



BOARD OF ADJUSTMENT MEETING NOTICE

Date: January 30th, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 11th, 2026 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-26010001
OWNER:	DARCY FLORIDA LLC
AGENT:	ANGELO RODRIGUEZ
ADDRESS:	1224 SOUTH WEST 29 AVENUE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 25, OF BLOCK 6, OF GILLCREST 1 ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	3
REQUESTING:	<u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u>

- Requesting a variance to allow a structure in an RS-8 zoning district at a rear yard setback of 13.61 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 1.39 feet.

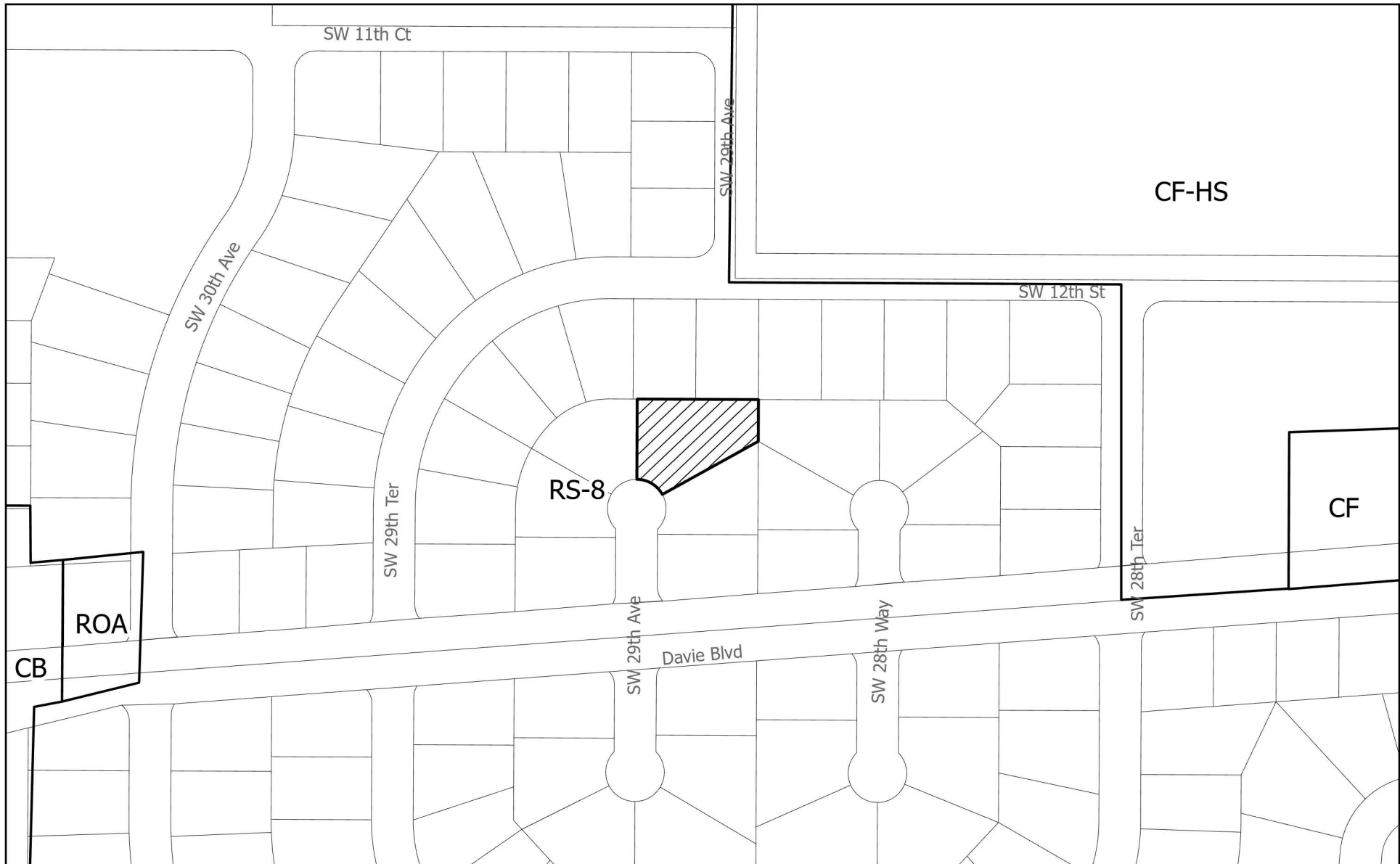
To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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-26010001

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale

PLN-BOA-26010001

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O;	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height 25 ft. when abutting a waterway Special side yard setbacks as provided in RS-8

	Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda- Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12; Blocks J, K, L & M.					
Minimum rear yard	15 ft. 25 ft. when abutting a waterway Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1			25 ft. 25 ft. when abutting a waterway Special rear yard setbacks as provided in RS-8		
Minimum distance between buildings	None			None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	
	≤7,500 sf	50%	0.75	40%	0.55	
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55	
	>12,000 sf	40%	0.60	30%	0.50	

Record

Showing 1-26 of 26

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-26010001	Variance to bedroom encroaching 1.39 ft into rear...	Variance 47-5.31	Z- Board of Adjustment (BOA)	0		1224	SW	29	AVE		Open
<input type="checkbox"/>	BLD-GEN-24030643	ATF-ADDITION INTERIOR RENOVATION KITCHEN AND BATH...	Addition Permit	Structural Permit	52.5		1224	SW	29	AVE		Issued
<input type="checkbox"/>	BLD-GEN-24020732	Concrete Paver Driveway	Paving Permit	Structural Permit	0		1224	SW	29	AVE		Issued
<input type="checkbox"/>	BLD-GEN-24020733	ATF-INTERIOR RENOVATION KITCHEN AND BATHS BE22050221	Accessory Structure Permit	Structural Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	BLD-RALT-23100034	ATF-INTERIOR RENOVATION KITCHEN AND BATHS BE22050221	ATF-INTERIOR RENOVATION KITCH...	Residential Alteration Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	ELE-RES-23100072	NEW PANEL, UPGRADES TO KITCHEN & BATH NEW OUTSIDE...	NEW PANEL, UPGRADES TO KITCH...	Electrical Residential Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	PLB-RES-23100068	PLUMBING WORK FOR BLD-RALT-23100034	PLUMBING WORK FOR BLD-RALT-2...	Plumbing Residential Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	MEC-RES-23100030	INSTALL NEW SYSTEM 2.5 TON WITH ALL SUPPLY'S & RE...	INSTALL NEW SYSTEM 2.5 TON W...	Mechanical Residential Permit	52.5		1224	SW	29	AVE		Issued
<input type="checkbox"/>	BLD-ROOF-23100045	INSTALL NEW SHINGLE ROOF BLD-RALT-23100034	INSTALL NEW SHINGLE ROOF BLD...	Re-Roof Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	BLD-WIN-23100039	REPLACE WINDOWS AND DOORS BLD-RALT-23100034	REPLACE WINDOWS AND DOORS BL...	Window and Door Permit	0		1224	SW	29	AVE		Issued
<input type="checkbox"/>	PLB-RES-23100062	PLUMB FOR BLD-RDEM-23030013	PLUMB FOR BLD-RDEM-23030013	Plumbing Residential Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	ELE-RES-23100065	ELEC FOR BLD-RDEM-23030013	ELEC FOR BLD-RDEM-23030013	Electrical Residential Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	BLD-RDEM-23030013	ATF-REMOVE ROOF, EXTERIOR WINDOWS AND PARTITIONS,...	ATF-REMOVE ROOF, EXTERIOR WI...	Residential Demolition Permit	0		1224	SW	29	AVE		Issued
<input type="checkbox"/>	BLD-RADD-22120010	#ATF: ENLCLOSED CARPORT TO GARAGE /INT REMODEL Add...	ATF:ENCLOSED Carport to Gara...	Residential Addition Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	BLD-RALT-22100046	#ATF: ENLCLOSED CARPORT TO GARAGE /INT REMODEL Add...	ATF:ENCLOSED Carport to Gara...	Residential Alteration Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	ELE-RES-22100051	#ATF: ELECTRICAL FOR BLD-RADD-22120010	ATF:ENCLOSED Carport to Gara...	Electrical Residential Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	ELE-RES-22070051	#ATF ELECTRICAL FOR BLD-RALT-22050139 Replace ...	1224_SW_29_AV	Electrical Residential Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	BE22050221	EXTENSIVE WORK BEING DONE WITHOUT A PERMIT		Building Code Case	0	Jorge Martinez	1224	SW	29	AVE		Completed
<input type="checkbox"/>	BLD-RALT-22050139	#ATF: ENLCLOSED CARPORT TO GARAGE /INT REMODEL Add...	ATF:ENCLOSED Carport to Gara...	Residential Alteration Permit	0		1224	SW	29	AVE		Void
<input type="checkbox"/>	SE22010103			Bulk Trash Case	0	Wanda Acquavella	1224	SW	29	AVE		Closed
<input type="checkbox"/>	SE21070379			Bulk Trash Case	0	Wanda Acquavella	1224	SW	29	AVE		Closed
<input type="checkbox"/>	PM-17020289	REPLACE MAIN ELECTRIC PANEL OUTSIDE ~ ~NOC	REPLACE MAIN ELECTRIC PANEL ...	Electrical Services Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	PM-09030171	septic to sewer conversion	septic to sewer conversion	Plumbing Sewer Cap Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	PM-07120162	install wireless burglar alarm system	install wireless burglar ala...	Electrical Burglar Alarm	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	PM-06110666	REROOF 2400 SF SHINGLE & 400 SF FLAT	REROOF 2400 SF SHINGLE & 400...	Re-Roof Permit	0		1224	SW	29	AVE		Complete
<input type="checkbox"/>	AB-0045596		JENKINS,YOLANDA	Resident/Business Alarm Registration	0		1224	SW	29	AVE		Possible C



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26010001

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

- Requesting a variance to allow a structure in an RS-8 zoning district at a rear yard setback of 13.61 feet whereas the code requires a minimum setback of 15 feet, a total variance request of 1.39 feet.

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

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

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

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





BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

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/interpretation/special exception requested.

A APPLICANT / PROPERTY OWNER (For purpose of identification, the Property Owner is the Applicant)
Name: Darcy Florida LLC
Address: 2750 N 29th Ave Ste 115
City, State, Zip: Hollywood FL 33020
Phone: 3103518814
Email: seandarcy@gmail.com
Proof of Ownership: Attach Tax Record/Warranty Deed

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: Angelo Rodriguez
Address: 5921 Ravenswood Rd B-8
City, State, Zip: Fort Lauderdale FL 33312
Phone: 9546624110
Email: arods1979@gmail.com
Agent Authorization Form: Attach Agent Authorization Form

C BUSINESS OWNER (If applicable, e.g. Hotel, Restaurant, etc.)
Name: Darcy Florida LLC
Address/Email/Phone: 2750 N 29th Ave Ste 115 Hollywood FL 33020 darcyfloridallc@gmail.com 3103518814

D PARCEL INFORMATION
Project Address: 1224 SW 29th Ave Fort Lauderdale FL 33312
Folio Number(s): 504217191000
Legal Description (per survey): See Survey

E LAND USE INFORMATION
Current Land Use Designation: 01-01 Single Family
Current Zoning Designation: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Current Use of Property: Residential
Site Adjacent to Waterway?: No
Provide Related Case/Project #: BLD-GEN-24030643

F PROJECT INFORMATION
This Request is: Existing New
Applicable ULDR Sections: 47-5.31
Variance/Special Exception Request: Variance to bedroom encroaching 1.39 ft into rear setback

G DIMENSIONAL REQUIREMENTS (indicate direction N, S, E, W)
Table with columns: Required Per ULDR, Proposed. Rows include Lot Size, Lot Density, Lot Width, Building Height, Structure Length, Lot Coverage, and SETBACKS (Front, Side, Corner/Side, Rear).

APPLICATION TYPE: Select the application type from the list below. Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narrative, and other pertinent documentation.

Table with 4 columns: Variance/Interpretation Request (Before/After), Variance/Interpretation Request-Homesteaded Property (Before/After), Special Exception Request (Before/After), Administrative Variance Request (Existing Only), Request for Continuance, Rehearing Request Before the Board, Request for Rehearing, De Novo Hearing Request, Appeal Request. Includes completion status and fees.

**Administrative Variances are for EXISTING RESIDENTIAL PROPERTIES that have been issued a Certificate of Occupancy and/or built with a Permit.



Board of Adjustment (BOA) Criteria for Variance/Interpretation

Answer All questions on this page only if you are applying for a Variance/Interpretation request through Board of Adjustment. If additional space is needed, attach additional pages to this page. If you are not applying for a variance/interpretation, select this box

CRITERIA: Applicants must demonstrate a unique hardship attributable to the land by providing a preponderance of the evidence for all of the following criteria. Please state your specific request and 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.

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

Variance of ULDR 47-5.31 for 1224 SW 29th Ave that is encroaching 1.39 ft into rear setback

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and Subterranean termites damage prevented reasonable and safe use of the property in 2022. Building permit with the same rear setback footprint and four surveys submitted to the building department. After structure completed building dept identified that the structure encroaches upon rear setback and cutting floor to meet setback prevents reasonable use of bedroom.

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:

Subterranean termites destroyed wood building framing that caused us to have to repair structure and make plans for new walls and roof. Building footprint was not changed and 4 surveys submitted to planning where no issues were raised about setbacks.

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 The literal application of the ULDR would deprive us the right of using my current building footprint that was enjoyed by the prior owner and other owners who have not been subject to having

the expense nor experience to repair substantial termite damage nor to revise the walls after project is near completion.

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 building footprint of 1224 SW 29th Ave when purchased in 2022 showed no encroaching on the rear setback from survey.

In 2022 an as built survey was submitted to planning showing the current building footprint for BLD permit. 3 other spot surveys were also submitted with the same setbacks with not being aware of any violation of the ULDR.

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.

Requires about one foot of variance that will not go onto neighbors property nor any easements. The current property has been functional from prior owner and was not found by surveyor.

Nor was it found by the same individual at the building department who reviewed the survey and setbacks multiple times.

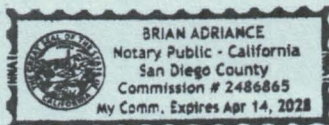
AFFIDAVIT: Sean Darcy Manager Darcy Florida LLC the Owner/Agent of said property ATTEST that I am aware of the following:

- 1. In order to be entitled to the relief requested in the application an affirmative vote of a majority of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment or Zoning Administrator is limited to the authority vested in the Board or Zoning Administrator by the ULDR and that the Board or Zoning Administrator 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 or Zoning Administrator or designee 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 or Zoning Administrator or designee, 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 one (1) year of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5th day of January, 2026

(SEAL)



NOTARY PUBLIC MY COMMISSION EXPIRES: 04/14/2028

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



SIGN NOTIFICATION REQUIREMENTS AND AFFIDAVIT (BOA ONLY)

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

BOA CASE NO: PLN-BOA-26010001

APPLICANT: Darcy Florida LLC

PROPERTY ADDRESS: 1224 SW 29 Ave Fort Lauderdale FL 33312

PUBLIC HEARING DATE: February 11, 2026

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale O.L.D.R. I will forfeit my sign deposit 50 (initial here)

[Signature]
Affiant


SWORN TO AND SUBSCRIBED

before me in the County and State above aforesaid this 28 day of January, 2026

(SEAL)

Zainab Valimohideen
NOTARY PUBLIC
MY COMMISSION EXPIRES December 15, 2029



 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2026 TIME: 6:00 P.M. CASE: PLN:BOA-24010001
Sec. 47-5.31 - Table of dimensional requirements for the RS-8 district.
(Note 2)

- Requesting a variance to allow a structure in an RS-8 zoning district at a rear yard setback of 13.61 feet whereas the code requires a minimum setback of 16 feet; a total variance request of 1.39 feet.

