



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-26010006
OWNER:	LAFAYETTE ARMS INC
AGENT:	MELISSA CAMPBELL
ADDRESS:	2866 NORTH EAST 30 STREET, FORT LAUDERDALE, FL 33306
LEGAL DESCRIPTION:	LOTS 3,4, AND 5, BLOCK 44 OF CORAL RIDGE GALT ADDITION NO.1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec 47-20.19.J. - Nonconforming parking and loading.</u>

- Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

Sec. 47-21.12.A.4.b - Peninsular and island landscape areas.

- Requesting a variance to allow 2 landscape islands to be installed within a row of backout parking whereas the code requires 1 landscape island for every 2 spaces (12 islands required for 28 spaces), a total variance request of 10 landscape islands.

Sec. 47-20.13.B.3 - Landscape requirements.

Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage.

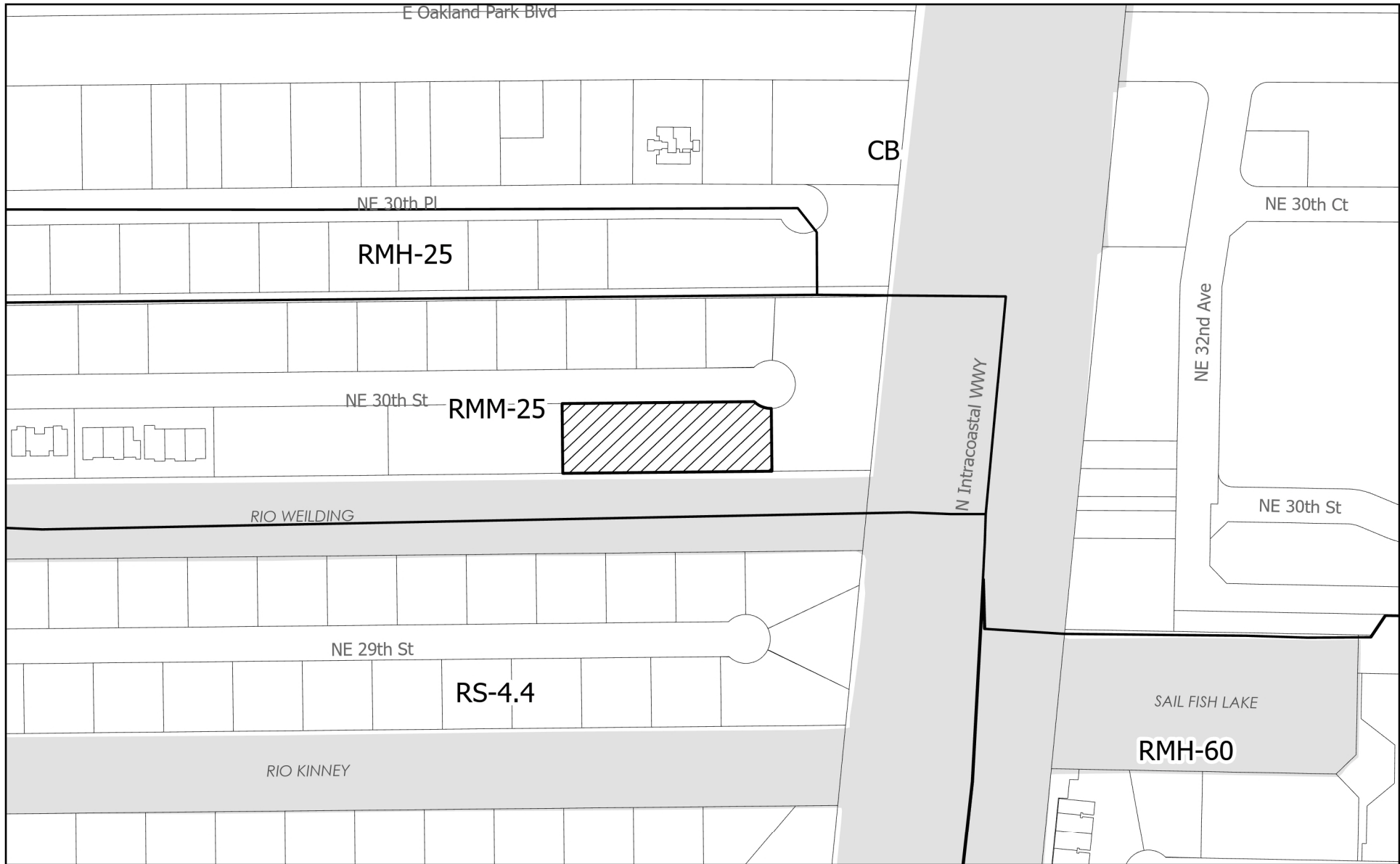
To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

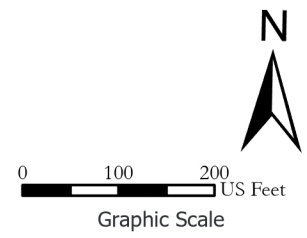
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-26010006

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-26010006

Sec 47-20.19.J. - Nonconforming parking and loading.

- A. Any parking facility which is in existence on the effective date of this ordinance which is in compliance with the zoning regulations applicable at the time the parking facility was established and for which all permits were issued which parking facility would be prohibited, restricted or would otherwise not conform to the ULDR may continue in existence as a nonconforming parking facility in accordance with the provisions of this section.
- B. Except as provided in this section, a structure or use with nonconforming parking may not be enlarged, increased in floor area, use extended or changed to a use which is not approved in accordance with the provisions of Section 47-3.5.
- C. A nonconforming use, structure, site or parking facility which has lost its nonconforming status for termination of use as provided in Section 47-3.8 may not be reopened without the structure, use or site and the parking facility meeting the requirements of the zoning regulations in effect at the time a use is restored.
- D. Except as provided in subsection E, a structure or use with nonconforming parking or as permitted in subsection K may be enlarged in floor area or space occupied in conformance with this Section 47-20, if off-street parking and loading as specified by the ULDR is provided and maintained for the additional floor area, volume, capacity or space so created or occupied subject to the provisions of Section 47-21, Landscape and Tree Preservation Requirements.
- E. If a structure or use with nonconforming parking is reconstructed or enlarged to the extent that more than fifty percent (50) of the volume of the building is replaced, or alterations or improvements exceed fifty percent (50) of the replacement value of the structure, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use in its enlarged or extended size.
- F. Except as provided in subsections C and D, a structure or use with nonconforming parking may be altered or repaired in accordance with the

provisions of Section 47-3, Nonconforming Uses, Structures and Lots, provided there is no increase in floor area or use extended, and there is no change in use.

- G. When the use of a nonconforming building or a nonconforming use changes to a use which is not approved in accordance with the provisions of Section 47-3.5, the full parking and loading requirements for the entire building or use shall be provided in compliance with the requirements of this section at the time the change in use occurs.
- H. Except as provided herein, a nonconforming parking facility may be maintained or repaired if the parking facility has not lost its nonconforming status.
- I. A nonconforming parking facility may increase the number of parking spaces up to fifty percent (50) of its existing spaces without losing its nonconforming status if the additional spaces conform to the provisions of the section in effect at the time a permit is issued for construction of the additional spaces subject to the provisions of Section 47-21, Landscape and Tree Preservation Requirements.
- J. Where any nonconforming parking facility is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

Sec. 47-21.12.A.4.b - Peninsular and island landscape areas.

- 4. *Peninsular and island landscape areas.*
 - a. Peninsular and island areas shall be located at the end of a row of more than two (2) consecutive parking spaces where the row terminates at an aisle or driveway and either:
 - i. Intermittently at least every ten (10) parking spaces in a row; or
 - ii. Intermittently at no more than a maximum of every twenty (20) parking spaces in a row when a minimum width of eight (8) feet plus one (1) foot for every extra parking space over ten (10) is added to one or both of the adjacent islands in the row.
 - b. When a row of parking spaces is located in a manner where motor vehicles back out directly onto a public right-of-way or alley, as

allowed by Section 47-20, Parking and Loading Requirements, backout parking spaces for residential uses and motels and hotels shall have one (1) peninsular landscape area for every two (2) spaces. For all other uses there shall be one (1) peninsular landscape area for every four (4) spaces.

Sec. 47-20.13.B.3 - Landscape requirements.

B. Landscape requirements.

1. Yards and other portions of a parcel of land not utilized for structures, required walks, vehicular use area including VUA required landscaping, decking, pool and other impervious areas, shall be covered with a lawn or ground cover and shall comply with the following:
 - a. There shall be at least one (1) tree for each one thousand (1,000) square feet of net lot area or portion thereof. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty (20) percent of the trees shall be shade trees.
 - b. For a one-family residence a minimum of four (4) trees are required. At least three (3) of the four (4) required trees shall be located in the front yard, one (1) of which must be a shade tree. At least one (1) tree shall be located in the back yard. If palms are used to meet this requirement, a cluster of three (3) palms, one of which must have at least eight-foot of trunk wood height, shall equal one (1) required tree.
 - c. The director may revise the shade tree requirement provided in subsection a. and the requirements of subsection b. if it is found that the applicant is unable to meet the planting requirements for reasons such as constraints of the planting area, inconsistency with existing desirable trees, building design, existing utilities that would be compromised, safety considerations or other factors exist that support a modification of the requirements because it would further the overall purpose of the landscape regulations.
2. When the parcel of land includes offstreet parking for other than a one family dwelling, VUA landscaping shall be required in accordance with this section.
3. A minimum of thirty-five percent (35) of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent (20) VUA landscaping may be used toward

fulfilling the gross thirty-five percent (35) minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but need not be planted nor maintained by an irrigation system.

