



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 26th, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, December 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-25110002
OWNER:	WEST VILLAGE LLC
AGENT:	GREG BREWTON
ADDRESS:	501 NORTH WEST 7 AVENUE, FORT LAUDERDALE, FL 33311
LEGAL DESCRIPTION:	LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	NWRAC-MUW - NORTHWEST REGIONAL ACTIVITY CENTER-MIXED USE WEST
COMMISSION DISTRICT:	3
REQUESTING:	<u>Sec 47-25.3.A.3.b.iii-Neighborhood compatibility requirements.</u>

- Requesting a variance to allow six (6) newly installed roof mechanical RTU's to extend above the parapet wall screening of the new structure varying from 1' 11" up to 3' 11" per the submitted plans, where the code requires all equipment to be minimum of 6" below the screening.

Sec 47-19.2.Z.1- Roof mounted structures.

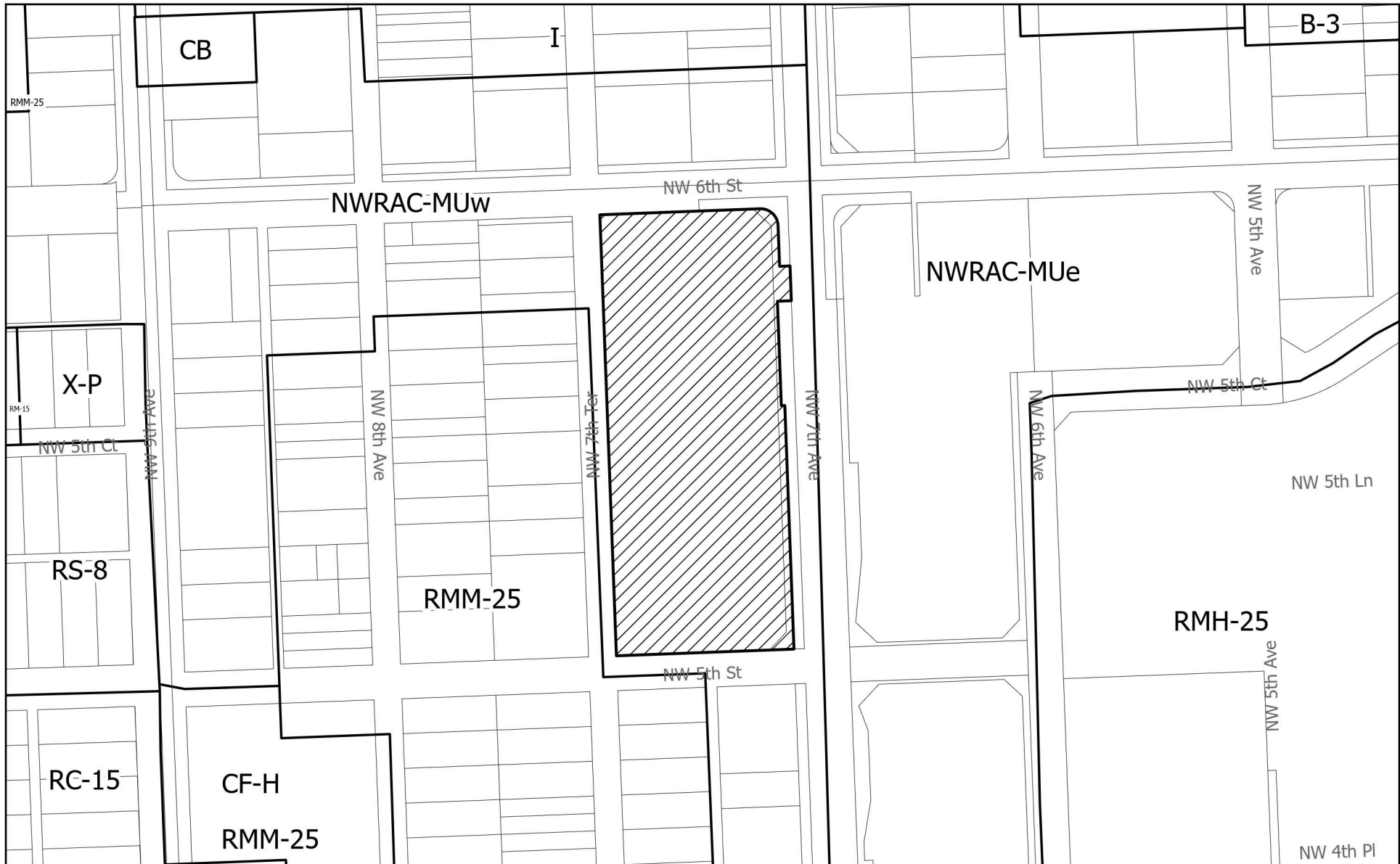
- Requesting a variance to allow six (6) newly installed roof mechanical RTU's to extend above the parapet wall screening of the new structure varying from 1' 11" up to 3' 11" per the submitted plans, where the code requires all equipment to be minimum of 6" below the screening.

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-25110002

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet

Graphic Scale

PLN-BOA-25110002

Sec 47-25.3.A.3.b.iii-Neighborhood compatibility requirements.

iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Sec 47-19.2.Z.1 Roof mounted structures.

Z. Roof mounted structures.

1. Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Unit # (end)
<input type="checkbox"/>	PLN-BOA-25110002	Variance Request	The Adderley	Z- Board of Adjustment (BOA)	0		501	NW	7	AVE	102	
<input type="checkbox"/>	BLD-PBA-22110002.PCO009		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-REFUND-25090012		FIR-MISC-23030001	Refund Request - Permitting	0		501	NW	7	ST		
<input type="checkbox"/>	BLD-REFUND-25090002		MEC-PBA-23020006	Refund Request - Permitting	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-REFUND-25090003			Refund Request - Permitting	0		501	NW	7	AVE		
<input type="checkbox"/>	ENG-RL-25080001	AARLA - County Tri-Party ~ per Broward County per...	AARLA - County Tri-Party	Revocable License	0		501	NW	7	AVE		
<input type="checkbox"/>	ROW-MOT-25070017	MOT for ROW Paving	MOT for ROW Paving	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-VOID-25070053	6 Story Multi-family	ELE-GEN-24080134	Permit Void Request	0		501	NW	5	ST		
<input type="checkbox"/>	BLD-VOID-25070049	6 Story multi-family	PXA1-BLD-25060004	Permit Void Request	0		501	NW	5	ST		
<input type="checkbox"/>	PXA1-BLD-25060004	6 story multi-family	The Adderley	Permit By Affidavit - Building (PXA1)	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.D011	Deferred submittal	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		
<input type="checkbox"/>	TAM-MOT-25060060	mill and overlay on NW 7th Terrace between NW 4th...	NOURY CONSTRUCTION/ MOT FOR ...	Maintenance of Traffic Application	0	Mario Huayamave	501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO008		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO007		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO004.PCO001		PCO Request: BLD-PBA-2211000...	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-ADDNEW-25060006			Address Request - New or Alternate	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-VOID-25060014	6 Story Multi-family with attached garage. Waste...	BLD-GEN-25050747	Permit Void Request	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.D010	Deferred Submittal for Pool Courtyard Fence/Gates	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO006		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO002.PCO001		PCO Request: BLD-PBA-2211000...	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-GEN-25050747	6 story multi-family with attached garage	The Adderley	Structural Permit	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-VOID-25050160	6 Story Multi-family building	MEC-PBA-23020006	Permit Void Request	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-VOID-25050154	6 story multi-family w/ attached garage	FIR-MISC-23030001	Permit Void Request	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-COC-25050261	POST ISSUANCE	PXA1-BLD-23110001	Change of Contractor (Online Submittal)	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO005		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	ELE-PBA-23020004.R003	Electrical revision	ELE-PBA-23020004	Plan Revision	0		501	NW	7	AVE		
<input type="checkbox"/>	CE25040541	TENANT STATES A/C SYSTEM HAS EXCESSIVE NOISE FROM...		Code Case	0	Fitzgerald Sim...	501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO004		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	ROW-MOT-25030011	MOT for ROW Paving ph2	MOT for ROW Paving ph2	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.PCO003		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		
<input type="checkbox"/>	ENG-LD-25030002	501 NW 7 AV - Water & Sewer Easement	501 NW 7 AV - Water & Sewer ...	Legal Document	0		501	NW	7	AVE		
<input type="checkbox"/>	CE25020767	SUPERVISOR TIM SOUTHBY STATES ON THE CORNER OF NW...		Code Case	0	Vanessa Willis	501	NW	7	AVE		
<input type="checkbox"/>	ENG-LD-25020007	501 NW 7 AV - Sidewalk Easement	501 NW 7 AV - Sidewalk Easement	Legal Document	0		501	NW	7	AVE		
<input type="checkbox"/>	ENG-LD-25020006	501 NW 7 AV - ROW Easement	501 NW 7 AV - ROW Easement	Legal Document	0		501	NW	7	AVE		
<input type="checkbox"/>	ENG-LD-25020005	501 NW 7 AV - Fee Simple Dedication	501 NW 7 AV - Fee Simple Ded...	Legal Document	0		501	NW	7	AVE		
<input type="checkbox"/>	ENG-LD-25020004	501 NW 7 AV - Maint Dec	501 NW 7 AV - Maint Dec	Legal Document	0		501	NW	7	AVE		
<input type="checkbox"/>	PLB-PBA-23020006.D001	BFP Certifications	Document Type: Schedules	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		
<input type="checkbox"/>	FS-25020002		ADDERLEY APARTMENTS	Fire Safety Account	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-VOID-25010152	Void permit request	The Adderley	Permit Void Request	0		501	NW	7	AVE		
<input type="checkbox"/>	BLD-PBA-22110002.D009	Under Construction Elevation Certificate	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **Reports** **Help** My Filters --Select-- Module **Planning**

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<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"/>	UDP-A25007	Site Plan Level II Amendment - Minor Modification...	The Adderley	AR- Administrative Review	0	Adam Schnell	501	NW	7	AVE		Open
<input type="checkbox"/>	BLD-PBA-22110002.PCO002		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		Issued
<input type="checkbox"/>	BLD-PBA-22110002.D008	Final Survey for PCO	Final Survey for PCO	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BLD-PBA-22110002.D007	FINISH CONSTRUCTION EC	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BLD-PBA-22110002.PCO001		PCO Request: BLD-PBA-22110002	Partial Certificate of Occupancy Application	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BLD-VOID-25010091	FIRE PERMIT VOID	FIR-BDA-23030005	Permit Void Request	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	LND-INST-23020038.D001	Adapave deferred submittal	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	FIR-SSA-22110010.R001	REVISION - ADDING HEADS FOR WATER CURTAIN SEE CHA...	FIR-SSA-22110010	Plan Revision	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	FIR-BDA-25010012	THE ADDERLEY BDA - BDA SYSTEM INSTALL	BDA Fire Radio System	Fire Permit	0		501	NW	7	AVE		Expired
<input type="checkbox"/>	CE25010321	MONITORING CONSTRUCTION SITE FOR SILT PREVENTION ...		Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	ENG-WAT-23020005.R001	Remove FDC @ NW Corner	ENG-WAT-23020005	Plan Revision	0		501	NW	7	AVE		Void
<input type="checkbox"/>	PXA1-BLD-24120002	Mechanically Ventilated Parking Garage Screen Walls	The Adderley	Permit By Affidavit - Building (PXA1)	1498.67		501	NW	7	AVE		Awaiting
<input type="checkbox"/>	BLD-PBA-22110002.D006	Sky Lounge Canopy	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BLD-PBA-22110002.D005	Shop Drawings Courtyard C Cabanas	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	ELE-PBA-23020004.R002	Revised breaker to be used for Dishwashers and Ga...	ELE-PBA-23020004	Plan Revision	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24110127	ACTIVE CONSTRUCUTION SITE - NEIGHBOR STATES ON NW...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24110065	24--HR CITATION 24-11(c) - THERE IS CONSTRUCTION ...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24110066	REPEAT CITATION - 25-7 - THERE ARE PAVERS AND PIL...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-PLB-24100006	1.5 irrigation meter (The waterman tap for the ir...	The Addereley	Permit By Affidavit - Plumbing (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24100165	25-7 - THE ROAD IS CLOSED WITH NO MOT, ROAD CLOSU...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24100164	25-14 - REPEAT CITATION - THERE IS SAND/SILT/SEDI...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PLB-MET-24100341	(PBA) Install 1.5 Irrigation meter	Plumbing Meter Install Permit	Plumbing Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BE24090197	25-7 - THE ROAD IS CLOSED WITH NO MOT, ROAD CLOSU...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24090172	24-11(b) - REPEAT CITATION - THERE IS TRASH AND L...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24090129	AN INSPECTION REVEALED THE FOLLOWING VIOLATION: T...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-BLD-23110001.D001	PVC shop drawings NOA	Finished Construction EC	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	MEC-PBA-23020007.D001	Mechanical Def Submittal - Roof top stands	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24080365	24-11(b) - REPEAT CITATION - THERE IS TRASH AND L...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BLD-PBA-22110002.D004	Common Area Doors	Approved Supporting Documents	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BLD-PBA-22110002.D003	area metals	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BLD-PBA-22110002.D002	Deferred submittal - glazing	Document Type: Approved Su...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24080335	ILLCIT DISCHARGE OF WATER AND SEDIMENT INTO THE ...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-ELE-24080002	ACCESS CONTROL PLANS	The Adderley	Permit By Affidavit - Electrical (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	PXA1-ELE-24080001	Low Voltage System	The Adderley	Permit By Affidavit - Electrical (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24080159	17-7.4.b. - CONSTRUCTION NOISE STARTING BEFORE 8:...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24080143	TEMPORARY FENCE IN DISREPAIR, HAS FALLEN DOWN AND...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-BLD-24080001	Low Voltage System	The Adderley	Permit By Affidavit - Building (PXA1)	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ELE-GEN-24080134	Low Voltage Systems	The Adderley	Electrical Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BE24080080	THERE IS SILT/SEDIMENT MATTER DISCHARGING ON THE ...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	ELE-GEN-24070395	Low Voltage System	The Adderley	Electrical Permit	0		501	NW	7	AVE		Void