FOR MORE INFORMATION, CONTACT THE BOARD OF ADJUSTMENT SECRETARY:
CITY OF FORT LAUDERDALE, 200 N. W. 11th Street, 2nd Floor, Fort Lauderdale, FL 33301
Phone: (954) 438-2200, Fax: (954) 438-2201, Email: boas@cityofftlauderdale.com
www.cityofftlauderdale.com

Prepared by and return to:
Eric van der Vlugt, Esq.
Elite Title Agency, LLC
1111 Kane Concourse Ste 209
Bay Harbor Islands, FL 33154
308-655-716
File Number: 22-0203 Darcy

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10 day of February, 2022 between Yolanda Jenkins, a single woman whose post office address is 3396 Foxcroft Road, Apt 104, Miramar, FL 33025, grantor, and Darcy Florida LLC, a Florida Limited Liability Company whose post office address is 2750 N 29th Ave, 115, Hollywood, FL 33020, grantee:

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

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

Lot 25, Block 6, Gillcrest 1st Addition, according to the plat thereof as recorded in Plat Book 34, Page 47, Public Records of Broward County, Florida.

Parcel Identification Number: 5042 17 19 1000

SUBJECT TO:

- 1) Taxes for the year 2022 and subsequent years and all applicable zoning ordinances and governmental regulations.
- 2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing same.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Martha Perez
Signed on 2022/02/10 10:44:03 -5:00
Witness Name: Martha Perez

Yolanda Jenkins-Jackson (Seal)
Signed on 2022/02/10 10:44:03 -5:00
Yolanda Jenkins

Harpreet Singh
Signed on 2022/02/10 10:44:03 -5:00
Witness Name: Harpreet Singh

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of February, 2022 by Yolanda Jenkins, who is personally known or has produced a driver's license as identification.



Harpreet Singh
Signed on 2022/02/10 10:44:03 -5:00
Notary Public
Printed Name: Harpreet Singh
My Commission Expires: May 21, 2023

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000005727

Entity Name: DARCY FLORIDA LLC

Current Principal Place of Business:

2750 N 29TH AVE
SUITE 115
HOLLYWOOD, FL 33020

Current Mailing Address:

2750 N 29TH AVE
STE 115
HOLLYWOOD, FL 33020 US

FEI Number: 81-5031422

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

DARCY, SEAN
2750 N 29TH AVE
STE 115
HOLLYWOOD, FL 33020 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: SEAN DARCY

02/05/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AUTHORIZED MEMBER
Name DARCY, SEAN
Address 2750 N 29TH AVE
 STE 115
City-State-Zip: HOLLYWOOD FL 33020

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: SEAN DARCY

MANAGER

02/05/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



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, Darcy Florida LLC ("Owner") as the current title owner of the real property located at 1224 SW 29th Ave Fort Lauderdale FL 33312 ("Property"), do hereby authorize

Angelo Rodriguez ("Authorized Agent") to act as my agent regarding the submittal 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:

Paul Antonov
Witness Signature
Paul Antonov
Print Name
1/5/2026
Date

[Signature]
Signature - Owner/Authorized Individual
Sean Darcy
Print Name - Owner/ Authorized Individual
Manager Darcy Florida LLC
Print Title - Authorized Individual

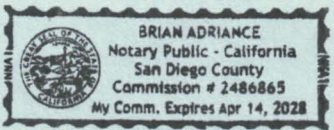
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of January, 2026 by Sean Darcy, an individual who is personally known to me or has produced FL Driver License as identification

[NOTARY SEAL]

Brian Adriaance
(Signature of Notary Public- State of Florida)
04/14/2028
My Commission Expires:
Brian Adriaance
Print, Type, or Stamp Commissioned Name of Notary Public)



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STA	ZIP
504208090010	ST THOMAS AQUINAS HIGH S INC		2801 SW 12 ST	FORT LAUDERD	FL	33312
504217010740	FLORIDA DEPT OF TRANSPOR	OFFICE OF RIGHT O	3400 W COMMERCIAL BLVD	FORT LAUDERD	FL	33309
504217180410	LUCKY NELSON LLC		6200 SW 7 CT	PLANTATION	FL	33317
504217180610	ZUNIGA,STEPHANIE	TARANTINO,MATIA	1261 SW 28 WAY	FORT LAUDERD	FL	33312
504217180620	REEF PROPERTIES LLC		1820 N CORPORAT LAKES BLVD	WESTON	FL	33326
504217180630	MITCHELL,SYLVIA		2890 DAVIE BLVD	FORT LAUDERD	FL	33312
504217180640	1260 SW 29 AVENUE LLC		2600 SW 30 TER	FORT LAUDERD	FL	33312
504217180670	THOMAS,SYLVIA	SYLVIA THOMAS RI	1261 SW 29 AVE	FORT LAUDERD	FL	33312
504217180680	MALTEZ,MARIA ELENA		2900 DAVIE BLVD	FORT LAUDERD	FL	33312
504217182060	PUBLIC LAND	% CITY OF FORT LA	101 NE 3 AVE STE 2100	FORT LAUDERD	FL	33301
504217190540	KRAMER,DAVID K		2924 SW 11 CT	FORT LAUDERD	FL	33312
504217190560	VARGAS,LEOBARDO OVIEDO	VARGAS,MARIBEL	1167 SW 29 AVE	FORT LAUDERD	FL	33312
504217190570	VARGAS,HERIBERTO & MARIA	CARMEN	1211 SW 29 TER	FORT LAUDERD	FL	33312
504217190580	GARCIA,ROXANA PATRICIA		1215 SW 29 TER	FORT LAUDERD	FL	33312
504217190590	MADONIA,MICHELLE		1219 SW 29 TER	FORT LAUDERD	FL	33312
504217190600	JOAN READDING REV LIV TR	READDING,JOAN TI	1301 RIVER REACH DR #404	FORT LAUDERD	FL	33315
504217190610	DIEFENBACH,JENNIFER N		1229 SW 29 TER	FORT LAUDERD	FL	33312
504217190620	LOPEZ,LAURA H/E	GOVEA,PEDRO	1231 SW 29 TER	FORT LAUDERD	FL	33312
504217190630	RODRIGUEZ,SANDRA M		1235 SW 29 TER	FORT LAUDERD	FL	33312
504217190760	ESPINOZA,JORGE A	SANTANA,ROSA	2921 DAVIE BLVD	FORT LAUDERD	FL	33312
504217190770	VIGOA,LUIS F	VIGOA,MARTA	1242 SW 29 TER	FORT LAUDERD	FL	33312
504217190780	ALL SPECIALISTS INC		8641 NW 44 CT	LAUDERHILL	FL	33351
504217190790	LUIS E & BLANCA M LOPEZ	R LOPEZ,LUIS E & BL	11080 SW 48 ST	DAVIE	FL	33328
504217190800	HARRIS,ANNETTE M & RICHARD	L JR	1224 SW 29 TER	FORT LAUDERD	FL	33312
504217190810	MCGUIRE,SHARON H		1218 SW 29 TER	FORT LAUDERD	FL	33312
504217190820	BROWN,CRAIG	PARVIN,SHAHANAZ	1212 SW 29 TER	FORT LAUDERD	FL	33312
504217190830	ST THOMAS AQUINAS HIGH S INC		2801 SW 12 ST	FORT LAUDERD	FL	33312
504217190840	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD	FL	33301
504217190850	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD	FL	33301
504217190860	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD	FL	33301
504217190870	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD	FL	33301

504217190890	NAVARRO,LELIA I		1219 SW 28 TER	FORT LAUDERD FL	33312
504217190900	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD FL	33301
504217190920	CLAROS DIAZ,IRMA		2861 DAVIE BLVD	FORT LAUDERD FL	33312
504217190930	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD FL	33301
504217190940	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD FL	33301
504217190950	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD FL	33301
504217190960	NOVAK,MICHAEL H/E	NOVAK,STEPHEN	1237 SW 28 WAY	FORT LAUDERD FL	33312
504217190970	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD FL	33301
504217190980	ARRIVING HOME INC		401 E LAS OLAS BLVD #2250	FORT LAUDERD FL	33301
504217190990	CANALES,OVIDIO & RAMONA		1236 SW 29 AVE	FORT LAUDERD FL	33312
504217191000	DARCY FLORIDA LLC		2750 N 29 AVE #115	HOLLYWOOD FL	33020
504217191010	ALVAREZ,DORIAN	ALVAREZ,KAREN	1225 SW 29 AVE	FORT LAUDERD FL	33312
504217191020	BURGOS,MARTHA		1237 SW 29 AVE	FORT LAUDERD FL	33312
504217191030	BERTOLINO,NERINA LIVIA		2901 DAVIE BLVD	FORT LAUDERD FL	33312
504217191130	PUBLIC LAND	% CITY OF FORT LA	101 NE 3 AVE STE 2100	FORT LAUDERD FL	33301

Variance Application Narrative for 1224 SW 29th Ave Fort Lauderdale FL 33312
Variance of ULDR 47-5.31

Sean Darcy Manager
Darcy Florida LLC
2750 N 29th Ave Ste 115
Hollywood FL 33020
darcyfloridallc@gmail.com
(310) 351-8814

Darcy Florida LLC purchased 1224 SW 29th Ave Fort Lauderdale FL 33312 in 2022. After having multiple pest and engineering evaluations we determined that damage was more substantial than we thought with subterranean termites even after treatment. The termites infiltrated the wood building wall and roof framing that caused us to have to repair the structure and make plans for new walls and roof. In 2022 I submitted an as built survey to Fort Lauderdale zoning and landscaping showing the current flooring footprint for BLD GEN permit showing a 15.47 setback. Building plans also did not show going over 15 foot setback. 3 other spot surveys were also submitted with the same rear setback with not being aware of any violation of the ULDR by zoning nor was it found by surveyor, engineers nor general contractor. We are requesting a variance of ULDR 47-5.31 where 1224 SW 29th Ave Fort Lauderdale from encroaching on rear yard. Please help grant a variance for the rear setback as it was an unintentional error and requires a foot of variance that will not go onto neighbors property nor any easements.

Termite Damage to Roof 2022



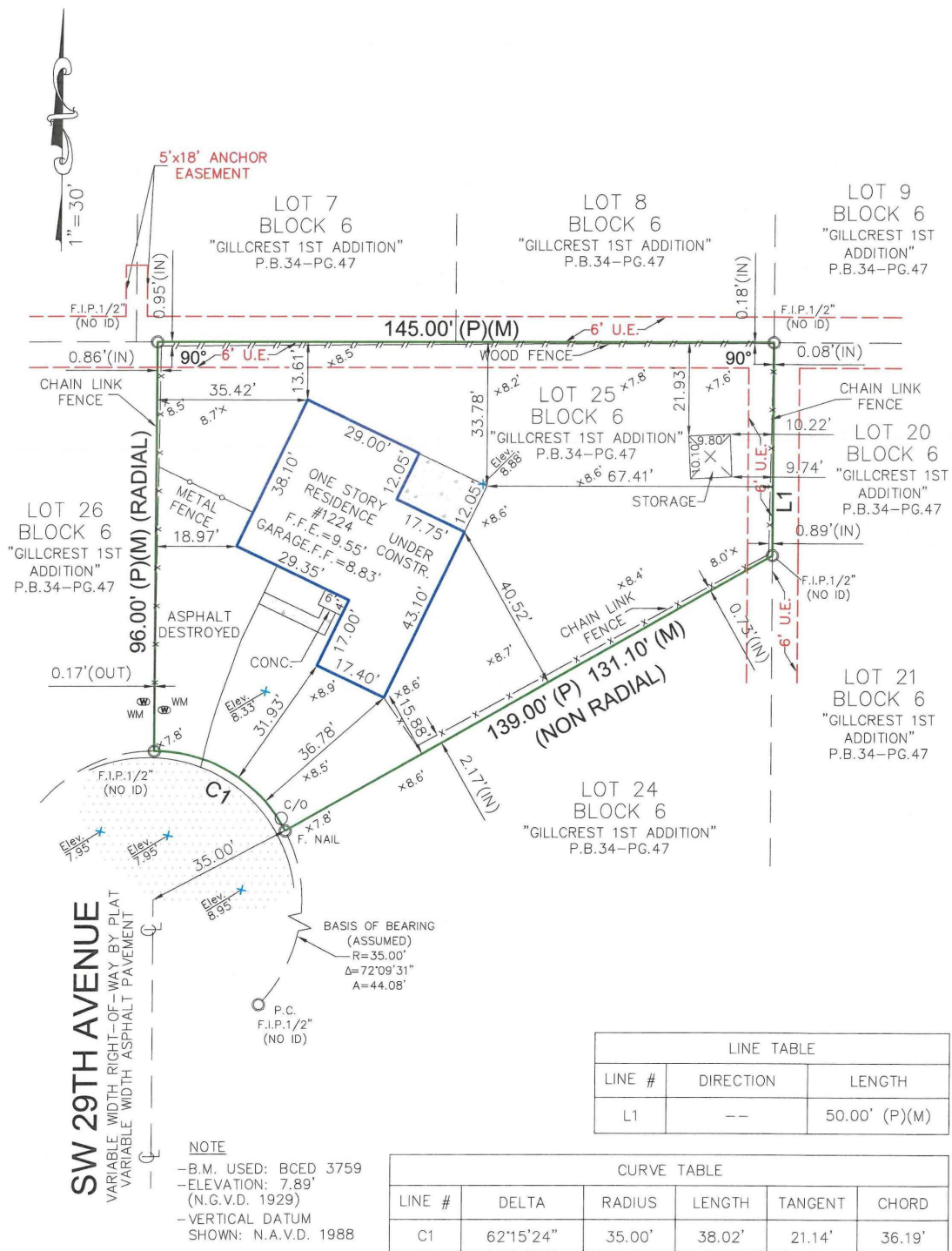




Facing North 2025 With
same floor footprint and
north rear setback in the
middle of photo



Facing West 2025 With North Rear Setback on Right



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	--	50.00' (P)(M)

CURVE TABLE					
LINE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	62°15'24"	35.00'	38.02'	21.14'	36.19'

NOTE
 -B.M. USED: BCED 3759
 -ELEVATION: 7.89'
 (N.G.V.D. 1929)
 -VERTICAL DATUM
 SHOWN: N.A.V.D. 1988

Accepted By: _____

Property Address:
 1224 S.W. 29 Avenue
 Fort Lauderdale, FLORIDA 33312

Notes: FENCES ENCUMBER 6' EASEMENTS ALONG NORTHEASTERLY PROPERTY LINES.

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED: Miguel Espinosa, State of Florida
 Digitally signed by Miguel Espinosa
 Date: 2025.03.04
 '12:14:45 -05'00

FOR THE FIRM
 P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
 P.O. Box 970685
 Miami, FL 33197
 Phone: (305) 740-3319
 Fax: (305) 669-3190
 LB#: 7989



Surveyor's Legend

<p>— LIMITED ACCESS RIGHT-OF-WAY LINE</p> <p>— PROPERTY LINE</p> <p>— STRUCTURE LINE</p> <p>— CONCRETE BLOCK WALL</p> <p>— CHAIN LINK FENCE OR WIRE FENCE</p> <p>— WOOD FENCE</p> <p>— IRON FENCE</p> <p>— EASEMENT</p> <p>— CENTER LINE</p> <p>— WOOD DECK</p> <p>— ASPHALT</p> <p>— BRICK / TILE</p> <p>— WATER</p> <p>— APPROXIMATE EDGE OF WATER</p> <p>— COVERED AREA</p> <p>— TREE</p> <p>— POWER POLE</p> <p>— CATCH BASIN</p> <p>C.U.E. COUNTY UTILITY EASEMENT</p> <p>I.E./E. INGRESS / EGRESS EASEMENT</p> <p>U.E. UTILITY EASEMENT</p> <p>EP ELECTRIC POLE</p> <p>PG PAGE</p> <p>P.B. PLAT BOOK</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p> <p>CONC. CONCRETE</p> <p>CSW CONCRETE SIDEWALK</p> <p>L CURVE LENGTH</p>	<p>B.R. BEARING REFERENCE CENTRAL ANGLE OR DELTA</p> <p>R RADIUS</p> <p>RAD RADIAL</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&D NAIL & DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p>⊙ WELL</p> <p>⊕ FIRE HYDRANT</p> <p>⊕ MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TRANS. TRANSFORMER</p> <p>⊕ CABLE TV RISER</p> <p>⊕ WATER METER</p> <p>⊕ POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p>ESMT EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>B.C.R. BROWARD COUNTY RECORDS</p> <p>F.I.R. FOUND IRON PIN / REBAR</p> <p>WF WOOD FENCE</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>SAW SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREENED</p> <p>GAR. GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>⊕ CENTER LINE</p> <p>RW RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p> <p>ID IDENTIFICATION</p> <p>BC BLOCK CORNER</p>
--	--	---

Property Address:

1224 S.W. 29 Avenue
Fort Lauderdale, FLORIDA 33312

Flood Information:

Community Number: CITY OF FORT LAUDERDALE/ 125105
Panel Number: 12011C0556
Suffix: J
Date of Firm Index: 07/31/2024
Flood Zone: X
Base Flood Elevation: N/A
Date of Field Work: 02/06/2025
Date of Completion: 03/04/2025

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes

Legal Description:

Lot 25, of Block 6, of GILLCREST 1ST ADDITION, according to the plat thereof, as recorded in Plat Book 34, Page 47, of the public records of Broward County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

**Sean Darcy
Self**
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa, for M.E. Land Surveying, LLC., dated 03/04/2025 bearing Job # B-121740 :

a. FENCES ENCUMBER 6' EASEMENTS ALONG NORTHEASTERLY PROPERTY LINES.

