



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: January 30<sup>th</sup>, 2026**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 11<sup>th</sup>, 2026 at 6:00 pm**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-26010003</b>
<b>OWNER:</b>	MATHIESON,EWEN; PETERSEN,EVELYN RIBA
<b>AGENT:</b>	MARIO ESCALANTE
<b>ADDRESS:</b>	821 SOUTH WEST 11 STREET, FORT LAUDERDALE, FL 33315
<b>LEGAL DESCRIPTION:</b>	THE EAST 14.00 FEET OF LOT 36, AND THE WEST 14.50 FEET OF LOT 37, BLOCK 12, LAUDERDALE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING BROWARD COUNTY, FLORIDA (SEE SURVEY).
<b>ZONING DISTRICT:</b>	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-19.2.BB.1 Swimming pools, hot tubs and spas.</u></b>

- Requesting a variance to allow a pool at a rear yard setback of 2 feet 6 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 6 inches.
- Requesting a variance to allow a pool at a north side yard setback of 2 feet 7 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 5 inches.

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

If you have any questions, please feel free to contact me directly at 954-828-6342.



MOHAMMED MALIK  
ZONING ADMINISTRATOR  
Florida Statutes, Sec. 286.0105

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




PLN-BOA-26010003

**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet

Graphic Scale

# PLN-BOA-26010003

## **Sec. 47-19.2.BB.1 Swimming pools, hot tubs and spas.**

BB. Swimming pools, hot tubs and spas.

1. An outdoor swimming pool, hot tub, spa or similar structure and their related architectural features such as waterfalls, when accessory to a standard single-family dwelling, zero lot line dwelling, duplex or two-family dwelling, townhouse, or cluster dwelling may be permitted in the required front, rear and side yard no closer than five (5) feet from any property line. Such outdoor swimming pool or similar structure when located within the required setback shall not exceed the finished floor elevation of the ground floor of the principal building or buildings. The height of a hot tub, spa or similar structure constructed as part of an outdoor swimming pool and within the required setback shall not exceed two and one-half (2½) feet in height above the finished floor elevation of the ground floor of the principal building or buildings.
2. A swimming pool, hot tub or spa, when accessory to a hotel or multifamily dwelling, shall be subject to the minimum yard requirements of the zoning district in which it is located.
3. A hand-hold for bathers must be provided in accordance with the requirements of the Florida Building Code. (Moved from Section 47-19.5.E.)
4. Swimming pool setback measurements shall be made from the outer edge of the coping of the swimming pool.
5. Screen enclosures in the required rear or side yard of a standard single family dwelling shall be located no closer than four (4) feet from any property line, except where the property abuts a waterway the screen enclosure shall be located no closer than ten (10) feet from the property line abutting the waterway. Such screen enclosure, if utilized, shall be no greater in height than twelve (12) feet for that portion of the screen

enclosure protruding into the required rear yard. No more than five (5) percent of required pervious ground area may occur within the screen enclosure.

6. A swimming pool, hot tub or spa which is covered or enclosed by material other than a screen enclosure shall be subject to the yard requirements of the zoning district in which it is located.
7. Hot tubs or spas may be covered by freestanding shade structures, as provided for in this section.

# Record

Showing 1-26 of 26

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-26010003</a>	Approval of a variance to permit an accessory swi...	Variance	Z- Board of Adjustment (BOA)	0		821	SW	11	ST		Open
<input type="checkbox"/>	<a href="#">ELE-RES-22110167</a>	ELECTRICAL FOR BLD-SHUT-22110004	Mathieson Screens_Electrical	Electrical Residential Permit	0		821	SW	11	ST		About to E
<input type="checkbox"/>	<a href="#">BLD-SHUT-22110004</a>	INSTALLATION OF MOTORIZED HURRICANE SCREEN	Mathieson Screens	Shutter Permit	0		821	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">BLD-SHUT-22110005</a>	Installation of electrical for Mathieson Screens ...	Mathieson Screens_Electrical	Shutter Permit	0		821	SW	11	ST		Void
<input type="checkbox"/>	<a href="#">BLD-RALT-21040103</a>	INSTALL ONE IMPACT WINDOW AND NEW WALL		Residential Alteration Permit	0		821	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">BT-GEN-REN-20075082</a>		General Renewal	General Business Tax Renewal	0		819	SW	11	ST		Closed
<input type="checkbox"/>	<a href="#">BT-GEN-20060074</a>		819 LLC	General Business Tax Receipt	0		819	SW	11	ST		Closed
<input type="checkbox"/>	<a href="#">VRR-1803304</a>		819 LLC	Vacation Rental Registry	0		819	SW	11	ST		Closed
<input type="checkbox"/>	<a href="#">CE15090142</a>	TARPON RIVER- BULK TRASH PILE WAS FOUND OUT ON TH...	819 LLC	Bulk Trash Case	0		819	SW	11	ST		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15090142_1</a>	TARPON RIVER- BULK TRASH PILE WAS FOUND OUT ON THE	819 LLC	Bulk Trash Case	0		819	SW	11	ST		Closed
<input type="checkbox"/>	<a href="#">PM-10051926</a>	INSTALL WOOD FENCE 6X166- RENEWAL 10/21/2010	INSTALL WOOD FENCE 6X166- RE...	Fence Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-09061364</a>	WATERPROOFING BP06030524	WATERPROOFING BP06030524	Re-Roof Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-09051327</a>	ATF REM.2LAUR.OAK 18",40"CAL,L.OAK ~15",MAHOG.12"...	ATF REM.2LAUR.OAK 18",40"CAL...	Landscape Tree Removal-Relocation Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-09040323</a>	IRRIGATION SYSTEM WITH 40 HEADS & BACKFLOW	IRRIGATION SYSTEM WITH 40 HE...	Plumbing Irrigation Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-09040190</a>	INSTALL BRICK PAVERS ON SITE FOR NEW SFR ~BP 0603...	INSTALL BRICK PAVERS ON SITE...	Residential Paving Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-09011241</a>	30 DAY TEMP FOR TEST MAIN ELECT 06102011	30 DAY TEMP FOR TEST MAIN EL...	Electrical Temporary Pole	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-07050210</a>	UNIT A:INSTALL BURGLAR ALARM: 1 PANEL & 20 ~D...	UNIT A:INSTALL BURGLAR ALARM...	Electrical Burglar Alarm	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-07050239</a>	UNIT B: INSTALL BURGLAR ALARM, 1 PANEL & 20 ~...	UNIT B: INSTALL BURGLAR ALAR...	Electrical Burglar Alarm	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-07042418</a>	INSTALLATION OF HVAC EQUIPMENT 11 TONS TOTAL ~,DU...	INSTALLATION OF HVAC EQUIPME...	Mechanical HVAC New Install Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-07042155</a>	NEW 2600-SQF TILE ROOF 3-STORY 2-FAMILY HOME BP...	NEW 2600-SQF TILE ROOF 3-STO...	Re-Roof Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-07040655</a>	INSTALL A 5/8" DOMESTIC WATER METER BP 06030524	INSTALL A 5/8" DOMESTIC WATE...	Plumbing Meter Install Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-06110042</a>	2 Family units	2 Family units	Plumbing Residential Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-06102011</a>	ELECTRICAL WIRING FOR NEW DUPLEX ~BP 06030524 CHG...	ELECTRICAL WIRING FOR NEW DU...	Electrical Residential Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-06033015</a>	DEMO SFR-1300 SF ~ ~ ~ CLOSED PER FINAL PERMIT	DEMO SFR-1300 SF	Residential Demolition Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-06030492</a>	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0		819	SW	11	ST		Complete
<input type="checkbox"/>	<a href="#">PM-06030524</a>	3 STORY 2 FAMILY RES:4 BED/2.5 BATH 2 CAR GARAGE ...	3 STORY 2 FAMILY RES:4 BED/2...	Residential New Construction Permit	0		819	SW	11	ST		Complete



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** February 11, 2026

**TIME:** 6:00 P.M.

**CASE:** PLN-BOA-26010003

### Sec. 47-19.2.BB.1 Swimming pools, hot tubs and spas.

- Requesting a variance to allow a pool at a rear yard setback of 2 feet 6 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 6 inches.
- Requesting a variance to allow a pool at a north side yard setback of 2 feet 7 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 5 inches.

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

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

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

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





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: EWEN MATHIESON / EVELYN RIBA PETERSEN
Address: 821 SW 11 TH ST
City, State, Zip: FORT LAUDERDALE
Phone: (954) 292-9592
Email: emathieson@att.net
Proof of Ownership: Attach Tax Record/Warranty Deed
APPLICANT SIGNATURE: [Signature]

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)
Name: MARIO ESCALANTE
Address: 609 NE 10th AVE
City, State, Zip: FORT LAUDERDALE
Phone: (305) 767 6945
Email: MARIO@DEVOLVE.DEV
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

C BUSINESS OWNER (If applicable, e.g. Hotel, Restaurant, etc.)
Name:
Address/Email/Phone:

D PARCEL INFORMATION
Project Address: 821 SW 11 TH ST
Folio Number(s): 5042 15 01 1350
Legal Description (per survey): See Survey

E LAND USE INFORMATION
Current Land Use Designation: Low Medium Density Residential
Current Zoning Designation: RD-15
Current Use of Property: Single-Family Residential
Site Adjacent to Waterway? NO
Provide Related Case/Project # N/A

F PROJECT INFORMATION This Request is: Existing New
Applicable ULDR Sections: 47-19.2.BB.1 - Accessory Swimming Pool Setback
Variance/Special Exception Request: Approval of a variance to permit an accessory swimming pool to be located a minimum of two feet six inches (2'6") from the rear (north) and two feet seven inches (2'7") from the side (east) of each property line, where five (5) feet is required for both by ULDR 47-19.2.BB.1

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 AND ADMINISTRATIVE VARIANCE APPLICATION FORM

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

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following information and checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Checklist items including Preliminary Meeting Date (01/08/2025), Application Form, Proof of Ownership, Narrative, Color Photographs, Survey, Site Plan, Elevations, Landscape Plans, Additional Plans, Agent Authorization Form, Mail Notification Documentation, Envelopes, Tax Map, and Property Owners Notice List.

