY OUT IN ORDER TO DETERMINE THE EXTENT OF DEMOLITION AND ADVISE THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE.
- GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE TO MATCH EXISTING ADJACENT FINISHES.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- REMOVED ELEC. FIX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
- FOR MODIFICATION TO A/C, SEE A/C PLAN BY OTHERS.
- REMOVED PLUM. FIX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
- ALL AREAS HAVING PORTION OF WALLS, FLOORS, AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH EXIST. MATERIALS AND CONDITIONS. EXISTING SURFACES SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED ON TYPICAL WALL SECTION, TYP. PARTITION DETAILS, ETC.
- ALL ITEMS DETERMINED BY OWNER TO BE SALVAGEABLE SHALL BE REMOVED PRIOR TO START OF DEMOLITION. SEE OWNER FOR STORAGE.
- REMOVAL OF ANY PORTION OF WALL, FLOOR, OR CEILING WHICH CONTAIN ELECTRICAL, HVAC OR PLUMBING SHALL HAVE SUCH ITEMS REROUTED OR REESTABLISHED AS PER ELECTRICAL, HVAC, OR PLUMBING PLANS PROVIDED. SEE CONSTRUCTION DOCUMENTS.
- NEIGHBORING EXISTING STRUCTURES AROUND THE BUILDING UNDER DEMOLITION ARE TO BE SURVEYED FOR ANY EXISTING CRACKS IN THE STRUCTURAL ELEMENTS, AND NEIGHBORS ARE TO BE NOTIFIED.
- GC AND ALL TRADES INVOLVED IN THE PROJECT SHALL SURVEY THE EXIST. CONDITIONS PRIOR TO ANY WORK AND BE FAMILIAR WITH THE EXTENT OF WORK AND ALL NECESSARY STEPS IN ORDER TO COMPLETE THE PROJECT.

THIS DRAWING IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT AND/OR USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