Record

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

Showing 1-24 of 24

<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-26010006	Parking project to include landscaping and parkin...	Lafayette Parking Project	Z- Board of Adjustment (BOA)	0		2866	NE	30	ST		Open
<input type="checkbox"/>	PM-17030472	ALUMINUM FENCE 23 LF 7FT HIGH AND 3 GATES ~ ~NOC ...	ALUMINUM FENCE 23 LF 7FT HIG...	Fence Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-15121331	10 YEAR RECERT	10 YEAR RECERT	Building Recertification	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	CE15111420	REQUIRED 10YR RECERT SAFETY INSPECTION	LAFAYETTE ARMS INC	Building Code Case	0		2866	NE	30	ST		Closed
<input type="checkbox"/>	VIO-CE15111420_1	REQUIRED 10YR RECERT SAFETY INSPECTION	LAFAYETTE ARMS INC	Violation-BLD Hearing	0		2866	NE	30	ST		Closed
<input type="checkbox"/>	PM-15021296	BACKFLOW RECERTIFICATION 1 RP 2 INCH	BACKFLOW RECERTIFICATION 1 R...	Plumbing Backflow Installation Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	CE15020199	INSTALLING TWO UNPERMITTED BOAT LIFTS	LAFAYETTE ARMS INC	Code Case	0		2866	NE	30	ST		Closed
<input type="checkbox"/>	VIO-CE15020199_1		LAFAYETTE ARMS INC	Violation-CODE Hearing	0		2866	NE	30	ST		Closed
<input type="checkbox"/>	PM-14020156	2" BACKFLOW RECERTIFICATION	2" BACKFLOW RECERTIFICATION	Plumbing Backflow Installation Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-10110602	RECERTIFY 2 INCH RP BACKFLOW	RECERTIFY 2 INCH RP BACKFLOW	Plumbing Backflow Installation Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-09110832	RECERTIFY 2" RP BACKFLOW	RECERTIFY 2" RP BACKFLOW	Plumbing Backflow Installation Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-09080612	7009 0080 0000 1173 2996	7009 0080 0000 1173 2996	Building Recertification	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-09021689	REM.4 B.OLIVES 14",19",19",18"POOR-FAIR ~COND.EQ....	REM.4 B.OLIVES 14",19",19",1...	Landscape Tree Removal-Relocation Permit	0		2866	NE	30	ST		Expired
<input type="checkbox"/>	PM-08120126	RECERTIFY 2" RP BACKFLOW	RECERTIFY 2" RP BACKFLOW	Plumbing Backflow Installation Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-08011038	install fire alarm system	install fire alarm system	Fire Alarm System Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-07121287	Backflow Re-certification	Backflow Re-certification	Plumbing Backflow Installation Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-07040751	REPLACE DECK ON DOCK/ INSTALL SEAWALL CAP AND ~BA...	REPLACE DECK ON DOCK/ INSTAL...	Boatlift-Dock-Seawall-Pile Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-06112593	Water service	Water service	Plumbing Residential Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-05072296	OVERLAY & STRIPE PARKING LOT (24 SPACES)	OVERLAY & STRIPE PARKING LOT...	Residential Paving Permit	0		2866	NE	30	ST		Expired
<input type="checkbox"/>	PM-04050955	REPL 2ND FLR.ALUMINUM RAILING 376'X 42" W/NO GATES	REPL 2ND FLR.ALUMINUM RAILIN...	Fence Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-02101915	OVERLAY EXISTING CIRLE DRIVEWAY AT FRONT ENTERANCE	OVERLAY EXISTING CIRLE DRIVE...	Residential Paving Permit	0		2866	NE	30	ST		Void
<input type="checkbox"/>	PM-02082249	OVERLAY PARKING LOT - ASPHALT	OVERLAY PARKING LOT - ASPHALT	Residential Paving Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	PM-00050733	POOL PIPING	POOL PIPING	Plumbing Residential Permit	0		2866	NE	30	ST		Complete
<input type="checkbox"/>	FS-23010226		LAFAYETTE ARMS INC	Fire Safety Account	0		2866	NE	30	ST		Active



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

1 OF 2

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26010006

Sec 47-20.19.J. - Nonconforming parking and loading.

- Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

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

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

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

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





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

2 OF 2

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26010006

Sec. 47-21.12.A.4.b - Peninsular and island landscape areas.

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- Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage.

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BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

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

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-26010006

APPLICANT: Melissa Campbell, authorized agent

PROPERTY ADDRESS: 2866 NE 30th Street

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:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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.
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.
Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit [initials] (Initial here)

MELISSA CAMPBELL, Meli Cam SWORN TO AND SUBSCRIBED
Affiant

before me in the County and State above aforesaid this 26 day of January, 2026

(SEAL)



John-Michael A. Ruddy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/1/2026



CITY OF FORT LAUDERDALE
PUBLIC NOTICE 1 OF 2
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2026 TIME: 6:00 P.M. CASE: PLN-BOA-26010004
Sec. 47.20.12.4 - Some surface parking and loading.
Requesting a variance to construct a parking facility that shall provide less than the full amount of all street parking for the use whenever Section 47.20.12.4 requires the city to provide parking spaces for the use of the building or structure as required in the code. The variance shall be limited to the number of parking spaces provided, as alterations or improvements to the existing parking spaces, or the replacement value of the parking facility, the structure or use.
For more information on the City of Fort Lauderdale's Board of Adjustment process, please visit: www.fortlauderdale.gov/boaj
If you have any questions, please contact the City Clerk's Office at (954) 438-4344.

CITY OF FORT LAUDERDALE
PUBLIC NOTICE 2 OF 2
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2026 TIME: 6:00 P.M. CASE: PLN-BOA-26010006
Sec. 47.21.12.A.4.b - Peninsular and Island landscape areas.
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Sec. 47.20.13.B.3 - Landscape requirements.
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For more information on the City of Fort Lauderdale's Board of Adjustment process, please visit: www.fortlauderdale.gov/boaj
If you have any questions, please contact the City Clerk's Office at (954) 438-4344.

CITY OF FORT MYERS
PUBLIC NOTICE 1 OF 2
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2024
TIME: 8:00 P.M.
CASE: 2023-0006
Sec. 42-20.15 A - Non-conforming parking and loading.
Requesting a variance to construct a parking facility that shall provide more than the full amount of off-street parking for the use whenever Section 42-20.15 requires the full amount of off-street parking facility that is mandated to be provided at the subject property. The minimum percent (20) of the number of parking spaces to be provided at the subject property, the improvements exceed 80 percent (80) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be provided and maintained for the structure or use.

CITY OF FORT MYERS
PUBLIC NOTICE 2 OF 2
BOARD OF ADJUSTMENT MEETING
DATE: February 11, 2024
TIME: 8:00 P.M.
CASE: 2023-0006
Sec. 42-20.15 A - Non-conforming parking and loading.
Requesting a variance to construct a parking facility that shall provide more than the full amount of off-street parking for the use whenever Section 42-20.15 requires the full amount of off-street parking facility that is mandated to be provided at the subject property. The minimum percent (20) of the number of parking spaces to be provided at the subject property, the improvements exceed 80 percent (80) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be provided and maintained for the structure or use.





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: LAFAYETTE ARMS, INC
Address: 2866 NE 30TH STREET
City, State, Zip: FORT LAUDERDALE, FL, 33306
Phone: 954-401-0069
Email: TONY@VEMGT.COM
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: MELISSA CAMPBELL
Address: 8438 NE 12TH TERRACE
City, State, Zip: OAKLAND PARK, FL, 33334
Phone: 954-854-1510
Email: MEL@MACDESIGNFL.COM
Agent Authorization Form: Attach Agent Authorization Form
AGENT SIGNATURE: [Signature]

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

D PARCEL INFORMATION
Project Address: 2866 NE 30TH STREET
Folio Number(s): 494225NN0000
Legal Description (per survey): SEE SURVEY

E LAND USE INFORMATION
Current Land Use Designation: MID RISE/MEDIUM HIGH DENSITY
Current Zoning Designation: RMM-25
Current Use of Property: RESIDENTIAL MULTIFAMILY
Site Adjacent to Waterway?: YES
Provide Related Case/Project #: N/A

F PROJECT INFORMATION This Request is: [] Existing [] New
Applicable ULDR Sections: 47-21.12.A.4b, 47-21.13.B.3, 47-21.13.B.3
Variance/Special Exception Request (Describe current request): INSTALL 21 NEW PARKING SPACES (MAINTAIN EXISTING 7 PARKING SPACES)

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 of application types and fees:
- Variance/Interpretation Request (Before): \$2,332
- Variance/Interpretation Request (After): \$2,968
- Variance/Interpretation Request-Homesteaded Property (Before): \$689
- Variance/Interpretation Request-Homesteaded Property (After): \$901
- Special Exception Request (Before): \$2,332
- Special Exception Request (After): \$2,968
- Administrative Variance Request (Existing Only): \$450.50
- Request for Continuance: \$954
- Rehearing Request Before the Board: \$1,219
- Request for Rehearing: \$318
- De Novo Hearing Request (Submit within 30 days of BOA decision): \$0
- Appeal Request (Submit within 30 days of BOA decision): \$0

**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 - BOAAVF

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: Preliminary Meeting Date, Application Form, Proof of Ownership, Narrative, Color Photographs, Survey, Site Plan, Elevations, Landscape Plans, Additional Plans, Agent Authorization Form, Mail Notification Documentation, Envelopes.

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

- Checklist items: Tax Map, Property Owners Notice List.

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.

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.

GUIDELINES AND LINKS:

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

See attached.

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

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

See attached

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

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

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

See attached

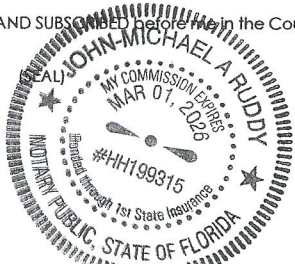
AFFIDAVIT: I MELISSA CAMPBELL the Owner/Agent of said property ATTEST that I am aware of the following:

- 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 of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within one (1) year of the date of entry of the final order of denial.

Melissa Campbell

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of January, 2026



John Michael A. Ruddy
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 01 2026



3433 NE 12 TERRACE
OAKLAND PARK FL 33334
MEL@MACDESIGNFL.COM

January 28th, 2026

To: Development Services Department
Zoning and Landscaping Division (BOA)
City of Fort Lauderdale
Fort Lauderdale, FL 33311

RE: Board of Adjustment Application - Criteria
Lafayette Arms Inc Parking Project
2866 NE 30th Street
Fort Lauderdale, FL 33306

Dear City of Fort Lauderdale,

As requested by the Board of Adjustment (BOA) application, this letter shall serve as the responses for BOA Criteria for Variance/Interpretation for the above referenced project. Lafayette Arms Inc is a multi-family residential co-op, Lafayette Arms Co-Op, seeking a variance to provide twenty-one additional parking spaces and maintain the existing seven parking spaces. All parking spaces, existing and proposed, are located on the north side of the property. The Authorized Agent responses are denoted in blue.

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

The scope of work includes adding twenty-one (21) additional parking spaces and maintain the existing seven (7) parking spaces in the front (north side) of the existing property.

47-20.19.J: Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

47-21.12.4.b Requesting a variance to allow 2 landscape islands to be installed within a row of backout parking whereas the code requires 1 landscape island for every 2 spaces (12 islands required for 28 spaces), a total variance request of 10 landscape islands.

47-21.13.B.3: Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage.