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

INFORMATION: The purpose of this checklist is to provide guidance regarding the application submittal. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete.

Following the receipt of a complete application, the applicant will be required to submit fourteen (14) copies of the entire submittal to the Zoning and Landscape Division to distribute to the Board of Adjustment Board Members. All copies must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Survey and Plans must be at half-size scale 11 x 17".

GUIDELINES AND LINKS:

- Links for SUBMIT YOUR APPLICATION SUBMITTAL, VIEW MEETING DATES AND DEADLINES, VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS, and SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMING CONVENTION STANDARDS.



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 an 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.

Approval of a variance to permit an accessory swimming pool to be located a minimum of two feet six inches (2'6") from the rear (north) and two feet seven inches (2'7") from the side (east) of each property line, where five (5) feet is required for both by ULDR 47-19.2.BB.1

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

the rear property line abuts a dedicated service alley rather than an adjacent residential parcel. This condition provides separation, access, and open space not typically present on similarly zoned properties where rear yards abut neighboring residential lots.

Due to the alley buffer, strict application of the full five (5)-foot setback is not necessary to achieve the ULDR's intent related to privacy, safety, or drainage, and limits the reasonable placement of an accessory swimming pool on the site.

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:

Most properties in the RD-15 zoning district do not benefit from this condition and instead abut other residential yards. The presence of the alley and the placement of the main structure creates a marked exception that distinguishes the subject property from others within the zoning district.

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 specifically the ability to construct a customary, accessory swimming pool. Due to the shallow depth of the lot and the existing placement of the principal structure, strict compliance would make a standard in-ground pool impractical, despite such pools being common and expected residential amenities.

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 hardship arises from existing lot dimensions, the lawful placement of the principal structure, and the presence of the rear service alley, all of which predate the proposed improvement.

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 proposed three (3)-foot setback maintains adequate clearance, preserves safety and drainage, and remains compatible with adjacent properties due to the buffering effect of the alley.

Granting the variance will be in harmony with the general purposes and intent of the ULDR and will not be detrimental to the surrounding neighborhood or the public health, safety, or welfare.

AFFIDAVIT: Mario Escalante 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 less 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) Mario Escalante

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 08 day of JANUARY, 2026

(SEAL)



NOTARY PUBLIC MY COMMISSION EXPIRES: 01/03/2028

Prepared by:

C. Christian Sautter, Esq.  
Capstone Title Partners, LLC  
888 South Andrews Avenue, Suite 204  
Fort Lauderdale, FL 33311  
954-467-9899

Return to:

Nationwide Land Title  
2900 N. University Drive  
Coral Springs, FL 33065

File Number: 20-268

Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 24<sup>th</sup> day of August, 2020 between 819, LLC, a Florida limited liability company whose post office address is 1104 NW 1st Street, Fort Lauderdale, FL 33311, grantor, and Ewan Mathieson, a married man, joined by spouse Evelyn Riba Petersen whose post office address is 821 SW 11th Street, Fort Lauderdale, FL 33315, 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:

The East 14 feet of Lot 36, all of Lot 37 and all of Lot 38, less the East 7 feet thereof, Block 12, LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 2, at Page 9, of the Public Records of Miami Dade County, Florida; said lands lying and being in Broward County, Florida.

Parcel Identification Number: 504215-01-1350

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, 2019.

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:

*[Signature]*  
Witness Name: Christine South  
*[Signature]*  
Witness Name: Simone Comrie

819, LLC, a Florida limited liability company  
By: *[Signature]*  
Edwin C. Elwell, Managing Member

(Corporate Seal)

State of Florida  
County of Broward

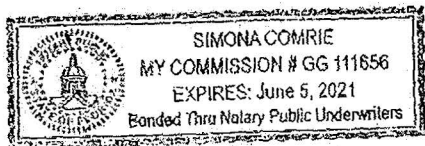
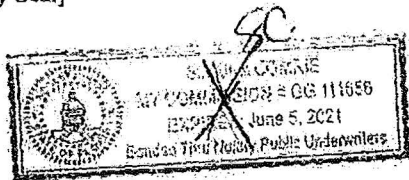
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of August, 2020 by Edwin C. Elwell, Managing Member of 819, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

*[Signature]*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000

I.D. Number: BOAAAF

### AGENT AUTHORIZATION FORM

I, EVELYN RIBA PETERSEN ("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 821 SW 11 TH ST , FORT LAUDERDALE, 33018 ("Property"), do hereby authorize  
[Print Property Address]

MARIO ESCALANTE ("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, a part 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:

*Gabriela Garcia*  
Witness Signature  
GABRIELA GARCIA  
Print Name  
01-05-2025  
Date

*Evelyn Riba Petersen*  
Signature - Owner/Authorized Individual

EVELYN RIBA PETERSEN  
Print Name - Owner/ Authorized Individual  
Owner  
Print Title - Authorized Individual

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8 day of January, 2026, by EVELYN RIBA PETERSEN, an individual who is personally known to me  or has produced Driver license as identification.

[NOTARY SEAL]

VIKTOR KAMENSHCHIKOV  
State of Florida - Notary Public  
Commission # HH 565265  
My Commission Expires 01/03/2028

*[Signature]*  
(Signature of Notary Public - State of Florida)  
01/03/2028  
My Commission Expires:  
VIKTOR KAMENSHCHIKOV  
Print, Type, or Stamp Commissioned Name of Notary Public]





Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000

I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, EWEN MATHIESON ("Owner") as the current title owner of the real property located at 821 SW 11 TH ST, FORT LAUDERDALE, 33018 ("Property"). do hereby authorize

MARIO ESCALANTE ("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.



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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:

Gabriela Garcia  
Witness Signature  
GABRIELA GARCIA  
Print Name  
01-05-2025  
Date

[Signature]  
Signature - Owner/Authorized Individual

EWEN MATHIESON  
Print Name - Owner/ Authorized Individual  
Owner  
Print Title - Authorized Individual

STATE OF FLORIDA  
COUNTY OF BROWARD

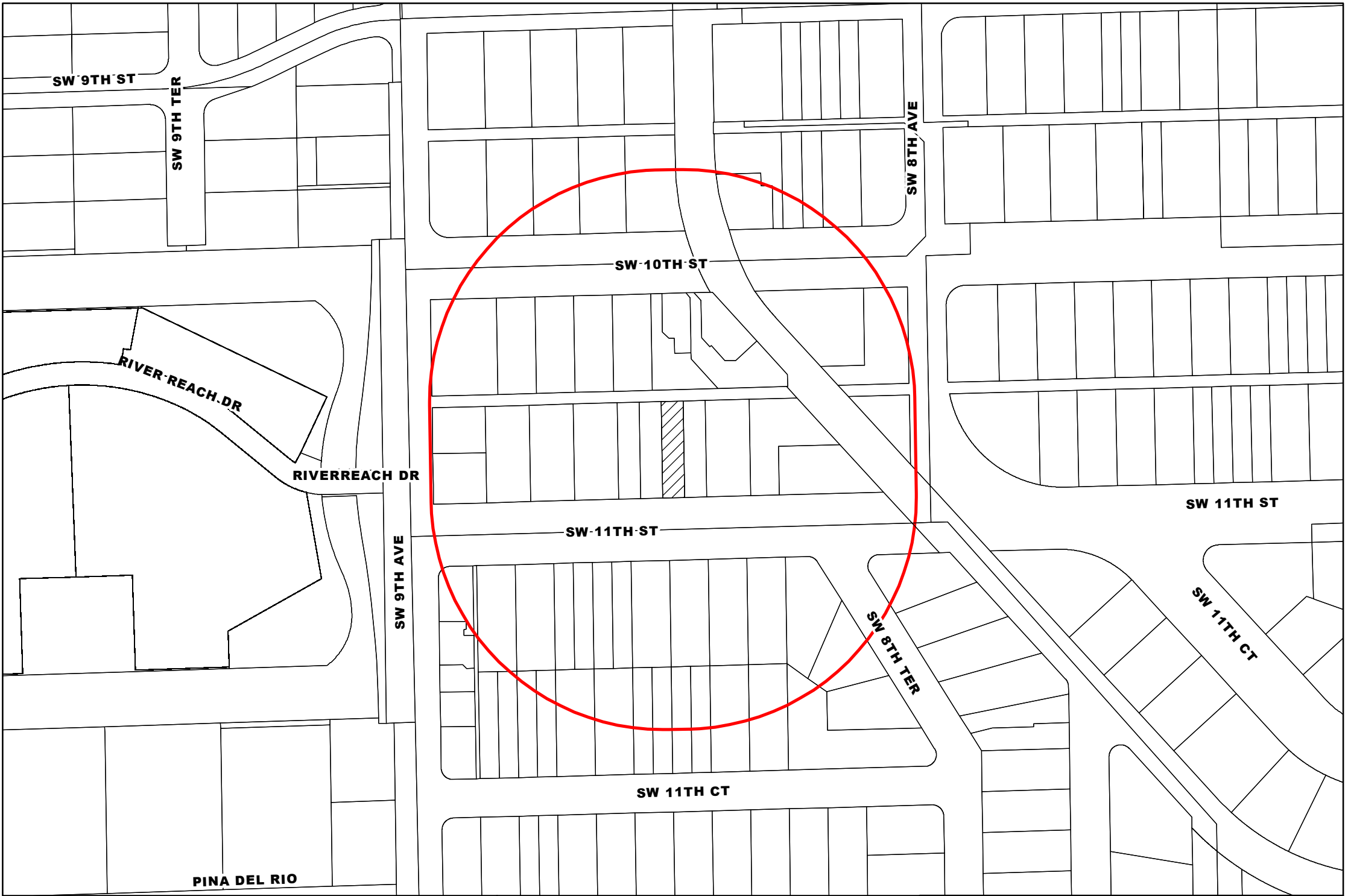
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8 day of January, 2026, by EWEN MATHIESON, an individual who is personally known to me  or has produced Driver license as identification