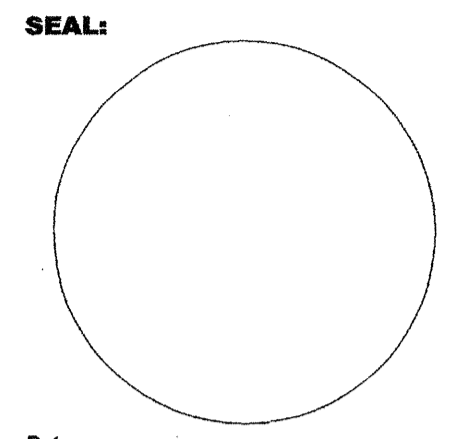


M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
 Phone: (305) 740-3319
 Fax: (305) 669-3190
 LB#: 7989



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS WERE CREATED, EVALUATED AND DEVELOPED FOR THE PROJECT BY THE ARCHITECT AND HIS FIRM. THE ARCHITECT'S FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



Date: _____

RENOVATION TO RESIDENCE AT
1224 S.W. 29TH AVE.
FORT LAUDERDALE FL.

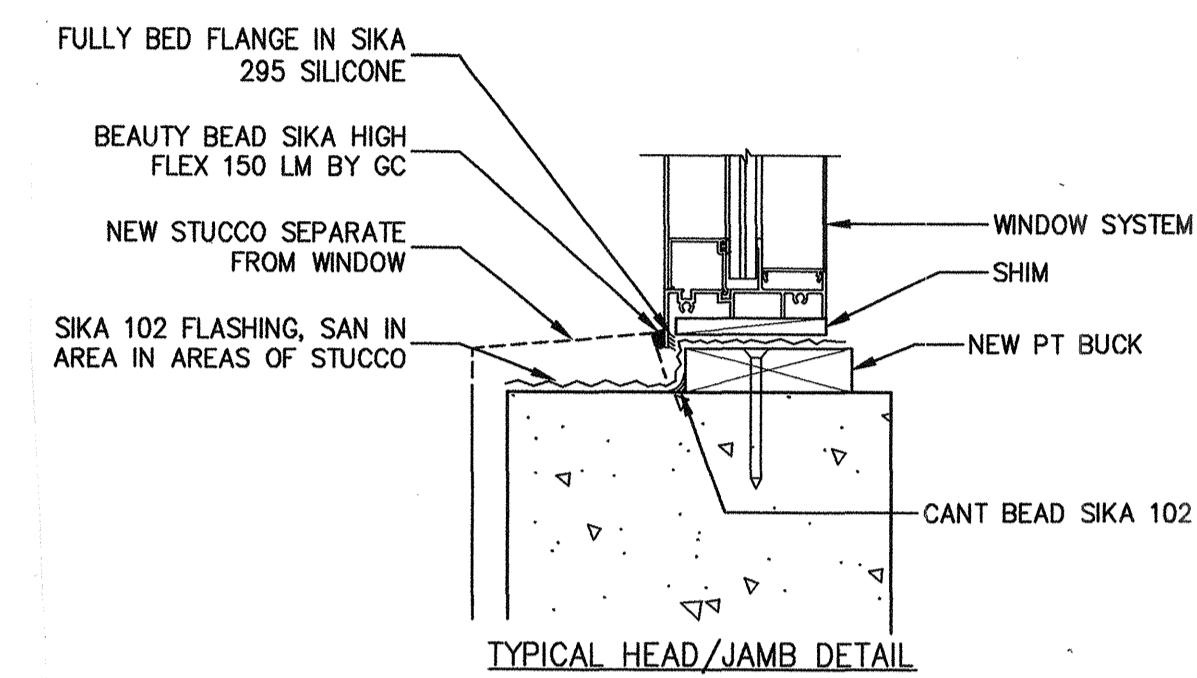
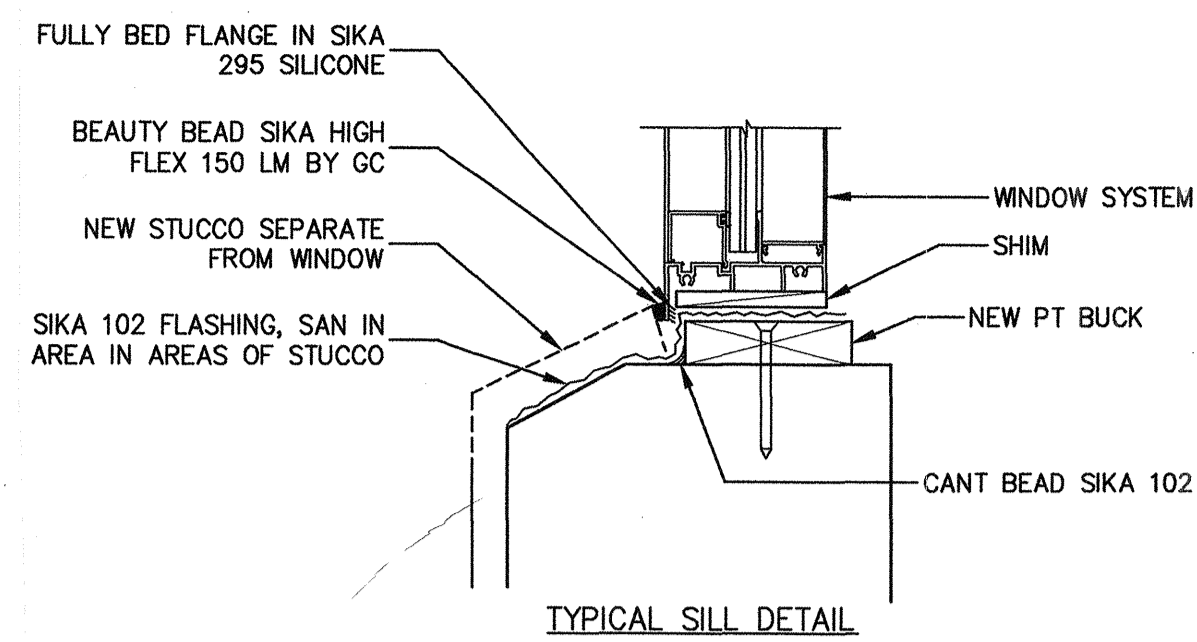
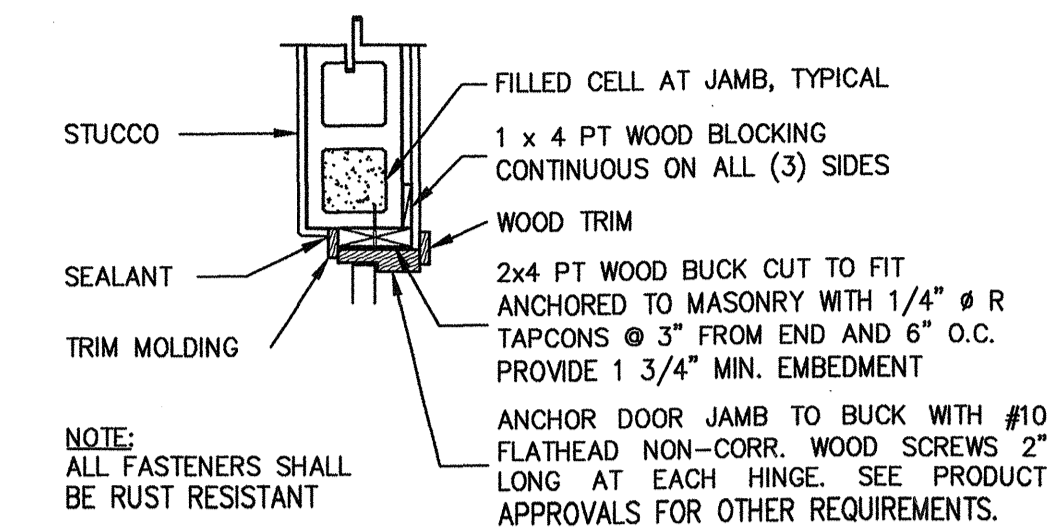
3215 N. OCEAN BLVD
FORT LAUDERDALE, FLORIDA 33308
(954) 772-5539



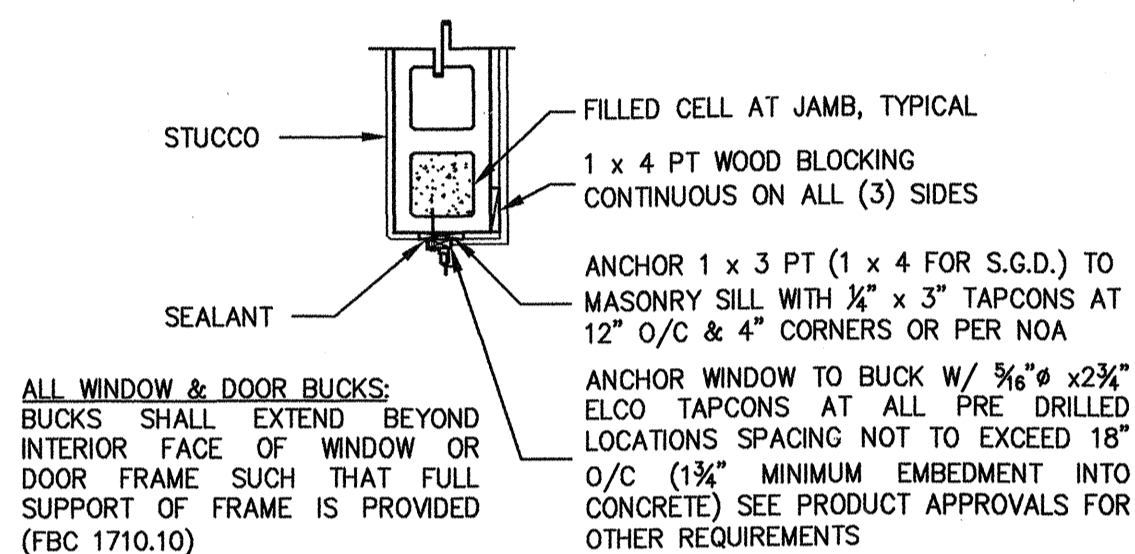
REVISIONS:

No.	Description	Date

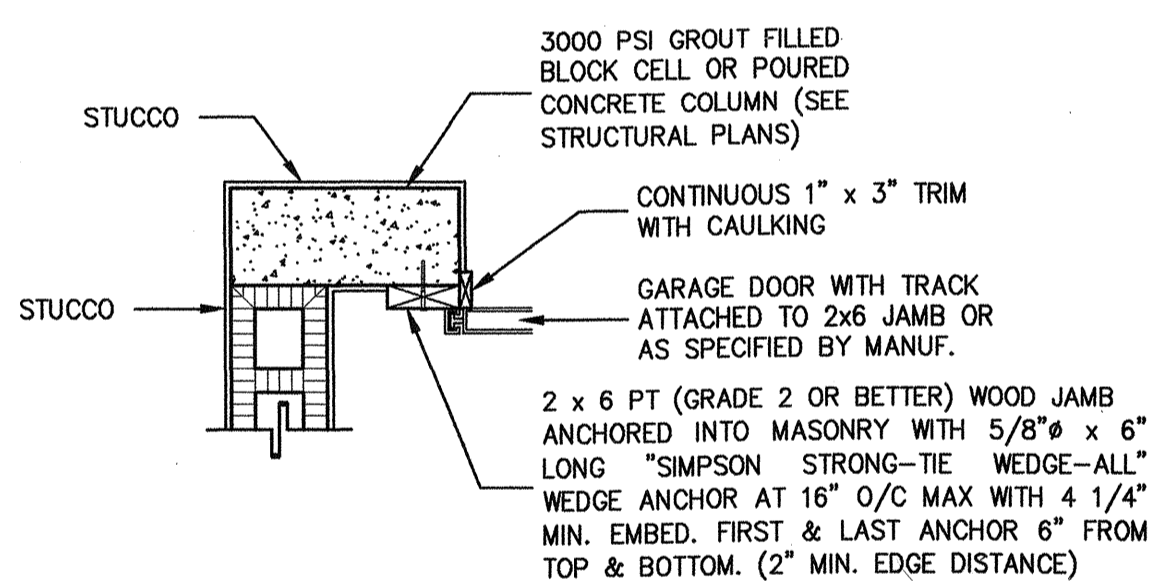
4523
SHEET NO.
2 / 8
DRAWN BY: G.R.
DATE: _____



DETAIL
SCALE: 3" = 1'-0" TYPICAL WINDOW FLASHING

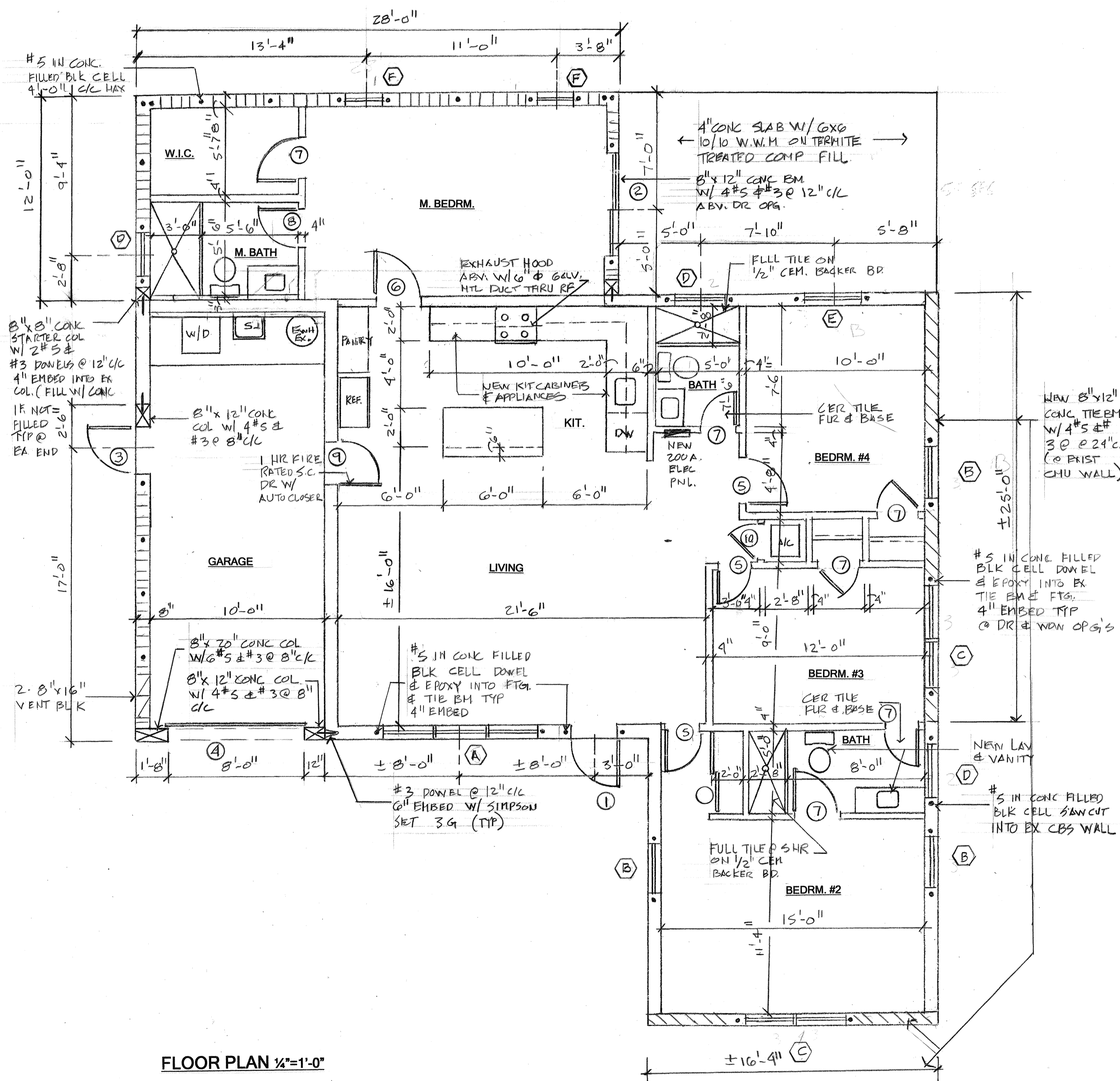


WINDOW BUCK DETAIL
SCALE: 3/4" = 1'-0"