Record

Menu **Refine Search** **New** **GIS** **Create a Set** **Reports** **Help** My Filters --Select-- Module **Planning**

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<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"/>	ELE-GEN-24070393	Access Control System	Electrical Subpermit	Electrical Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	TAM-VIO-24070005	501 NW 7th AV	West village LLC	ROW Closure Violation	150	BRIANH	501	NW	7	AVE		Complie
<input type="checkbox"/>	BE24070370	25-7 - THE ROAD IS CLOSED WITH NO MOT, ROAD CLOSU...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	TAM-MOT-24070073	Closure of sidewalks adjacent to property. NW 6t...	The Adderley -Sidewalk Closu...	Maintenance of Traffic Application	0	Mario Huayamave	501	NW	7	AVE		Comple
<input type="checkbox"/>	BLD-COC-24070114		BLD-SIP-22070001	Change of Contractor (PRE-ISSUANCE ONLY)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24070245	25-7 - CITATION - TEMPORARY FENCE AND COMMERCIAL...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24070246	25-14 - REPEAT CITATION - THERE IS WATERAND SILT/...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	ROW-MOT-24070015	Phase 2 MOT ROW Storm drains	Phase 2 MOT ROW Storm drains	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	TAM-MOT-24070027	Full closure of east sidewalk along NW 7th TERR b...	The Adderley -Sidewalk Closu...	Maintenance of Traffic Application	0	Mario Huayamave	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-ELE-24060003	Install 285' LF of (1) 2" HDPE Conduit W / Fiber ...	KMV-BS-24-102 -ADDERLY EXTEN...	Permit By Affidavit - Electrical (PXA1)	0			NW	5	ST		Void
<input type="checkbox"/>	PXA1-ELE-24060001	Electrical for the pool	The Adderley	Permit By Affidavit - Electrical (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	PXA1-PLB-24060001	Plumbing for the pool	The Adderley	Permit By Affidavit - Plumbing (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	PXA1-ELE-24070001	Install 285' LF of (1) 2" HDPE Conduit W/ Fiber O...	KMV-BS-24-102 ADDERLY EXTENS...	Permit By Affidavit - Electrical (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	ELE-GEN-24060242	Install 285' LF of (1) 2" HDPE Conduit W/ Fiber O...	KMV-BS-24-102 ADDERLY EXTENS...	Electrical Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BE24060067	REPEAT CITATION -- 25-14 - SILT/SEDIMENT/ROCK DIS...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24060066	24-11(b) - DEBRIS AND LOOSE SOLID WASTE ON SITE A...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24050141	REPEAT CITATION 25-14 WATER AND SILT/SEDIMENT MAT...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24050108	24-11(a) - CONSTRUCTION SITE LACKING SUITABLE, AD...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24050107	24-11(d) - DEBRIS AND LOOSE SOLID WASTE ON SITE. ...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24050068	REPEAT CITATION -- 25-14 - SILT/SEDIMENT MATTER D...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24050050	24-11(b) - DEBRIS AND LOOSE SOLID WASTE ON SITE. ...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-ELE-24040001	Electrical for the Fountains	The Adderley	Permit By Affidavit - Electrical (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	PXA1-PLB-24040001	Plumbing for Fountains	The Adderley	Permit By Affidavit - Plumbing (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24040195	REPEAT CITATION -- 25-14 - WATER AND SILT/SEDIMEN...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	PXA1-BLD-24040003	Fountains	The Adderley	Permit By Affidavit - Building (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	PXA1-BLD-24040002	Adderley Pool	Adderley	Permit By Affidavit - Building (PXA1)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	ENG-RL-24040001	RLA for temporary construction	RLA for temporary construction	Revocable License	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	TAM-VIO-24040002		501 NW 7 AVE	ROW Closure Violation	150	BRIANH	501	NW	7	AVE		Complie
<input type="checkbox"/>	BE24040017	REPEAT CITATION -- 25-14 - SILT/SEDIMENT MATTER D...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24030167	17-7.4.b. REPEAT CITATION - CONSTRUCTION NOISE BE...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24030166	REPEAT CITATION -- 25-14 - SILT/SEDIMENT MATTER D...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BLD-PBA-22110002.D001	6 story mixed use - multi-family and retail	Document Type: Approved Sup...	Deferred Submittal (Electronic Document Submittal)	0		501	NW	7	AVE		Comple
<input type="checkbox"/>	TAM-MOT-24030058	501 NW 7TH AVE_A, B,C - PEOPLES GAS SERVICES	ROW-UF-24020002	Maintenance of Traffic Application	0	Mario Huayamave	501	NW	7	AVE		Comple
<input type="checkbox"/>	BE24030102	AIRBORNE DEBRIS (CONCRETE) ON VEHICLE		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24030057	REPEAT CITATION -- 25-14 - SILT/SEDIMENT MATTER D...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24030048	REPEAT CITATION -- 25-14 - SILT/SEDIMENT MATTER D...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24030007	ACTIVE CONSTRUCTION SITE- NEIGHBOPR STATES TRASH ...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24020068	17-7.4.b. - CONSTRUCTION NOISE STARTING BEFORE 8:...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24020002	THERE IS CONSTRUCTION DUST THAT IS BECOMING AIRBO...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed
<input type="checkbox"/>	BE24020001	17-7.4.b. REPEAT CITATION - CONSTRUCTION NOISE ST...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Closed

Record

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<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Stat
<input type="checkbox"/>	BE24010129	25-7 CITATION 1233 - CONSTRUCTION EQUIPMENT STORE...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	ENG-SITE-22090009.R001	The Adderley ENG-Site Permit	The Adderley	Plan Revision	0		501	NW	7	AVE		Com
<input type="checkbox"/>	UDP-A24002	Site Plan Level II Amendment – Façade changes	The Adderley	AR- Administrative Review	0	Adam Schnell	501	NW	7	AVE		Appr
<input type="checkbox"/>	BE24010099	REPEAT CITATION – 25-14 - SILT/SEDIMENT MATTER A...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	ROW-MOT-24010007	MOT FOR CRANE LIFT IN ROW		ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Com
<input type="checkbox"/>	ROW-CRANE-24010002	8 story residential building with 2 tower cranes ...	Adderley North Crane Demob	ROW Crane - Lift Operation Permit	0		501	NW	7	AVE		Com
<input type="checkbox"/>	TAM-MOT-24010029	TAM required for taking down north jobsite crane ...	Adderley North Crane Demob	Maintenance of Traffic Application	0	Mario Huayamave	501	NW	7	AVE		Com
<input type="checkbox"/>	TAM-MOT-24010010	Partial Lane/Sidewalk closure for the installatio...	Partial Lane Closure - Water...	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7	AVE		Com
<input type="checkbox"/>	BE24010020	3RD REPEAT CITATION -- 25-14 - SILT/SEDIMENT AND...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE24010019	25-7 CITATION 1223 - CONSTRUCTION EQUIPMENT STORE...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	CE24010167	MONITORING CONSTRUCTION SITE FOR SILT PREVENTION ...		Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	MEC-PBA-23020007.R001	The Adderley Mechanical revision	The Adderley	Plan Revision	0		501	NW	7	AVE		Com
<input type="checkbox"/>	ELE-PBA-23020004.R001	The Adderley Electrical Revision	The Adderley	Plan Revision	0		501	NW	7	AVE		Com
<input type="checkbox"/>	PLB-PBA-23020006.R001	Adderley Plumbing revision	Adderley	Plan Revision	0		501	NW	7	AVE		Com
<input type="checkbox"/>	BLD-PBA-22110002.R001	6 story multi family	The Adderley	Plan Revision	0		501	NW	7	AVE		Com
<input type="checkbox"/>	BE23120083	25-14 - SILT/SEDIMENT MATTER DISCHARGING ON THE ST...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE23120061	CONSTRUCTION SITE MAINTENANCE		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	ENG-CRANE-23120001	ROW permit needed for tower crane demob at 501 7L...	Adderley Crane Demob MOT	ROW Crane - Lift Operation Permit	0		501	NW	7	AVE		Com
<input type="checkbox"/>	ENG-MOT-23120004	MOT FOR CRANE LIFT IN ROW 12/26-12/28	WEST VILLAGE LLC	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Com
<input type="checkbox"/>	TAM-MOT-23120007	placing mobile crane in row on 7th terr to disman...	Adderley / Crane Demob	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7	AVE		Com
<input type="checkbox"/>	PXA1-BLD-23110001	NEW PVC LIGHTWEIGHT CONCRETE DECK	WEST VILLAGE LLC	Permit By Affidavit - Building (PXA1)	0		501	NW	7	AVE		Com
<input type="checkbox"/>	BE23110012	24-11(b) - 48-HR CITATION #1195 - OVERFLOWING DUM...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE23110013	2nd REPEAT CITATION – 25-14 - SILT/SEDIMENT AND ...	CITATION	Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	UDP-A23057	Site Plan Level II Amendment – Change the afforda...	The Adderly Affordable Housi...	AR- Administrative Review	0	Adam Schnell	501	NW	7	AVE		Appr
<input type="checkbox"/>	TAM-MOT-23100027	Closure of sidewalks along eastside of NW 7th Ter...	Full Sidewalk Closure	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7	AVE		Disa
<input type="checkbox"/>	BE23100104	CONSTRUCTION NOISE STARTING BEFORE 8:00AM: CONSTR...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BLD-ROOF-23100035	NEW CONSTRUCTION ROOFING PROJECT FOR THE ADDERLY ...	THE ADDERLY APARTMENTS	Re-Roof Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BE23100068	DUST SPREADING EVERYWHERE FROM THE CONSTRUCTION S...		Building Code Case	0	Mary Rich	501	NW	7	AVE		Clos
<input type="checkbox"/>	BLD-CNC-23090007	NEW PVC LIGHTWEIGHT CONCRETE DECK	ADDERLY HOTEL	Commercial New Construction Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BE23090297	REPEAT CITAION – 25-14 - SILT/SEDIMENT MATTER D...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE23090123	SILT/SEDIMENT AND OVERFLOWING DUMPSTERS - 24HR RE...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE23080292	25-14 - SILT/SEDIMENT MATTER DISCHARGING ON TO TH...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	PLN-PROW-23070005	Revocable License: Street Closure of NW 7 Terrace...	PROW - MOT	AR- Property and Right-of-Way (RLA, Sidewalk Waiver)	0	Benjamin Restrepo	501	NW	7	AVE		In Pr
<input type="checkbox"/>	BE23060130	25-14 - SILT/SEDIMENT MATTER DISCHARGING ON TO TH...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	CE23060407	MONITORING CONSTRUCTION SITE FOR SILT PREVENTION ...		Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE23060074	MONITORING CONSTRUCTION SITE FOR SILT PREVENTION ...		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BE23060056	Adderley Early Morning Pour not approved		Building Code Case	0	Linda Holloway	501	NW	7	AVE		Clos
<input type="checkbox"/>	BLD-PBA-23010012.R001	PXA1: Plan revision for clarification	The Adderley Foundation	Plan Revision	0		501	NW	7	AVE		Com
<input type="checkbox"/>	TAM-MOT-23050027	MOT for the installation of water connections. W...	Partial Lane Closure - Water...	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7th	TER		Com
<input type="checkbox"/>	TAM-MOT-23050026	MOT for the installation of curb/gutters and side...	Partial Lane Closure - Sidew...	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7th	TER		Com