[NOTARY SEAL]

[Signature]  
(Signature of Notary Public - State of Florida)  
01/03/2028  
My Commission Expires:  
Viktor Kamenshchikov  
Print, Type, or Stamp Commissioned Name of Notary Public

VIKTOR KAMENSHCHIKOV  
State of Florida - Notary Public  
Commission # HH 565265  
My Commission Expires 01/03/2028





SW 9TH ST

SW 9TH TER

SW 8TH AVE

SW-10TH ST

RIVER REACH DR

RIVERREACH DR

SW 9TH AVE

SW-11TH ST

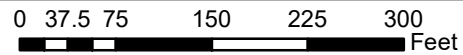
SW 11TH ST

SW 8TH TER

SW 11TH CT

SW 11TH CT

PINA DEL RIO



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



821 SW 11 ST  
DATE OF PRINT: 12/31/2025

<u>FOLIO_NUMB</u>	<u>NAME_LINE_</u>	<u>NAME_LINE1</u>	<u>ADDRESS_LI</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
504210740010	DOVE KEY TOWNHOMES INC		858 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740011	MOROCCO,KRISTINA ANN	GENTILE,JORDAN TYLER	858 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740020	DUAILIBI,ELIANE S		1486 SW 18 TER	FORT LAUDERDALE	FL	33312
504210740030	GUNNIP,JOYCE N		850 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740040	ZOHOURI,MONA		846 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740041	ZOHOURI,MONA		846 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740050	ISAKOV,SLAVIK & ALLA H/E	ISAKOV,EMIL	844 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740051	ATEAWUNG,THERESIA A		842 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740060	LEON,ISABELA	MOLL,CHARLES HENRY	3749 GULFSTREAM WAY	DAVIE	FL	33328
504210740070	834 SW 11TH ST LLC		10465 CANTERBURY CT	DAVIE	FL	33328
504210740080	830 SW 11 STREET LLC		19333 COLLINS AVE #405	SUNNY ISLES BEACH	FL	33160
504210740090	KEPHART,STEPHANY	KEPHART,MATTHEW H/E	826 SW 11 ST	FORT LAUDERDALE	FL	33315
504210740100	JAMES M ROBBINS REV TR	ROBBINS,JAMES M TRSTEE	3555 NW CLUBSIDE CIR	BOCA RATON	FL	33496
504210740110	PETERS,KIMBERLY ANN		1107 SW 8 TER	FORT LAUDERDALE	FL	33315
504210740130	MASTELLONE,DIEGO & MELANIE JAYNE		1119 SW 8 TER	FORT LAUDERDALE	FL	33315
504210740150	BRAISTED,MATTHEW	BRAISTED,KRISTIN	825 SW 11 CT	FORT LAUDERDALE	FL	33315
504210740160	BRAISTED,MATTHEW W & KRISTIN E		829 SW 11 CT	FORT LAUDERDALE	FL	33315
504210740170	PALLADIUM ENTERPRISE GROUP LLC		2806 NW 52 CT	TAMARAC	FL	33309
504210740171	PALLADIUM ENTERPRISE GROUP LLC		2806 NW 52 CT	TAMARAC	FL	33309
504210740180	BOCA ISLAND LLC		2159 WILTON DR	WILTON MANORS	FL	33305
504210740181	BOCA ISLAND LLC		2159 WILTON DR	WILTON MANORS	FL	33305
504210740190	APTAKIN,MARC		841 SW 11 CT	FORT LAUDERDALE	FL	33315
504210740200	845 SW 11 COURT LLC		19333 COLLINS AVE UNIT 405	SUNNY ISLES BEACH	FL	33160
504210740210	HARRINGTON,WILLIAM B JR		851 SW 11 CT	FORT LAUDERDALE	FL	33315
504210740211	VETTER,JOHN		849 SW 11 CT	FORT LAUDERDALE	FL	33315
504210740220	BITNER,CHRISTINA	ENGEL,JACOB	660 SW 75 TER	PLANTATION	FL	33317
504210740500	BENSON,DAVID M		1100 SW 8 TER	FORT LAUDERDALE	FL	33315
504215011230	SCHILBRACK,DANA R		800 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011240	HARRISON,STEVE		808 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011250	SIGNORILE,PHILIP		814 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011251	MACDONALD,MICHAEL		822 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011252	REIS,HANNAH	SCHUMACHER,PETER	824 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011253	CLARK,ANDREA CAROLINA	INGRAM,JACOB	816 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011260	SCHONTHAL,HENRIK H/E	TRENTINI,MARIANA	830 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011270	COLONEY,JENNIFER LOUISE		832 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011271	NIMMO,DANIEL		834 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011280	FERNANDEZ-ROSENBERG,RACHEL	CARRENDER,TIMOTHY J	840 SW 10 ST	FORT LAUDERDALE	FL	33315
504215011290	MASSEY,GEORGE E & SANDRA L		451 MILL SPRINGS LANE	PLANTATION	FL	33325
504215011300	GAUG,MICHELE	MICHELE GAUG REV TR	1100 SW 9 AVE	FORT LAUDERDALE	FL	33315
504215011301	OSSA,PAMELA		839 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011310	ANDERSON,ROBERT R & GILLIAN V J		835 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011320	LASHER,SANDRA S		831 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011330	ADAMY ENTERPRISES LLC		1005 MARINA MILE BLVD SUITE 109	FORT LAUDERDALE	FL	33315
504215011341	ROTH,STEVEN ALAN		825 SW 11 ST	FORT LAUDERDALE	FL	33315

504215011342	LACHANCE,GREGORY & LYA		823 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011350	MATHIESON,EWN	PETERSEN,EVELYN RIBA	821 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011351	AVERY,JUSTIN M	GARCIA,JOSEPH U	819 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011360	HANKE,DIANA		815 SW 11 ST	FORT LAUDERDALE	FL	33315
504215011370	JUDITH MCNUTT TR	MCNUTT,JUDITH TRSTEE	25 AUTUMN LN	SOUTH HAMILTON	MA	01936
504215011380	ROSARIO,ZAHIRA A		805 SW 11 ST	FORT LAUDERDALE	FL	33315
504215018040	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301
504215190400	FOCK,HARALD ALBERTO LOPEZ		843 SW 10 ST	FORT LAUDERDALE	FL	33315
504215190410	PURDY,RONDA Z		839 SW 10 ST	FORT LAUDERDALE	FL	33315
504215190420	GUMBO HOLDINGS LLC		812 SE 6 ST	FORT LAUDERDALE	FL	33301
504215190430	KURTGIS,MATTHEW PAUL & YVETTE I		6978 KOKEANU PL APT B	KAPAA	HI	96746
504215190440	CAMPA,JUAN GUILLERMO	PANAGOS CAMPA,SAMANTHA MARIE	809 SW 10 ST	FORT LAUDERDALE	FL	33315
504215190441	MACDONALD,IAN & LOUISE		815 SW 10 ST	FORT LAUDERDALE	FL	33315
504215190442	FINLEY,DONALD	DONALD FINLEY REV TR	817 SW 10 ST	FORT LAUDERDALE	FL	33315
504215190443	LABANON,TIMOTHY G	SOKOLOV,PHILIP G	811 SW 10 ST	FORT LAUDERDALE	FL	33315
504215190450	LORI STERLING REV TR	STERLING,LORI TRSTEE	901 SE 9 ST	FORT LAUDERDALE	FL	33315
504215191800	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301

## NARRATIVE

- Property Address: 821 SW 11th Street, Fort Lauderdale, FL 33315 • Legal Description: Lauderdale 2-9 D, Block 12, East 14 ft of Lot 36 and West 14.5 ft of Lot 37
- Owners: Ewen Mathieson & Evelyn Riba Petersen
- Applicant/Contractor: Mario Escalante – Devolve Corp.

>Request:

Requesting a variance to allow a pool at a rear yard setback of 2 feet 6 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 6 inches.

Requesting a variance to allow a pool at a north side yard setback of 2 feet 7 inches whereas the code requires a minimum 5 feet setback to the outer edge of coping. A total variance request of 2 feet 5 inches.

>Section Code: Sec. 47-19.2.BB.1 Swimming pools, hot tubs and spas.