3433 NE 12 TERRACE
OAKLAND PARK FL 33334
MEL@MACDESIGNFL.COM

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

The site is constrained by its existing development pattern, limited lot area, and the need to accommodate parking with landscaping within an already developed parcel. The proposed plan includes twenty-eight (28) parking spaces located at the north side of the property; this area includes a large utility easement with a utility pole and anchors where additional parking cannot be provided.

The project scope of this existing legal non-conforming multifamily property does not alter the number of units, floor area, density, change of use, or occupancy classification, as stated in Section 47-20.19.J. According to this section, the existing property is enlarging parking to the extent that the property will reasonably allow, which is bringing the property towards compliance with this section. Similarly, compliance with Sections 47-21.12.4.b (landscape islands) and 47-21.13.B.3 (gross lot landscaping) would be unreasonable if additional parking can be provided. The landscaping reconfiguration has been carefully designed to work around existing Florida Power & Light (FPL) utilities, which cannot be relocated. The intent is to visually camouflage utility infrastructure through strategic landscape placement; and enhance the visual appearance of the building frontage and streetscape. The proposed plan is consistent with the intent of the ULDR and neighborhood design objectives.

The reasonable use of the property will maintain harmony with the general purposes and intent of the ULDR. The proposed layout of parking and landscaping is compatible and reasonable with the adjoining properties and allowed by Section 47-20.19.J.

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

The circumstances that give rise to the requested variances are peculiar to the subject property due to its existing site development, limited lot area, and configuration, which are not typical of most properties within the same zoning district. This is an existing legal non-conforming lot with limited north lot area with a large area that includes an anchor easement, utility pole, and utility anchors. The adjacent buildings, spanning majority of 30th Street, are a small number of properties that clearly constitute the marked exceptions in the same zoning district; utilizing parking in the front of the buildings with limited landscaping coverage and landscape islands. As a result, strict application of the Code would impose requirements on the subject property that are not reasonably applicable to other properties in the same 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

Literal application of the ULDR would deprive the applicant of substantial property rights enjoyed by other property owners in the same zoning district, including the ability to maintain consistent parking spaces serving the permitted use.



3433 NE 12 TERRACE
OAKLAND PARK FL 33334
MEL@MACDESIGNFL.COM

- 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 unique hardship associated with the requested variances is not self-created by the applicant or any predecessor, nor the result of disregard for or ignorance of the ULDR. The need for relief under Sections 47-20.19.J, 47-21.12.4.b, and 47-21.13.B.3 arises from the site's existing development, limited lot area, and configuration, which predate the proposed improvements. The existing and proposed parking spaces are permitted by ULDR. This request is seeking approval for permitting the reconfiguration of the landscape islands and landscaping gross lot coverage. The variances are therefore necessitated by inherent site conditions rather than any intentional action or omission of 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.

The requested variances constitute the minimum relief necessary to allow a reasonable use of the property and are in harmony with the general purposes and intent of the ULDR. The limited relief under Sections 47-20.19.J, 47-21.12.4.b, and 47-21.13.B.3 permits functional parking and landscaping layout without altering the permitted use. Furthermore, the landscaping islands required are reconfigured to include one (1) large landscape island and one (1) side landscape island in the front of the building. These landscape islands are equivalent to five (5) landscape islands in square footage with twelve (12) trees, which satisfies the requirement of one (1) tree per landscape island. FPL has reviewed the proposed site plan and has no objection to the proposed use of this area within the FPL anchor easement as it relates to parking and landscaping. This landscaping design also maintains the existing foundation planting along the front of the building. The proposed layout of parking and landscaping is compatible and reasonable with the adjoining properties. The adjoining properties are of similar year, building design, lot footprint configuration, and occupancy.

Sincerely,

Melissa Campbell, P.E.
FL # 97619
MAC Design, LLC
3433 NE 12th Terrace
Oakland Park, FL 33334
954-654-1510



TECHNICAL SPECIFICATIONS

A. SITE PLAN

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

Please note: Additional site plan information may be necessary to fully address the requested variance.

B. BUILDING ELEVATIONS (as applicable)

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



GENERAL INFORMATION

BOARD OF ADJUSTMENT & ADMINISTRATIVE VARIANCE

REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT and ADMINISTRATIVE VARIANCE MEETING REQUEST: Prior to the submittal of the Board of Adjustment/Administrative Variance application, applicants will need to request a meeting with staff to obtain feedback regarding the proposed variance, special exception, administrative variance or other applications. The meeting includes general guidance on the application submittal and process for the application type. To request a meeting with staff, [email your request to: boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

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

ONLINE APPLICATION SUBMITTAL PROCESS: Board of Adjustment and Administrative Variance Application submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To view plan and document requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City. No hard copy application submittals will be accepted.

DETERMINATION OF COMPLETENESS: All submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with determination of completeness for all application submittal to Board of Adjustment. The City will notify the applicant within thirty (30) days from application submittal with a determination of completeness for all applications submittal for Administrative Variances. The notification will be sent via email and/or lauderbuild and will indicate application completeness or incompleteness with required changes.

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

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

EXAMPLE VARIANCE SUBMITTAL Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#). This applies to Board of Adjustment applications only.

QUESTIONS: Questions regarding the Board of Adjustment (BOA) process or Lauderbuild, contact us by phone at 954-828-6520 or by email at boardofadjustment@fortlauderdale.gov



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
LAFAYETTE ARMS INC

Filing Information

Document Number 702516
FEI/EIN Number 59-0999437
Date Filed 01/01/1962
State FL
Status ACTIVE

Principal Address

2866 NE 30 ST
FT. LAUDERDALE, FL 33306

Mailing Address

c/o PMI Top Florida Properties
1031 Ives Dairy Road
Building 4, suite 228
Miami, FL 33179

Changed: 02/21/2020

Registered Agent Name & Address

Eakin Moody, Holly
2900 E. Oakland Park Blvd
FT. LAUDERDALE, FL 33306

Name Changed: 02/07/2018

Address Changed: 02/07/2018

Officer/Director Detail

Name & Address

Title Treasurer

Gulino, Roy, Dr.
c/o PMI Top Florida Properties
1031 Ives Dairy Road
Building 4, suite 228
Miami, FL 33179

Title Director

Comito, Joseph
c/o PMI Top Florida Properties
1031 Ives Dairy Road
Building 4, suite 228
Miami, FL 33179

Title VP

Matvichuk, Darryl, Dr.
c/o PMI Top Florida Properties
1031 Ives Dairy Road
Building 4, suite 228
Miami, FL 33179

Title President

Gondola, Anthony
c/o PMI Top Florida Properties
1031 Ives Dairy Road
Building 4, suite 228
Miami, FL 33179

Title Secretary

Martin, Sue
c/o PMI Top Florida Properties
1031 Ives Dairy Road
Building 4, suite 228
Miami, FL 33179

Annual Reports

Report Year	Filed Date
2023	02/15/2023
2024	02/01/2024
2025	01/08/2025

Document Images

01/08/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
02/15/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
02/21/2020 -- ANNUAL REPORT	View image in PDF format
03/08/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format

02/10/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
02/06/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
02/23/2009 -- ANNUAL REPORT	View image in PDF format
02/27/2008 -- ANNUAL REPORT	View image in PDF format
02/26/2007 -- ANNUAL REPORT	View image in PDF format
02/27/2006 -- ANNUAL REPORT	View image in PDF format
01/28/2005 -- ANNUAL REPORT	View image in PDF format
07/28/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
02/24/2002 -- ANNUAL REPORT	View image in PDF format
02/05/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
04/04/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- ANNUAL REPORT	View image in PDF format



PROPERTY SUMMARY

Tax Year: 2025
Property ID: 494225NN0180
Property Owner(s): GONDOLA, ANTHONY F
Mailing Address: 2866 NE 30 ST #19 FORT LAUDERDALE, FL 33306
Property Address: 2866 NE 30 STREET # 19 FORT LAUDERDALE, 33306

Property Use: 05 - Cooperatives
Millage Code: 0312
Adj. Bldg. S.F.: 931
Bldg Under Air S.F.: 931
Effective Year: 1962
Year Built: 1961
Units/Beds/Baths: 1 / 2 / 2

Deputy Appraiser: Condo Department
Appraisers Number: 954-357-6832
Email: condoinfo@bcpa.net
Zoning: RMM-25 - RESIDENTIAL MULTIFAMILY
 MID RISE/MEDIUM HIGH DENSITY
Abbr. Legal Des.: LAFAYETTE ARMS CO-OP UNIT
 19

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$35,880	\$322,950	0	\$358,830	\$219,290	
2024	\$34,790	\$313,090	0	\$347,880	\$213,110	\$3,631.62
2023	\$30,760	\$276,810	0	\$307,570	\$206,910	\$3,558.07

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$358,830	\$358,830	\$358,830	\$358,830
Portability	0	0	0	0
Assessed / SOH 18	\$219,290	\$219,290	\$219,290	\$219,290
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$168,568	\$194,290	\$168,568	\$168,568

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/12/2017	Cooperative Property Transfer Qualified Sale	\$269,000	114445865
11/18/2016	Cooperative Property Transfer Non-Sale Title Change	\$100	114085124
10/10/2011	Cooperative Property Transfer Non-Sale Title Change	\$100	48280 / 1217
09/15/2006	Cooperative Property Transfer	\$156,000	43186 / 1523
01/01/1988	Deed	\$83,500	15139 / 211

LAND CALCULATIONS

Unit Price	Units	Type

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494225NN0090	10/10/2024	Cooperative Property Transfer	Qualified Sale	\$485,000	119853315	2866 NE 30 ST #9 FORT LAUDERDALE, FL 33306
494225NN0070	07/25/2024	Cooperative Property Transfer	Qualified Sale	\$351,000	119727804	2866 NE 30 ST #7 FORT LAUDERDALE, FL 33306
494225NN0140	05/26/2024	Cooperative Property Transfer	Qualified Sale	\$320,000	119610407	2866 NE 30 ST #15 FORT LAUDERDALE, FL 33306
494225NN0130	10/20/2023	Cooperative Property Transfer	Disqualified Sale	\$260,000	119286003	2866 NE 30 ST #14 FORT LAUDERDALE, FL 33306
494225NN0040	06/21/2023	Cooperative Property Transfer	Qualified Sale	\$295,000	119046983	2866 NE 30 ST #4 FORT LAUDERDALE, FL 33306

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 1						FT Laud Stormwater Cat II (F2) 1,421.00		

SCHOOL

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

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz

Florida House Rep.