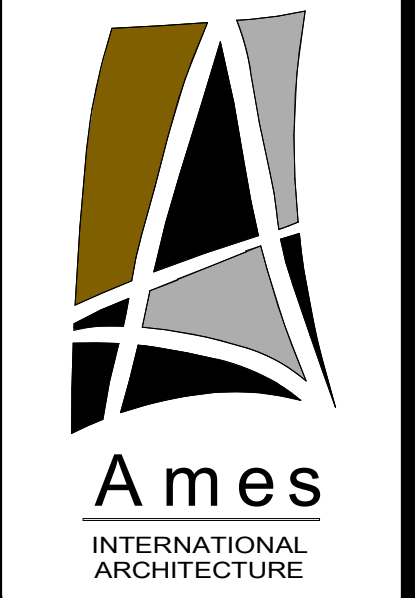
PRELIMINARY

PROCANIK, JIM
 2600 NE 8 ST FORT LAUDERDALE
 FLORIDA, 33304

REVISIONS

#	DESCRIP	DATE	BY

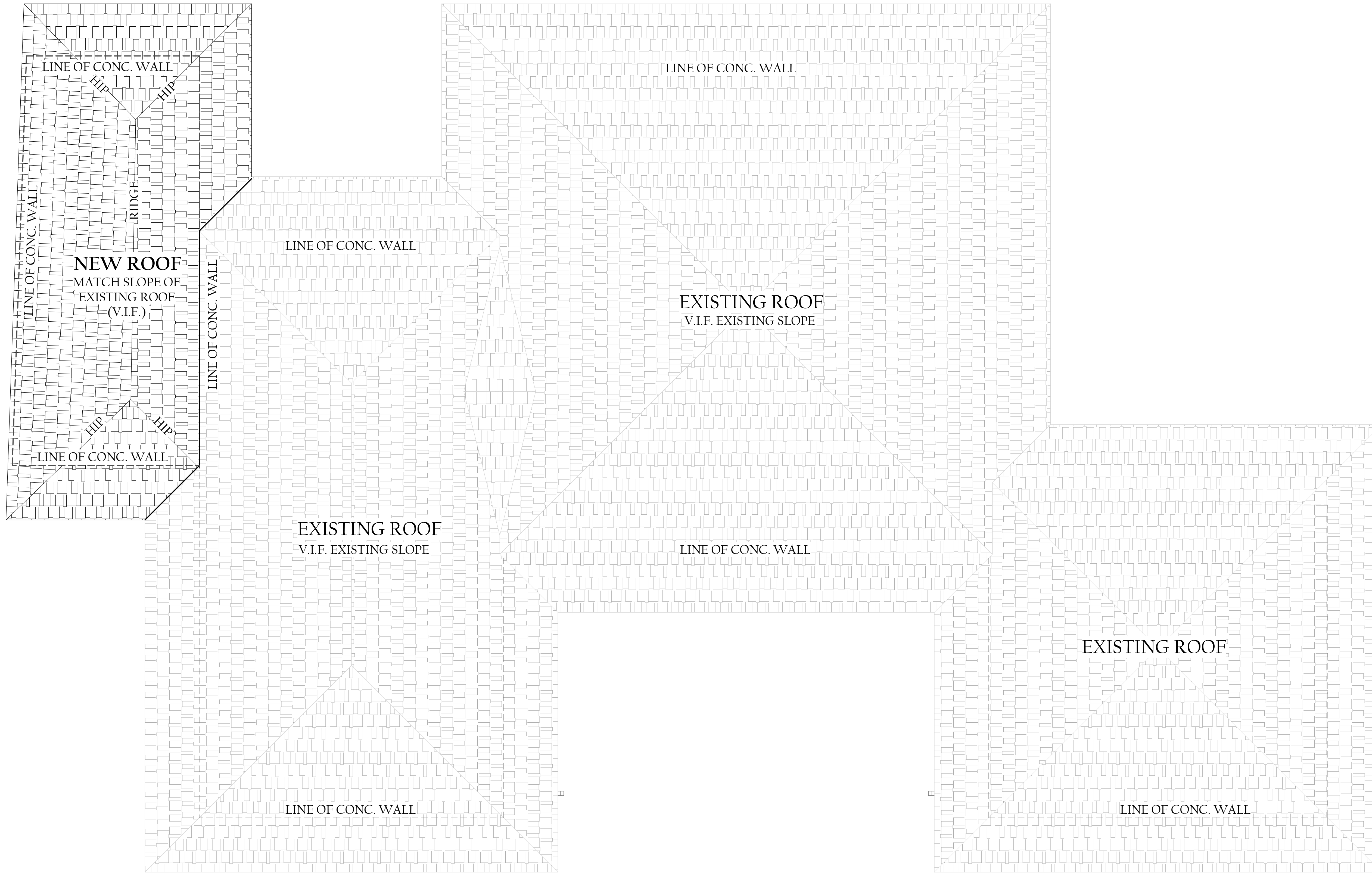
Shane Ames - Architect



DRAWN
 RITA C.
 CHECKED
 S.A.
 DATE
 6/5/2025
 SCALE
 1/4" = 1'-0"
 JOB NO.
 24_5433
 SHEET

A04

OF # SHEETS



① ROOF PLAN
1/4" = 1'-0"

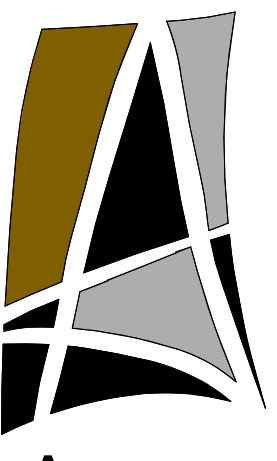
THIS DRAWING IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE IS STRICTLY PROHIBITED. THE CLIENT AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THE PURPOSE AND INTENT OF THE DRAWING. AMES INTERNATIONAL ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THE PURPOSE AND INTENT OF THE DRAWING. AMES INTERNATIONAL ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THE PURPOSE AND INTENT OF THE DRAWING. AMES INTERNATIONAL ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THE PURPOSE AND INTENT OF THE DRAWING.

PRELIMINARY

PROCANIK, JIM
2600 NE 8 ST FORT LAUDERDALE
FLORIDA, 33304

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect



Ames
INTERNATIONAL
ARCHITECTURE

EXISTING ROOF PLAN W/ THE NEW ADDITION ROOF

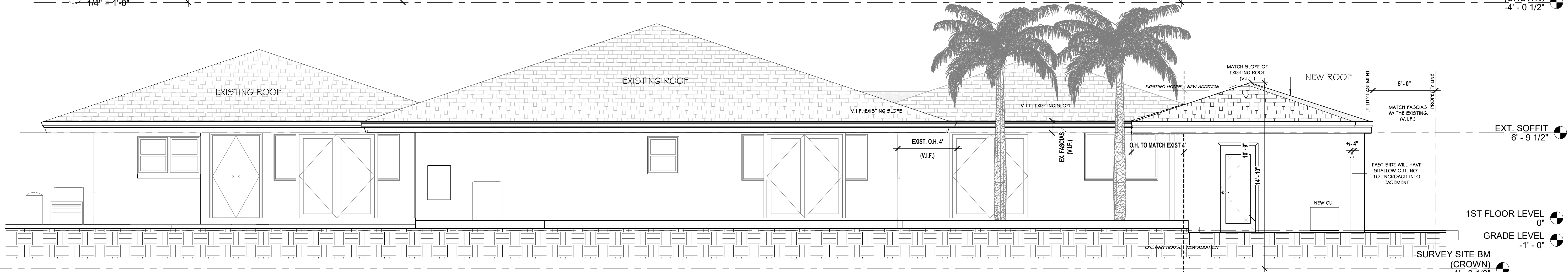
DRAWN	RITA C.
CHECKED	S.A.
DATE	6/5/2025
SCALE	1/4" = 1'-0"
JOB NO.	24_5433
SHEET	