### Considerations for Variances

#### 1. Unique and Special Circumstances or Conditions

The subject property is uniquely situated with a dedicated service alley at the rear, rather than an adjacent residential parcel. This physical condition distinguishes the lot from others within the same zoning district, where rear property lines typically abut other residential yards. Because the alley provides separation, access, and open space between the property and any neighboring use, maintaining a full 5-foot setback would not further the intent of the code to preserve privacy, safety, or drainage between adjacent properties. The proposed 2'6" setback at the rear and 2'7" to the side still allows for appropriate clearance while respecting the physical realities of the layout and the alley buffer

#### 2. Hardship Not Self-Created

The hardship arises from the shallow depth of the lot and the existing placement of the principal structure, which restricts the available buildable area for a standard in-ground pool. These conditions existed prior to the current owner's proposed improvements and were not self-created. The decision to request a minor variance is not the result of disregard for the zoning code but rather a response to the lot's dimensional constraints and the presence of the public service alley, which mitigates the impact of the reduced setback.

#### 3. Deprivation of Reasonable Use

Strict application of the 5-foot rear setback would deprive the owners of reasonable use of their property by making it impractical to construct a standard-size pool within the confines of the rear yard. The requested 2'6"-foot reduction of the back and 2'5" reduction on the side allows the property owners to enjoy a modest swimming pool consistent with other residential uses in the neighborhood, without adversely affecting neighboring properties or the public. The intent of the code to ensure safe, compatible, and orderly development remains achieved, as the pool is designed with proper drainage, structural integrity, and adequate separation from utilities and access points along the alley.

### Conclusion

Based on the unique physical conditions of the property, the hardship not being self-created, and the lack of adverse impact on neighboring properties or public interests, the requested variance is reasonable and justified. Granting the minor reduction in the

rear setback will allow for the reasonable and customary use of the property while continuing to meet the intent of the zoning code with respect to safety, compatibility, and orderly development. physical constraints of the property.

*[Handwritten Signature]*

Ewen Mathieson, Property Owner

*[Handwritten Signature]*

Mario Escalante, Contractor / Applicant  
Devolve Corp

**NOTARY ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of  physical presence  online notarization this 11 day of November, 2025, by

Mario Escalante *[Handwritten Signature]*  
 Ewen Mathieson *[Handwritten Signature]*

who are personally known to me  or have produced identification   
DL as identification.

Notary Public - State of Florida  
Signature: *[Handwritten Signature]*  
Print Name: Viktor Koumenshehikov  
Commission No.: 565265  
My Commission Expires: 01/03/2028



**VIKTOR KAMENSHCHIKOV**  
Notary Public  
State of Florida  
Comm# HH565265  
Expires 1/3/2028



04-13-2025



04-13-2025









# Surveyor's Legend

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

## Property Address:

821 S.W. 11 Street  
Fort Lauderdale, FLORIDA 33315

## Flood Information:

**Community Number:** 125105  
**Panel Number:** 12011C0557  
**Suffix:** J  
**Date of Firm Index:** 07/31/2024  
**Flood Zone:** AE  
**Base Flood Elevation:** 6.0'  
**Date of Field Work:** 01/05/2026  
**Date of Completion:** 01/12/2026

## 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:

The East 14.00 feet of Lot 36, and the West 14.50 feet of Lot 37, Block 12, LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 2, at Page 9, of the Public Records of Miami-Dade County, Florida; said lands lying and being in 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:

**Ewn Mathieson and Evelyn Riba Petersen  
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 Inc., dated 01/12/2026  
bearing Job # B-164332 :  
a. PAVER DRIVEWAY EXTENDS BEYOND SOUTH PROPERTY LINE.



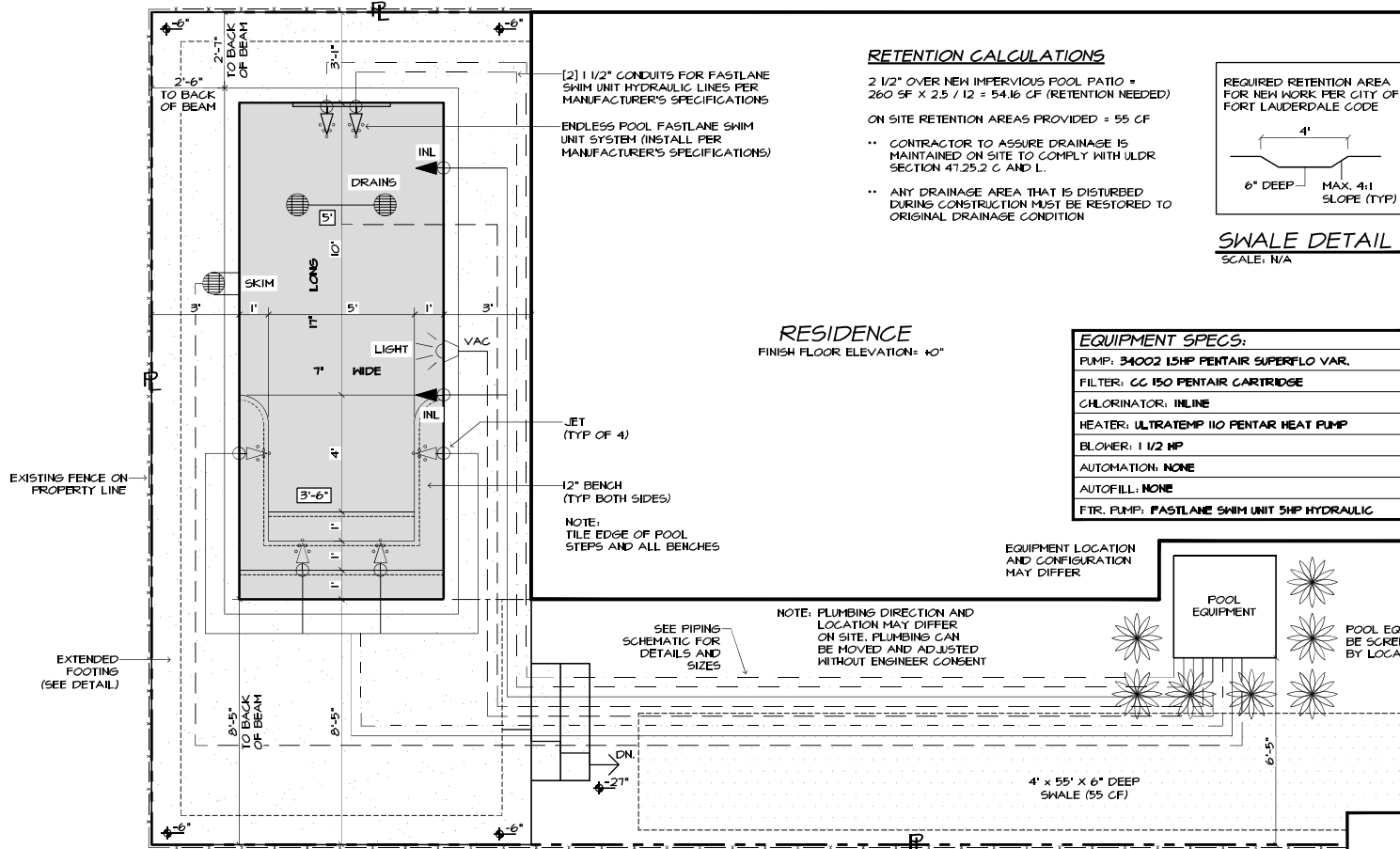
## M.E. Land Surveying, LLC

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



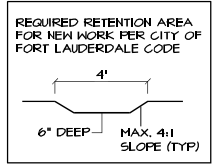
FILE: 61471 DRIVENFD SUPPORT\CLIENT\WMB\3.0 - ENGINEERING\5.02 - CURRENT\PROPOOL 821 SW 11TH.DWG

**NOTE:**  
THERE SHALL BE NO EFFECT ON THE ADJACENT PROPERTIES DUE TO POOL/SPA/PATIO CONSTRUCTION, ESPECIALLY DRAINAGE



**RETENTION CALCULATIONS**

2 1/2" OVER NEW IMPERVIOUS POOL PATIO = 260 SF X 2.5 / 12 = 54.16 CF (RETENTION NEEDED)  
ON SITE RETENTION AREAS PROVIDED = 55 CF  
\*\* CONTRACTOR TO ASSURE DRAINAGE IS MAINTAINED ON SITE TO COMPLY WITH ULDR SECTION 47.25.2 C AND L.  
\*\* ANY DRAINAGE AREA THAT IS DISTURBED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL DRAINAGE CONDITION



**SWALE DETAIL**  
SCALE: N/A

**POOL SPECS:**

SIZE: 17' X 17'
DEPTH: 3'-6" TO 5'
PERIMETER: 40 LF
AREA: 119 SF
VOLUME: 4,005 GAL
TURNOVER: 6 HR. MIN. (25 GPM @ LOW SPEED)
COPING: DECK CANTILEVER
TILE: 6"
SKIMMER: ONE
RETURNS: TWO
VAC LINE: YES WITH VACUUM LOCK
LIGHT: ONE 12V NICHELESS L.E.D.
BENCH: TWO 12" WITH FOUR JETS AND AIRSWITCH
FINISH: DIAMOND BRITE
RAILINGS: NONE
PATIO: 260 SF OF CONCRETE
BARRIER: VERIFY
FOOTERS: 33" x 12" WITH TWO MATS #4@9" O.C.E.H
DECK DRAIN: NONE
POOL AND PATIO ARE 21" ABOVE GRADE WITH AN EXTENDED FOOTING PER DETAIL
ENDLESS POOL WALL MOUNTED FASTLANE SWIM UNIT