Record

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<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Street #</u>	<u>Dir</u>	<u>Street Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	TAM-MOT-23050025	Partial Closure for the installation of sanitary ...	TAM Application for Partial ...	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7th	TER		Complete
<input type="checkbox"/>	TAM-MOT-23050023	ENG-MOT-23050003 TAM Application for Partial Clos...	TAM Application for Partial ...	Maintenance of Traffic Application	0	FRANCYNEW	501	NW	7th	TER		Complete
<input type="checkbox"/>	ENG-MOT-23050006	MOT for ROW Paving	MOT for ROW Paving	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-MOT-23050005	PXA1: MOT for ROW Water	PXA1: MOT for ROW Water	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-MOT-23050004	PXA1: MOT for ROW Sewer	PXA1: MOT for ROW Sewer	ROW Maintenance of Traffic Permit	736		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-MOT-23050003	Phase 1 MOT ROW Storm drains	Phase 1 MOT ROW Storm drains	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-PBA-23040001	PXA1: ONSITE PAVING FOR BLD-PBA-22110002	The Adderley	Permit by Affidavit - Building	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-PBA-23040001	PXA1: Low Voltage for BLD-PBA-22110002	The Adderley	Permit by Affidavit - Electrical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	FIR-BDA-23030005	PXA1: BDA SYSTEM	PXA1: BDA SYSTEM	BDA Fire Radio System	0		501	NW	7	AVE		Void
<input type="checkbox"/>	MEC-PBA-23030007	PXA1: Generator	The Adderley	Permit by Affidavit - Mechanical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	MEC-PBA-23030001	PXA1: Mechanical Trash Chute	The Adderley	Permit by Affidavit - Mechanical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-PBA-23030001	PXA1: Generator 50KW	The Adderley	Permit by Affidavit - Electrical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	FIR-MISC-23030001	PXA1: Fire Line Connection	PXA1: The Adderley	Fire Miscellaneous Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	PLB-PBA-23020010	PXA1: Landscape Irrigation	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-PBA-23020006	PXA1: Temp Electrical Service for Construction Use	The Adderley	Permit by Affidavit - Electrical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-TEMP-23020009	Temp Electric Service for Construction	The Adderley	Electrical Temporary Pole	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ELE-TEMP-23020008	Temp Power for Construction	The Adderley	Electrical Temporary Pole	0		501	NW	7	AVE		Void
<input type="checkbox"/>	FIR-ALARM-23020023	PXA1: Electrical wiring for the fire alarm	PXA1: The Adderley	Fire Alarm System Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-SW-23020007	PXA1: ROW Sidewalk	The Adderley	ROW Sidewalk and Curb Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-WAT-23020006	ROW Water for the Fire Line	The Adderley	ROW Water Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ENG-PAV-23020007	PXA1: ROW Paving Permit	The Adderley	ROW Paving Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-STRM-23020004	PXA1: Drainage Storm Water	The Adderley	ROW Stormwater Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-WAT-23020005	PXA1: Water Connections Water Main ROW	PXA1: The Adderley	ROW Water Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-LAND-23020013	PXA1: Landscape ROW	The Adderley	ROW Landscaping Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	LND-INST-23020038	PXA1: Landscape installation	The Adderley	Landscape Installation Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	PLB-PBA-23020008	PXA1: Deep Storm Water Wells	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	MEC-PBA-23020007	PXA1: Building Mechanical	The Adderley	Permit by Affidavit - Mechanical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	MEC-PBA-23020006	PXA1: Mechanical Gas Boiler	The Adderley	Permit by Affidavit - Mechanical	0		501	NW	7	AVE		Void
<input type="checkbox"/>	PLB-PBA-23020006	PXA1: Plumbing Commercial	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	PLB-PBA-23020005	PXA1: Plumbing Gas Permit	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-CPAV-23020026	Concrete Driveway connection	The Adderley	Commercial Paving Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ELE-PBA-23020005	PXA1: Electrical Site work	The Adderley	Permit by Affidavit - Electrical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-PBA-23020004	PXA1: Main Electrical	The Adderley	Permit by Affidavit - Electrical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-COM-23020033	Main Electrical	The Adderley	Electrical Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ENG-SEW-23020002	PXA1: Sewer Connection	PXA1:The Adderley	ROW Sewer Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	PLB-PBA-23020003	Sewer connection	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BLD-PBA-23010012	PXA1: Foundation only	The Adderley	Permit by Affidavit - Building	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ELE-PBA-23010007	PXA1: Electrical Underground Foundation	The Adderley	Permit by Affidavit - Electrical	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	PLB-PBA-23010007	PXA1: Plumbing Foundation	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	PLB-PBA-23010008	PXA1: Foundation Plumbing Onsite Drainage for fou...	The Adderley	Permit by Affidavit - Plumbing	0		501	NW	7	AVE		Complete

Record

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<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"/>	PLB-COM-23010038	Plumbing On Site Drainage under Foundation	The Adderley	Plumbing Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	PLB-COM-23010037	Foundation Plumbing	The Adderley	Plumbing Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ELE-COM-23010097	Electrical underground Foundation	The Adderley	Electrical Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BLD-PHZ-23010008	Foundation Permit	The Adderley	Phase Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	PLB-COM-23010036	Commercial Plumbing for the Foundation	The Adderley	Plumbing Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	PLB-COM-23010033	Onsite Drainage for underground foundation	The Adderley	Plumbing Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ELE-COM-23010094	Electrical Underground	Adderley	Electrical Commercial Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BLD-PHZ-23010005	Foundation only permit	The Adderley	Phase Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	ENG-MOT-22120003	MOT 6 mo RLA 1 phase ~ NW 6 ST (incl EB sidewalk)...	MOT 6 mo RLA 1 phase	ROW Maintenance of Traffic Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-PBA-22110002	PXA1: 6 Story Multi-Family Bldg Approved Via UPD-...	The Adderley	Permit by Affidavit - Building	1227.03		501	NW	7	AVE		Issued
<input type="checkbox"/>	BLD-CNC-22110001	PXA1: 6 Story Multi-Family Bldg Approved Via UPD-...	The Adderley	Commercial New Construction Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	FIR-SSA-22110010	PXA1: NEW FIRE SPRINKLER SYSTEM FOR MASTER PERMIT...	THE ADDERLEY	Sprinkler System Aboveground	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-TENT-22100010	1 - TEMP TENT FOR ADDERLEY GROUNDBREAKING 11/1 - ...	ADDERLEY GROUNDBREAKING TENT	Special Promotion Tent-Canopy Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-FEN-22100031	Install new 6' Ft High temporary construction fen...	West Village LLC Temp Commer...	Fence Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	ENG-SITE-22090009	PXA1: Erosion Control	The Adderley	ROW Site Prep and Erosion Control Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-SIP-22070001	PXA1: SOIL IMPROVEMENTS FOR 6 STORY MULTI-FAMILY ...	PXA1: SOIL IMPROVEMENTS FOR ...	Soil Improvement Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	BLD-ACC-22070011	PXA1: Soil Improvement app	The Adderley	Accessory Structure Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	BLD-CNC-22060008	6 Story Multi-Family Bldg Approved Via UPD-A22002	The Adderley	Commercial New Construction Permit	0		501	NW	7	AVE		Void
<input type="checkbox"/>	LND-TREE-22060021	PXA1: Tree Removal Permit Total replacement to b...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		501	NW	7	AVE		Complete
<input type="checkbox"/>	PL-Z19001	Rezone From Residential Multifamily Mid Rise/ Med...	West Village	M-Rezoning	0	Yvonne Redding	501	NW	7	AVE		Approved
<input type="checkbox"/>	PL-R19014	SPDRAC - ADDTL HEIGHT REQUEST OVER 45 FEET RE...	WEST VILLAGE - (The Adderley...	DRC- Site Plan (Level II, III, IV)	0	LINDAF	501	NW	7	AVE		Under Cor
<input type="checkbox"/>	PL-DRT19004	DRT -	WEST VILLAGE - 470 MULTIFAMI...	M-Design Review Team (DRT)	0							Closed
<input type="checkbox"/>	PL-V19002	P2 - VACATION OF ALLEYWAY ...	WEST VILLAGE VACATION	DRC- Vacation of Right-of-Way	0		501	NW	7	AVE		Closed
<input type="checkbox"/>	VIO-CE16091230_1		THE CHURCH OF THE LIVING GOD	Violation-CODE Hearing	0		501	NW	7	AVE		Closed
<input type="checkbox"/>	CE16091230	LS PREMIER LIENS 0 OPEN CASES FOUND	THE CHURCH OF THE LIVING GOD	Code Case	0		501	NW	7	AVE		Closed
<input type="checkbox"/>	PM-02080205	REMOVAL OF ONE WASHINGTONIA PALM 30'HT.VACANT LOT	REMOVAL OF ONE WASHINGTONIA ...	Landscape Tree Removal-Relocation Permit	0		501	NW	7	AVE		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: December 10, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25110002

Sec 47-25.3.A.3.b.iii-Neighborhood compatibility requirements.

- Requesting a variance to allow six (6) newly installed roof mechanical RTU's to extend above the parapet wall screening of the new structure varying from 1' 11" up to 3' 11" per the submitted plans, where the code requires all equipment to be minimum of 6" below the screening.

Sec 47-19.2.Z.1- Roof mounted structures.

- Requesting a variance to allow six (6) newly installed roof mechanical RTU's to extend above the parapet wall screening of the new structure varying from 1' 11" up to 3' 11" per the submitted plans, where the code requires all equipment to be minimum of 6" below the screening.

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

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

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

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





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL

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

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

Phone: 954-828-6520, Option 5.

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

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input checked="" 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	West Village, LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	901 Ponce de Leon Blvd,
E-mail Address	m.gurdian@altis-cardinal.com
Phone Number	312-315-2895
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	Greg Brewton
Applicant / Agent's Signature	<i>Greg Brewton</i>
Address, City, State, Zip	1451 NW 31st Ave, Suite A, Lauderhill, FL 33311
E-mail Address	gregbrewton@gbaffl.com
Phone Number	954-593-2082
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 501 NW 7th ave, Ft. Lauderdale, 33711
Legal Description	See Survey
Tax ID Follo Numbers <small>(For all parcels in development)</small>	504203011410
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	The applicant is requesting a variance from ULDR Sec. 47-25.3.A.3.b.iii & Sec 47-19.2.Z.1 to allow rooftop mechanical equipment that extends above portions of the parapet wall to remain as constructed.
Applicable ULDR Sections <small>(Include all code sections)</small>	Sec Code: 47-25.3.A.3.b.iii. & Sec 47-19.2.Z.1

Current Land Use Designation	NW Downtown Regional Activity Center
Current Zoning Designation	Northwest Mixed use West (NWRAC-Mixed)
Current Use of Property	Apartment / Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)		Required	Proposed
Front	E NW 7 th Ave		
Side	N Skunk Blvd		
Side	S NW 5 th St.		
Rear	W NW 7 th Terr.		

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.

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

The Adderley project has a unique rooftop configuration shaped by the building's structural system, required mechanical clearances, and manufacturer-determined equipment heights. Due to these fixed constraints, the rooftop parapet and screening cannot be raised further without triggering major structural redesign and substantial construction modifications. Compliance with ULDR Sec. 47-25.3.A.3.b.iii requires screening of rooftop mechanical equipment to fully exceed the equipment height; however, the existing screening is two(2) feet eight(8) inches above the lowest point of the parapet wall. This dimensional deficiency is a result of fixed physical conditions which were a part of the design features required for sight approval, and prevents full compliance while still allowing reasonable compliance with the intent of the code.