District

100

Florida House Rep. Name

Chip LaMarca

Florida Senator District

37

Florida Senator Name

Jason W. B. Pizzo

School Board Member

Sarah Leonardi



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 LAFAYETTE ARMS INC ("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 2866 NE 30TH STREET FORT LAUDERDALE FL 33306 ("Property"), do hereby authorize
[Print Property Address]

MELISSA CAMPBELL ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

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

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

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



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

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

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

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

Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

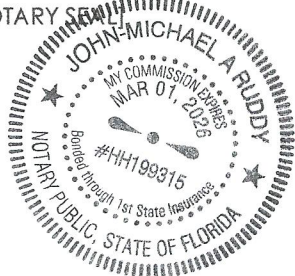
gA
Witness Signature
EDUARDO DE LEON
Print Name
12/18/25
Date

[Signature]
Signature - Owner/Authorized Individual
Anthony F Gonzalez
Print Name - Owner/ Authorized Individual
President
Print Title - Authorized Individual

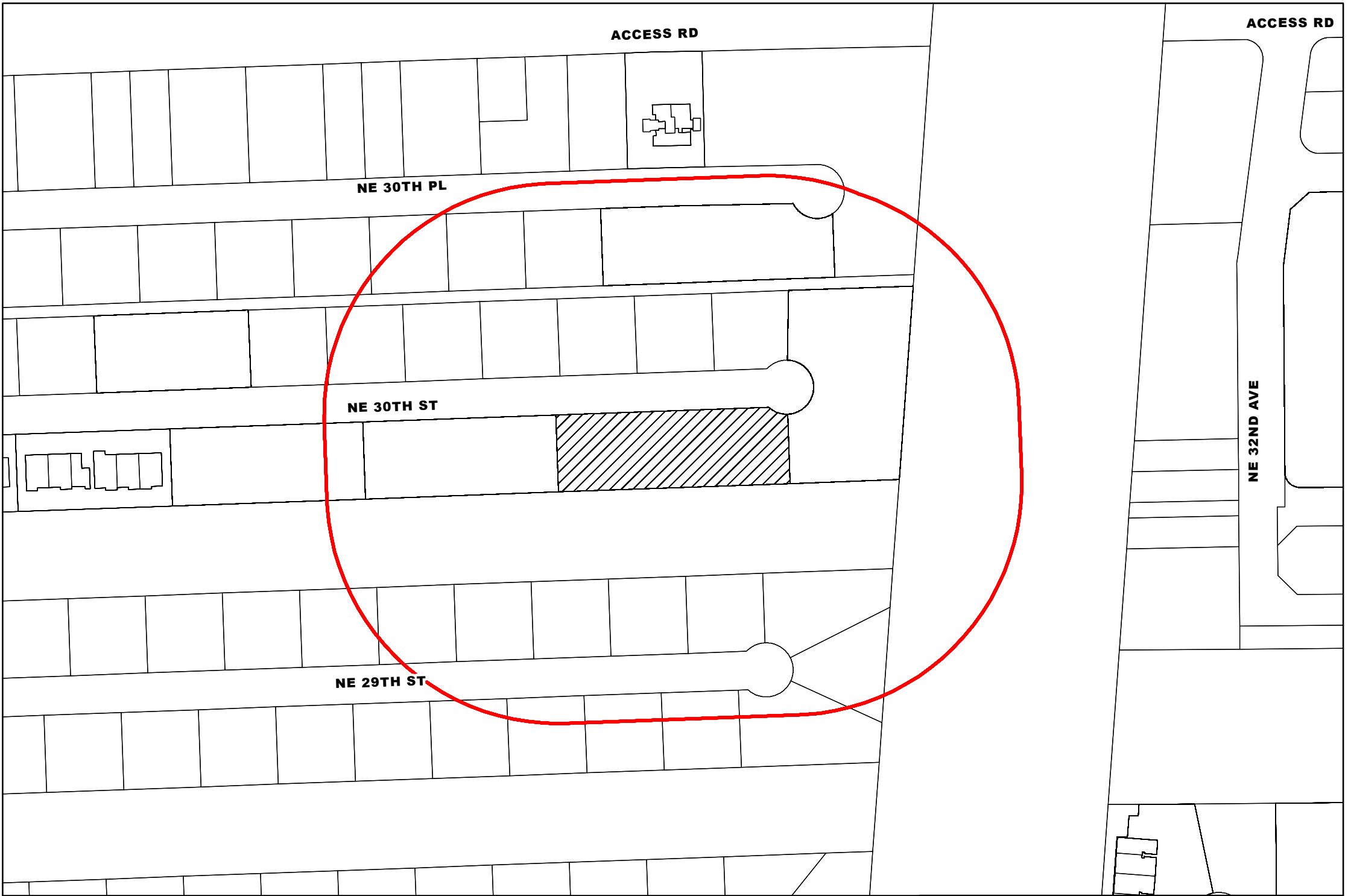
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of DECEMBER, 2025, by Anthony F Gonzalez, an individual who is personally known to me or has produced _____ as identification

[NOTARY SEAL]



[Signature]
(Signature of Notary Public- State of Florida)
3/1/2026
My Commission Expires:
John-Michael A. Ruddy
Print, Type, or Stamp Commissioned Name of Notary Public)