**EQUIPMENT SPECS:**

PUMP: 34002 1.5HP PENTAIR SUPERFLO VAR.
FILTER: CC 150 PENTAIR CARTRIDGE
CHLORINATOR: INLINE
HEATER: ULTRATEMP 110 PENTAIR HEAT PUMP
BLOWER: 1 1/2 HP
AUTOMATION: NONE
AUTOFILL: NONE
FTR. PUMP: FASTLANE SWIM UNIT 5HP HYDRAULIC

**RESIDENCE**  
FINISH FLOOR ELEVATION = +0"

EQUIPMENT LOCATION AND CONFIGURATION MAY DIFFER

NOTE: PLUMBING DIRECTION AND LOCATION MAY DIFFER ON SITE. PLUMBING CAN BE MOVED AND ADJUSTED WITHOUT ENGINEER CONSENT

SEE PIPING SCHEMATIC FOR DETAILS AND SIZES

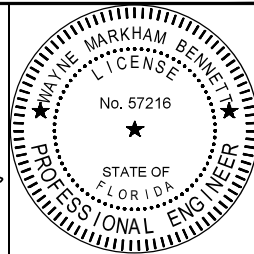
POOL EQUIPMENT SHALL BE SCREENED IF REQUIRED BY LOCAL CODE

**WARNING:**  
TO EMPTY POOL OF WATER AFTER CONSTRUCTION FOR ANY REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. OWNER MUST CONSULT A POOL CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURE

SWALE TO BE LOCATED ON SITE AS NEEDED. LOCATION MAY DIFFER DUE TO UNFORESEEN ON SITE ADDITIONS, TREES, ECT.



10/25/2025  
WAYNE MARKHAM BENNETT, P.E. #51216  
MARKHAM SERVICES, INC. (CA 33018)  
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JENSEN BEACH, FL 34957  
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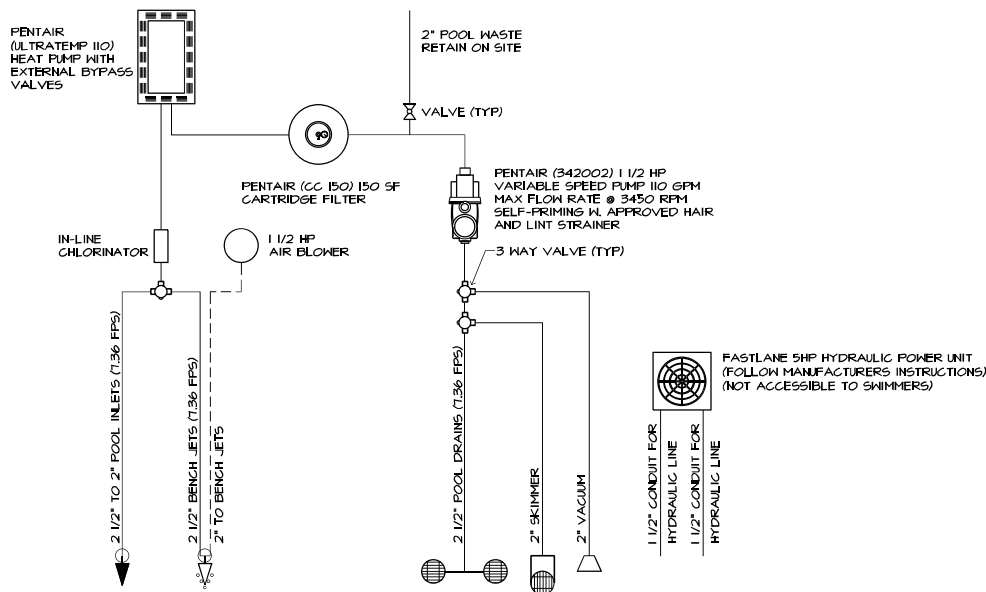
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	<b>JOB SITE SPECIFICATIONS</b>
	DESC: LAUDERDALE 2-4 D E 14 OF LOT 36 4 W 1430 OF LOT 37, BLK 12 COUNTY: BROWARD A.H.J: FIL

<b>SWIMMING POOL PLAN FOR:</b>
<b>RESIDENCE</b> 821 SW 11TH STREET FT. LAUDERDALE, FLORIDA 33315

<b>DRAWING ITEMS</b>	<b>REVISIONS:</b>
DATE: 10/13/25 ORDER # DRAWN BY: MTP PLAN # 253825-232 SHEET: 1 OF 4	A - 10/20/25 ISSUE FOR APPROVAL B - 10/25/25 ISSUE FOR APPROVAL

FILE: 61471 DRIVE/DF SUPPORT/CLIENT/MB3.0 - ENGINEERING/5.02 - CURRENT/POOL 821 SW 11TH ST



**PIPING SCHEMATIC**

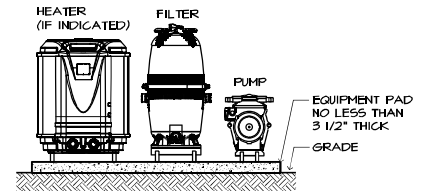
SCALE: NOT TO SCALE

PIPE SIZE	8 FPS		10 FPS	
	VOLUME GPM	FRICTION FT/100 FT	VOLUME GPM	FRICTION FT/100 FT
1 1/2"	50	14.3	62	20
2"	82	4.9	103	15
2 1/2"	117	8.5	146	13.4
3"	181	6.5	227	4.9
4"	313	4.8	342	7.5
6"	712	0.8		

**2023 FBC 8<sup>TH</sup> EDITION R45016.3 WATER VELOCITY:**  
 POOL PIPING DESIGNED SO THAT THE WATER VELOCITY WILL NOT EXCEED 10 FPS FOR PRESSURE PIPING AND 8 FPS FOR SUCTION PIPING.

**ANSI/APSP/ICC 3, 7.6 WATER VELOCITY:**  
 THE WATER VELOCITY IN THE SPA PIPING SHALL NOT EXCEED 8 FPS FOR BOTH SUCTION AND PRESSURE PIPING.

MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APTA/ICC 1



**NOTE:**  
 POOL EQUIPMENT ELEVATION SHALL BE AT A MINIMUM OF THE DESIGN FLOOD ELEVATION (2023 FBC 8<sup>TH</sup> EDITION RESIDENTIAL R3221.4) PLUS 1 FOOT OR ACCORDING TO THE AUTHORITY HAVING JURISDICTION. VERIFY MANUFACTURER'S APPROVED INSTALLATION METHODS FOR WIND LOAD ANCHORING.

**POOL EQUIPMENT PAD**

SCALE: NOT TO SCALE

**POOL PLUMBING EQUIPMENT AND ANCHORING**

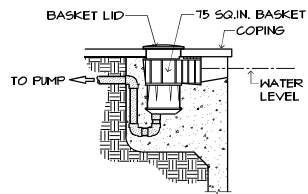
**POOL EQUIPMENT ELEVATION SHALL BE AT A MINIMUM OF THE DESIGN FLOOD ELEVATION PER 2023 FBC 8<sup>TH</sup> EDITION R3221.4. HOWEVER, PER 2023 FBC 8<sup>TH</sup> EDITION R3221.6 EXCEPTION: ASCE 24, POOL/SPA/FEATURE EQUIPMENT SHALL BE PERMITTED BELOW THE ELEVATION REQUIRED IN 2023 FBC 8<sup>TH</sup> EDITION R3222.4.3 PROVIDED IT IS ELEVATED TO THE EXTENT PRACTICAL, IS ANCHORED TO PREVENT FLOTATION AND RESIST FLOOD FORCES, AND IS SUPPLIED BY BRANCH CIRCUITS THAT HAVE GROUND-FULT CIRCUIT-INTERRUPTER PROTECTION. ELECTRICAL WIRING SYSTEMS ARE PERMITTED TO BE LOCATED BELOW THE REQUIRED ELEVATION PROVIDED THAT THEY CONFORM TO THE PROVISIONS OF THE ELECTRICAL PART OF THIS CODE FOR NET LOCATIONS.**

**POOL EQUIPMENT ANCHORING SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO MEET THE REQUIREMENTS OF ASCE 7. EQUIPMENT TIE DOWNS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OR A MINIMUM OF: HEATERS 4 TOTAL (1 PER SIDE OR 2 PER OPPOSITE SIDES); OTHERS 2 TOTAL: 3-1/2" MINIMUM THICK, 3000 PSI CONCRETE SLAB, 3" LARGER THAN ON EACH SIDE THAN THE EQUIPMENT; 1/4" DIAMETER TAPCON CONCRETE SCREWS (6000 TENSION, 1200# SHEAR, 1-1/2" EMBEDMENT IN 2000 PSI CONCRETE) OR EQUAL WITH STAINLESS STEEL FENDER WASHER INTO FACTORY PROVIDED HOLD DOWNS OR 1" WIDE, 14 GAUGE GALVANIZED STRAPS WITH 2 STAINLESS STEEL, #10 X 3/4" PAN HEAD PHILLIPS 55 SCREWS EACH STRAP INTO METAL FRAME OF EQUIPMENT.**

**2023 FBC 8<sup>TH</sup> EDITION BUILDINGS 1907.1 GENERAL:** THE THICKNESS OF CONCRETE EQUIPMENT SLAB SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3-1/2 INCHES THICK AND SHALL NOT REQUIRE A VAPOR BARRIER.