- 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:

The combination of The Adderley's architectural design, structural parapet system, and the precise height of the selected mechanical equipment creates a unique condition not common among other buildings in the zoning district. Most comparable projects have greater flexibility in parapet heights or equipment placement. Here, the rooftop structure and equipment locations were established early in the engineering process and are not adjustable without disproportionate impacts. This makes the three-inch shortfall in screening height under ULDR Sec. 47-25.3.A.3.b.iii a highly specific and unusual condition tied solely to this building's design and structural framework.

- 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

Strict interpretation of Sec. 47-25.3.A.3.b.iii would require elevating the parapet wall or reconstructing portions of the rooftop to gain additional structural screening height. Requiring significant structural alterations for deficiencies imposes an unreasonable hardship and restricts a standard property right, the ability to utilize rooftop space for mechanical equipment in a safe and code-compliant manner. The requested variance does not intensify use or alter massing; it simply avoids unnecessary structural redesign for a negligible dimensional deviation.

- 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

The applicant designed the rooftop and its screening intentionally to comply with ULDR Sec. 47-25.3.A.3.b.iii to the maximum extent feasible. The variance request arises from unavoidable structural limitations incorporated with the requested architectural design of the building and equipment specifications, not from any action taken in disregard of the ULDR. The hardship predates the variance request and was not created through oversight or noncompliance. Throughout the design process, the applicant has worked diligently to meet the code requirements and requested design features from the approval process while maintaining the intent of the regulation.

- 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.

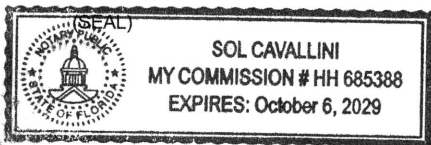
The requested relief, from the screening height requirement in Sec. 47-25.3.A.3.b.iii, is the absolute minimum required for the project to continue to utilize essential rooftop mechanical equipment safely and effectively. The provided screening continues to conceal the equipment from significant public view and maintains compatibility with surrounding properties. The variance does not create any adverse visual, structural, or neighborhood impacts. Granting this variance upholds the intent of the ULDR by maintaining proper aesthetic screening while preventing unnecessary structural modification that would provide no additional public benefit.

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

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

Frank Guerra
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27th day of October, 2025



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:
10/6/29

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: _____
- 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 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

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000243574

Entity Name: WEST VILLAGE LLC

Current Principal Place of Business:

901 PONCE DE LEON BLVD
SUITE 700
CORAL GABLES, FL 33134

Current Mailing Address:

901 PONCE DE LEON BLVD
SUITE 700
CORAL GABLES, FL 33134 US

FEI Number: 84-3327999

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GUERRA, FRANK
901 PONCE DE LEON BLVD
SUITE 700
CORAL GABLES, FL 33134 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name GUERRA, FRANK
Address 901 PONCE DE LEON BLVD
SUITE 700
City-State-Zip: CORAL GABLES FL 33134

Title MGR
Name SUAREZ, ALBERTO J
Address 901 PONCE DE LEON BLVD
SUITE 700
City-State-Zip: CORAL GABLES FL 33134

Title MGR
Name SEIJAS, ANTHONY
Address 901 PONCE DE LEON BLVD
SUITE 700
City-State-Zip: CORAL GABLES FL 33134

Title MGR
Name YALALE, FELIPE
Address 500 W CYPRESS CREEK ROAD, #455
City-State-Zip: FORT LAUDERDALE FL 33309

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALBERTO J. SUAREZ

MGR

04/08/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L19000243574

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SIGNATURE:

Electronic Signature of Registered Agent

Date

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Name GUERRA, FRANK
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SUITE 700
City-State-Zip: CORAL GABLES FL 33134

Title MGR
Name SUAREZ, ALBERTO J
Address 901 PONCE DE LEON BLVD
SUITE 700
City-State-Zip: CORAL GABLES FL 33134

Title MGR
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Address 901 PONCE DE LEON BLVD
SUITE 700
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SIGNATURE: ALBERTO J. SUAREZ

MGR

04/08/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



Property Address	501 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 01 1410
Property Owner	WEST VILLAGE LLC	Millage	0312
Mailing Address	901 PONCE DE LEON BLVD #700 CORAL GABLES FL 33134	Use	10-01

Abbr Legal Description	NORTH LAUDERDALE 1-48 D LOT 1 THRU 4 BLK 14 LESS R/W, LOT 5,6 BLK 14, LOT 7 THRU 12 BLK 14 LESS E 20, LOT 13 THRU 26 BLK 14 LESS E 15, LOT 27 THRU 51 BLK 14, LOT 52 LESS RD R/W BLK 14 & TOG WITH VAC ALLEY ADJ TO ALL SAID LOTS AS DESC IN INSTR# 116117201 , LESS POR OF LOTS 1 THRU 26 AS DESC IN INSTR# 120188926
-------------------------------	--

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

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$16,391,730		\$16,391,730	\$3,315,480	
2025	\$16,391,730		\$16,391,730	\$3,014,080	\$145,403.61
2024	\$17,265,490		\$17,265,490	\$2,740,080	\$147,406.19

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$16,391,730	\$16,391,730	\$16,391,730	\$16,391,730
Portability	0	0	0	0

Assessed/SOH	\$3,315,480	\$16,391,730	\$3,315,480	\$3,315,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,315,480	\$16,391,730	\$3,315,480	\$3,315,480

Sales History			
Date	Type	Price	Book/Page or CIN
6/16/2020	DR*-T	\$100	116558977
1/21/2020	WD*-T	\$100	116299150
11/7/2016	WD*-T	\$100	114032181
10/1/2016	WD*-D	\$400,000	113979572
4/1/2010	WD*-D	\$27,000	46995 / 971

Land Calculations		
Price	Factor	Type
\$106.00	154,639	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						161456		



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Property Owner	WEST VILLAGE LLC	Millage	0312
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2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$16,391,730	\$16,391,730	\$16,391,730	\$16,391,730
Portability	0	0	0	0

Assessed/SOH	\$3,315,480	\$16,391,730	\$3,315,480	\$3,315,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,315,480	\$16,391,730	\$3,315,480	\$3,315,480

Sales History			
Date	Type	Price	Book/Page or CIN
6/16/2020	DR*-T	\$100	116558977
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Price	Factor	Type
\$106.00	154,639	SF
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* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						161456		



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

AGENT AUTHORIZATION FORM

I, Frank Guerra /West Village 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 501 NW 7th Ave ("Property"), do hereby authorize
[Print Property Address]
Greg Brewton ("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 elected 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:

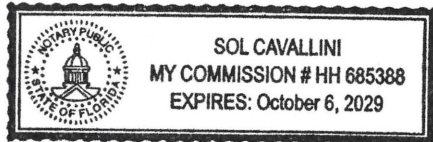
Witness Signature: [Signature]
Print Name: Mohammad Gurdian
Date: 10/27/25

Signature - Owner/Authorized Individual: [Signature]
Print Name - Owner/ Authorized Individual: Frank Guerra
Print Title - Authorized Individual: Manager

STATE OF Florida
COUNTY OF Miami-Dade

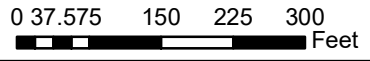
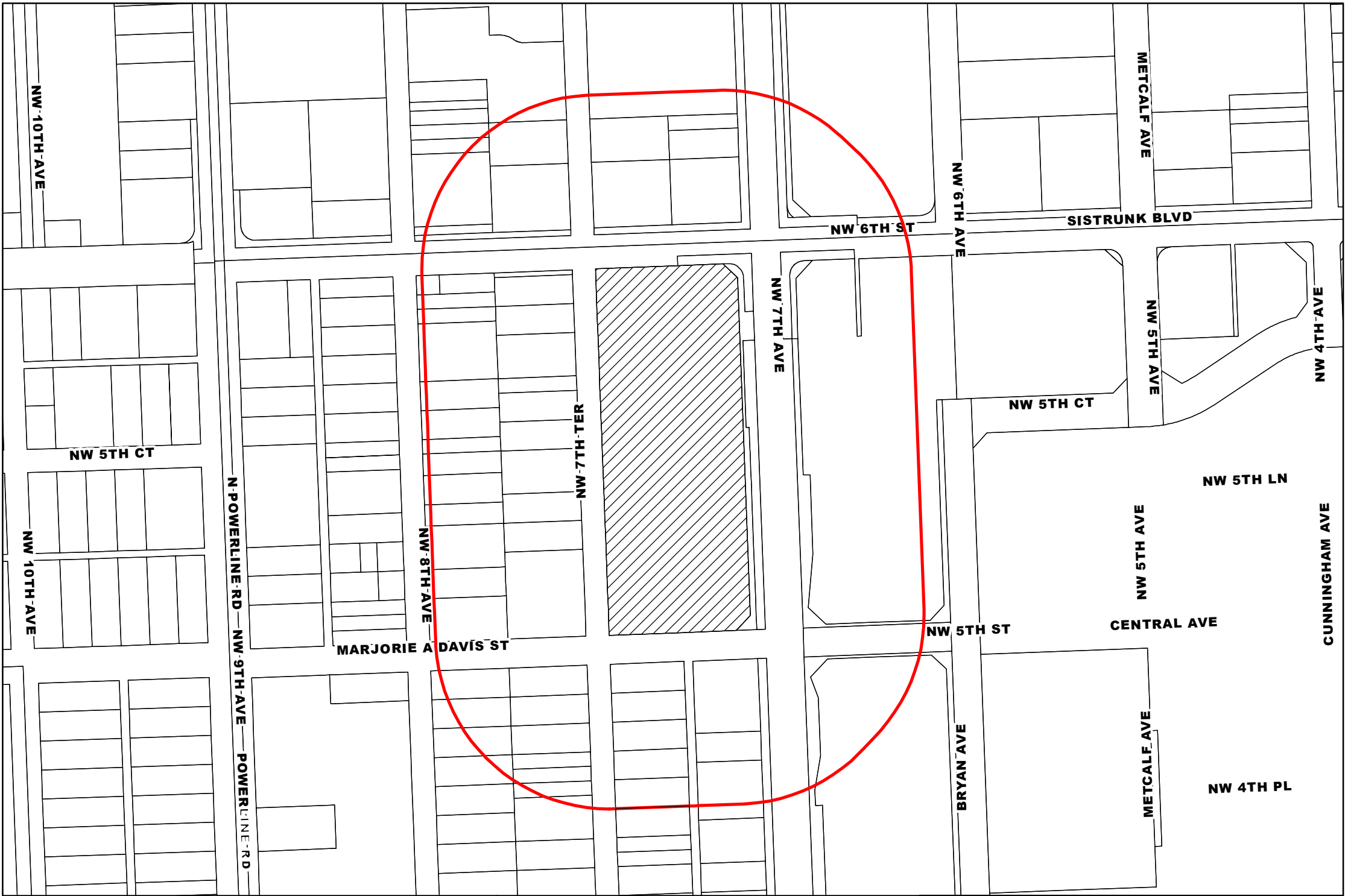
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27 day of October, 2025, by Frank Guerra, an individual who is personally known to me [X] or has produced [] as identification

[NOTARY SEAL]



(Signature of Notary Public- State of Florida)
10/6/29
My Commission Expires:
Sol Cavallini
Print, Type, or Stamp Commissioned Name of Notary Public)