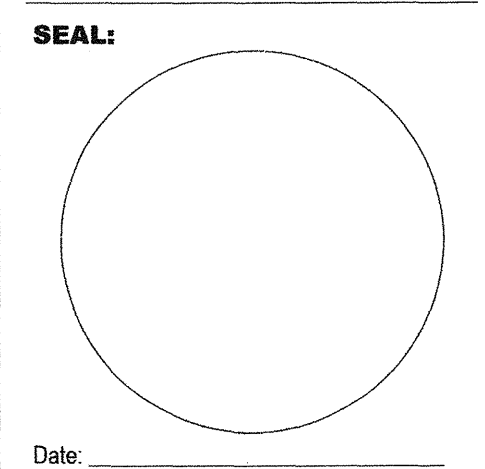
GARAGE DOOR BUCK
SCALE: 3/4" = 1'-0"

- WINDOW SCHEDULE**
- (A) 3- 36" x 48" FIXEDE GL.
 - (B) 36" x 48" S.H.
 - (C) 2- 36" x 48" S.H.
 - (D) 36" x 24" S.H.
 - (E) 24" x 48" S.H.
- DOOR SCHEDULE**
- (1) 36" x 80" H.M.
 - (2) 72" x 80" H.M.
 - (3) 32" x 80" H.M.
 - (4) 8'-0" x 7'-0" O.H MTL. DR
 - (5) 30" x 80" H.C. WD.
 - (6) 36" x 80" H.C. WD.
 - (7) 28" x 80" H.C. WD.
 - (8) 32" x 80" H.C. WD.
 - (9) 32" x 80" H.M. W/ AUTO CLOSER (1 HR. RATED)



4523
SHEET NO.
2 / 8
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DATE: _____

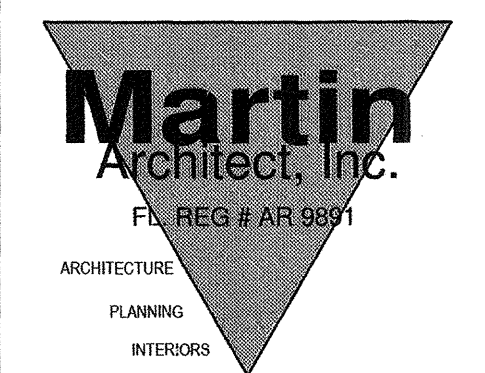
ALL LOCAL ORDINANCES, REGULATIONS AND CODES INDICATED OR REPRESENTED BY THIS DRAWING ARE TO BE OBSERVED AND WHERE NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS OF ALL FABRICATED STEEL SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



Date: _____

RENOVATION TO RESIDENCE AT
1224 S.W. 29TH AVE.
FORT LAUDERDALE, FL.

3215 N. OCEAN BLVD
FORT LAUDERDALE, FLORIDA 33308
(954) 772-5530



REVISIONS:

No.	Description	Date

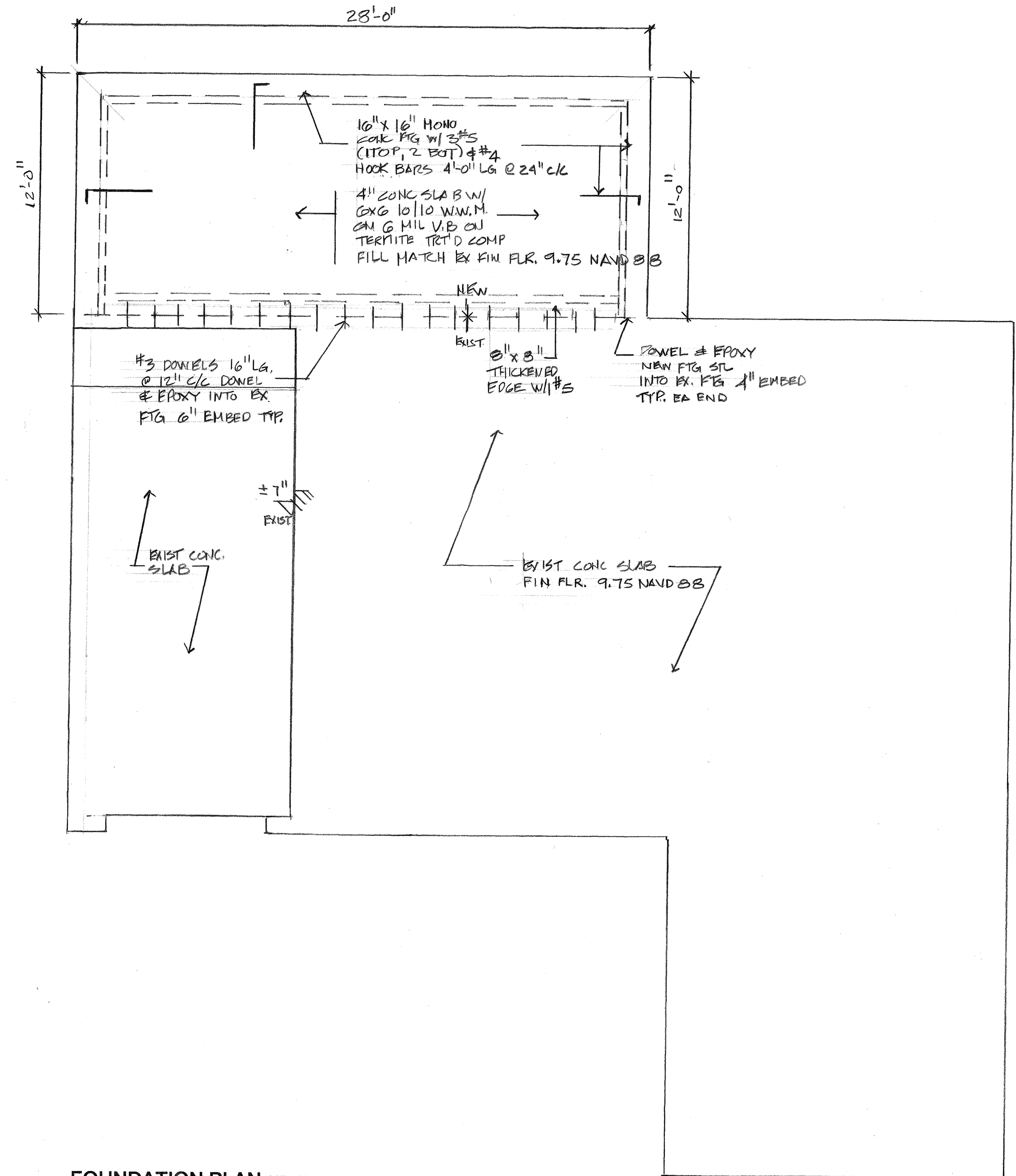
4523

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3 / 8

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

GENERAL NOTES

- FILLING AND BACKFILLING:**
 - USE CLEAN SAND OR ROCK PIT OVERBURDEN AS FILL UNDER SLABS.
 - FLUSH BACKFILL WITH WATER AND TAMP SOLIDLY TO AVOID SETTLEMENT.
- CONCRETE:**
 - ALL CONCRETE TO REACH 3000 PSI IN 28 DAYS.
- REINFORCING STEEL:**
 - TO BE ASTM A615 GRADE 60, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS AND ACI STANDARDS AND SPECIFICATIONS.
- STRUCTURAL STEEL:**
 - SHALL CONFORM TO ASTM A36 AND SHALL BE FABRICATED ACCORDING TO AISC SPECIFICATIONS. ALL SHOP CONNECTIONS TO BE WELDED. STEEL TO RECEIVE TWO SHOP COATS AND TWO FIELD COATS OF AN APPROVED PAINT.
- FOOTINGS:**
 - FOOTINGS SHALL BE EXCAVATED TO CLEAN SOIL, FREE OF VEGETATION AN DELETERIOUS MATTER, AND CONCRETE TO BE PLACED ON AN UNDISTURBED BASE.
- DIMENSIONS:**
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- WOOD:**
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. NEW STRUCTURAL WOOD TO HAVE FIBER STRESS AS FOLLOWS:
 - STUDS: 775 PSI FIBER STRESS
 - JOISTS, RAFTERS, TRUSSES, COLUMNS AND BEAMS SHALL HAVE MINIMUM 1200 PSI FIBER STRESS
 - WOOD TO BE SOUTHERN YELLOW PINE OR EQUAL GRADE #1 OR BETTER

REINFORCEMENT

- VERTICAL**
 - ASTM A 651/A-016 PER REINFORCING SECTION (GRADE 60)
 - WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
 - VERTICAL REINFORCEMENT SHALL BE AS SHOWN ON THE PLANS.
 - VERTICAL REINFORCEMENT ON EACH SIDE OF ANY OPENING SHALL BE CONTINUOUS TO THE TIE BEAM. PREGAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
 - AT LAP SPLICES LAP #5 BARS 30", LAP #6 BARS 60"
 - PROVIDE STANDARD HOOK END FOR ALL VERTICAL REINFORCEMENT.
- HORIZONTAL**
 - UNLESS NOTED OTHERWISE HORIZONTAL REINFORCEMENT SHALL BE PROVIDED. SEE THE TYPICAL WALL SECTION.
 - REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-04B AND SHALL BE GRADE 60 Fy 60 KSI
 - HORIZONTAL JOINT REINFORCEMENT SHALL CONFORM TO ASTM A 951-00. ALL WALLS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LADDER TYPE REINFORCEMENT (DUROWALL OR EQUAL) PLACED EVERY OTHER HORIZONTAL JOINT (16" VERTICAL)
 - ALL JOINT REINFORCEMENT SHALL BE CONTINUOUS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATION.
- UNIT MASONRY BOND BEAM**
 - ALL REINFORCEMENT SHALL BE CONTINUOUS. CONTINUITY SHALL BE PROVIDED BY LAP SPLICES. AT LAP SPLICES LAP #5 BARS 30", LAP #6 BARS 48", LAP #7 BARS 60"
 - CONTINUITY SHALL BE PROVIDED AT CORNERS BY ADDING 1-#5 BENT BAR "CORNER BAR" WHICH EXTENDS 30" EACH WAY FROM THE CORNER UNLES SHOWN OTHERWISE.
 - AT BEAM ENDS OTHER THAN CORNERS THE REINFORCEMENT SHALL BE BENT AND EXTENDING INTO THE ADJOINING COLUMN 18" MIN
 - REINFORCEMENT SHALL BE CONTINUOUS THROUGH COLUMNS.

SOIL COMPACTION

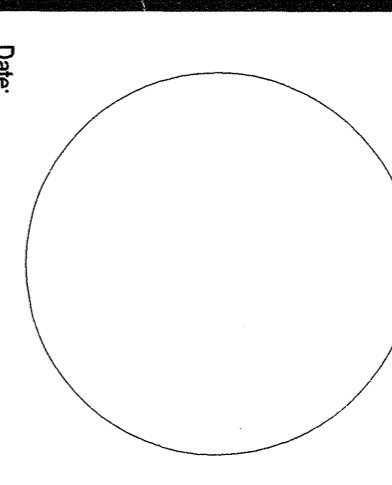
EXISTING SOIL COMPACTION: EXISTING SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D 1557-70) WITHIN A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 10,000 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACE. RESULTS OF PROCTOR TEST(S) & FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE BUILDING DEPT.

FILL COMPACTION: FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D-2487-69 WITH LESS THAN 12% PASSING #200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" & COMPACTED TO 95% MODIFIED PROCTOR (ASTM D 1557-70). AT LEAST ONE DENSITY TEST SHALL BE MADE PER 2500 SQUARE OF COMPACTED AREA. THE RESULTS OF PROCTOR TEST(S) & FIELD-DENSITY TEST(S) SHALL BE FURNISHED TO THE BUILDING DEPT.

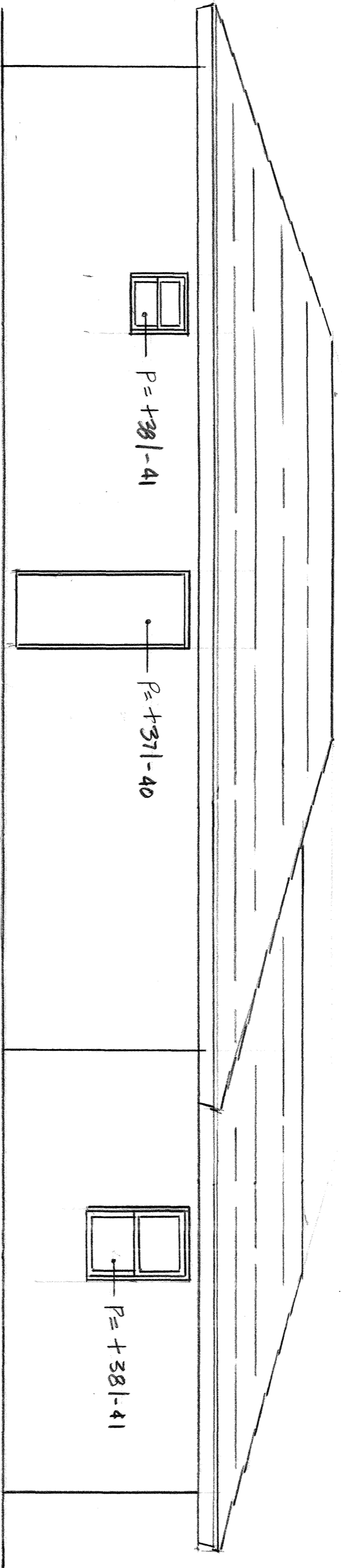
BEARING CAPACITY OF SOIL - 2500 PSF

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MARTIN ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF APPROPRIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH PARTICIPATION ON ITEMS SO NOTED.