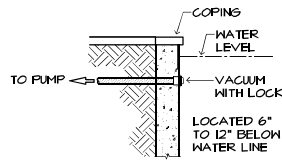
**EQUIPMENT LOCATION AND SCREENING:** THE EQUIPMENT AND PIPING PHYSICAL LOCATION MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ITEMS IN A LOCATION THAT MEETS LOCAL ZONING CODE AND TO PROVIDE CODE COMPLIANT LANDSCAPE OR FENCE SCREENING. DISTANCE TO HOUSE OPENINGS (4 FEET) AND AIR CONDITIONING UNITS (10 FEET) SHALL BE MAINTAINED FOR GAS HEATERS.

**WARNING:** TO EMPTY POOL OF WATER AFTER CONSTRUCTION FOR ANY REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. OWNER MUST CONSULT A POOL CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURE.



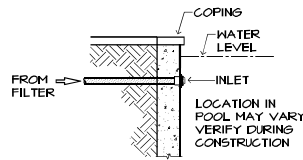
**SKIMMER DETAIL**

SCALE: NOT TO SCALE



**VAC DETAIL**

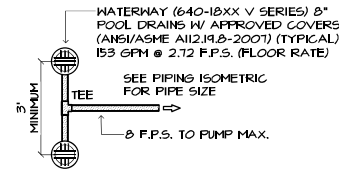
SCALE: NOT TO SCALE



**INLET DETAIL**

SCALE: NOT TO SCALE

**NOTE:**  
 THIS DETAIL CONFORMS TO 2023 FBC 8<sup>TH</sup> EDITION AND COMPLIES WITH ANSI-15 AND ANSI-7



**DRAIN DETAIL**

SCALE: 1/4" = 1'-0"



**JOB SITE SPECIFICATIONS**  
 DESC. LAUDERDALE 2-4 D E 14 OF LOT 36 4 W 1430 OF LOT 37, BLK 12  
 COUNTY: BROWARD A.H.J. FIL

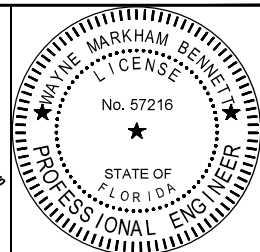
**SWIMMING POOL PLAN FOR:**  
 RESIDENCE  
 821 SW 11TH STREET  
 FT. LAUDERDALE, FLORIDA 33315

**DRAWING ITEMS**  
 DATE: 10/13/25  
 ORDER #  
 DRAWN BY: MTP  
 PLAN # 253825-232  
 SHEET: 2 OF 4

**REVISIONS:**  
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10/25/2025

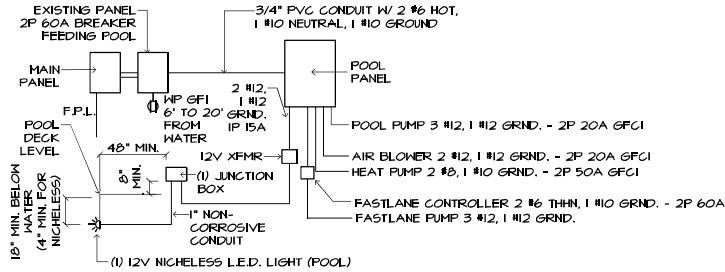
WAYNE MARKHAM BENNETT, P.E. #51216  
 MARKHAM SERVICES, INC. (CA 33018)  
 1820 N.E. JENSEN BEACH BLVD., #685  
 JENSEN BEACH, FL 34457  
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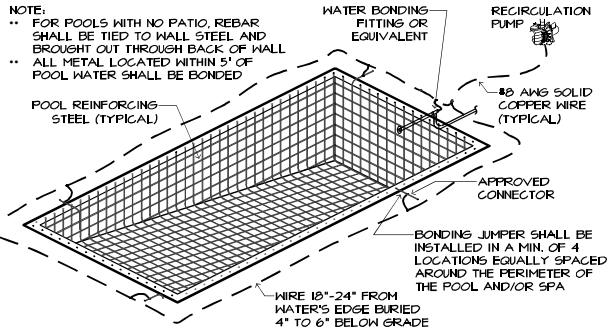
FILE: 61MYT-DRIVENFD-SUPPORT\CLIENT\HWB3.0 - ENGINEERING\9-22 - CURRENT\PROFPOOL 821 SW 11TH.DWG  
 PLOT DATE: 10/25/2025

NOTE:  
ELECTRICAL CONTRACTOR SHALL VERIFY THAT THE EXISTING SERVICE AND PANEL HAS ENOUGH CAPACITY TO ACCOMMODATE THE ADDED POOL EQUIPMENT LOAD PER NEC 220.82



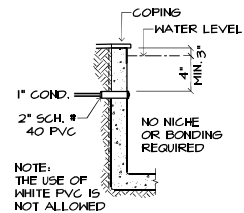
### ELECTRICAL RISER DIAGRAM

SCALE: NOT TO SCALE



### COMMON BONDING DETAIL

SCALE: NOT TO SCALE



### LIGHT DETAIL

SCALE: 1/4" = 1'-0"

### ELECTRICAL CODE, NOTES AND BONDING

2020 NFPA TO NATIONAL ELECTRICAL CODE, SHALL SPECIFICALLY GOVERN AND ARTICLE 680 SWIMMING POOLS, FOUNTAINS, AND SIMILAR INSTALLATIONS

ARTICLE 430.32 CONTINUOUS-DUTY MOTORS. EACH MOTOR USED IN CONTINUOUS DUTY APPLICATION SHALL BE PROTECTED AGAINST OVERLOAD.

ARTICLE 680.6 GROUNDING. ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH PARTS V, VI AND VII OF ARTICLE 250 AND CONNECTED BY WIRING METHODS OF CHAPTER 3, EXCEPT AS MODIFIED BY THIS ARTICLE. THE FOLLOWING EQUIPMENT SHALL BE GROUNDED: (1) THROUGH-WALL LIGHTING ASSEMBLIES AND UNDERWATER LUMINAIRES, OTHER THAN THOSE LOW-VOLTAGE LIGHTING PRODUCTS LISTED FOR THE APPLICATION WITHOUT A GROUNDING CONDUCTOR (2) ALL ELECTRICAL EQUIPMENT LOCATED WITHIN 15 M (5 FT) OF THE INSIDE WALL OF THE SPECIFIED BODY OF WATER (3) ALL ELECTRICAL EQUIPMENT ASSOCIATED WITH THE REGULATING SYSTEM OF THE SPECIFIED BODY OF WATER (4) JUNCTION BOXES (5) TRANSFORMER AND POWER SUPPLY ENCLOSURES (6) GROUND-FAULT CIRCUIT INTERRUPTERS (7) PANELBOARDS THAT ARE NOT PART OF THE SERVICE EQUIPMENT AND THAT SUPPLY ANY ELECTRICAL EQUIPMENT ASSOCIATED WITH THE BODY OF WATER.

ARTICLE 680.9 OVERHEAD CONDUCTOR CLEARANCES. OVERHEAD CONDUCTORS SHALL MEET THE CLEARANCE REQUIREMENTS IN THIS SECTION, WHERE A MINIMUM CLEARANCE FROM THE WATER LEVEL IS GIVEN, THE MEASUREMENT SHALL BE TAKEN FROM THE MAXIMUM WATER LEVEL OF THE SPECIFIED BODY OF WATER. (A) POWER, WITH RESPECT TO SERVICE-DROP CONDUCTORS, OVERHEAD SERVICE CONDUCTORS, AND OPEN OVERHEAD WIRING, SWIMMING POOL AND SIMILAR INSTALLATIONS SHALL COMPLY WITH THE MINIMUM CLEARANCES GIVEN IN TABLE 680.9(A) AND ILLUSTRATED IN FIGURE 680.9(A). (B) COMMUNICATIONS SYSTEMS, COMMUNICATIONS, RADIO, AND TELEVISION COAXIAL CABLES WITHIN THE SCOPE OF ARTICLES 800 TO 820 SHALL BE PERMITTED AT A HEIGHT OF NOT LESS THAN 3.0M (10FT) ABOVE SWIMMING AND WADING POOLS, DIVING STRUCTURES, AND OBSERVATION STANDS, TOWERS, OR PLATFORMS. (C) NETWORK-POWERED BROADBAND COMMUNICATIONS SYSTEMS, THE MINIMUM CLEARANCES FOR OVERHEAD NETWORK-POWERED BROADBAND COMMUNICATIONS SYSTEMS CONDUCTORS FROM POOLS OR FOUNTAINS SHALL COMPLY WITH THE PROVISIONS IN TABLE 680.9(A) FOR CONDUCTORS OPERATING AT 0 TO 750 VOLTS TO GROUND.

ARTICLE 680.10 ELECTRIC POOL WATER HEATERS. ALL ELECTRIC POOL WATER HEATERS SHALL HAVE THE HEATING ELEMENTS SUBDIVIDED INTO LOADS NOT EXCEEDING 48 AMPERES AND PROTECTED AT NOT OVER 60 AMPERES. THE AMPACITY OF THE BRANCH-CIRCUIT CONDUCTORS AND THE RATING OR SETTING OF OVERCURRENT PROTECTIVE DEVICES SHALL NOT BE LESS THAN 125 PERCENT OF THE TOTAL NAMEPLATE-RATED LOAD.