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CITY	ST	ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_LI_1
494234077521	CITY OF FORT LAUDERDALE		101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	PT OF LOT 24 BLK 325 DESC'D AS:
494234077541	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	PART OF LOTS 25 & 26 BLK 325
494234077542	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP FOR	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	A POR OF LOTS 25 THRU 48 BLK 325
494234077560	SUNSHINE SHIPYARD LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	LOTS 1-24, LESS A POR OF LOTS 23
494234077730	FEA ENTERPRISES LLC		2031 SW 20 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315	PROGRESSO 2-18 D
494234077740	PROWLER RECOVERY II LLC		6040 45 ST	VERO BEACH	FL	32967	VERO BEACH	FL32967	PROGRESSO 2-18 D
494234077750	PROWLER RECOVERY II LLC		6040 45 ST	VERO BEACH	FL	32967	VERO BEACH	FL32967	PROGRESSO 2-18 D
494234077770	SJC AOA LLC		4025 NE 34 AVE	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308	PROGRESSO 2-18 D
494234077780	SJC SISTRUNK LLC		PO BOX 41	FORT LAUDERDALE	FL	33302	FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D
494234077820	PROWLER RECOVERY II LLC		6040 45 ST	VERO BEACH	FL	32967	VERO BEACH	FL32967	PROGRESSO 2-18 D
494234078140	WAITH,NATASHA		4047 SW 8 ST	PLANTATION	FL	33317	PLANTATION	FL33317	PROGRESSO 2-18 D
494234078180	REGAL DEVELOPMENT INC		1740 NW 3 CT	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D
494234078189	606 NW 8TH AVE LLC		900 NW 6 ST STE 101A	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D
494234078190	606 NW 8TH AVE LLC		900 NW 6 ST STE 101A	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D
494234078200	606 NW 8TH AVE LLC		900 NW 6 ST STE 101A	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D
494234078210	606 NW 8TH AVE LLC		900 NW 6 ST STE 101A	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D
504203011241	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011410	WEST VILLAGE LLC		901 PONCE DE LEON BLVD #700	CORAL GABLES	FL	33134	CORAL GABLES	FL33134	NORTH LAUDERDALE 1-48 D
504203011411	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011600	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011610	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011620	BI-ADS INC &	WESTSIDE GAZETTE	PO BOX 5304	FORT LAUDERDALE	FL	33310	FORT LAUDERDALE	FL33310	NORTH LAUDERDALE 1-48 D
504203011630	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011650	CHISHOM,HARRY J &	CHISHOM,MICHAEL	1241 NW 24 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203011660	HENRY,BOBBY R		5140 SW 21 CT	PLANTATION	FL	33317	PLANTATION	FL33317	NORTH LAUDERDALE 1-48 D
504203011670	525 NW 7 TER LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	NORTH LAUDERDALE 1-48 D
504203011690	525 NW 7TH TER LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	NORTH LAUDERDALE 1-48 D
504203011700	639 NW 9TH AVE LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	NORTH LAUDERDALE 1-48 D
504203011710	BRYANT,SOPHIA	SMITH,EDWARD B EST & SMITH,G	6804 DORAL DR	NORTH LAUDERDALE	FL	33068	NORTH LAUDERDALE	FL33068	NORTH LAUDERDALE 1-48 D
504203011720	ANOINTED BY CHRIST INTERNATIONAL	CHRISTIAN CENTER INC	2338 NW 13 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203011770	CITYFLATS LLC		1830 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	NORTH LAUDERDALE 1-48 D
504203011780	COMAN, TRAIAN		3530 BAYVIEW DR	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308	NORTH LAUDERDALE 1-48 D
504203011800	LARAMORE, REGINALD		510 NW 8 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203011810	DRAGOSLAVIC, GORAN		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	NORTH LAUDERDALE 1-48 D
504203011811	DRAGOSLAVIC, GORAN G		1800 WEST BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	NORTH LAUDERDALE 1-48 D
504203011812	DRAGOSLAVIC, GORAN		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	NORTH LAUDERDALE 1-48 D
504203011820	525 NW 7TH TER LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	NORTH LAUDERDALE 1-48 D
504203011830	525 NW 7TH TER LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	NORTH LAUDERDALE 1-48 D
504203011840	DACA MANAGEMENT LLC		1830 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	NORTH LAUDERDALE 1-48 D
504203011850	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011860	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011870	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011880	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203011890	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTH LAUDERDALE 1-48 D
504203012410	ISELA DIAZ REV TR	DIAZ,ISELA TRSTEE ETAL	11455 SW 40 ST #203	MIAMI	FL	33165	MIAMI	FL33165	NORTH LAUDERDALE 1-48 D
504203012420	BURGHIER,AUDREY		PO BOX 260564	PEMBROKE PINES	FL	33026	PEMBROKE PINES	FL33026	NORTH LAUDERDALE 1-48 D
504203012430	ONE STEP INVESTMENTS LLC		PO BOX 551651	DAVIE	FL	33355	DAVIE	FL33355	NORTH LAUDERDALE 1-48 D
504203012440	ONE STEP INVESTMENTS LLC		PO BOX 551651	DAVIE	FL	33330	DAVIE	FL33330	NORTH LAUDERDALE 1-48 D
504203012450	MIAMI PROPERTIES PORTFOLIO LLC		PO BOX 931	RIVERSIDE	CT	06878	RIVERSIDE	CT06878	NORTH LAUDERDALE 1-48 D
504203012460	PHILLIP ST LUCE REV TR	ST LUCE,PHILLIP IAN TRS	3225 N HIATUS RD #450291	FORT LAUDERDALE	FL	33351	FORT LAUDERDALE	FL33351	NORTH LAUDERDALE 1-48 D
504203012470	ANDERSON,MINNIE M		424 NW 8 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012660	MONTGOMERY,WILBERT & BRIDGET V		434 NW 9 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012670	NEW MOUNT OLIVE MISSIONARY	BAPTIST CHURCH INC	400 NW 9 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012680	GIVENS-POWELL, ROSE MARY		442 NW 8 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012690	GILES,ALBERT,GILES,HARRY &	OWENS,ANNA M	9430 NW 67 CT	PARKLAND	FL	33076	PARKLAND	FL33076	NORTH LAUDERDALE 1-48 D
504203012700	HOUSE OF GOD CHURCH WHICH IS THE	CHURCH OF THE LIVING GOD ETAL	441 NW 7 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012720	7TH AVENUE PROPERTIES LLC		924 NW 1 AVE STE 100	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012730	HOUSE OF GOD CHURCH WHICH IS THE	CHURCH OF THE LIVING GOD ETAL	441 NW 7 AVE	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012870	MJ INVESTMENT HOLDINGS INC		PO BOX 14303	FORT LAUDERDALE	FL	33302	FORT LAUDERDALE	FL33302	NORTH LAUDERDALE 1-48 D
504203012880	MJ INVESTMENT HOLDINGS INC		PO BOX 14303	FORT LAUDERDALE	FL	33302	FORT LAUDERDALE	FL33302	NORTH LAUDERDALE 1-48 D
504203012890	MARCELO,AYLIN		12744 NW 8 LN	MIAMI	FL	33182	MIAMI	FL33182	NORTH LAUDERDALE 1-48 D
504203012900	WRIGHT,VERONICA L &	WRIGHT,WILLIS JR ETAL	440 NW 7 TER	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203012910	WRIGHT,VERONICA L H/E	WRIGHT,WILLIS JR ETAL	440 NW 7 TER	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTH LAUDERDALE 1-48 D
504203180010	730 NW 7TH STREET LLC		730 NW 7 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	GRAYBAR SUB ADD 77-34 B
504203230010	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	NORTHWEST FORT LAUDERDALE
504203230020	MJDC AOA LLC	% MILTON JONES DEV CORP	P.O BOX 357	DANIA BEACH	FL	33004	DANIA BEACH	FL33004	NORTHWEST FORT LAUDERDALE
504203230050	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTHWEST FORT LAUDERDALE
504203230060	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301	NORTHWEST FORT LAUDERDALE



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



501 NW 7 AVE
DATE OF PRINT: 11/12/2025



GREG BREWTON & ASSOCIATES, INC.

1451 NW 31st Avenue, Suite A
Lauderhill, FL 33311
(954) 861-7010

Variance Narrative

The Adderley – 501 NW 7th Avenue, Fort Lauderdale, FL

Background

The Adderley is a newly constructed mixed-use residential project located at 501 NW 7th Avenue (“the Property”). The Property Owner respectfully requests a variance to Sections 47-25.3.A.3.b.iii and 47-19.2.Z.1 of the City of Fort Lauderdale (“City”) Unified Land Development Regulations (“ULDR”) to allow the rooftop mechanical equipment to remain as constructed with architecturally integrated screening, notwithstanding that portions of the equipment extend above the parapet wall height.

The Adderley’s rooftop is designed with a parapet wall around its perimeter and includes mechanical units placed in accordance with structural engineering constraints, required clearances, and manufacturer-specified installation heights. As constructed, certain portions of the rooftop mechanical equipment extend approximately three feet eleven inches (3’-11”) above the lowest point of the parapet wall. This condition results from fixed structural and mechanical design parameters established during the development review and approval process.

As part of the architectural review, the City requested roofline articulations along the building length to reduce massing and add visual interest. These articulations create varying parapet heights, fully compliant in some areas and lower in others. Where the parapet wall is at its maximum height, the equipment is completely screened and meets the ULDR; however, where the wall steps down, the screening height falls short of the requirement. The equipment is located well back from the roof edge, behind the articulated façade, effectively obscuring it from public vantage points.

Because of these constraints, increasing the parapet height or lowering the mechanical systems would require substantial structural reconstruction or interfere with previously approved architectural features. The Property Owner therefore seeks approval to maintain the existing



rooftop configuration, which fulfills the intent of the ULDR to minimize visibility of rooftop mechanical systems.

Code Provision

Section 47-25.3.A.3.b.iii – Screening of Rooftop Mechanical Equipment

“Roof-mounted mechanical equipment shall be fully screened from view by parapet walls or other architecturally integrated screening elements. The screening shall be of sufficient height to fully conceal the equipment, measured from all applicable vantage points.”

Section 47-19.2.Z.1 – Roof Mounted Structures

“Roof-mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof-mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.”

Specific Request

The purpose of Sections 47-25.3.A.3.b.iii and 47-19.2.Z.1 is to ensure that rooftop mechanical equipment is properly screened to minimize visibility from public rights-of-way and adjoining properties. Here, the Property Owner requests approval for the rooftop mechanical equipment to remain in its current location with the existing integrated parapet screening system, despite portions rising above the parapet wall in certain articulated roof sections.

The Property incorporates a compliant screening system in all full-height parapet areas. Where the parapet lowers due to required architectural articulation, the equipment extends above the wall; however, it remains significantly set back from the roof edge, behind recessed roofline elements, which reduces visibility from surrounding streets and properties.

The requested variance represents the minimum necessary relief to maintain compliance with the intent of the ULDR, avoiding unnecessary structural alterations while preserving the approved architectural design and City-required building articulation.

Variance Criteria

A variance shall be granted only upon demonstrating a unique hardship attributable to the land by proving the following criteria:



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

Response:

Special conditions affect this property due to the City-requested architectural articulations, the structural roof design, and required mechanical clearances. These combined constraints prevent uniform parapet heights and result in portions of the rooftop mechanical equipment extending above the lowered parapet sections. Although the screening height is not uniform, the equipment is set far back from the parapet wall and visually minimized by the building's design. These conditions prevent literal compliance with the ULDR while achieving its intent to reduce visual impacts.

b. Circumstances causing the special conditions are peculiar to this property or constitute marked exceptions in the district.

Response:

The rooftop configuration of The Adderley is uniquely constrained due to the approved architectural and structural design, which fixed the parapet elevations and mechanical equipment locations early in the engineering process. These conditions differ from other buildings in the zoning district, which generally have more flexibility in parapet height or mechanical placement. The Property's specific combination of parapet height, equipment height, and rooftop engineering creates a condition unique to this site.

c. Literal application of the ULDR would deprive the applicant of a substantial property right enjoyed by others in the same district.

Response:

Literal application of Sections 47-25.3.A.3.b.iii and 47-19.2.Z.1 would require major reconstruction of the parapet walls or relocation of rooftop equipment, imposing substantial hardship and unnecessary cost. Other properties in the district enjoy the use of rooftop mechanical systems with reasonable screening. The requested variance permits the same reasonable use without compromising the building's approved design or functionality.

d. The unique hardship is not self-created nor the result of disregard for the ULDR.



Response:

The unique hardship is not self-created. The rooftop design and mechanical installation were completed in accordance with the approved architectural and engineering plans, which incorporated the needed clearances and structural limitations. The condition arises from the approved project configuration, not disregard or ignorance of the ULDR. The Property Owner has consistently acted in good faith and sought to fulfill the intent of the code through integrated screening.

e. The variance is the minimum necessary and remains in harmony with the ULDR's intent.