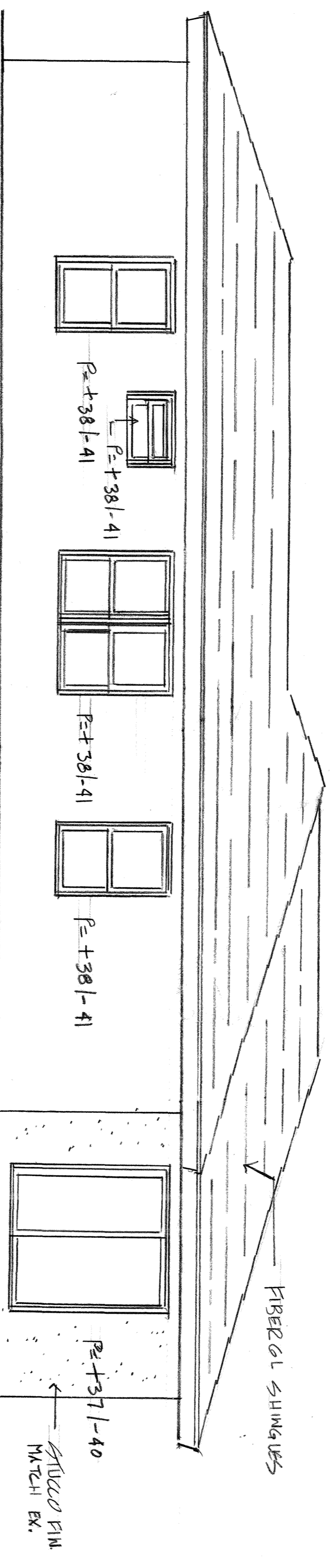
SCALE



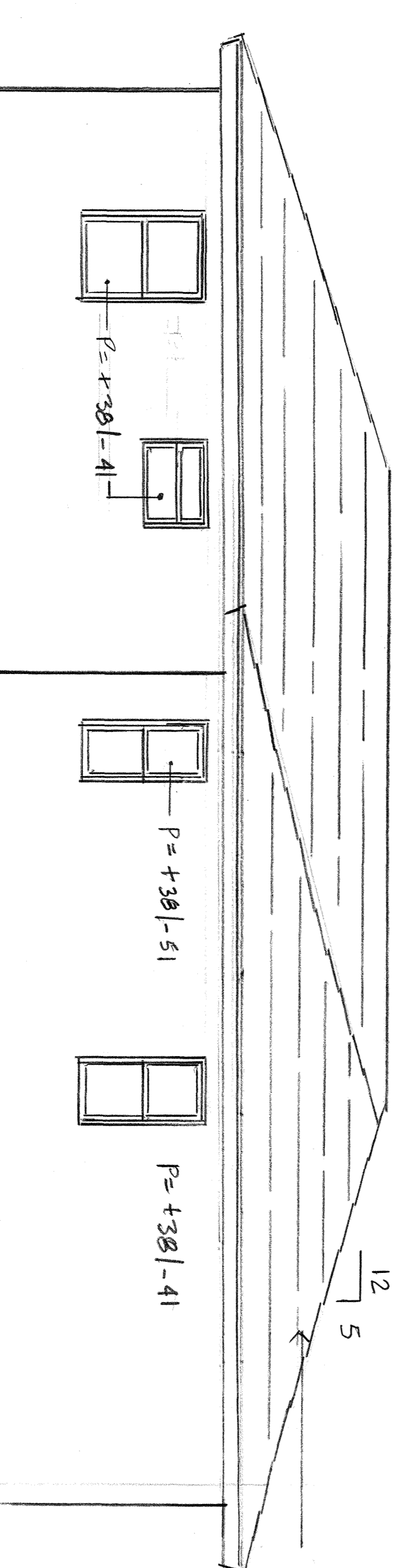
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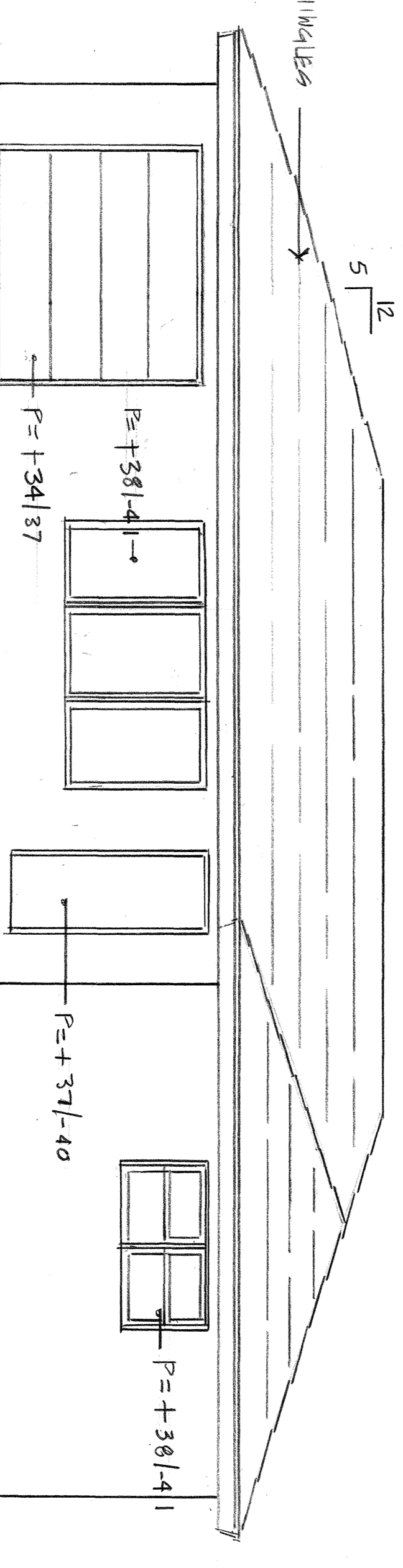
WEST ELEVATION 1/2"=1'-0"



EAST ELEVATION 1/2"=1'-0"



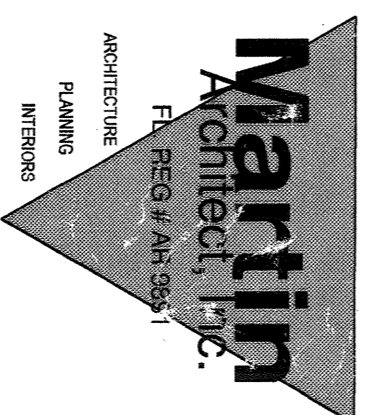
NORTH ELEVATION 1/2"=1'-0"



SOUTH ELEVATION 1/2"=1'-0"

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RENOVATION TO RESIDENCE AT
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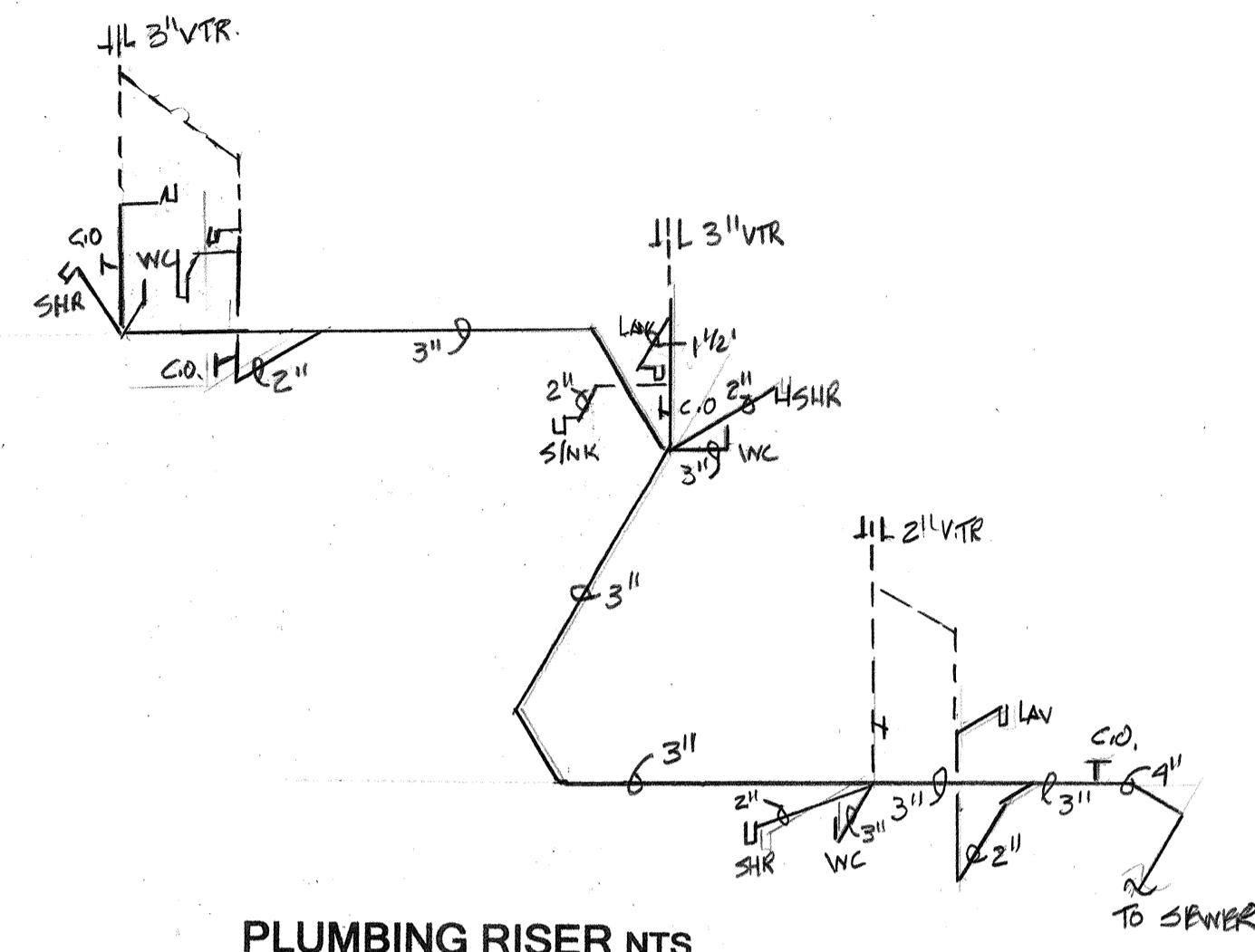
No.	Description	Date

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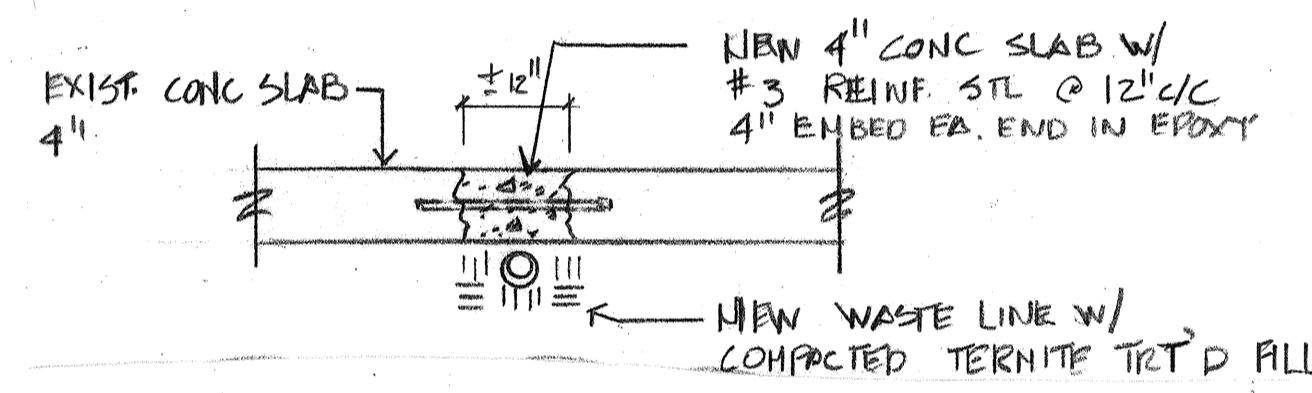
5 / 8

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PLUMBING RISER NTS



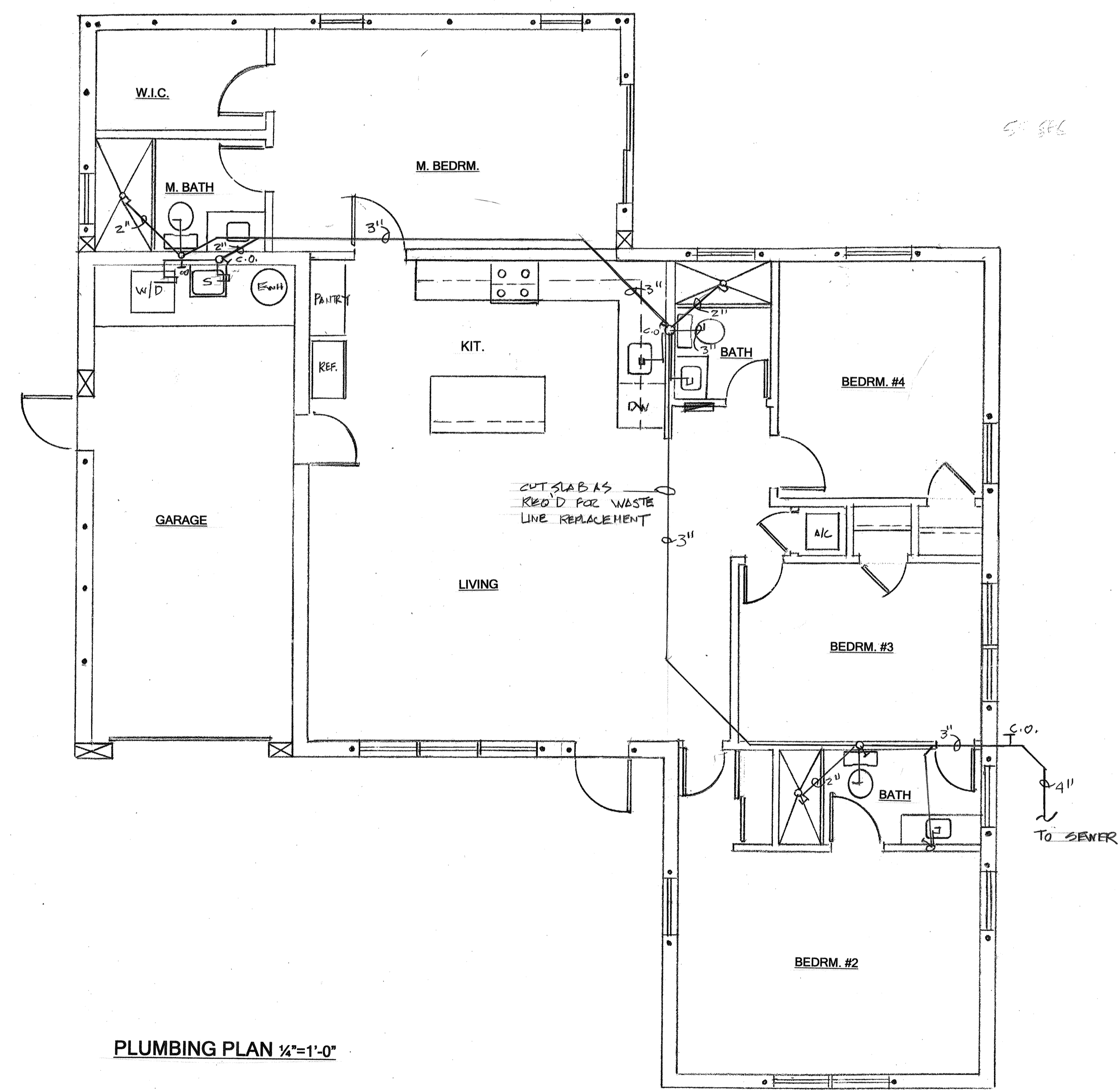
CONC. SLAB REPAIR DETAIL NTS

1. WATER SUPPLIED KITCHEN APPLIANCES TO HAVE SEPARATE SHUT OFF VALVES/
2. WC & LAV. TO HAVE SEPARATED SHUT OFF VALVES W/ HAMMER ARRESTOR.
3. PLUMBING FIXTURES TO COMPLY W/ 604.4 & 604.5 FBC 2020 7TH EDITION. WATER CLOSETS - 1.28 GPF LAV. - 1.5 GPM SHR. HD - 2.0 GPM PROVIDE ANTI SCALD VALVE AT TUB & SHR.
4. NEW WASTE LINES TO BE PVC & WATER SUPPLY LINES TO BE COPPER.
5. EXISTING WASTE LINES TO BE REPLACED. VERIFY LOCATION PRIOR TO REPLACEMENT.