ARTICLE 680.11 UNDERGROUND WIRING LOCATION. UNDERGROUND WIRING SHALL BE PERMITTED WHERE INSTALLED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, RIGID POLYVINYL CHLORIDE CONDUIT, REINFORCED THERMOSETTING RESIN CONDUIT, OR TYPE MC CABLE, SUITABLE FOR THE CONDITIONS SUBJECT TO THAT LOCATION. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THE POOL UNLESS THIS WIRING IS NECESSARY TO SUPPLY POOL EQUIPMENT PERMITTED BY THIS ARTICLE. MINIMUM COVER DEPTHS SHALL BE AS GIVEN IN TABLE 300.5.

ARTICLE 680.22 LIGHTING, RECEPTACLES, AND EQUIPMENT. (A) RECEPTACLES. (1) REQUIRED RECEPTACLE LOCATION. WHERE A PERMANENTLY INSTALLED POOL IS INSTALLED, NO FEWER THAN ONE 125-VOLT, 15- OR 20-AMPERE RECEPTACLE ON A GENERAL-PURPOSE BRANCH CIRCUIT SHALL BE LOCATED NOT LESS THAN 1.83M (6FT) FROM, AND NOT MORE THAN 6.0M (20FT) FROM, THE INSIDE WALL OF THE POOL. THIS RECEPTACLE SHALL BE LOCATED NOT MORE THAN 2.0M (6FT 6IN) ABOVE THE FLOOR, PLATFORM, OR GRADE LEVEL SERVING THE POOL. (2) CIRCULATION AND SANITATION SYSTEM. LOCATION. RECEPTACLES THAT PROVIDE POWER FOR WATER-PUMP MOTORS OR FOR OTHER LOADS DIRECTLY RELATED TO THE CIRCULATION AND SANITATION SYSTEM SHALL BE LOCATED AT LEAST 1.83M (6FT) FROM THE INSIDE WALLS OF THE POOL. THESE RECEPTACLES SHALL HAVE GFCI PROTECTION AND BE OF THE GROUNDING TYPE. (3) OTHER RECEPTACLES. LOCATION. OTHER RECEPTACLES SHALL BE NOT LESS THAN 1.83M (6FT) FROM THE INSIDE WALLS OF A POOL. (4) GFCI PROTECTION. ALL 15- AND 20-AMPERE, SINGLE-PHASE, 125-VOLT RECEPTACLES LOCATED WITHIN 6.0M (20FT) OF THE INSIDE WALLS OF A POOL SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.

ARTICLE 680.26 EQUIPOTENTIAL BONDING. (A) PERFORMANCE. THE EQUIPOTENTIAL BONDING REQUIRED BY THIS SECTION SHALL BE INSTALLED TO REDUCE VOLTAGE GRADIENTS IN THE POOL AREA. (B) BONDED PARTS (CONDUCTIVE POOL SHELLS, PERIMETER SURFACES, METALLIC COMPONENTS, METAL FITTINGS, ELECTRICAL EQUIPMENT AND FIXED METAL PARTS) SHALL BE BONDED TOGETHER USING SOLID COPPER CONDUCTORS, INSULATED COVERED, OR BARE, NOT SMALLER THAN 8 AWG OR WITH RIGID METAL CONDUIT OF BRASS OR OTHER IDENTIFIED CORROSION-RESISTANT METAL. CONNECTIONS TO BONDED PARTS SHALL BE MADE IN ACCORDANCE WITH 250.8. AN 8 AWG OR LARGER SOLID COPPER BONDING CONDUCTOR PROVIDED TO REDUCE VOLTAGE GRADIENTS IN THE POOL AREA SHALL NOT BE REQUIRED TO BE EXTENDED OR ATTACHED TO REMOTE PANELBOARDS, SERVICE EQUIPMENT, OR ELECTRODES. VINYL LINERS AND FIBERGLASS COMPOSITE SHELLS SHALL BE CONSIDERED TO BE NONCONDUCTIVE MATERIALS AND BONDING AT FOUR POINTS SHALL NOT BE REQUIRED. (C) POOL WATER. WHERE NONE OF THE BONDED PARTS IS IN DIRECT CONNECTION WITH THE POOL WATER, THE POOL WATER SHALL BE IN DIRECT CONTACT WITH AN APPROVED CORROSION-RESISTANT CONDUCTIVE SURFACE THAT EXPOSES NOT LESS THAN 5800CM<sup>2</sup> (9 SQUARE INCHES) OF SURFACE AREA TO THE POOL WATER AT ALL TIMES. THE CONDUCTIVE SURFACE SHALL BE LOCATED WHERE IT IS NOT EXPOSED TO PHYSICAL DAMAGE OR DISLODGE DURING USUAL POOL ACTIVITIES, AND IT SHALL BE BONDED IN ACCORDANCE WITH 680.26(B).

ARTICLE 680.28 GAS-FIRED WATER HEATER. CIRCUITS SERVING GAS-FIRED SWIMMING POOL AND SPA WATER HEATERS OPERATING AT VOLTAGES ABOVE THE LOW-VOLTAGE CONTACT LIMIT SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

10/25/2025 WAYNE MARKHAM BENNETT, P.E. #57216 MARKHAM SERVICES, INC. (CA 33018) 1820 N.E. JENSEN BEACH BLVD., #685 JENSEN BEACH, FL 34457 (954) 818-3825 / wayne@wmb-pe.com
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JOB SITE SPECIFICATIONS  
 DESC: LAUDERDALE 2-4 D E 14 OF LOT 36 4 W 1430 OF LOT 37, BLK 12  
 COUNTY: BROWARD A.H.J. FIL

SWIMMING POOL PLAN FOR:  
 RESIDENCE  
 821 SW 11TH STREET  
 FT. LAUDERDALE, FLORIDA 33315

DRAWING ITEMS  
 DATE: 10/13/25  
 ORDER #  
 DRAWN BY: WTP  
 PLAN # 253825-232  
 SHEET: 3 OF 4

REVISIONS:  
 A - 10/20/25 ISSUE FOR APPROVAL  
 B - 10/25/25 ISSUE FOR APPROVAL

**GOVERNING CODES AND GENERAL NOTES**

2023 FLORIDA BUILDING CODE (FBC), 8<sup>TH</sup> EDITION AND ALL OTHER CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION ON THE PROJECT SHALL GOVERN INCLUDING 2023 FBC 8<sup>TH</sup> EDITION BUILDING, RESIDENTIAL, ENERGY CONSERVATION, MECHANICAL, PLUMBING AND FUEL GAS, PLUS RESIDENTIAL CHAPTER 45; SWIMMING POOLS & BUILDING CHAPTER 4, SECTION 454 SWIMMING POOLS & BATHING PLACES SHALL SPECIFICALLY GOVERN.

2023 FBC 8<sup>TH</sup> EDITION ENERGY CONSERVATION R403.10.3, COVERS: OUTDOOR HEATED SWIMMING POOLS AND OUTDOOR PERMANENT SPAS SHALL BE EQUIPPED WITH A VAPOR RETARDANT COVER ON OR AT THE WATER SURFACE OR A LIQUID COVER OR OTHER MEANS PROVEN TO REDUCE HEAT LOSS, EXCEPTION: WHERE MORE THAN 10% PERCENT OF THE ENERGY FOR HEATING, COMPUTED OVER AN OPERATION SEASON, IS FROM SITE-RECOVERED ENERGY, SUCH AS FROM A HEAT PUMP OR SOLAR ENERGY SOURCE, COVERS OR OTHER VAPOR-RETARDANT MEANS SHALL NOT BE REQUIRED, AND R403.10.5 HEAT PUMP POOL HEATERS, HEAT PUMP POOL HEATERS SHALL HAVE A MINIMUM COP OF 4.0 WHEN TESTED IN ACCORDANCE WITH AHRI 116.0, TABLE 2, STANDARD RATING CONDITIONS-LOW AIR TEMPERATURE. A TEST REPORT FROM AN INDEPENDENT LABORATORY IS REQUIRED TO VERIFY PROCEDURE COMPLIANCE. GEOTHERMAL SWIMMING POOL HEAT PUMPS ARE NOT REQUIRED TO MEET THIS STANDARD.

2023 FBC 8<sup>TH</sup> EDITION R4501.6.1 CONFORMANCE STANDARD: DESIGN, CONSTRUCTION AND WORKMANSHIP SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF ANSI/APSP/ICC 3; ANSI/APSP/ICC 4; ANSI/APSP/ICC 5; ANSI/APSP/ICC 6; ANSI/APSP/ICC 7

2023 FBC 8<sup>TH</sup> EDITION R4501.6.3 WATER VELOCITY: POOL PIPING IS DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND FOR PRESSURE PIPING AND 8 FEET PER SECOND FOR SUCTION PIPING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC 7, EXCEPTION: JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT.

HYDROSTATIC RELIEF VALVES: 2023 FBC 8<sup>TH</sup> EDITION SECTION 454.2.2.1.4 AND R4501.2.1.4 HYDROSTATIC RELIEF DEVICE, IN AREAS OF ANTICIPATED WATER TABLE AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED. EXCEPTION: PLASTIC LINE POOLS. 2023 FBC 8<sup>TH</sup> EDITION BUILDING CHAPTER 4, SECTION 454.1.6.5.10.4: IF THE AREA IS SUBJECT TO HIGH GROUND WATER, THE POOL SHALL BE DESIGNED TO WITHSTAND HYDRAULIC UPLIFT OR SHALL BE PROVIDED WITH HYDROSTATIC RELIEF DEVICES.