ACCESS RD

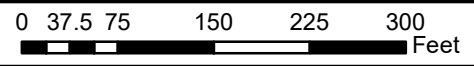
ACCESS RD

NE 30TH PL

NE 30TH ST

NE 29TH ST

NE 32ND AVE



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2866 NE 30 ST
DATE OF PRINT: 12/30/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_LL_1	LEGAL_LL_2
494225040011	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	CORAL RIDGE GALT ADD NO 1	31-37 B	ROAD RIGHT OF WAYS DEDICATED PER
494225040012	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	CORAL RIDGE GALT ADD NO 1	31-37 B	WATERWAYS AS SHOWN PER PLAT
494225041390	REINHOLD, MARK A H/E	REINHOLD, SUSAN L	2890 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 1 BLK 42
494225041410	CATZAVELOS, GEORGE C		2884 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 2 BLK 42
494225041420	CRAMER, ESTHER A & JOHN P		2880 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 3 BLK 42
494225041430	LULA B ALBERTSON TRUST		2872 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 4 BLK 42
494225041440	PECK, MARK R & DOROTHY POWELL		2866 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 5 BLK 42
494225041450	BUFORD, DENISE D & RONALD B		2862 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 6 BLK 42
494225041640	CURTIS, MICHAEL P		19 HALE ST	HAVERHILL	MA	01830	HAVERHILL MA01830	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 9 BLK 43
494225041650	KILPATRICK, CHARLOTTE	KILPATRICK, LOUISE	2855 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 10 BLK 43
494225041660	ENTERLINE, JACK	JACK L ENTERLINE REV TR	2861 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 11 BLK 43
494225041670	PALMESANO, JOSEPH A & MICHELLE		2867 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 12 BLK 43
494225041680	ABEL, GRACE S	GRACE S ABEL REV TR	2875 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 13 BLK 43
494225041690	JAVOR, ATTILA P & JILL ANNE		2877 NE 29 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 14 BLK 43
494225041700	2885 NE 29TH STREET LLC		40 E HORIZON RIDGE PKWY #200	HENDERSON	NV	89002	HENDERSON NV89002	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 15 BLK 43
494225041960	BLUE HORIZON 2837 LLC		4613 N UNIVERSITY DR #426	CORAL SPRINGS	FL	33067	CORAL SPRINGS FL33067	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 7 BLK 45
494225041970	2843 NE 30 LLC		3015 NE 58 ST	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 8 BLK 45
494225041980	ROBERT ALAN BIRGFELD REV TR		2849 NE 30 ST	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 9 BLK 45
494225041990	GARCIA CARABALLO INVESTMENTS LP		8950 SW 74 CT #1210	MIAMI	FL	33156	MIAMI FL33156	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 10 BLK 45
494225042000	2859-2861 REAL ESTATE LLC		1625 SW 30 ST #C	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE FL33315	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 11 BLK 45
494225042010	GARMISA, FRANCINE M EST	SHANNON FAM TR ETAL	23195 N KELSEY AVE	BARRINGTON	IL	60010	BARRINGTON IL60010	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 12 BLK 45
494225042020	BAYVIEW COURTYARD LLC		2091 NE 30 ST #50010	LIGHTHOUSE POINT	FL	33064	LIGHTHOUSE POINT FL33064	CORAL RIDGE GALT ADD NO 1	31-37 B	LOT 13 BLK 45
494225060250	2850 BV APARTMENTS LLC		2850 NE 30 PL	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	OAKLAND OCEAN MILE 28-45 B	LOT 18	
494225060260	AIDS HEALTHCARE FOUNDATION INC		6255 W SUNSET BLVD 21 FLR	LOS ANGELES	CA	90028	LOS ANGELES CA90028	OAKLAND OCEAN MILE 28-45 B	LOT 19	
494225060270	AIDS HEALTHCARE FOUNDATION INC		6255 W SUNSET BLVD 21 FLR	LOS ANGELES	CA	90028	LOS ANGELES CA90028	OAKLAND OCEAN MILE 28-45 B	LOT 20	
494225060280	CLARIDGE HOMES 2878 NE 30TH	PL LP	210 GLADSTONE AVE STE 2000	*OTTAWA ON	CA	K2P 0	*OTTAWA ON CAK2P 0	OAKLAND OCEAN MILE 28-45 B	LOT 21	
494225060320	CLARIDGE HOMES 3000 WATERSIDE LP		210 GLADSTONE AVE STE 2000	*OTTAWA ON	CA	K2P 0	*OTTAWA ON CAK2P 0	OAKLAND OCEAN MILE 28-45 B	LOT 11 LESS N 50 FOR ST RD, LOT	25
494307000460	TIITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477	JUPITER FL33477	FLORIDA EAST COAST CANAL 17-1 B	POR OF THE FLA EAST COAST CANAL	LOCATED IN THE CITY OF FORT
494225NN0010	GLASER, MARGARET MCFARLAND		2392 ELSTUN RD	CINCINNATI	OH	45230	CINCINNATI OH45230	LAFAYETTE ARMS CO-OP	UNIT 1	
494225NN0020	SUZANNE E MARTIN REV TR		PO BOX 93391	ATLANTA	GA	30377	ATLANTA GA30377	LAFAYETTE ARMS CO-OP	UNIT 2	
494225NN0030	4M INVESTMENTS LLC	%RICHARD S MARTIN	PO BOX 93391	ATLANTA	GA	30377	ATLANTA GA30377	LAFAYETTE ARMS CO-OP	UNIT 3	
494225NN0040	2866 APT 4 LLC		2866 NE 30 ST #4	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 4	
494225NN0050	KARK, BEVERLY S	PIAZZA, DEBRA	3006 HOPE RIDGE DR	EASTON	PA	18045	EASTON PA18045	LAFAYETTE ARMS CO-OP	UNIT 5	
494225NN0060	DENAHAN, JODY L & CARLA L		2866 NE 30 ST #6	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 6	
494225NN0070	BHERING, ANA C COELHO BRANDAO	BHERING, VICENTE DINIZ	2866 NE 30 ST #7	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 7	
494225NN0080	COMITO, JOSEPH & ANGELA		2866 NE 30 ST #8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 8	
494225NN0090	DILLON, LAWRENCE		2866 NE 30 ST #9	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 9	
494225NN0100	MATVICHUK, DARRYL T	MATVICHUK, KIM A	7 PRESTON ST	LYNN	MA	01905	LYNN MA01905	LAFAYETTE ARMS CO-OP	UNIT 10	
494225NN0110	TRACY L CARROLL REV LIV TR	STEVEN C NORRIS REV LIV TR	5830 NE 21 DR	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	LAFAYETTE ARMS CO-OP	UNIT 11	
494225NN0120	RIEDEL, DANIEL		16530 W WASHINGTON ST	GURNEE	IL	60031	GURNEE IL60031	LAFAYETTE ARMS CO-OP	UNIT 12	
494225NN0130	RIEDEL, DANIEL		1037 SUFFOLK CT	GURNEE	IL	60031	GURNEE IL60031	LAFAYETTE ARMS CO-OP	UNIT 14	
494225NN0140	FEUERHERM, ROBERT W & KAREN E		2866 NE 30 ST #15	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 15	
494225NN0150	GIERING, CAROL SCOTT	GIERING LIV FAM TR	2866 NE 30 ST APT 16	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 16	
494225NN0160	FIENE, DAVID W		1231 W FAIRWAY RD	PEMBROKE PINES	FL	33026	PEMBROKE PINES FL33026	LAFAYETTE ARMS CO-OP	UNIT 17	
494225NN0170	GULINO, DEBORAH & ROY		2866 NE 30 ST #18	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 18	
494225NN0180	GONDOLA, ANTHONY F		2866 NE 30 ST #19	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LAFAYETTE ARMS CO-OP	UNIT 19	
494225NN0190	ANNE CAROL LESSIEU REV LIV TR	LESSIEU, ANNE CAROL TRSTEE	651 VILLAGE DR APT 915	POMPANO BEACH	FL	33060	POMPANO BEACH FL33060	LAFAYETTE ARMS CO-OP	UNIT 20	
494225NN0200	PANTE, MARJORY		1007 OCEAN ROAD ROUTE 88	POINT PLEASANT	NJ	07842	POINT PLEASANT NJ07842	LAFAYETTE ARMS CO-OP	UNIT 21	
494225NP0010	FREIER, DANNY SAM		2885 KNOX AVE S # 302	MINNEAPOLIS	MN	55408	MINNEAPOLIS MN55408	LEXINGTON ARMS CO-OP	UNIT 1	
494225NP0020	FREIER, DANNY S		2885 KNOX AVE S #302	MINNEAPOLIS	MN	55408	MINNEAPOLIS MN55408	LEXINGTON ARMS CO-OP	UNIT 2	
494225NP0030	MERRITT PROPERTIES LLC		1905 N OCEAN BLVD #E-PHD	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE FL33305	LEXINGTON ARMS CO-OP	UNIT 3	
494225NP0040	VOLPI, DEBORAH A	ROSSMAN, WILLIAM B	2850 NE 30 ST #15	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LEXINGTON ARMS CO-OP	UNIT 4	
494225NP0050	VOLPI, VICTOR A		2850 NE 30 ST UNIT 15	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LEXINGTON ARMS CO-OP	UNIT 5	
494225NP0060	LEPAC LLC		92 MOSEMAN AVE	KATONAH	NY	10536	KATONAH NY10536	LEXINGTON ARMS CO-OP	UNIT 6	
494225NP0070	WARD, THOMAS PATRICK	WARD, JAN MARIE	3908 181 AVE	NW ANDOVER	MN	55304	NW ANDOVER MN55304	LEXINGTON ARMS CO-OP	UNIT 7	
494225NP0080	RICHARD B & KAREN F KELLER TR	KELLER, RICHARD & KAREN TRSTEE	106 KNOLLWOOD DR	FOREST CITY	IA	50436	FOREST CITY IA50436	LEXINGTON ARMS CO-OP	UNIT 8	
494225NP0090	CANDIDO, NICOLE JULIE	NICOLE JULIE CANDIDO REV LIV TR	2850 NE 30 ST #9	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LEXINGTON ARMS CO-OP	UNIT 9	
494225NP0100	BROOKS, ROGER & CYNTHIA	HUENERBERG, RICHARD EST ETAL	2850 NE 30 ST #10	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LEXINGTON ARMS CO-OP	UNIT 10	
494225NP0110	ALEXANDER, JARED H/E	ALEXANDER, MARC	2850 NE 30 ST #11	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LEXINGTON ARMS CO-OP	UNIT 11	
494225NP0120	BUTT, RICHARD C	SCHEIN, EDWARD P	98 WENDERLY DR	*NORTH YORK ON	CA	M6B 2	*NORTH YORK ON CAM6B 2	LEXINGTON ARMS CO-OP	UNIT 12	
494225NP0130	THORNE, MICHAEL E		4308 40TH ST APT 3B	SUNNYSIDE	NY	11104	SUNNYSIDE NY11104	LEXINGTON ARMS CO-OP	UNIT 13	
494225NP0140	MERRITT PROPERTIES LLC		1905 N OCEAN BLVD #E-PHD	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE FL33305	LEXINGTON ARMS CO-OP	UNIT 14	
494225NP0150	VOLPI, VICTOR		2850 NE 30 ST #15	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	LEXINGTON ARMS CO-OP	UNIT 15	
494225NP0160	FELD, RUTH		15311 ARCADIA BLUFF LOOP	WINTER GARDEN	FL	34787	WINTER GARDEN FL34787	LEXINGTON ARMS CO-OP	UNIT 16	
494225NP0170	HOFFMAN, FRANK P	FRANK P HOFFMAN REV TR	306 BRIARWOOD CIR	HOLLYWOOD	FL	33024	HOLLYWOOD FL33024	LEXINGTON ARMS CO-OP	UNIT 17	