SLOPE OF HORIZONTAL DRAINAGE PIPE

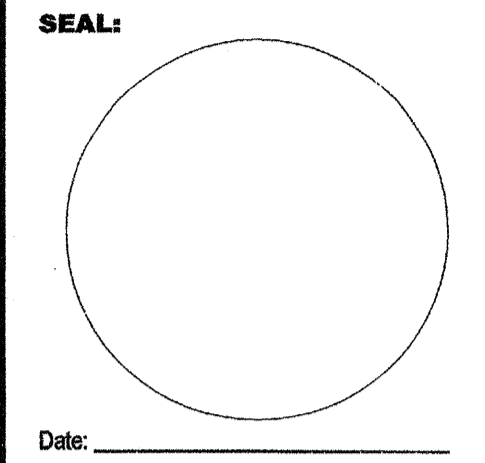
TABLE 704.1

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2 1/2 or less	1/4
3 to 6	1/8
8 or larger	1/16



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

ALL DEVICES, PERSONS, NEW OR EXISTING, ARE TO BE ACCURATELY REPRESENTED BY THIS DRAWING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF ALL INFORMATION AND DATA PROVIDED AND FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC.



Date: _____

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REVISIONS:

No.	Description	Date

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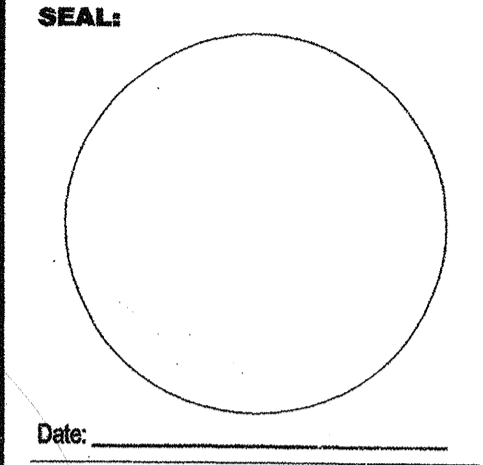
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DATE: _____

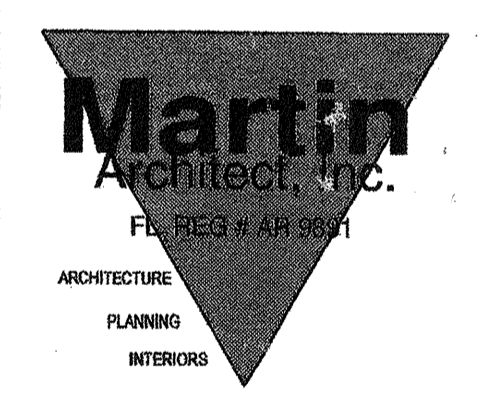
THIS PLAN IS THE PROPERTY OF MARTIN ARCHITECT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARTIN ARCHITECT, INC. ANY REVISIONS TO THIS PLAN MUST BE NOTIFIED OF ANY VARIATIONS FROM THE ORIGINAL DRAWING. SHOWN AT THE SCALE INDICATED. APPROVAL BEFORE PROCEEDING WITH PREPARATION OF THIS PLAN IS NOTED.



Date: _____

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REVISIONS:

No.	Description	Date

4523

SHEET NO.

7/8

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DATE: _____

ELECTRICAL PANEL SCHEDULE

CIRC.	ITEM	WATTS	BRKR	WIRE
1	REFRIG.	1500	20	12
2	DISHWASHER	1500	20	12
3	EXH. HOOD	500	20	12
4,6	RANGE	12000	60	6
5,7	SM. APPL.	3000	20	12
8	DISPOSAL	400	20	12
9	GEN. LTG.	*	15	14
10	GEN.	*	15	14
11	GEN.	*	15	14
12	GEN.	*	15	14
13	BATH.	200	15	14
14	BATH GFI	1500	20	12
14,16	WASHER/DRYER	5000	30	10
15	GEN.	*	15	14
16,17	GEN.	*	15	14
18	BATH	200	15	14
19	BATH GFI	1500	20	12
20	BATH	200	15	14
21	BATH GFI	1500	20	12
22,24	WASHER/DRYER	5500	30	10
23,25	EW 45 GAL.	4500	30	10
26	GEN.	*	15	14
27,29	A/C 8 K.W. H.S.	8000	40	8
28,30	A/C (NON CURRENT)	----	20	12

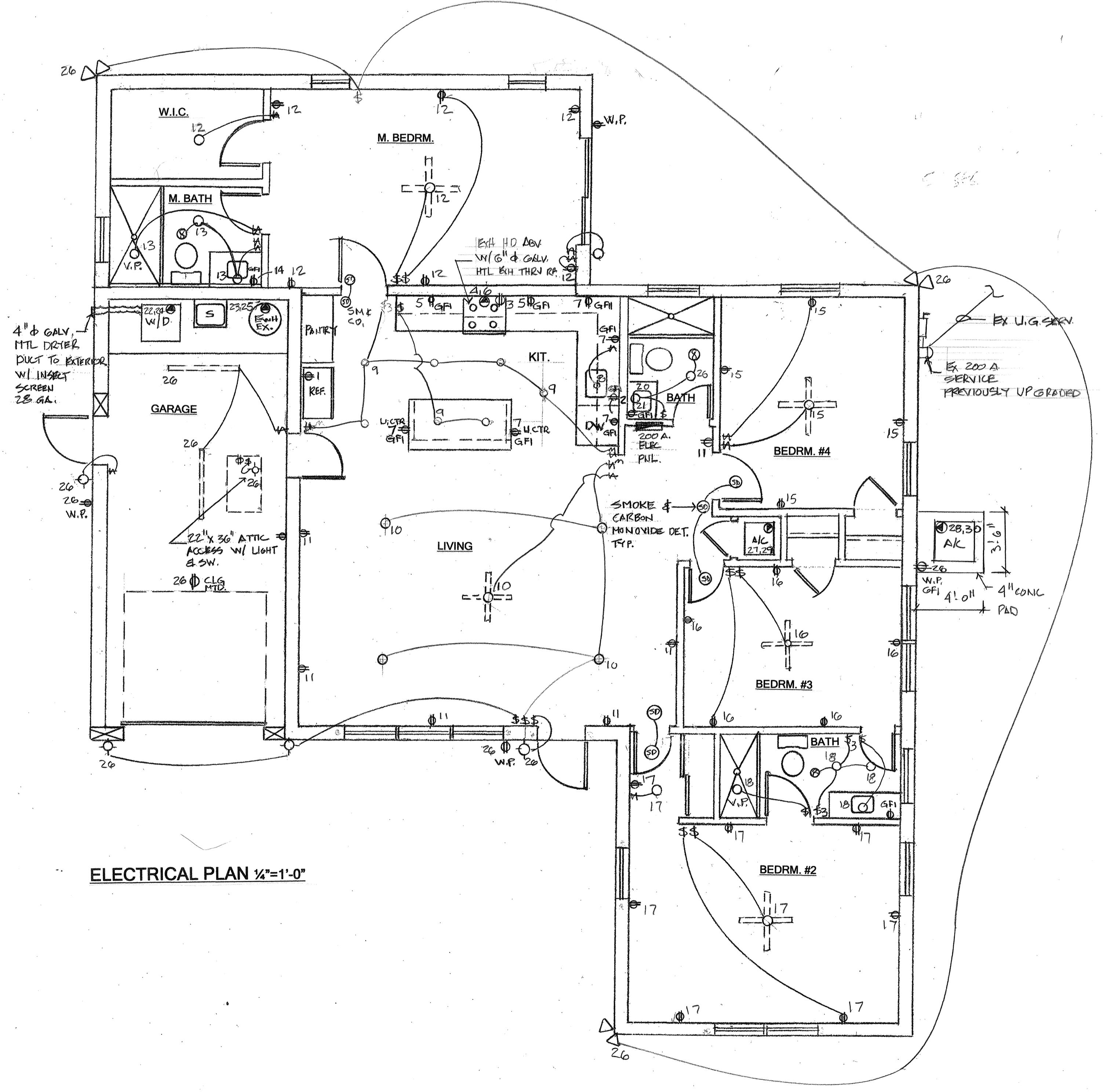
LOADS (*) 3 W./SQ.FT. x 1598 SQ.FT. = 4794 WATTS
 REMAINING LOADS 39000 WATTS
 TOTAL 43794 WATTS

FIRST 10,000 @ 100% 10,000
 BALANCE @ 40% (33794 x .4) 13517
 A/C @ 100% 8000
 TOTAL 31517/240 V. = 131.3 AMPS
 EXISTING SERVICE IS 200 AMPS

ELECTRICAL NOTES:

- SMOKE/DETECTORS TO BE INSTALLED INSIDE & OUTSIDE EACH BEDROOM (VERIFY IF NOT PREVIOUSLY INSTALLED, INTERCONNECTED & HARD WIRED TO THE ELEC. PANEL W/ A BATTERY BACK UP. (OR 10 YR. BATT))
- ALL RECESSED LTG. TO BE INSTALLED AS PER ARTICLE 606.1 ABC OF THE S.E.C AND ENERGY EFFICIENCY CODE.
- ELECTRICAL SYSTEM SHALL BE COMPLETELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C.
- GROUND FAULT CIRCUIT PROTECTION ALL 120 V. SINGLE PHASE 15 & 20 AMP RECEPTACLES INSTALLED IN BATHS & OUTDOORS SHALL HAVE APPROVED GROUND FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKERS.
ALL NEW RECEPTACLES TO BE TAMPER PROOF AS PER N.E.C. 406.11
ALL 15 & 20 AMP BRANCH CIRCUITS TO BE ARC FAULT PROTECTED AS PER N.E.C. 210.12B