POOL STRUCTURE HAS NOT BEEN DESIGNED FOR EXTERNAL SURCHARGE LOADING FROM ADJACENT EQUIPMENT, STRUCTURES, OR FOUNDATIONS, ETC. CONTRACTOR SHALL CONFIRM THAT ALL ADJACENT LOADS BEAR AT A DEPTH SUFFICIENT TO PREVENT SURCHARGE LOADING THE POOL STRUCTURE.

CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI 301 AND ACI 318, WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND A W/C RATIO OF 0.45 MAXIMUM. POOL CONCRETE CAN BE APPLIED PNEUMATICALLY AND SHALL CONFORM TO THE LATEST EDITION OF ACI 506.2.

REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF ASTM A615, GRADE 40 (#3, #4), GRADE 60 (#5) AND HAVE A MINIMUM LAP DISTANCE OF 18" FOR #3, 24" FOR #4 AND 30" FOR #5 TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318. DISCONTINUOUS REINFORCEMENT BARS SHALL TERMINATE IN STANDARD ACI HOOKS. ALL HOOKS ARE STANDARD UNLESS OTHERWISE NOTED.

2023 FBC 8<sup>TH</sup> EDITION B1403.3 GLASS FIBER REINFORCED CONCRETE: GFRG AND THE MATERIALS USED IN SUCH CONCRETE SHALL BE IN ACCORDANCE WITH THE PCI MNL 128 STANDARD, IF SHOWN ON THE DRAWINGS.

POOL PIPING SHALL BE NSF, APPROVED AND MINIMUM SCHEDULE 40. 2023 FBC 8<sup>TH</sup> EDITION B454.2.6.5 PIPING INSTALLATION: ALL PIPING MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION STANDARDS. EXCEPTION: PRIMER AND GLUE ON EXPOSED ABOVE-GROUND PIPING ARE NOT REQUIRED TO BE COLORED.

NMPS: A SILT FENCE AND ANY OTHER ITEM SUCH AS A CONSTRUCTION ENTRANCE, WITH TIRE WASH STATION SHALL BE INSTALLED AND INSPECTED, IF REQUIRED, PRIOR TO CONSTRUCTION SURROUNDING THE WORK AREA MEETING THE REQUIREMENTS OF THE ANJ.

OSHA 1926: SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION SHALL BE FOLLOWED ESPECIALLY DURING OPEN EXCAVATION AND TRENCHING.

EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS THE ENGINEER HAS NOT BEEN TO THE LOCATION AND TYPICAL FIELD CONDITIONS ARE ASSUMED IN THE DESIGN. ENGINEER MAKES NO WARRANTY FOR EXISTING STRUCTURES ON-SITE OR FOR DAMAGES INCURRED BECAUSE OF THE CONTRACTOR WORK, SHOULD ANYTHING DIFFER. ADDITIONAL ENGINEERING MAY BE REQUIRED, AND THE ENGINEER SHALL BE CONTACTED TO PROVIDE DIRECTIONS. CONTRACTOR SHALL ADEQUATELY BRACE, MONITOR, AND PROTECT ALL STRUCTURES IN PROXIMITY TO EXCAVATIONS AND CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN BY THE CONTRACTOR IN ALL APPLICATIONS OF THESE DRAWINGS, THE EQUIPMENT AND PIPING PHYSICAL LOCATION MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. THESE DRAWINGS SHALL NOT BE SCALED, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. UNDERGROUND CONDITIONS ARE UNKNOWN AND CAUTION SHALL BE TAKEN. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE, SHALL RESTORE ALL AREAS IMPACTED BY THE CONSTRUCTION WORK TO THE PREEXISTING CONDITION OR BETTER AND SHALL NOT IMPACT DRAINAGE/LAKE, RIGHT OF WAY OR ANY OTHER EASEMENTS WITHOUT CONSENT.

THESE DRAWINGS ARE THE PROPERTY OF WAYNE MARKHAM BENNETT, P.E. USE OF THESE DRAWINGS WITHOUT PERMISSION FROM THE ENGINEER IS PROHIBITED. THE ENGINEER DOES NOT REVIEW THE DRAWINGS FOR COMPLIANCE WITH THE AGREEMENT BETWEEN CONTRACTOR AND HOMEOWNER. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ENCROACHMENT INTO EASEMENTS OR SETBACKS, EVEN IF APPROVED BY THE ANJ. THE ENGINEER REVIEWS THE PLANS FOR CODE COMPLIANCE TO THE BEST OF HIS KNOWLEDGE, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR CODE COMPLIANT CONSTRUCTION.

**SWIMMING POOL BARRIER REQUIREMENTS**

2023 FBC 8<sup>TH</sup> EDITION R4501.1 RESIDENTIAL SWIMMING BARRIER REQUIREMENT RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.1 THROUGH R4501.3. EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1546.

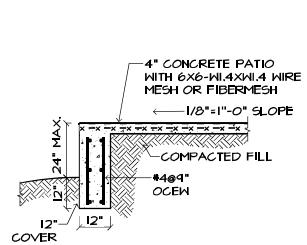
2023 FBC 8<sup>TH</sup> EDITION R4501.4 FINAL INSPECTION, FINAL ELECTRICAL, AND BARRIER CODE, INSPECTION SHALL BE COMPLETED PRIOR TO FILLING THE POOL WITH WATER. EXCEPTION: VINYL LINER AND FIBERGLASS POOLS ARE REQUIRED TO BE FILLED WITH WATER UPON INSTALLATION.

**FLOOD ZONE**

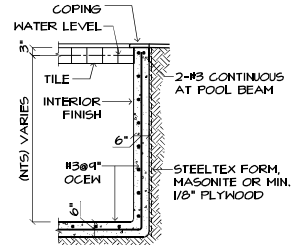
2023 FBC 8<sup>TH</sup> EDITION RESIDENTIAL R322 FLOOD RESISTANT CONSTRUCTION: STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOOD HAZARD AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION, ESPECIALLY R322.1.2, R322.1.3 AND R322.2.5. STRUCTURES LOCATED IN WHOLE OR IN PART IN IDENTIFIED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24.

**SOIL BEARING AND FOUNDATION NOTES**

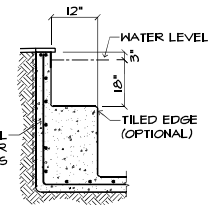
FBC 8<sup>TH</sup> EDITION BUILDING 1203 GEOTECHNICAL INVESTIGATIONS: THE BUILDING OFFICIAL SHALL BE PERMITTED TO WAIVE THE REQUIREMENT, OR THE ENGINEER CAN PROVIDE A SOIL BEARING LETTER AT THEIR REQUEST. ALLOWABLE BEARING CAPACITY, BASED ON RATIONAL ANALYSIS THROUGH KNOWLEDGE OF OTHER PROJECTS IN THE VICINITY AND A VISUAL EXAMINATION OF THE SURFACE SOIL, FINDING SAND AND ROCK, THE POOL FOUNDATION HAS BEEN DESIGNED ASSUMING 2000 PSF SOIL BEARING CAPACITY PER TABLE R401.4.1. IF DURING EXCAVATION DELETERIOUS MATERIAL (SUCH AS SILT, PEAT, MUCK, CLAY, ETC.) IS FOUND THAT CANNOT PROVIDE 2000 PSF, THE ENGINEER SHALL BE CONTACTED TO PROVIDE DIRECTION.



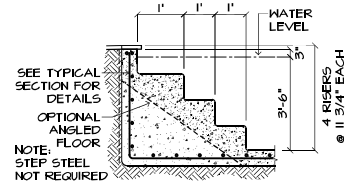
**CONCRETE PATIO DETAIL**  
SCALE: 1/4" = 1'-0"



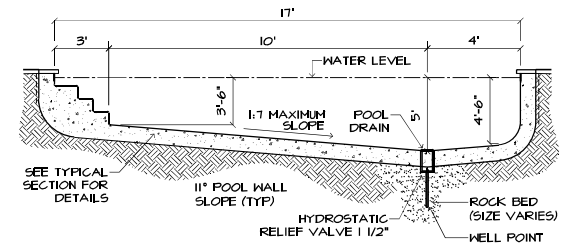
**TYPICAL SECTION**  
SCALE: 1/4" = 1'-0"



**BENCH SECTION**  
SCALE: 1/4" = 1'-0"



**ENTRY STEP SECTION**  
SCALE: 1/4" = 1'-0"



**LONGITUDINAL SECTION**  
SCALE: NOT TO SCALE

PLOT DATE: 10/25/2025 FILE: 61NY DRIVE/DF SUPPORT/CLIENT/MB3.0 - ENGINEERING/502 - CURRENT/PROFPOOL 021 SW 11TH POOL

**JOB SITE SPECIFICATIONS**  
DESC. LAUDERDALE 2-4 D E 14 OF LOT 36 4 W 1430 OF LOT 37, BLK 12  
COUNTY: BROWARD A.H.J. FIL

**SWIMMING POOL PLAN FOR:**  
**RESIDENCE**  
**821 SW 11TH STREET**  
**FT. LAUDERDALE, FLORIDA 33315**

**DRAWING ITEMS**  
DATE: 10/13/25  
ORDER #  
DRAWN BY: WTP  
PLAN # 253825-232  
SHEET: 4 OF 4

**REVISIONS:**  
A - 10/20/25 ISSUE FOR APPROVAL  
B - 10/25/25 ISSUE FOR APPROVAL

10/25/2025

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