494225NP0180	SIENRA,LUIS	MAUTONE,GUILLEMO	3100 NE 48 ST #718	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LEXINGTON ARMS CO-OP	UNIT 18	
494225NP0190	EDWARDS,JOHN		426 BEACH 125 ST	ROCKAWAY PARK	NY	11694 ROCKAWAY PARK	NY11694	LEXINGTON ARMS CO-OP	UNIT 19	
494225NP0200	TRICO INVESTMENTS LLC		333 LAS OLAS WAY #909	FORT LAUDERDALE	FL	33301 FORT LAUDERDALE	FL33301	LEXINGTON ARMS CO-OP	UNIT 20	
494225NR0010	ZUYUS,ANTHONY JOHN	ZUYUS FAM IRREV TR	2830 NE 30 ST #1	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 1	
494225NR0020	ZUYUS FAM IRREV TR	ZUYUS,MARC & MICHAEL TRSTEE	2830 NE 30 ST #2	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 2	
494225NR0030	PATERAS,ANGELO M & EILEEN		1318 HILLSDALE AVE	PITTSBURGH	PA	15216 PITTSBURGH	PA15216	CONCORD ARMS CO-OP	UNIT 3	
494225NR0040	BIANCHINI,CRAIG A	CRAIG A BIANCHINI LIV TR	2830 NE 30 ST APT 4	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 4	
494225NR0050	GENE & K L JOHNSTON REV LIV TR	JOHNSTON,GENE & KAREN L TRSTEE	4514 DRUSILLA DR	MURFREESBORO	TN	37128 MURFREESBORO	TN37128	CONCORD ARMS CO-OP	UNIT 5	
494225NR0060	WHITAKER,GLORIA	GLORIA JEAN WHITAKER LIV TR	2830 NE 30 ST #6	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 6	
494225NR0070	KRESSBACH,CHARLEE A		331 ANTHONY CT	ADRIAN	MI	49221 ADRIAN	MI49221	CONCORD ARMS CO-OP	UNIT 7	
494225NR0080	DUNN,W JOHN & CYNTHIA		2830 NE 30 ST APT 8	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 8	
494225NR0090	WRIGHT,ALLEN W		5707 W 1H 10	SAN ANTONIO	TX	78201 SAN ANTONIO	TX78201	CONCORD ARMS CO-OP	UNIT 9	
494225NR0100	WRIGHT,ALEXANDER WYATT		5707 W INTERSTATE 10	SAN ANTONIO	TX	78201 SAN ANTONIO	TX78201	CONCORD ARMS CO-OP	UNIT 10	
494225NR0110	GARDNER,JENNIFER KATHLEEN	HAMPSON,CHRISTINE LYNN	2830 NE 30 ST APT 11	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 11	
494225NR0120	ZIMMERMAN,GEORGE H II		PO BOX 11417	FORT LAUDERDALE	FL	33339 FORT LAUDERDALE	FL33339	CONCORD ARMS CO-OP	UNIT 12	
494225NR0140	MURPHY,VIVIAN A & RAYMOND L	RAYMOND L & VIVIAN A MURPHY TR	2830 NE 30 ST #14	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 14	
494225NR0150	PAUL R BARRETTE LIV TR	DIANE M BARRETTE LIV TR	1217 ANTHONY RD	PORTSMOUTH	RI	02871 PORTSMOUTH	RI02871	CONCORD ARMS CO-OP	UNIT 15	
494225NR0160	MANFRA,BARBARA A		2830 NE 30 ST #16	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 16	
494225NR0170	PETERSON,SARAH J	PETERSON,DONALD J ETAL	14347 BELLEVILLE AVE	WOODBIDGE	VA	22193 WOODBRIDGE	VA22193	CONCORD ARMS CO-OP	UNIT 17	
494225NR0180	AUGUSTA,SCOTT D		98 SQUIBNOCKET DR	FALMOUTH	MA	02536 FALMOUTH	MA02536	CONCORD ARMS CO-OP	UNIT 18	
494225NR0190	WILLARD,MICHELLE		2830 NE 30 ST #19	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 19	
494225NR0200	BURKE,EVELYN	BURKE,PATRICK	2830 NE 30 ST UNIT 20	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	CONCORD ARMS CO-OP	UNIT 20	
494225NR0210	PATERAS,THERESA	PATERAS,MICHAEL J ETAL	1318 HILLSDALE AVE	PITTSBURGH	PA	15216 PITTSBURGH	PA15216	CONCORD ARMS CO-OP	UNIT 21	
494330BE0010	MALBRANCHE,ANTHONY J	ANTHONY J MALBRANCHE REV LIV TR	2900 NE 30 ST #C-1	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT C-1	PER CDO BK/PG: 40505/117
494330BE0020	LAUDERDALE TOWER CONDO ASSN INC		2900 NE 30 ST #D1	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT D-1	(L.C.E AKA CONDO OFFICE)
494330BE0030	GAMERO,SAMANTHA		4040 GALT OCEAN DR #F-1	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT F-1	PER CDO BK/PG: 40505/117
494330BE0040	HARRIS,SHENIKA LATIA		2900 NE 30 ST #G-1	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT G-1	PER CDO BK/PG: 40505/117
494330BE0050	THOMPSON,DONNETTE		2900 NE 30 ST #I-1	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT I-1	PER CDO BK/PG: 40505/117
494330BE0060	MCMASTER,ROSEMARIE		2732 NE 34 ST	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT J-1	PER CDO BK/PG: 40505/117
494330BE0070	MAR BLUE LLC		4040 GALT OCEAN DR #402	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT K-1	PER CDO BK/PG: 40505/117
494330BE0080	SHEAHAN,RICHARD	RICHARD D SHEAHAN REV TR	2900 NE 30 ST #L-1	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-1	PER CDO BK/PG: 40505/117
494330BE0090	STRICKLAND,SCOTT M &	STRICKLAND,KATHLEEN G	200 HARBOR WALK DR UNIT 345	PUNTA GORDA	FL	33950 PUNTA GORDA	FL33950	LAUDERDALE TOWER CONDO	UNIT M-1	PER CDO BK/PG: 40505/117
494330BE0100	1927 TR		5489 BAY CLUB DR #4	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT A-2	PER CDO BK/PG: 40505/117
494330BE0110	DIONNE,SOLANGE EMMANUELLE	MALBRANCHE,ANTHONY J	2900 NE 30 ST #B-2	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT B-2	PER CDO BK/PG: 40505/117
494330BE0120	MCMASTER,ROSEMARIE		2732 NE 34 ST	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT C-2	PER CDO BK/PG: 40505/117
494330BE0130	TERZAKIS,TAMMY J		2900 NE 30 ST #D-2	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT D-2	PER CDO BK/PG: 40505/117
494330BE0140	LAUDERDALE TOWER CONDO 2E TR	MARGAGLIONE,FRANCIS R TRSTEE	10658 SAINT THOMAS DR	BOCA RATON	FL	33498 BOCA RATON	FL33498	LAUDERDALE TOWER CONDO	UNIT E-2	PER CDO BK/PG: 40505/117
494330BE0150	CHRISTENSEN,LEONOR &	CHRISTENSEN,RANDY	1731 NE 22 TER	FORT LAUDERDALE	FL	33305 FORT LAUDERDALE	FL33305	LAUDERDALE TOWER CONDO	UNIT F-2	PER CDO BK/PG: 40505/117
494330BE0160	RUGGIERO,WILLIAM C		200 S ANDREWS AVE #703	FORT LAUDERDALE	FL	33301 FORT LAUDERDALE	FL33301	LAUDERDALE TOWER CONDO	UNIT G-2	PER CDO BK/PG: 40505/117
494330BE0170	GADMT-SAM LLC		12066 CLASSIC DR	CORAL SPRINGS	FL	33071 CORAL SPRINGS	FL33071	LAUDERDALE TOWER CONDO	UNIT H-2	PER CDO BK/PG: 40505/117
494330BE0180	OUR VIKING HOMES LLC		499 NW 70 AVE #300	PLANTATION	FL	33317 PLANTATION	FL33317	LAUDERDALE TOWER CONDO	UNIT I-2	PER CDO BK/PG: 40505/117
494330BE0190	PRICE,NANCY		33 E 7TH AVE	PINE HILL	NJ	08021 PINE HILL	NJ08021	LAUDERDALE TOWER CONDO	UNIT J-2	PER CDO BK/PG: 40505/117
494330BE0200	BARBATO,DOMINICK		38 BERKLEY ST	STATEN ISLAND	NY	10312 STATEN ISLAND	NY10312	LAUDERDALE TOWER CONDO	UNIT K-2	PER CDO BK/PG: 40505/117
494330BE0210	EVANS,JESSE		2900 NE 30 ST #L-2	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-2	PER CDO BK/PG: 40505/117
494330BE0220	SAMUEL A BOLIVAR M D INC		3410 LA SIERRA AVE SUITE F369	RIVERSIDE	CA	92503 RIVERSIDE	CA92503	LAUDERDALE TOWER CONDO	UNIT M-2	PER CDO BK/PG: 40505/117
494330BE0230	DOW,MIRIAM		2900 NE 30 ST #A-3	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT A-3	PER CDO BK/PG: 40505/117
494330BE0240	RYTERSKI,LOUISE R		14225 RAINY LAKE DR	CHESTERFIELD	MO	63017 CHESTERFIELD	MO63017	LAUDERDALE TOWER CONDO	UNIT B-3	PER CDO BK/PG: 40505/117
494330BE0250	ZUBOR,JUDIT		2900 NE 30 ST UNIT C3	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT C-3	PER CDO BK/PG: 40505/117
494330BE0260	CAZES,DALE		17508 PRAIRIE HAY TRL	EDMOND	OK	73012 EDMOND	OK73012	LAUDERDALE TOWER CONDO	UNIT D-3	PER CDO BK/PG: 40505/117
494330BE0270	DENNIS MATSON REV TR	MATSON,DENNIS TRS	3350 N OCEAN BLVD	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT E-3	PER CDO BK/PG: 40505/117
494330BE0280	MEYERS,FABIANA H/E	MEYERS,DOUGLAS	2900 NE 30 ST #3F	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT F-3	PER CDO BK/PG: 40505/117
494330BE0290	SMITH,GERALD M & JACQUELINE A		1049 RIVERDALE RD	*THUNDER BAY ON	CA	P7J 1 *THUNDER BAY ON	CAP7J 1	LAUDERDALE TOWER CONDO	UNIT G-3	PER CDO BK/PG: 40505/117
494330BE0300	CONTRERAS,ROSARIO		2900 NE 30 ST #H-3	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT H-3	PER CDO BK/PG: 40505/117
494330BE0310	NITRO2020 TRUST		6489 BARCLAY DR #4	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT I-3	PER CDO BK/PG: 40505/117
494330BE0320	GAMERO,RENEE SAMANTHA		4040 GALT OCEAN DR #1010	FORT LAUDERDALE	FL	33308 FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT J-3	PER CDO BK/PG: 40505/117
494330BE0330	GISCA,ANGELA		4911 CHEMIN COTE DES NEIGES #403	*MONTREAL QC	CA	H3V 1 *MONTREAL QC	CAH3V 1	LAUDERDALE TOWER CONDO	UNIT K-3	PER CDO BK/PG: 40505/117
494330BE0340	PRIME FLORIDA HOLDINGS 1 LLC		2900 NE 30 ST #L-3	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-3	PER CDO BK/PG: 40505/117
494330BE0350	DOTT,LUCAS	DOTT,RACHEL A	6 STEEPLE VIEW DR	ALBANY	NY	12211 ALBANY	NY12211	LAUDERDALE TOWER CONDO	UNIT M-3	PER CDO BK/PG: 40505/117
494330BE0360	BELLAGIO ROAD REV TR	BUTLER,NEWTON TRSTEE	1006 STEINER ST APT 105	SAN FRANCISCO	CA	94115 SAN FRANCISCO	CA94115	LAUDERDALE TOWER CONDO	UNIT A-4	PER CDO BK/PG: 40505/117
494330BE0370	CASTRO,ELENA		2900 NE 30 ST #A-9	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT B-4	PER CDO BK/PG: 40505/117
494330BE0380	OLIVER,YOLANDA LOPEZ	YOLANDA LOPEZ OLIVER REV LIV TR	2150 SANS SOUCI BLVD APT 1101	NORTH MIAMI	FL	33181 NORTH MIAMI	FL33181	LAUDERDALE TOWER CONDO	UNIT C-4	PER CDO BK/PG: 40505/117
494330BE0390	LAUDERDALE TOWER CONDO 4-D TR	MARGAGLIONE,FRANCIS R TRSTEE	10658 SAINT THOMAS DR	BOCA RATON	FL	33498 BOCA RATON	FL33498	LAUDERDALE TOWER CONDO	UNIT D-4	PER CDO BK/PG: 40505/117
494330BE0400	BELLETTA,VINCENT		75 SPINNING WHEEL RD	TRUMBULL	CT	06611 TRUMBULL	CT06611	LAUDERDALE TOWER CONDO	UNIT E-4	PER CDO BK/PG: 40505/117
494330BE0410	LAUDERDALE TOWER CONDO F4 TR	MARGAGLIONE,FRANCIS R TRSTEE	10658 SAINT THOMAS DR	BOCA RATON	FL	33498 BOCA RATON	FL33498	LAUDERDALE TOWER CONDO	UNIT F-4	PER CDO BK/PG: 40505/117
494330BE0420	BOULANGER,JAMIESON	9218-0140 QUEBEC	403 DEVON	*TOWN OF MOUNT-ROYAL QC	CA	H3R 1 *TOWN OF MOUNT-ROYAL QC	CAH3R 1	LAUDERDALE TOWER CONDO	UNIT G-4	PER CDO BK/PG: 40505/117
494330BE0430	KOURKOUMELIS,FLORENDIA		2900 NE 30 ST #H-4	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT H-4	PER CDO BK/PG: 40505/117