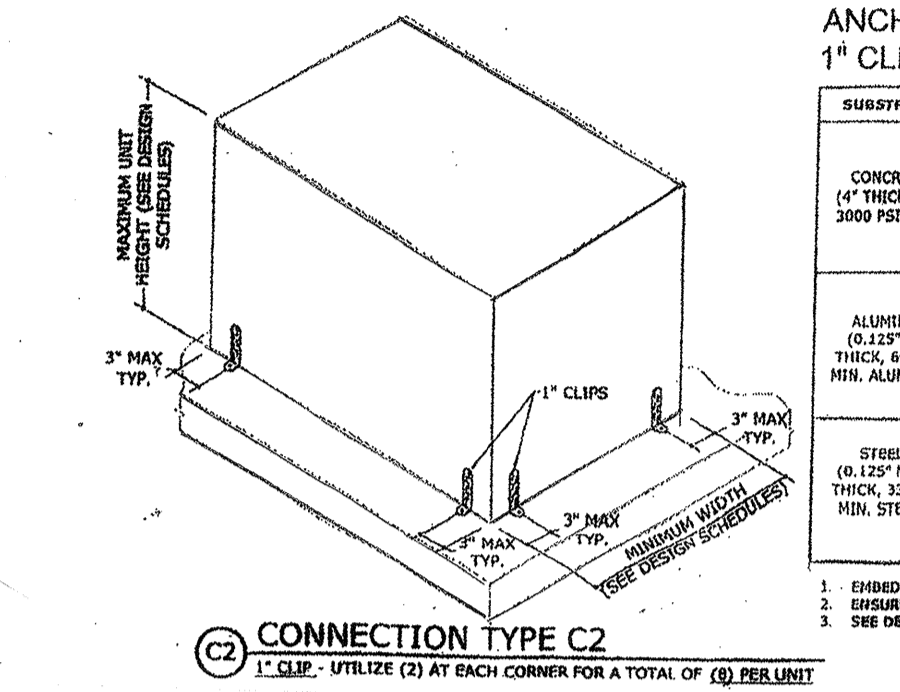
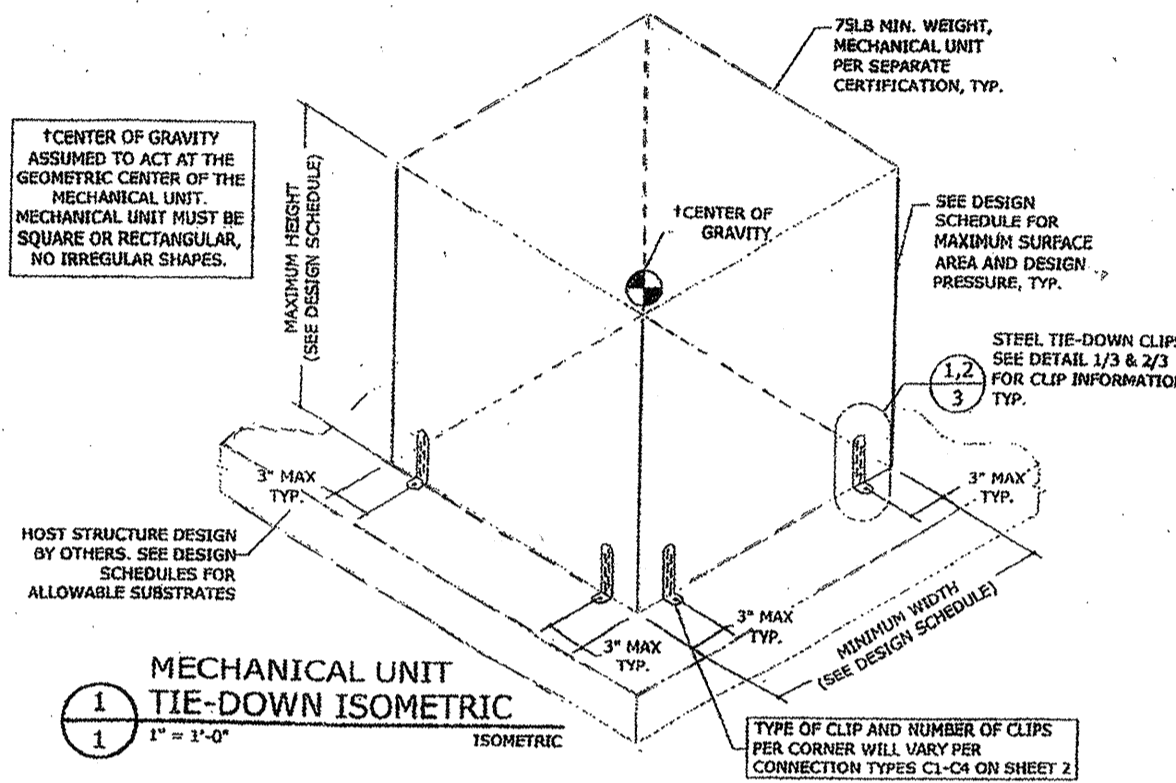
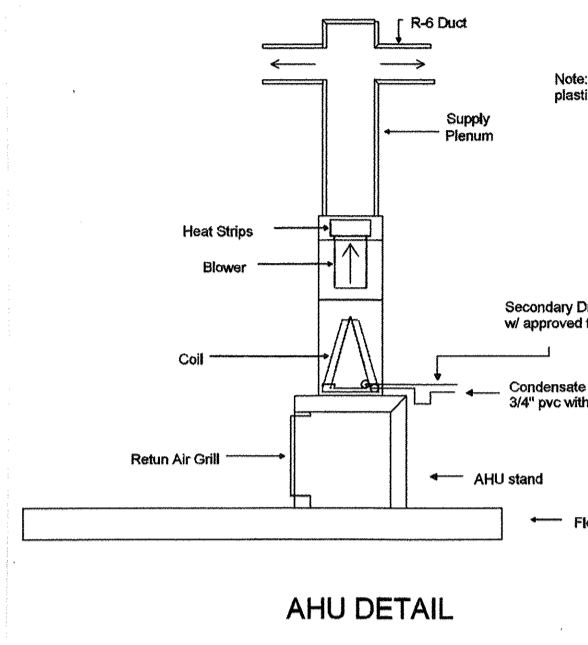
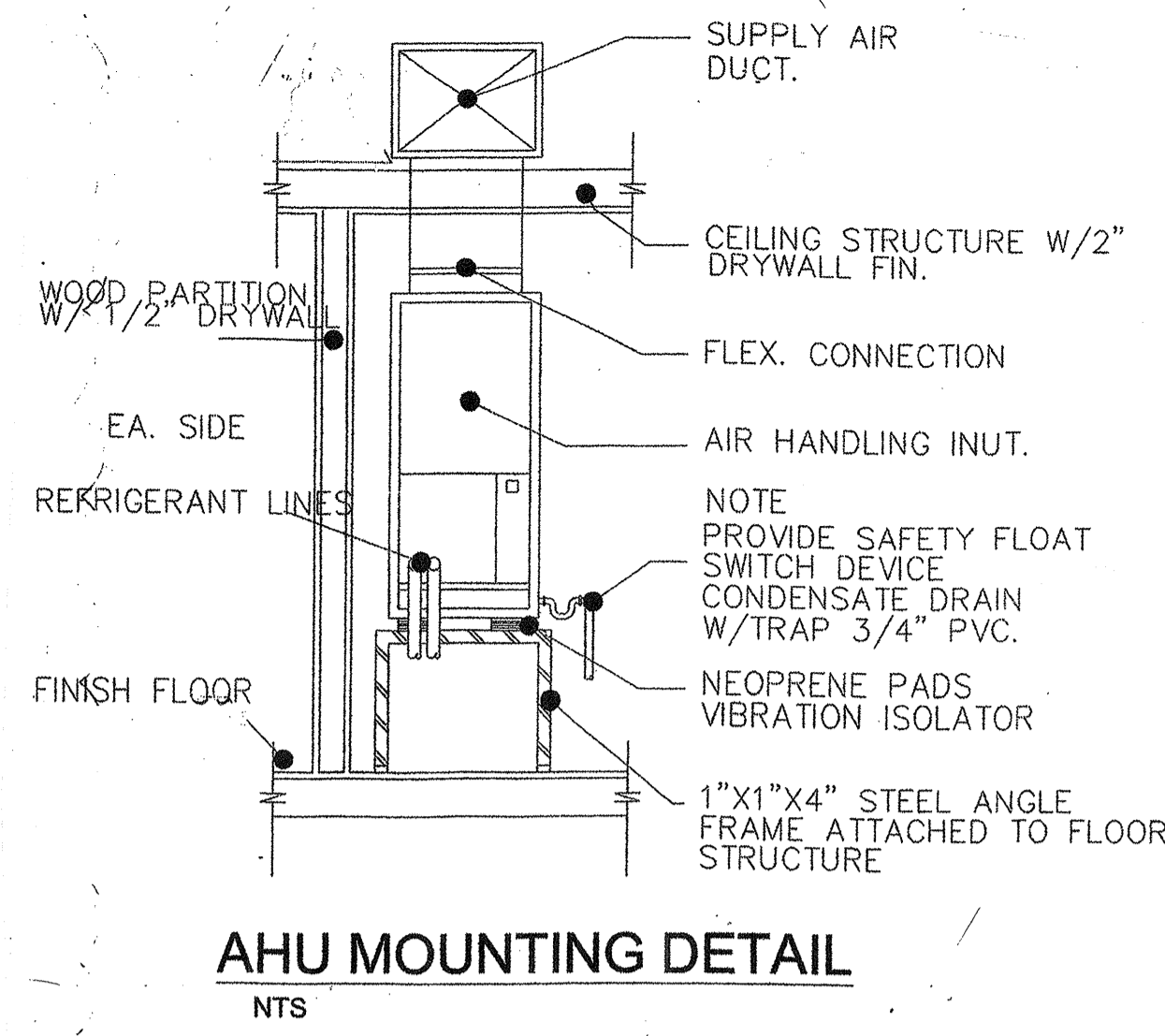
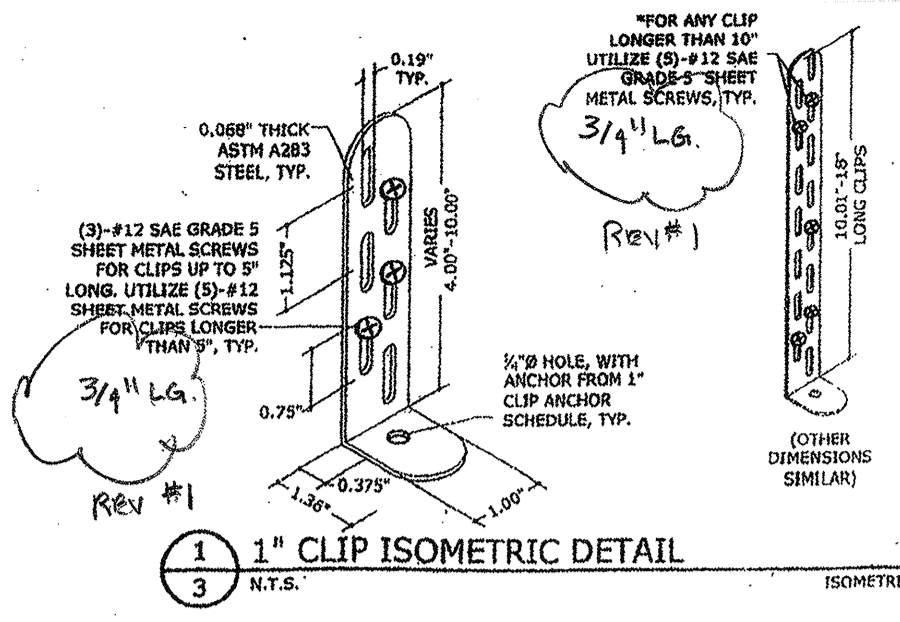
NOTE:
 ELECTRICAL WORK TO COMPLY W/ COBRMC 19-57 & NEC 210.12
 ARC FAULT PROTECTION IS REQUIRED FOR ALL NEW CIRCUITS AND THOSE THAT ARE MODIFIED EXTENDED OR REPLACED INCLUDING CIRCUIT BREAKERS IN EXISTING PANEL CHANGE OUTS OR UPGRADES.
 NEC 498.4 (D)(4) NEC 210.12
 PROVIDE ARC FAULT PROTECTION FOR RECEPTACLES & SWITCH DEVICES THAT ARE REPLACED.



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

TABLE 3 : Vult=170 MPH, EXPOSURE C
(FOR USE WITH A RISK CATEGORY II STRUCTURE)

MAXIMUM SURFACE AREA OF UNIT'S LARGEST FACE	UNIT HEIGHT	UNIT WIDTH	ALLOWABLE ROOF-TOP HEIGHT (H) FOR DOWN CONFIGURATION TYPE			
			C1	C2	C3	C4
6 FT ²	34" MAX	12" MIN	N/A	H ≤ 200 FT	AT GRADE	H ≤ 200 FT
9 FT ²	32" MAX	15" MIN	N/A	H ≤ 15 FT	AT GRADE	H ≤ 200 FT
4 FT ²	48" MAX	24" MIN	AT GRADE	H ≤ 200 FT	H ≤ 200 FT	H ≤ 200 FT
6 FT ²			H ≤ 200 FT	H ≤ 200 FT	H ≤ 200 FT	
9 FT ²	48" MAX	24" MIN	AT GRADE	H ≤ 200 FT	H ≤ 200 FT	H ≤ 200 FT
12 FT ²			H ≤ 200 FT	H ≤ 200 FT	H ≤ 200 FT	
16 FT ²	60" MAX	48" MIN	N/A	N/A	N/A	H ≤ 200 FT
20 FT ²			N/A	N/A	N/A	H ≤ 200 FT
25 FT ²	60" MAX	48" MIN	N/A	N/A	N/A	H ≤ 200 FT
30 FT ²			N/A	N/A	N/A	H ≤ 200 FT
36 FT ²	60" MAX	48" MIN	N/A	N/A	N/A	AT GRADE
			N/A	N/A	N/A	AT GRADE



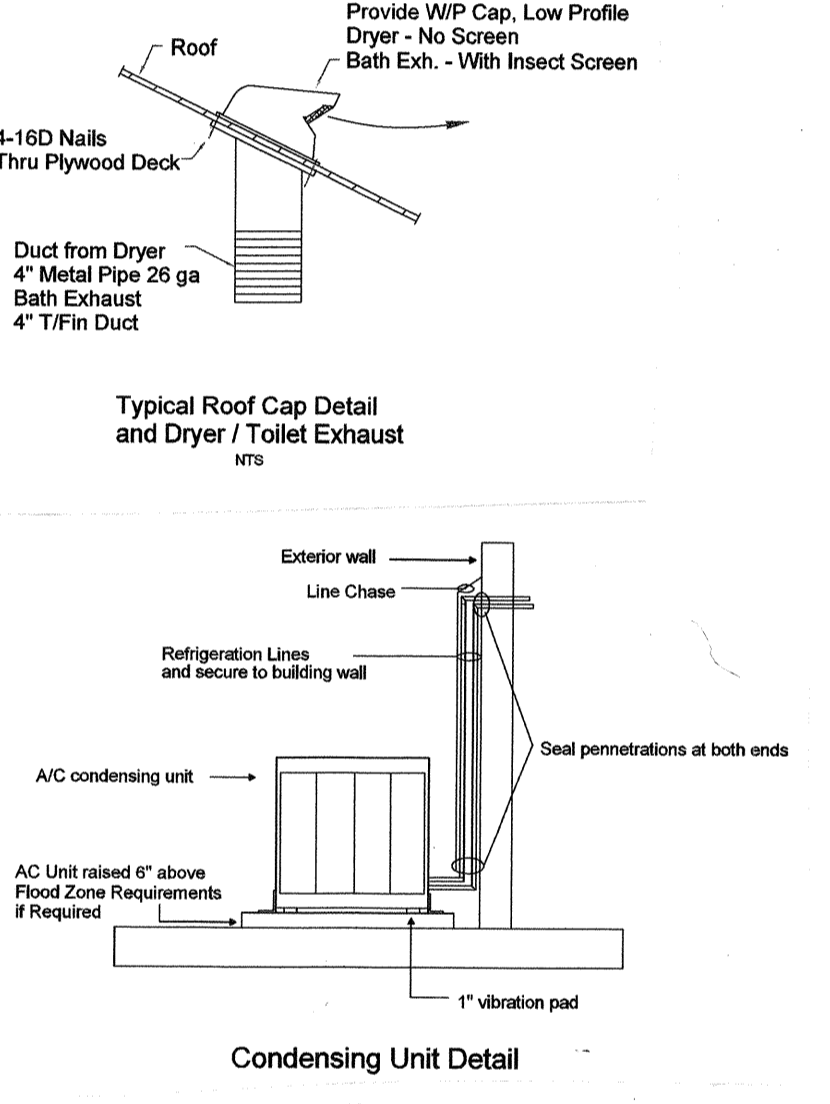
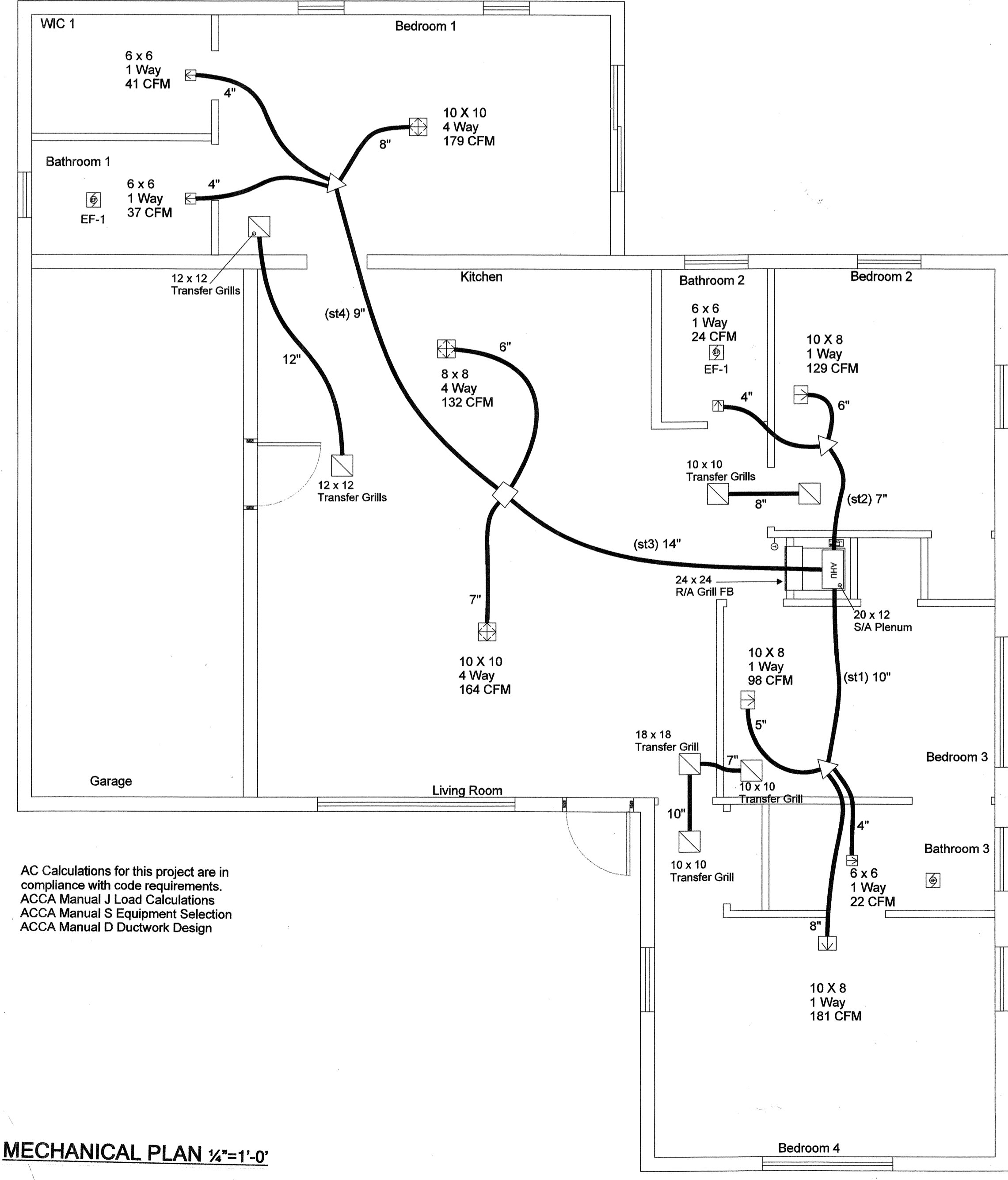
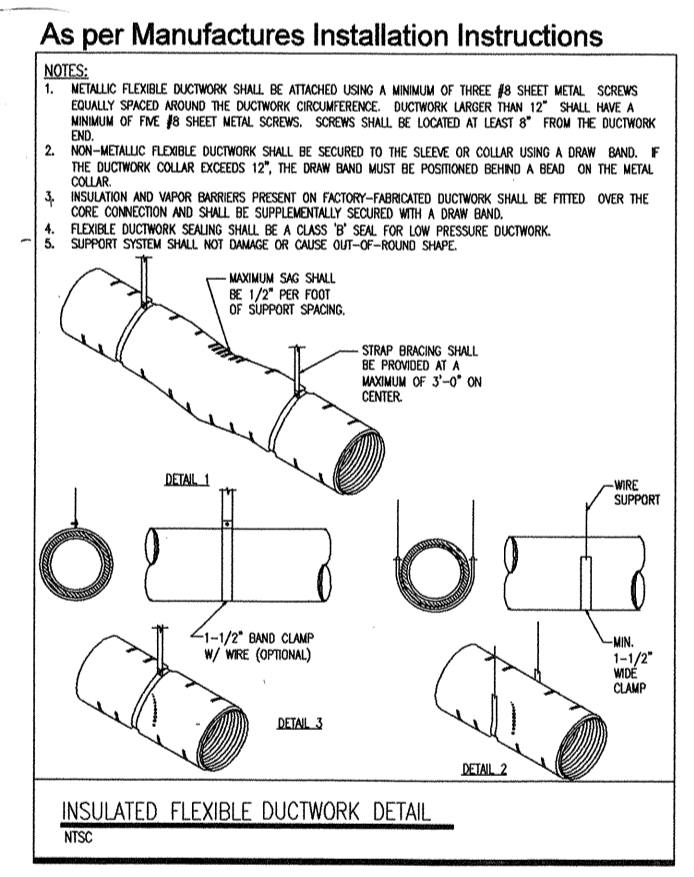
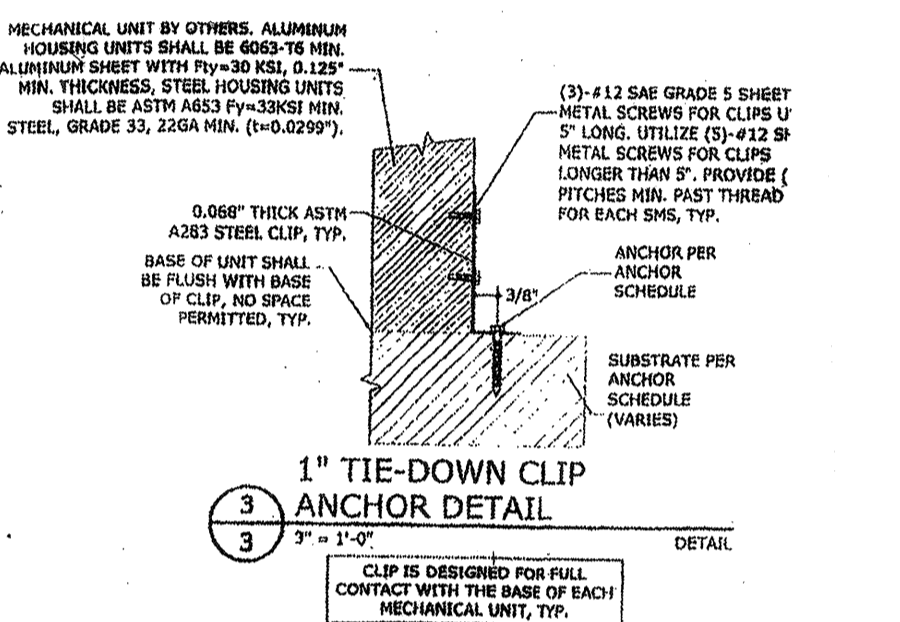
ANCHOR SCHEDULE:
1" CLIPS