Response:

The requested variance is the minimum necessary to permit safe and efficient use of rooftop mechanical equipment while maintaining the architectural character of the building. The existing screening substantially conceals the equipment from public view and maintains compatibility with surrounding properties. Granting the variance upholds the purpose and intent of the ULDR by preserving aesthetic quality and protecting public welfare without requiring unnecessary structural modifications.



NO STOPPING

W. 10th St

W. 10th St

ROYAL TORQUE CONVERTER U.S. INC.
645

701
EAST
AUTR
804-622-41

10



ROAD WORK AHEAD

US TOP
#373

MyRide
REAL TIME BUS ARRIVAL

2.1



LEAD

NW 4 ST

NW 4 ST

LAW OFFICE



30



RTU No.1
South View



RTU N0.1
West View



RTU No. 3
North View



RTU No 3
West View



RTU No. 4
East View



RTU NO.4
North View



RTU No. 6
East View



RTU No.6
South View

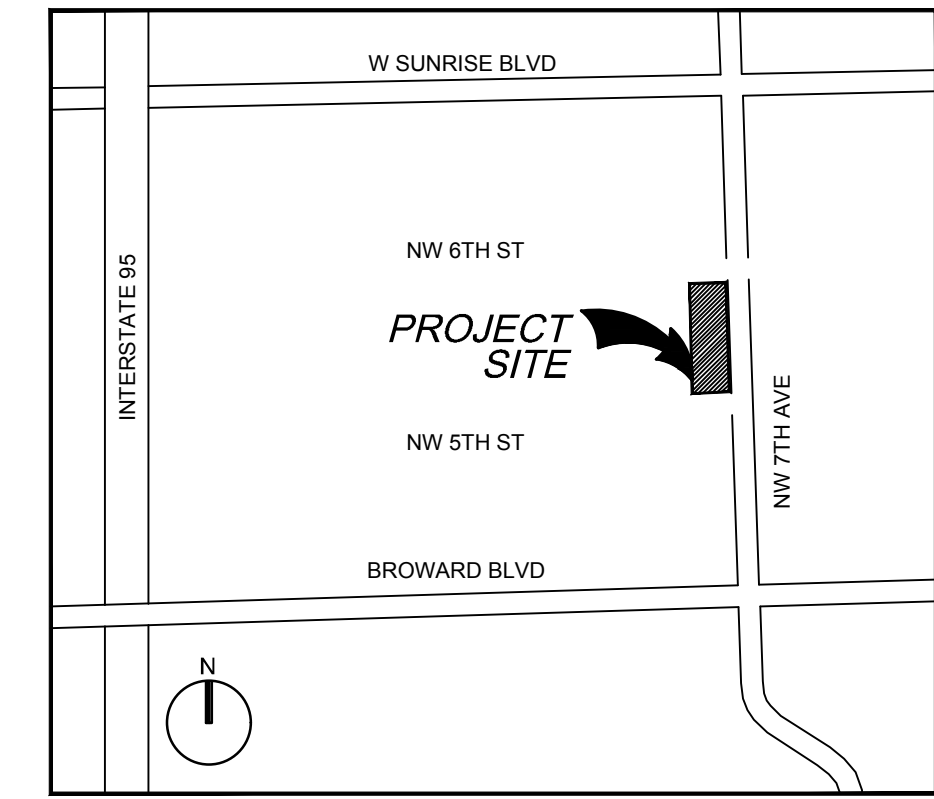


SITE DATA TABLE:

PROJECT ADDRESS: 501 NW 7TH AVENUE, FORT LAUDERDALE, FL 33311	
PROJECT INFORMATION:	
PARCEL CONTROL NUMBERS	504203011720, 730,750,590,500 / 504203011580, 570, 560, 550, 540, 510, 490, 480, 450, 420, 270, 280, 290, 300, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410 / 504203011530, 520 / 504203011470, 460 / 504203011440
CURRENT ZONING	Northwest Mixed Use West (NWRAC-Muw)
LAND USE	NW DOWNTOWN REGIONAL ACTIVITY CENTER
CURRENT USE	VACANT LAND
PROPOSED USE	MIXED USE
NET SITE AREA (S.F.)	151,553 SF (3.48 AC)
WATER / SEWER PROVIDER	CITY OF FORT LAUDERDALE

PROPOSED DEVELOPMENT:			
PROPOSED AREAS			
COMMERCIAL	14,445 SF		
RESIDENTIAL	317,263 SF		
LEASABLE SUBTOTAL	331,708 SF		
GARAGE	192,525 SF		
OTHER AREAS (B.O.H., AMENITY, STORAGE, CIRCULATION)			
	127,054 SF		
TOTAL GROSS SQUARE FOOTAGE	651,287 SF		
PROPOSED UNIT MIX			
STUDIO	81	10	
ONE-BEDROOM	177	18	
TWO-BEDROOM	117	14	
SUBTOTAL UNITS	375	42	
GRAND TOTAL UNITS	417		
ZONING DISTRICT REQUIREMENTS:			
	REQUIRED	APPROVED	PROPOSED
BUILDING SETBACKS			
FRONT (NW 7th Ave.)	5'	9'	10.5'
STREET SIDE (Sistrunk Blvd.)	0'	8.26'	11.6'
STREET SIDE (NW 5th St.)	5'	5.56'	12.4'
REAR (NW 7th Terr.)	5'	9.8'	18.9'
BUILDING HEIGHT	65' (w/ CC approval)	65'	63.25'
PLOT SIZE (SF.)	None	151,553 SF (3.48 AC)	151,553 SF (3.48 AC)

PARKING CALCULATIONS:		
RESIDENTIAL	REQUIRED	PROPOSED
STUDIO (1.75 X 81 U) + (1 X 10 AU)	152	
ONE-BEDROOM (1.75 X 177 U) + (1 X 18 AU)	328	(including 13 on-street spaces, 14 accessible spaces and 536 garage spaces)
TWO-BEDROOM (2 X 117 U) + (1 X 14 AU)	248	
SUBTOTAL RESIDENTIAL	728	
RETAIL (8,861-2,500) / 250 X .60	16	
RESTAURANT (5,650) / 100 X .60	34	
TOTAL PARKING	778	563
ADA PARKING (LOCATED IN GARAGE)	9	16
BICYCLE PARKING BREAKDOWN:		
RESIDENTIAL (1 B.R. per every 10 DU = 42)	42.0	42
COMMERCIAL (1 B.R. per every 20 PS = 25)	25.0	25
TOTAL BICYCLE PARKING	67	67
LOADING AREA (< 20,000sf) (Type I)	0	4



KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2312 S. Andrews Avenue
Fort Lauderdale, Florida 33316

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

REVISIONS		
NO.	DESCRIPTION	DATE
2	DRC REVISIONS NEW BLDG FOOTPRINT	03/25/22

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

THE ADDERLEY
501 NW 7TH AVENUE
FORT LAUDERDALE FL
33311-9024

SCALE:	AS NOTED
DATE ISSUED:	MARCH 28, 2022
DRAWN BY:	MA
DESIGNED BY:	FH
CHECKED BY:	PW

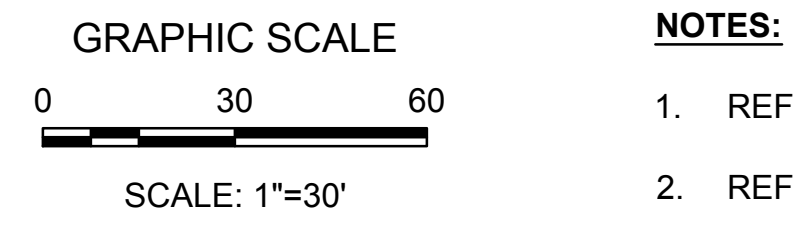
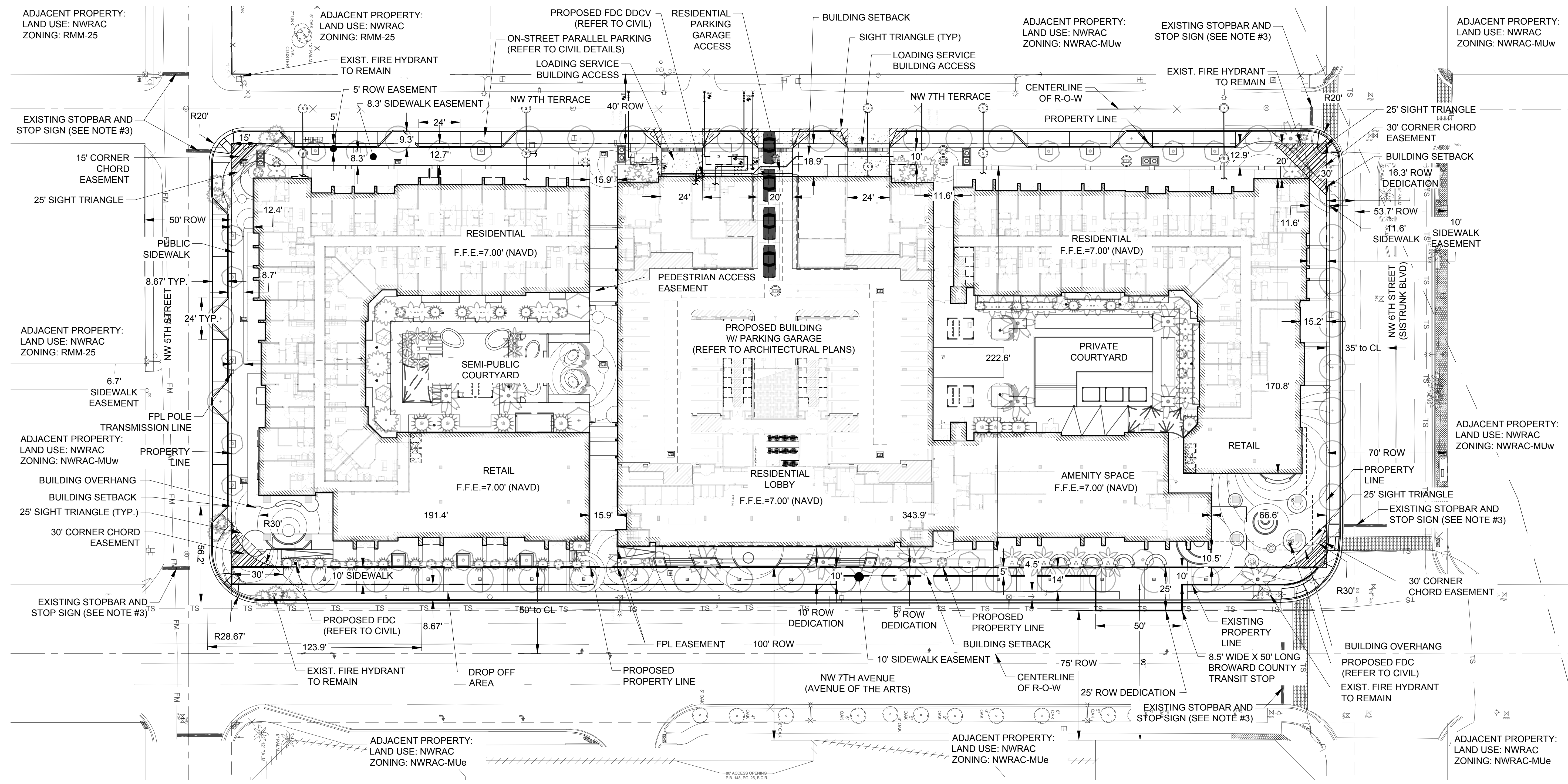
PAUL WEINBERG, PLA
FLORIDA REG. NO. LA6668804
(FOR THE FIRM)

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER SP-101

PROJECT NO. 09535.03



- NOTES:**
- REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL
 - REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT
 - REFER TO CIVIL PAVEMENT MARKING AND SIGNAGE PLAN FOR ALL DETAILS ON EXISTING AND PROPOSED STOP BARS AND STOP SIGNS. SEE CM-101 & CM-501

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

2
D
C
B
A

Drawing name: P109535.03 - Adderley - Adderley - Adderley Central Living LLC/Engineering/Client/09535.03-SP-101 - Site Plan.dwg
Layout Name: SP-101
Plotted by: jmaida
Plotted on: Mar 28, 2022 - 11:30am