494330BE0440	TRACY,ALICIA M		1390 S OCEAN BLVD APT 11B	POMPANO BEACH	FL	33062	POMPANO BEACH	FL33062	LAUDERDALE TOWER CONDO	UNIT I-4	PER CDO BK/PG: 40505/117
494330BE0450	MESSINGER,JENNIFER HOPE		2900 NE 30 ST #J-4	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT J-4	PER CDO BK/PG: 40505/117
494330BE0460	AKSENTIJEVIC,RASKO		2900 NE 30 ST APT 4K	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT K-4	PER CDO BK/PG: 40505/117
494330BE0470	WALKER,DIANA L		PO BOX 94	GROSSE ILE	MI	48318	GROSSE ILE	MI48318	LAUDERDALE TOWER CONDO	UNIT L-4	PER CDO BK/PG: 40505/117
494330BE0480	HAYNES,LESTER R		2900 NE 30 ST #M-4	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT M-4	PER CDO BK/PG: 40505/117
494330BE0490	HOPPE INVESTMENTS PROPERTIES LLC	% GOSCHI & GOSCHI LTD	525 W MONROE ST STE 2360	CHICAGO	IL	60661	CHICAGO	IL60661	LAUDERDALE TOWER CONDO	UNIT A-5	PER CDO BK/PG: 40505/117
494330BE0500	RODRIGUEZ,JOSHUA		1800 N ANDREWS AVE APT 4K	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE	FL33311	LAUDERDALE TOWER CONDO	UNIT B-5	PER CDO BK/PG: 40505/117
494330BE0510	NUNEZ,IOLENE		2900 NE 30 ST #5C	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT C-5	PER CDO BK/PG: 40505/117
494330BE0520	GRASSO,LUCAS F	LO MONACO,SILVIA V	2900 NE 30 ST #D-5	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT D-5	PER CDO BK/PG: 40505/117
494330BE0530	PHANTERS GROUP LLC		2517 NE 21 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305	LAUDERDALE TOWER CONDO	UNIT E-5	PER CDO BK/PG: 40505/117
494330BE0540	LAYOG,NICOLE		2900 NE 30 ST #F-5	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT F-5	PER CDO BK/PG: 40505/117
494330BE0550	RESIDENTIAL CREDIT OPPOR TR	WILMINGTON SAVINGS FUND TRSTEE	3020 OLD RANCH PARKWAY SUITE 180	SEAL BEACH	CA	90740	SEAL BEACH	CA90740	LAUDERDALE TOWER CONDO	UNIT G-5	PER CDO BK/PG: 40505/117
494330BE0560	MASON,JERRY C & JOAN E		38 FARM RD	MIDDLETON	NJ	07748	MIDDLETON	NJ07748	LAUDERDALE TOWER CONDO	UNIT H-5	PER CDO BK/PG: 40505/117
494330BE0570	DIGESU,MARIA		2436 AMHERST ST	EAST MEADOW	NY	11554	EAST MEADOW	NY11554	LAUDERDALE TOWER CONDO	UNIT I-5	PER CDO BK/PG: 40505/117
494330BE0580	KOURKOUMELIS,VASILIS		2900 NE 30 ST #J-5	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT J-5	PER CDO BK/PG: 40505/117
494330BE0590	CAPONE,MARCO		5 DAVIS ST	EAST ROCKAWAY	NY	11518	EAST ROCKAWAY	NY11518	LAUDERDALE TOWER CONDO	UNIT K-5	PER CDO BK/PG: 40505/117
494330BE0600	HOFFMAN,JENNIFER P		2900 NE 30 ST #L-5	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-5	PER CDO BK/PG: 40505/117
494330BE0610	SHEA,EDWARD T	SHEA,KAREN A	2900 NE 30 ST #M5	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT M-5	PER CDO BK/PG: 40505/117
494330BE0620	PERROTTA,CINDY A		4475 CEDAR RD	ORANGE PARK	FL	32065	ORANGE PARK	FL32065	LAUDERDALE TOWER CONDO	UNIT A-6	PER CDO BK/PG: 40505/117
494330BE0630	WALTERS,LAWRENCE		1616 SW 17 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312	LAUDERDALE TOWER CONDO	UNIT B-6	PER CDO BK/PG: 40505/117
494330BE0640	FOLKES,ALECIA		2900 NE 30 ST APT 6C	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT C-6	PER CDO BK/PG: 40505/117
494330BE0650	JAMZ INVESTMENTS INC		3098 FALCONBRIDGE HWY #5	*GARSON ON	CA	P3L 1	*GARSON ON	CAP3L 1	LAUDERDALE TOWER CONDO	UNIT D-6	PER CDO BK/PG: 40505/117
494330BE0660	CRAMER,MATHIAS TJARKO	CRAMER,MARTIN & INGRID HELGA	2517 NE 21 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305	LAUDERDALE TOWER CONDO	UNIT E-6	PER CDO BK/PG: 40505/117
494330BE0670	ALEGIANI,GUGLIELMO		2900 NE 30 ST #F6	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT F-6	PER CDO BK/PG: 40505/117
494330BE0680	SHAWLEY,MARK O H/E	KRAINESS,JEFFREY P ETAL	2900 NE 30 ST #6-G	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT G-6	PER CDO BK/PG: 40505/117
494330BE0690	BERGERON,CHARLES	SVIHOVEC,WILLIAM J	902-333 SHERBROOKE EST	*MONTREAL OUEST QC	CA	H2X 4	*MONTREAL OUEST QC	CAH2X 4	LAUDERDALE TOWER CONDO	UNIT H-6	PER CDO BK/PG: 40505/117
494330BE0700	AZARET,JAVIER	SCHICKOWSKI,KARA	2900 NE 30 ST #I-6	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT I-6	PER CDO BK/PG: 40505/117
494330BE0710	NITRO2020 TRUST		6489 BAY CLUB DR UNIT 4	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT J-6	PER CDO BK/PG: 40505/117
494330BE0720	ZAMBITO,SALVATORE A II H/E	SICK,TIMOTHY MARK	2900 NE 30 ST #K-6	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT K-6	PER CDO BK/PG: 40505/117
494330BE0730	CARR,LEIGH	KOWALSKI,KAREN	2900 NE 30 ST #L-6	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-6	PER CDO BK/PG: 40505/117
494330BE0740	CIPOLLONE,NICHOLAS		2900 NE 30 ST APT 6M	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT M-6	PER CDO BK/PG: 40505/117
494330BE0750	CRAWFORD,JOHN		HENGELWEG 37	*CH-5303 WUERENLINGEN	CH		*CH-5303 WUERENLINGEN	CH	LAUDERDALE TOWER CONDO	UNIT A-7	PER CDO BK/PG: 40505/117
494330BE0760	HELVADJIAN,SHAHAN		2900 NE 30 ST #B-7	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT B-7	PER CDO BK/PG: 40505/117
494330BE0770	MCCARRON,MICHAEL		3 COLUMBUS RD	WOBURN	MA	01801	WOBURN	MA01801	LAUDERDALE TOWER CONDO	UNIT C-7	PER CDO BK/PG: 40505/117
494330BE0780	TEUFEL,SPENCER		12 FERNWOOD AVE	WHEELING	WV	26003	WHEELING	WV26003	LAUDERDALE TOWER CONDO	UNIT D-7	PER CDO BK/PG: 40505/117
494330BE0790	DORFMAN,MITCHELL		13734 SW 20 ST	DAVIE	FL	33325	DAVIE	FL33325	LAUDERDALE TOWER CONDO	UNIT E-7	PER CDO BK/PG: 40505/117
494330BE0800	GOUNARIS,ANTHONY		22909 HORACE HARDING EXPY	QUEENS	NY	11364	QUEENS	NY11364	LAUDERDALE TOWER CONDO	UNIT F-7	PER CDO BK/PG: 40505/117
494330BE0810	NEBBIA,KEVIN A.	NEBBIA,BRIAN & NEBBIA,NICOLE	690 EDGEWATER AVE	RIDGEFIELD	NJ	07657	RIDGEFIELD	NJ07657	LAUDERDALE TOWER CONDO	UNIT G-7	PER CDO BK/PG: 40505/117
494330BE0820	VARELA,JENNSSEN		2711 NE 20 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305	LAUDERDALE TOWER CONDO	UNIT H-7	PER CDO BK/PG: 40505/117
494330BE0830	WOLSKY,KAREN		816 NE 17 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	LAUDERDALE TOWER CONDO	UNIT I-7	PER CDO BK/PG: 40505/117
494330BE0840	KEIRNS,JEFFREY & LINDA	KEIRNS FAMILY TR	2900 NE 30 ST #J-7	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT J-7	PER CDO BK/PG: 40505/117
494330BE0850	ROETTGERS,JOELLE		2900 NE 30 ST UNIT 7K	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT K-7	PER CDO BK/PG: 40505/117
494330BE0860	COBLEIGH,GERARD		2900 NE 30 ST #L-7	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-7	PER CDO BK/PG: 40505/117
494330BE0870	HANCOCK,LORNE PHILIP	LUONGO,ANGEL GABRIEL	4 BRICK CT	*TORONTO ON	CA	M4L 3	*TORONTO ON	CAM4L 3	LAUDERDALE TOWER CONDO	UNIT M-7	PER CDO BK/PG: 40505/117
494330BE0880	SZEGEDI,FERENC		2900 NE 30 ST #A8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT A-8	PER CDO BK/PG: 40505/117
494330BE0890	MEYERS,DOUGLAS G		3710 INVERRARY DR #2T	LAUDERHILL	FL	33319	LAUDERHILL	FL33319	LAUDERDALE TOWER CONDO	UNIT B-8	PER CDO BK/PG: 40505/117
494330BE0900	GOMEZ PRESA,TOMAS	ARAGONES NOVOA,GEMA LETICIA	33 LAUREL HILL DR	SOUTH BURLINGTON	VT	05403	SOUTH BURLINGTON	VT05403	LAUDERDALE TOWER CONDO	UNIT C-8	PER CDO BK/PG: 40505/117
494330BE0910	VIKINGS TR	NAGEL HOLMES,E A TRSTEE ETAL	1925 #302 VITACURA	*SANTIAGO	CL	76300	*SANTIAGO	CL76300	LAUDERDALE TOWER CONDO	UNIT D-8	PER CDO BK/PG: 40505/117
494330BE0920	SUKOW,DANA L		2900 NE 30 ST #E-8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT E-8	PER CDO BK/PG: 40505/117
494330BE0930	ROZENFELD,VARDA		2900 NE 30 ST #F-8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT F-8	PER CDO BK/PG: 40505/117
494330BE0940	UNSTOPPABLE GENERATION LLC		6489 BAY CLUB DR #4	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308	LAUDERDALE TOWER CONDO	UNIT G-8	PER CDO BK/PG: 40505/117
494330BE0950	CUNNINGHAM,PETER J	HENRY,GERALD	163 BAY DR	MASSAPEQUA	NY	11758	MASSAPEQUA	NY11758	LAUDERDALE TOWER CONDO	UNIT H-8	PER CDO BK/PG: 40505/117
494330BE0960	BAROUDY,MICHELLE	BAROUDY,ROY	573 SW GROVE AVE	PORT ST LUCIE	FL	34983	PORT ST LUCIE	FL34983	LAUDERDALE TOWER CONDO	UNIT I-8	PER CDO BK/PG: 40505/117
494330BE0970	LO MONACO,SILVIA V		2900 NE 30 ST #J-8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT J-8	PER CDO BK/PG: 40505/117
494330BE0980	GALLAGHER,PAUL		51 WILSON RD	NAHANT	MA	01908	NAHANT	MA01908	LAUDERDALE TOWER CONDO	UNIT K-8	PER CDO BK/PG: 40505/117
494330BE0990	CITRON,DAVID ADAM		2900 NE 30 ST #L-8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT L-8	PER CDO BK/PG: 40505/117
494330BE1000	LEUNG,MARGARET & THOMAS		2900 NE 30 ST #M-8	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT M-8	PER CDO BK/PG: 40505/117
494330BE1010	CASTRO,ELENA	SPEETJENS,NIEL W	2900 NE 30 ST #A-9	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT A-9	PER CDO BK/PG: 40505/117
494330BE1020	PRESSION,CHRISTOPHER		3126 SW DIMATTIA ST	PORT ST LUCIE	FL	34953	PORT ST LUCIE	FL34953	LAUDERDALE TOWER CONDO	UNIT B-9	PER CDO BK/PG: 40505/117
494330BE1030	WOLSKY,KAREN		816 NE 17 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304	LAUDERDALE TOWER CONDO	UNIT C-9	PER CDO BK/PG: 40505/117
494330BE1040	MEJIA ARCILA,JUAN CARLOS	RAMIREZ LOPEZ,DIANA MARCELA	1942 FILLY TRL	OVIEDO	FL	32765	OVIEDO	FL32765	LAUDERDALE TOWER CONDO	UNIT D-9	PER CDO BK/PG: 40505/117
494330BE1050	EFFRAIN FAM TR	DREYFUSS FAM TR ETAL	11541 NW 29 ST	SUNRISE	FL	33323	SUNRISE	FL33323	LAUDERDALE TOWER CONDO	UNIT E-9	PER CDO BK/PG: 40505/117
494330BE1060	LOPES,FILIFE DEFAVARI	DE MOND,ALEXIS	2900 NE 30 ST #F-9	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT F-9	PER CDO BK/PG: 40505/117
494330BE1070	BROWN,RICHARD E		2900 NE 30 ST #G9	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT G-9	PER CDO BK/PG: 40505/117
494330BE1080	HAMABLET,ANTHONY		2900 NE 30 ST APT 9H	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT H-9	PER CDO BK/PG: 40505/117
494330BE1090	2900 NE 30TH STREET UNIT 9-I TR		PO BOX 244	ATHOL SPRINGS	NY	14010	ATHOL SPRINGS	NY14010	LAUDERDALE TOWER CONDO	UNIT I-9	PER CDO BK/PG: 40505/117