SUBSTRATE	DESCRIPTION
CONCRETE (4" THICK MIN, 3000 PSI MIN.)	(1)-1/4" DIA CARBON STEEL 1/4" W/ WELDED TAPCON, 3/4" HELL BENT TO CONCRETE, 3/8" MIN. EDGE DISTANCE, 3/8" MIN. SPACING TO ANY ADJACENT ANCHOR.
ALUMINUM (0.125" MIN. THICK, 12 KSI MIN. ALUMINUM)	(1)-1/4" SAE GRADE 5 SHEET METAL SCREW TO ALUMINUM, PROVIDE (2) PITCHES MIN. PAST THREAD FLANGE.
STEEL (0.125" MIN. THICK, 33 KSI MIN. STEEL)	(1)-1/4" SAE GRADE 5 SHEET METAL SCREW TO STEEL, PROVIDE (2) PITCHES MIN. PAST THREAD FLANGE.

WATER LEVEL MONITORING DEVICE TO BE INSTALLED INSIDE PRIMARY DRAIN PAN PER M 1411.3.1
ACCESS PORT CAPS TO BE FITTED W/ LOCKING TYPE TAMPER PROOF CAPS PER FRC 1411.6

EF-1 Bathroom exhaust fan
Make - Broan
Model # 696N
50 CFM, 4" metal duct, vent thru roof

TIE-DOWN CLIP DIRECTIVE EXAMPLE
ONE FOLLOWING EXAMPLE ILLUSTRATES THE PROCEDURE USED TO DETERMINE THE MAXIMUM ALLOWABLE ROOF-TOP INSTALLATION HEIGHT, H, FOR ANY GIVEN MECHANICAL UNIT THAT CORRESPONDS TO THE DIMENSION RESTRICTIONS AND DESIGN CRITERIA LISTED HEREIN. SEE SHEETS 4-5 FOR DESIGN SCHEDULES.)



MECHANICAL UNIT CRITERIA:
CONSIDER THE INSTALLATION OF (1) MECHANICAL UNIT WITH THE FOLLOWING CRITERIA:-
• Vult=170 MPH, EXPOSURE C
• 48" TALL x 48" DEEP x 48" WIDE, 100 LB (WEIGHT AS VERIFIED BY OTHERS)
• INSTALLED TO 3000 PSI MIN CONCRETE WITH (1) 2" CLIP AT EACH CORNER OF UNIT (TOTAL OF 4) CLIPS

Notes:
1. Transfer ducts may achieve this by increasing the return transfer 1 1/2 times the cross sectional area (square inches) of the supply duct entering the room or space its serving and the door having at least an unrestricted 1 inch undercut to achieve proper return air balance
2. Transfer grilles shall use 50 square inches (of grille area) to 100 cfm (of supply air) for sizing through-the-wall transfer grilles and using an unrestricted 1 inch undercutting of doors to achieve proper return air balance.
3. Habitable rooms only shall be required to meet these requirements for proper balanced return air excluding bathrooms, closets, storage rooms and laundry rooms, except that all supply air into the master suite shall be included.

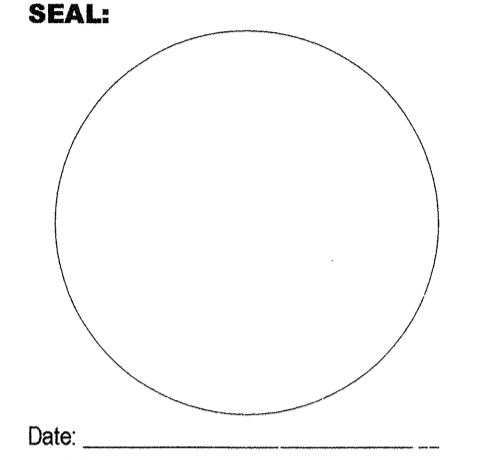
Equipment	Goodman 2.5 Ton, 15.20 SEER2
Condensing Unit Model #	GSXH503010A
Air Handler Unit Model #	AMST30BU1400A
Heat Strips	8kw
Fan Performance	995 CFM @ .10 Static, Speed Tap # 5
Total Cap.-	Sensible Cap.- 21769 Latent Cap.- 5540
AHU Size	High- 53.43 Wide- 17.56 Deep- 21.00

Calculations Based upon with the following information provided
Wall Insulation: R-4
Partition Insulation: R-4
Attic Insulation: R-30
Window, U-value: 1.06 SHGC: .28
Doors: Metal SC
AC Brand and Efficiency: Goodman 15.20 SEER2
Heating Type and Efficiency: Electric, 1.0
Ductwork R-value: R-6
HWH, Gallons and Type: 40 Gal Electric

Notes:
1) R-6 ductwork
2) Do not use lower doors for return air
3) AC plenums shall not contain plastic pipes, cables or combustibles
4) Condensate drain must terminate 1' away from building
5) All supply & return air grill locations are approximate
6) Please verify Refrigerant pipe sizing with AC MFG.
7) Airflow must be within the minimum and maximum limits approved for electric heat, evaporator coils and outdoor units.
8) Supply Air Plenum needs to be transitioned from the opening on unit to dimensions on plans
9) Do NOT crush or reduce the R-value of any ductwork either on hanging or connections points as this will cause sweating of the ducts.
10) All Sizes shown for Ductwork are clear inside duct dimensions.

AC Calculations for this project are in compliance with code requirements.
ACCA Manual J Load Calculations
ACCA Manual S Equipment Selection
ACCA Manual D Ductwork Design

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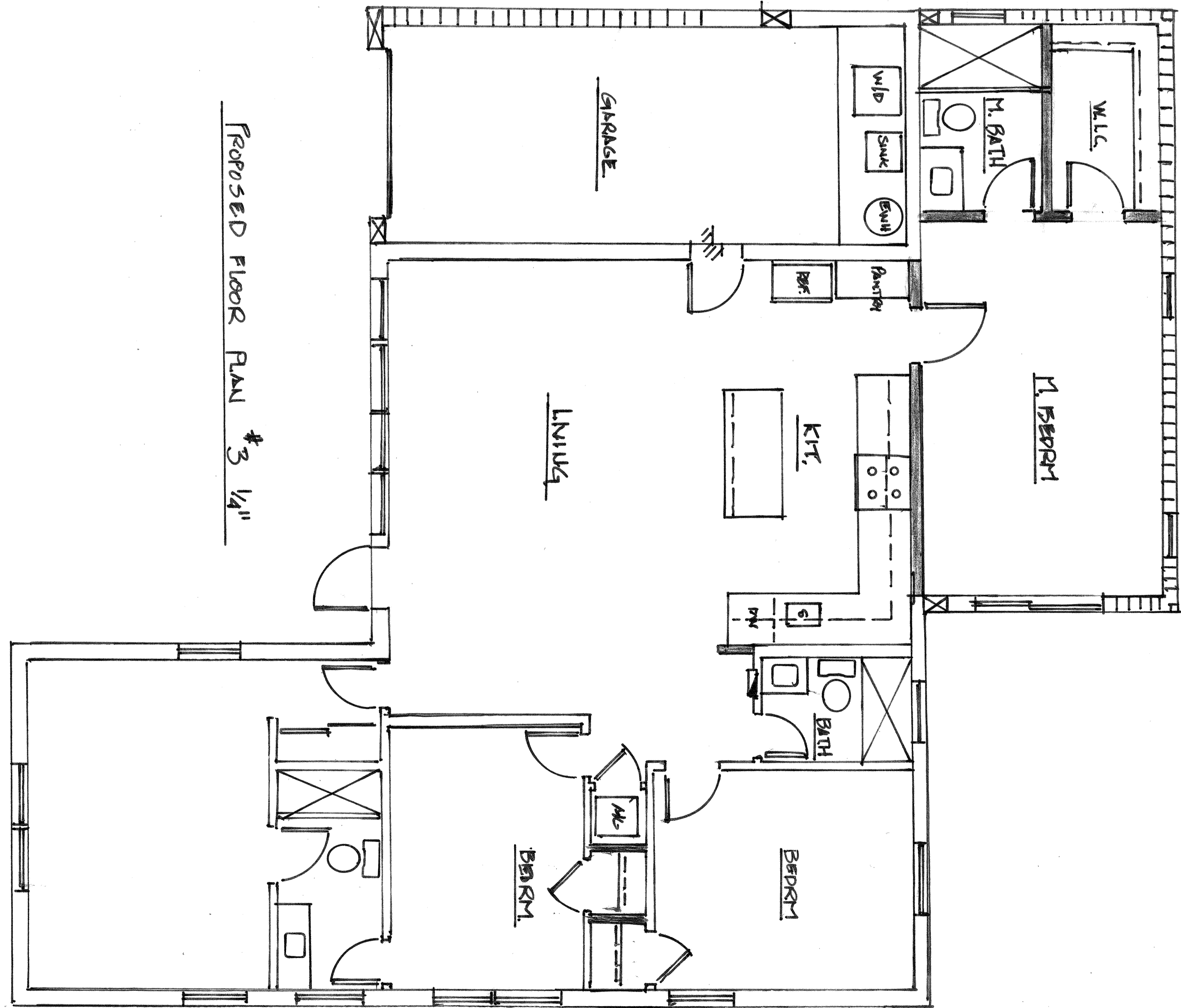
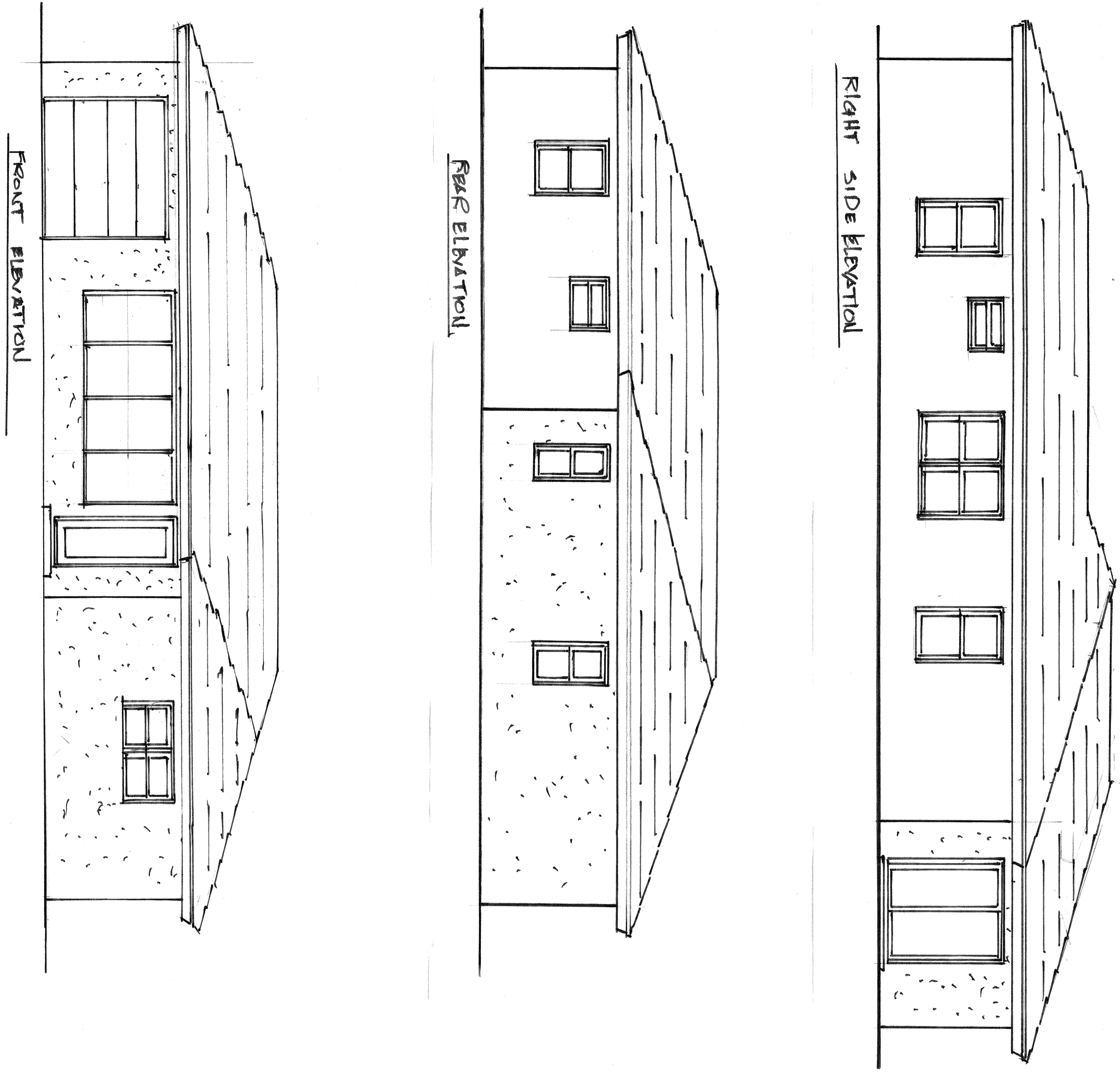
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PROPOSED FLOOR PLAN #3 1/4"

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