A05

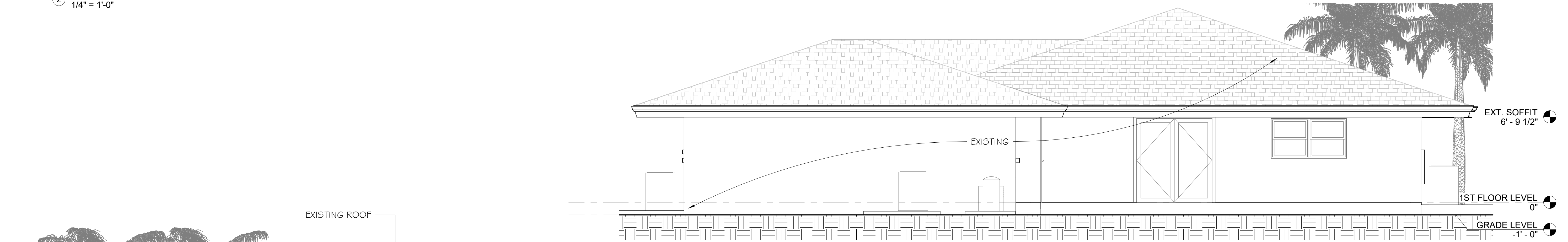
OF # SHEETS



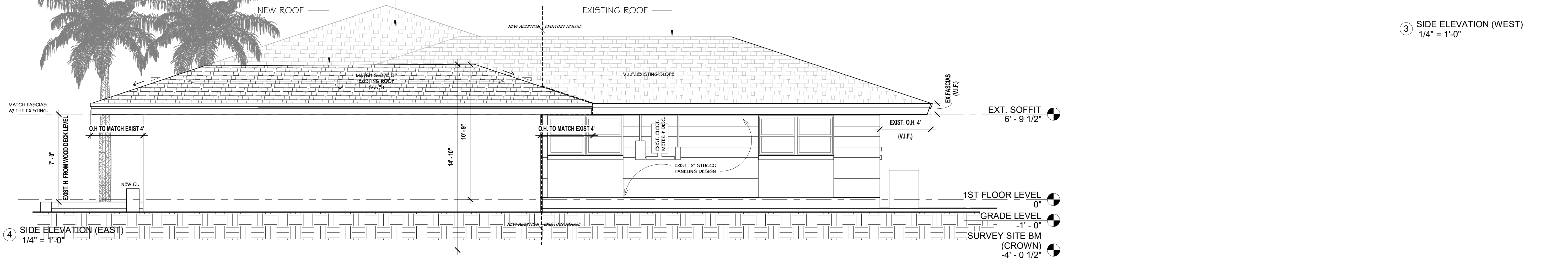
1 FRONT ELEVATION (NORTH)
1/4" = 1'-0"



2 REAR ELEVATION (SOUTH)
1/4" = 1'-0"



3 SIDE ELEVATION (WEST)
1/4" = 1'-0"



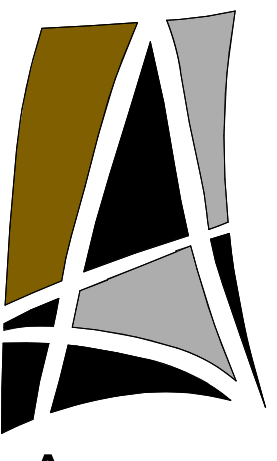
4 SIDE ELEVATION (EAST)
1/4" = 1'-0"

PRELIMINARY

PROCANIK, JIM
2600 NE 8 ST FORT LAUDERDALE
FLORIDA, 33304

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect



Ames
INTERNATIONAL
ARCHITECTURE

BUILDING ELEVATIONS

DRAWN
RITA C.
CHECKED
S.A.
DATE
6/5/2025
SCALE
1/4" = 1'-0"
JOB NO.
24_5433
SHEET

A06

OF # SHEETS

THESE DRAWINGS ARE THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE, INC. IS STRICTLY PROHIBITED. THE CLIENT AND/OR CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE, INC. ALL COPYRIGHT INFRINGEMENTS SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. DESIGN, DRAWINGS AND SPECIFICATIONS. ONLY TO BE USED BY THE CLIENT AND/OR CONTRACTOR FOR THE BUILDING OF THIS PROJECT. COPYRIGHT INFRINGEMENTS SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. DESIGN, DRAWINGS AND SPECIFICATIONS.

Lic# AA0002307 ARCHITECT # AR00012001 ADDRESS: HISTORIC DEL OLA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561) 274-6444 FAX: (561) 274-6449