Date	Record Number	Record Type	Status	Project Name	Description	Address	Expiration Date
09/15/2023	BLD-PBA-2211002.PCO009	Partial Certificate of Occupancy Application	Approved for Inspections	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	03/31/2026
09/11/2023	ROW-MOT-25090011	ROW Maintenance of Traffic Permit	Complete	MOT for ROW Storm drain		501 NW 7TH AVE, FT LAUD, FL 33311	03/28/2026
09/02/2023	BLD-REFUND-2509002	Refund Request - Permitting	Complete	MEC-PBA-2302006		501 NW 7 AVE, FORT LAUDERDALE FL 33311	09/02/2025
09/02/2023	BLD-REFUND-2509003	Refund Request - Permitting	Void			501 NW 7 AVE, FORT LAUDERDALE FL 33311	09/02/2025
08/05/2023	ENG-RL-2508001	Revocable License	Open	AARLA - County Tri-Party	AARLA - County Tri-Party - per Broward County permitted plans (under BCHCED Project Reference No. 220810001) - COUNTY ROW improvements of landscaping, pavers, irrigation and hardscape on NW 7 AVE BTW NW	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	08/05/2025
07/11/2023	ROW-MOT-25070017	ROW Maintenance of Traffic Permit	Complete	MOT for ROW Paving		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/24/2026
06/24/2023	PXA1-BLD-2506004	Permit By Affidavit - Building (PXA1)	Void	The Adderley	6 story multi-family	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	06/24/2025
06/24/2023	BLD-PBA-2211002.D011	Deferred Submittal (Electronic Document Submittal)	Complete	Approved Supporting Documents		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/24/2025
06/20/2023	BLD-PBA-2211002.PCO008	Partial Certificate of Occupancy Application	Complete	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	09/28/2025
06/18/2023	BLD-PBA-2211002.PCO007	Partial Certificate of Occupancy Application	Void	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/18/2025
06/11/2023	BLD-PBA-2211002.PCO004.PCO001	Partial Certificate of Occupancy Application	Approved for Inspections	PCO Request: BLD-PBA-2211002.PCO004		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/11/2025
06/10/2023	BLD-ADDNEW-2506006	Address Request - New or Alternate	Complete			501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	06/10/2025
06/05/2023	BLD-VOID-25060014	Permit Void Request	Complete	BLD-GEN-25050747	6 Story Multi-family with attached garage. Master Permit No. BLD-PBA-2211002	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	06/05/2025
06/03/2023	BLD-PBA-2211002.D010	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Deferred Submittal for Pool Courtyard Fence/Gates	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/03/2025
06/02/2023	BLD-PBA-2211002.PCO006	Partial Certificate of Occupancy Application	Awaiting PCO Approval	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/12/2026
05/28/2023	BLD-PBA-2211002.PCO002.PCO001	Partial Certificate of Occupancy Application	Awaiting Inspection Approval	PCO Request: BLD-PBA-2211002.PCO002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	05/29/2025
05/28/2023	BLD-GEN-25050747	Structural Permit	Void	The Adderley	6 story multi-family with attached garage	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	05/28/2025
05/28/2023	BLD-VOID-25050160	Permit Void Request	Complete	MEC-PBA-2302006	6 Story Multi-family building	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	05/28/2025
05/27/2023	BLD-VOID-25050154	Permit Void Request	Complete	FXR-MISC-23030001	6 story multi-family w/ attached garage	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	05/27/2025
05/27/2023	BLD-COC-25050261	Change of Contractor (Online Submittal)	Complete	PXA1-BLD-23110001	POST ISSUANCE	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	05/27/2025
05/02/2023	BLD-PBA-2211002.PCO005	Partial Certificate of Occupancy Application	Extension Approved	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/07/2026
04/25/2023	ELE-PBA-23020004.R003	Plan Revision	Complete	ELE-PBA-23020004	Electrical revision	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	04/25/2025
03/23/2023	BLD-PBA-2211002.PCO004	Partial Certificate of Occupancy Application	Complete	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	10/06/2025
03/13/2023	ROW-MOT-25030011	ROW Maintenance of Traffic Permit	Complete	MOT for ROW Paving ph2	MOT for ROW Paving ph2	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	10/01/2025
03/06/2023	BLD-PBA-2211002.PCO003	Partial Certificate of Occupancy Application	Issued	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/25/2025
03/05/2023	ENG-LD-25030002	Legal Document	In Process	501 NW 7 AV - Water & Sewer Easement	501 NW 7 AV - Water & Sewer Easement	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	03/05/2025
02/24/2023	ENG-LD-25020007	Legal Document	In Process	501 NW 7 AV - Sidewalk Easement	501 NW 7 AV - Sidewalk Easement	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	02/24/2025
02/24/2023	ENG-LD-25020006	Legal Document	In Process	501 NW 7 AV - ROW Easement	501 NW 7 AV - ROW Easement	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	02/24/2025
02/24/2023	ENG-LD-25020005	Legal Document	In Process	501 NW 7 AV - Fee Simple Dedication	501 NW 7 AV - Fee Simple Dedication	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	02/24/2025
02/24/2023	ENG-LD-25020004	Legal Document	In Process	501 NW 7 AV - Maint Dec	501 NW 7 AV - Maint Dec	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	02/24/2025
02/21/2023	PLB-PBA-23020008.D001	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Schedules	SDP certifications	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	02/21/2025
01/28/2023	BLD-VOID-25010159	Permit Void Request	Void	The Adderley	Void permit request	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	01/28/2025
01/28/2023	BLD-PBA-2211002.D009	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Under Construction Elevation Certificate	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/28/2025
01/24/2023	BLD-PBA-2211002.D008	Deferred Submittal (Electronic Document Submittal)	Complete	Final Survey for PCO	Final Survey for PCO	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/24/2025
01/24/2023	BLD-PBA-2211002.PCO002	Partial Certificate of Occupancy Application	Issued	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/24/2025
01/23/2023	BLD-PBA-2211002.D007	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	FINISH CONSTRUCTION EC	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/23/2025
01/21/2023	BLD-PBA-2211002.PCO001	Partial Certificate of Occupancy Application	Void	PCO Request: BLD-PBA-2211002		501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/21/2025
01/18/2023	BLD-VOID-25010091	Permit Void Request	Complete	FR-BDA-23030005	FIRE PERMIT VOID	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	01/18/2025
01/16/2023	LND-INST-23020038.D001	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Adapare deferred submittal	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	01/16/2025
01/16/2023	FR-SSA-22110010.R001	Plan Revision	Complete	FR-SSA-22110010	REVISION - ADDING HEADS FOR WATER CURTAIN SEE CHANGES MARKED WITH REV CLOUDFR-SSA-22110010	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/16/2025
01/09/2023	FR-BDA-25010012	Fire Permit	Expired	BDA Fire Radio System	THE ADDELEY BDA - BDA SYSTEM INSTALL	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	10/15/2025
01/07/2023	ENG-WAT-23020005.R001	Plan Revision	Void	ENG-WAT-23020005	Remove FDC @ NW Corner	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/07/2025
12/06/2024	PXA1-BLD-24120002	Permit By Affidavit - Building (PXA1)	Awaiting Client Reply	The Adderley	Mechanically Ventilated Parking Garage Screen Walls	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	11/00/2025
12/06/2024	BLD-PBA-2211002.D006	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Sky Lounge Canopy	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	12/05/2024
12/03/2024	BLD-PBA-2211002.D005	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Shop Drawings Courtyard C Cabanas	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	12/03/2024
11/21/2024	ELE-PBA-23020004.R002	Plan Revision	Complete	ELE-PBA-23020004	Revised breaker to be used for Dishwashers and Garbage Disposals.	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/21/2024
11/08/2024	BLD-VOID-24110082	Permit Void Request	Complete	PLB-MET-24100341	Meter permit	501 NW 7th AVE	11/14/2024
10/31/2024	PXA1-PLB-24100006	Permit By Affidavit - Plumbing (PXA1)	Complete	The Adderley	1.5 irrigation meter (The waterman tap for the irrigation meter was installed under ENG-WAT-23020005)	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	11/00/2025
10/25/2024	PLB-MET-24100341	Plumbing Permit	Void	Plumbing Meter Install Permit	(PBA) Install 1.5 Irrigation meter	501 NW 7 AVE, FORT LAUDERDALE FL 33311, 7TH	11/00/2025
09/09/2024	PXA1-BLD-23110001.D001	Deferred Submittal (Electronic Document Submittal)	Complete	Finished Construction EC	PVC shop drawings NOA	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	09/09/2024
09/04/2024	MEC-PBA-23020007.D001	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Mechanical Def Submittal - Roof top stands	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	09/04/2024
08/29/2024	BLD-PBA-2211002.D004	Deferred Submittal (Electronic Document Submittal)	Complete	Approved Supporting Documents	Common Area Doors	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
08/29/2024	BLD-PBA-2211002.D003	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	area metals	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
08/28/2024	BLD-PBA-2211002.D002	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	Deferred submittal - glazing	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
08/15/2024	PXA1-ELE-24080002	Permit By Affidavit - Electrical (PXA1)	Complete	The Adderley	ACCESS CONTROL PLANS	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
08/14/2024	PXA1-ELE-24080001	Permit By Affidavit - Electrical (PXA1)	Complete	The Adderley	Low Voltage System	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
08/12/2024	PXA1-BLD-24080001	Permit By Affidavit - Building (PXA1)	Void	The Adderley	Low Voltage System	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	08/12/2024
08/12/2024	ELE-GEN-24080134	Electrical Permit	Void	The Adderley	Low Voltage Systems	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	08/12/2024
07/31/2024	ELE-GEN-24070395	Electrical Permit	Void	The Adderley	Low Voltage System	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	07/31/2024
07/31/2024	ELE-GEN-24070393	Electrical Permit	Void	Electrical Subpermit	Access Control System	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
07/25/2024	BLD-COC-24070114	Change of Contractor (PRE-ISSUANCE ONLY)	Complete	BLD-SIP-22070001	Phase 2 MOT ROW Storm drains	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
07/15/2024	ROW-MOT-24070015	ROW Maintenance of Traffic Permit	Complete	Phase 2 MOT ROW Storm drains	Electrical for the pool	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	10/13/2024
06/14/2024	PXA1-ELE-24060001	Permit By Affidavit - Electrical (PXA1)	Complete	The Adderley	Plumbing for the pool	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/23/2025
06/14/2024	PXA1-PLB-24060001	Permit By Affidavit - Plumbing (PXA1)	Complete	The Adderley	Plumbing for the pool	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/23/2025
06/12/2024	PXA1-ELE-24060001	Permit By Affidavit - Electrical (PXA1)	Complete	KMH-BS-24-102	ADDERLEY EXTENSION - LO install 285' LF of (1) 2" HDPE Conduit W/ Fiber Optic Cable via directional bore and Pull fiber optic cable through existing conduit from 1st floor to 8th floor and install drop boxes (24 Port LQ) and install equipment.	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	01/18/2025
06/12/2024	ELE-GEN-24060042	Electrical Permit	Void	KMH-BS-24-102	ADDERLEY EXTENSION - LO install 285' LF of (1) 2" HDPE Conduit W/ Fiber Optic Cable via directional bore and Pull fiber optic cable through existing conduit from 1st floor to 8th floor and install drop boxes (24 Port LQ) and install equipment.	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
04/29/2024	PXA1-ELE-24040001	Permit By Affidavit - Electrical (PXA1)	Complete	The Adderley	Electrical for the Fountains	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
04/29/2024	PXA1-PLB-24040001	Permit By Affidavit - Plumbing (PXA1)	Complete	The Adderley	Plumbing for Fountains	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
04/26/2024	PXA1-BLD-24040003	Permit By Affidavit - Building (PXA1)	Complete	The Adderley	Fountains	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
04/17/2024	PXA1-BLD-24040002	Permit By Affidavit - Building (PXA1)	Complete	Adderley Pool	Adderley Pool	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	11/00/2025
04/11/2024	ENG-RL-24040001	Revocable License	Complete	RLA for temporary construction	RLA for temporary construction	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
03/27/2024	BLD-PBA-2211002.D001	Deferred Submittal (Electronic Document Submittal)	Complete	Document Type: Approved Supporting Documents	6 story mixed use - multi-family and retail	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
01/24/2024	ENG-SITE-22090009.R001	Plan Revision	Complete	The Adderley	The Adderley ENG-Site Permit	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
01/18/2024	ROW-MOT-24010007	Temporary Traffic Control (Maintenance of Traffic)	Complete		MOT FOR CRANE LIFT IN ROW	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	05/09/2024
01/18/2024	ROW-CRANE-24010002	ROW Crane Operation Permit	Complete	Adderley North Crane Demob	8 story residential building with 2 tower cranes inside property. ROW needed to take down on NW 7th Terr	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	06/06/2024
12/21/2023	MEC-PBA-23020007.R001	Plan Revision	Complete	The Adderley	The Adderley Mechanical revision	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
12/21/2023	ELE-PBA-23020004.R001	Plan Revision	Complete	The Adderley	The Adderley Electrical Revision	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	
12/19/2023	PLB-PBA-23020006.R001	Plan Revision	Complete	Adderley	Adderley Plumbing revision	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH	

12/12/2023	BLD-PBA-22110002.R001	Plan Revision	Complete	The Adderley	6 story multi family				
12/05/2023	ENG-CRANE-23120001	ROW Crane Operation Permit	Complete	Adderley Crane Demob MOT	ROW permit needed for tower crane demob at 501 7th Terrace.	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			05/06/2024
12/05/2023	ENG-MOT-23120004	Temporary Traffic Control (Maintenance of Traffic)	Complete	WEST VILLAGE LLC	MOT FOR CRANE LIFT IN ROW 12/06-12/28	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			04/28/2024
11/09/2023	PXA1-BLD-23110001	Permit By Affidavit - Building (PXA1)	Issued	WEST VILLAGE LLC	NEW PVC LIGHTWEIGHT CONCRETE DECK	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
10/06/2023	BLD-ROOF-23100035	Re-Roof Permit	Void	THE ADDERLEY APARTMENTS	NEW CONSTRUCTION ROOFING PROJECT FOR THE ADDERLEY APARTMENTS.NEW PVC LIGHTWEIGHT CONCRETE DECK	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
09/28/2023	BLD-CNC-23090007	Commercial New Construction Permit	Void	ADDERLEY HOTEL	NEW PVC LIGHTWEIGHT CONCRETE DECK	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			08/28/2023
05/24/2023	BLD-PBA-23010012.R001	Plan Revision	Complete	The Adderley Foundation	PXA1: Plan revision for clarification	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
05/03/2023	ENG-MOT-23050006	Temporary Traffic Control (Maintenance of Traffic)	Complete	MOT for ROW Paving	MOT for ROW Paving	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
05/03/2023	ENG-MOT-23050005	Temporary Traffic Control (Maintenance of Traffic)	Complete	PXA1: MOT for ROW Water	PXA1: MOT for ROW Water	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			07/28/2025
05/03/2023	ENG-MOT-23050004	Temporary Traffic Control (Maintenance of Traffic)	Complete	PXA1: MOT for ROW Sewer	PXA1: MOT for ROW Sewer	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			07/28/2025
05/03/2023	ENG-MOT-23050003	Temporary Traffic Control (Maintenance of Traffic)	Complete	Phase 1 MOT ROW Storm drains	Phase 1 MOT ROW Storm drains	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			10/13/2024
04/10/2023	BLD-PBA-23040001	Permit by Affidavit - Building	Complete	The Adderley	PXA1: ONSITE PAWING FOR BLD-PBA-22110002	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
04/05/2023	ELE-PBA-23040001	Permit by Affidavit - Electrical	Complete	The Adderley	PXA1: Low Voltage for BLD-PBA-22110002	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
03/31/2023	FR-BDA-23030005	BDA Fire Radio System	Void	PXA1: BDA SYSTEM	PXA1: BDA SYSTEM	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
03/30/2023	MEC-PBA-23030007	Permit by Affidavit - Mechanical	Complete	The Adderley	PXA1: Generator	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
03/10/2023	MEC-PBA-23030001	Permit by Affidavit - Mechanical	Complete	The Adderley	PXA1: Mechanical Trash Chute	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
03/10/2023	ELE-PBA-23030001	Permit by Affidavit - Electrical	Complete	The Adderley	PXA1: Generator 500KW	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
03/06/2023	FR-MISC-23030001	FR Miscellaneous Permit	Void	PXA1: The Adderley	PXA1: Fire Line Connection	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/27/2023	PLB-PBA-23020010	Permit by Affidavit - Plumbing	Complete	The Adderley	PXA1: Landscape Irrigation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/27/2023	ELE-PBA-23020006	Permit by Affidavit - Electrical	Complete	The Adderley	PXA1: Temp Electrical Service for Construction Use	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/27/2023	ELE-TEMP-23020009	Electrical Temporary Pole	Void	The Adderley	Temp Electric Service for Construction	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			02/27/2023
02/24/2023	ELE-TEMP-23020008	Electrical Temporary Pole	Void	The Adderley	Temp Power for Construction	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			02/24/2023
02/23/2023	FR-ALARM-23020023	Fire Alarm System Permit	Complete	PXA1: The Adderley	PXA1: Electrical wiring for the fire alarm	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/23/2023	ENG-SW-23020007	ROW Sidewalk and Curb Permit	Complete	The Adderley	PXA1: ROW Sidewalk	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/23/2023	ENG-WAT-23020006	ROW Water Permit	Void	The Adderley	ROW Water for the Fire Line	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			02/23/2023
02/23/2023	ENG-PAV-23020007	ROW Paving Permit	Complete	The Adderley	PXA1: ROW Paving Permit	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/23/2023	ENG-STRM-23020004	ROW Stormwater Permit	Complete	The Adderley	PXA1: Drainage Storm Water	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			04/05/2026
02/23/2023	ENG-WAT-23020005	ROW Water Permit	Complete	PXA1: The Adderley	PXA1: Water Connections Water Main ROW	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/22/2023	LND-INST-23020038	Landscape Installation Permit	Complete	The Adderley	PXA1: Landscape Installation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/22/2023	ENG-LAND-23020013	ROW Landscaping Permit	Complete	The Adderley	PXA1: Landscape ROW	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/21/2023	PLB-PBA-23020008	Permit by Affidavit - Plumbing	Complete	The Adderley	PXA1: Deep Storm Water Wells	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/21/2023	MEC-PBA-23020007	Permit by Affidavit - Mechanical	Complete	The Adderley	PXA1: Building Mechanical	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/21/2023	MEC-PBA-23020006	Permit by Affidavit - Mechanical	Void	The Adderley	PXA1: Mechanical Gas Boiler	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/15/2023	PLB-PBA-23020006	Permit by Affidavit - Plumbing	Complete	The Adderley	PXA1: Plumbing Commercial	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/15/2023	PLB-PBA-23020005	Permit by Affidavit - Plumbing	Complete	The Adderley	PXA1: Plumbing Gas Permit	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/15/2023	BLD-CRAW-23020026	Commercial Paving Permit	Void	The Adderley	Concrete Driveway connection	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			02/15/2023
02/15/2023	ELE-PBA-23020005	Permit by Affidavit - Electrical	Complete	The Adderley	PXA1: Electrical Site work	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/15/2023	ELE-PBA-23020004	Permit by Affidavit - Electrical	Complete	The Adderley	PXA1: Main Electrical	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
02/13/2023	ELE-COM-23020033	Electrical Commercial Permit	Void	The Adderley	Main Electrical	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			02/13/2023
02/08/2023	ENG-SEW-23020002	ROW Sewer Permit	Complete	PXA1:The Adderley	PXA1: Sewer Connection	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
02/07/2023	PLB-PBA-23020003	Permit by Affidavit - Plumbing	Void	The Adderley	Sewer connection	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
01/30/2023	PLB-PBA-23010008	Permit by Affidavit - Plumbing	Complete	The Adderley	PXA1: Foundation Plumbing Onsite Drainage for foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
01/30/2023	PLB-PBA-23010007	Permit by Affidavit - Plumbing	Complete	The Adderley	PXA1: Plumbing Foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
01/30/2023	ELE-PBA-23010007	Permit by Affidavit - Electrical	Complete	The Adderley	PXA1: Electrical Underground Foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
01/30/2023	BLD-PBA-23010012	Permit by Affidavit - Building	Complete	The Adderley	PXA1: Foundation only	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
01/27/2023	PLB-COM-23010038	Plumbing Commercial Permit	Void	The Adderley	Plumbing On Site Drainage under Foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/27/2023
01/27/2023	PLB-COM-23010037	Plumbing Commercial Permit	Void	The Adderley	Foundation Plumbing	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/27/2023
01/27/2023	ELE-COM-23010097	Electrical Commercial Permit	Void	The Adderley	Electrical underground Foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/27/2023
01/27/2023	BLD-PHZ-23010038	Phase Permit	Void	The Adderley	Foundation Permit	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/27/2023
01/27/2023	PLB-COM-23010036	Plumbing Commercial Permit	Void	The Adderley	Commercial Plumbing for the Foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/27/2023
01/26/2023	PLB-COM-23010033	Plumbing Commercial Permit	Void	The Adderley	Onsite Drainage for underground foundation	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/26/2023
01/26/2023	ELE-COM-23010094	Electrical Commercial Permit	Void	The Adderley	Electrical Underground	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/26/2023
01/23/2023	BLD-PHZ-23010005	Phase Permit	Void	The Adderley	Foundation only permit	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			01/23/2023
12/13/2022	ENG-MOT-22120003	Temporary Traffic Control (Maintenance of Traffic)	Complete	MOT 6 mo RLA 1 phase	MOT 6 mo RLA 1 phase - NW 6 ST (incl EB sidewalk), NW 7 TER (incl NB sidewalk) & NW 5 ST (incl WB sidewalk) - Reference TAM-MOT sub record for approved MOT plan	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			07/28/2025
11/22/2022	BLD-PBA-22110002	Permit by Affidavit - Building	Issued	The Adderley	PXA1: 6 Story Multi-Family Bldg Approved Via UPD-A22002	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			
11/22/2022	BLD-CNC-22110001	Commercial New Construction Permit	Void	The Adderley	PXA1: 6 Story Multi-Family Bldg Approved Via UPD-A22002	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/22/2022
11/16/2022	FR-SSA-22110010	Sprinkler System Aboveground	Complete	THE ADDERLEY	PXA1: NEW FIRE SPRINKLER SYSTEM FOR MASTER PERMIT NUMBER BLD-CNC-22060008	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
10/28/2022	BLD-TENT-22100010	Special Promotion Tent-Canopy Permit	Complete	ADDERLEY GROUND BREAKING TENT	1 - TENT TEMP FOR ADDERLEY GROUND BREAKING 11/1 - 11/2/22	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			02/13/2023
10/11/2022	BLD-FEN-22100031	Fence Permit	Complete	West Village LLC Temp Commercial Fence	Install new 6' Ft High temporary construction fence with wind screen	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			07/15/2025
09/23/2022	ENG-SITE-22090009	Site Prep and Erosion Control Permit	Complete	The Adderley	PXA1: Erosion Control	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
07/22/2022	BLD-SIP-22070001	Soil Improvement Permit	Complete	PXA1: SOIL IMPROVEMENTS FOR 6 STORY MULTI	PXA1: SOIL IMPROVEMENTS FOR 6 STORY MULTI-FAMILY BLDG	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
07/14/2022	BLD-ACC-22070011	Accessory Structure Permit	Void	The Adderley	PXA1: Soil Improvement app	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			07/14/2022
06/15/2022	BLD-CNC-22060008	Commercial New Construction Permit	Void	The Adderley	6 Story Multi-Family Bldg Approved Via UPD-A22002	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			06/22/2022
06/14/2022	LND-TREE-22060021	Landscape Tree Removal-Relocation Permit	Complete	The Adderley	PXA1: Tree Removal Permit/Total replacement to be 256 caliper inches of category "A" trees and 3 palms any species min. 8"CT or equivalent as approved. Remove all trees/palms (BLD-CNC-22060008)/Arborist Erin Santiago	501 NW 7 AVE, FORT LAUDERDALE 33311, 7TH			11/00/2025
06/02/2022	PM-02060035	Landscape Tree Removal-Relocation Permit	Complete	REMOVAL OF ONE WASHINGTONIA PALM 30"HTV	REMOVAL OF ONE WASHINGTONIA PALM 30"HTV,WACANT LOT	501 NW 7 AVE, FORT LAUDERDALE FL -			06/29/2009