494330BE1100	CARTER,CODY & VALERIA		2900 NE 30 ST #9J	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT J-9	PER CDO BK/PG: 40505/117
494330BE1110	JERKINS,SYBIL Y		717 GALLERIA DR	WILLIAMSTOWN	NJ	08094 WILLIAMSTOWN	NJ08094	LAUDERDALE TOWER CONDO	UNIT K-9	PER CDO BK/PG: 40505/117
494330BE1120	BONDANZA,MICHAEL		2 BERWICK RD	PALM BEACH GARDENS	FL	33418 PALM BEACH GARDENS	FL33418	LAUDERDALE TOWER CONDO	UNIT L-9	PER CDO BK/PG: 40505/117
494330BE1130	LEON,LUIS & LOYDA E		2900 NE 30 ST UNIT M-9	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT M-9	PER CDO BK/PG: 40505/117
494330BE1140	BARATTA,MATTHEW JOSEPH		2900 NE 30 ST #A-10	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT A-10	PER CDO BK/PG: 40505/117
494330BE1150	ALEX ULITSKY REV TR	ULITSKY,ALEX TRSTEE	5800 NE 14 TER	FORT LAUDERDALE	FL	33334 FORT LAUDERDALE	FL33334	LAUDERDALE TOWER CONDO	UNIT B-10	PER CDO BK/PG: 40505/117
494330BE1160	THOMPSON,RICHARD		21100 WHITE OAK AVE	BOCA RATON	FL	33428 BOCA RATON	FL33428	LAUDERDALE TOWER CONDO	UNIT C-10	PER CDO BK/PG: 40505/117
494330BE1170	OPALINSKI,JOSEPH DAVID		2900 NE 30 ST #D-10	FORT LAUDERDALE	FL	33306 FORT LAUDERDALE	FL33306	LAUDERDALE TOWER CONDO	UNIT D-10	PER CDO BK/PG: 40505/117
494330BE1180	LEE,DAVID	LEE,LISA K	1616 SE 4 CT	DEERFIELD BEACH	FL	33441 DEERFIELD BEACH	FL33441	LAUDERDALE TOWER CONDO	UNIT E-10	PER CDO BK/PG: 40505/117
494330BE1190	MERIDA,FREDERICK J		13170 GREENSBORO RD	GREENSBORO	MD	21639 GREENSBORO	MD21639	LAUDERDALE TOWER CONDO	UNIT F-10	PER CDO BK/PG: 40505/117
494330BE1200	2900 NE 30TH ST #G10 LAND TR	ABELL,ANNETTE TRSTEE	5719 CROWNTREE LN #301	ORLANDO	FL	32829 ORLANDO	FL32829	LAUDERDALE TOWER CONDO	UNIT G-10	PER CDO BK/PG: 40505/117
494330BE1210	LICHTENSTEIN,DIETER CLAYTON	O'BRIEN-LICHTENSTEIN,ROBIN	104 BIMBLER BLVD	OCEAN TOWNSHIP	NJ	07712 OCEAN TOWNSHIP	NJ07712	LAUDERDALE TOWER CONDO	UNIT H-10	PER CDO BK/PG: 40505/117
494330BE1220	KTO LIV TR	OTTARIANO,KENNETH DAVID TRSTEE	52 LATHAM LN	READING	MA	01867 READING	MA01867	LAUDERDALE TOWER CONDO	UNIT I/J-10	PER CDO BK/PG: 40505/117
494330BE1230	BERGERON,CHARLES	SVILHOVEC,WILLIAM	902-333 RUE SHERBROOKE E	*MONTREAL QC	CA	H2X 4 *MONTREAL QC	CAH2X 4	LAUDERDALE TOWER CONDO	UNIT K/L-10	PER CDO BK/PG: 40505/117
494330BE1240	GOLDBACH,RALPH WILLIAM	GOLDBACH,TAMSEN MERRICK	1145 HEDGE GROW DR	GARNET VALLEY	PA	19060 GARNET VALLEY	PA19060	LAUDERDALE TOWER CONDO	UNIT M-10	PER CDO BK/PG: 40505/117



3433 NE 12 TERRACE
OAKLAND PARK FL 33334
MEL@MACDESIGNFL.COM

January 28th, 2026

To: Development Services Department
Zoning and Landscaping Division (BOA)
City of Fort Lauderdale
Fort Lauderdale, FL 33311

RE: Board of Adjustment Application - Narrative
Lafayette Arms Inc Parking Project
2866 NE 30th Street
Fort Lauderdale, FL 33306

Dear City of Fort Lauderdale,

As required for the Board of Adjustment (BOA) application, this letter shall serve as the narrative for the above referenced project. Lafayette Arms Inc is a multi-family residential co-op seeking a variance to provide twenty-one additional parking spaces and maintain the existing seven parking spaces. All parking spaces, existing and proposed, are located on the north section of the property. The City of Fort Lauderdale's Unified Land Development Regulations (ULDR) applicable sections and the City's agenda language for this variance request are described below with Authorized Agent responses denoted in blue.

Sec. 47-20.19.J Non-conforming parking and loading

Where any nonconforming parking facility is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

Requesting a variance to construct a parking facility that shall provide less than the full amount of off-street parking for the use whereas Section 47-20.19. J requires the any nonconforming parking facility that is reconstructed or enlarged to the extent that greater than fifty percent (50) of the number of parking spaces is provided, or alterations or improvements exceed fifty percent (50) of the replacement value of the parking facility, the full amount of off-street parking and loading spaces shall be supplied and maintained for the structure or use.

The project scope of this existing legal non-conforming multifamily property does not alter the number of units, floor area, density, change of use, or occupancy classification, as stated in Section 47-20.19.J. According to this section, the existing property is enlarging parking to the extent that the property will reasonably allow, which is bringing the property towards compliance with this section.

The site is constrained by its existing development pattern, limited lot area, and the need to accommodate parking with landscaping within an already developed parcel. The proposed plan includes twenty-eight (28) parking spaces located at the north side of the property; this area includes a large utility easement with a utility pole and anchors where parking spaces cannot be provided.



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Sec. 47-21.12.A. - Landscape requirements for vehicular use areas.

4. Peninsular and island landscape areas.

b. When a row of parking spaces is located in a manner where motor vehicles back out directly onto a public right-of-way or alley, as allowed by Section 47-20, Parking and Loading Requirements, backout parking spaces for residential uses and motels and hotels shall have one (1) peninsular landscape area for every two (2) spaces. For all other uses there shall be one (1) peninsular landscape area for every four (4) spaces.

Requesting a variance to allow 2 landscape islands to be installed within a row of backout parking whereas the code requires 1 landscape island for every 2 spaces (12 islands required for 28 spaces), a total variance request of 10 landscape islands.

The building lot length is a total of 300-ft with seven (7) existing parking spaces and twenty-one (21) proposed new parking spaces are located at the north side of the property. The existing and proposed parking spaces, located at the north side of the property, do not allow the calculation to comply with one (1) peninsular landscape area for every two (2) spaces. The proposed plan indicates one (1) oversized landscape island, and one (1) side landscape island with small trees, palm trees and shrubs. The proposed landscaping islands are a reconfigured layout that is equivalent to five (5) landscape islands in square footage with twelve (12) trees, which satisfies the ULDR requirement of one (1) tree per landscape island.

Sec. 47-21.13.B. - Landscape requirements for all zoned districts.

3. A minimum of thirty-five percent (35) of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent (20) VUA landscaping may be used toward fulfilling the gross thirty-five percent (35) minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum but need not be planted nor maintained by an irrigation system.

Requesting a variance to allow 27% of the gross lot square footage to be in landscaping maintained by an irrigation system whereas the code requires 35% of the gross lot square footage to be in landscaping maintained with an irrigation system, a total variance request of 8% of the gross lot square footage.

The existing site plan consists of 35% landscaping coverage, and the proposed plan consists of 27% landscaping coverage, maintained by an irrigation system. This is an 8% difference from existing to proposed in landscaping. Although the landscaping coverage is being reduced due to the addition of parking spaces, the new fifteen (15) proposed native flowering street trees create an added community value. The total increase in existing tree and palm count of nine (9) to the proposed landscaping plan for a total tree and palm count of nineteen (19) is a 111% increase in trees and palms.

The reconfiguration has been carefully designed to work around existing Florida Power & Light (FPL) utilities, which cannot be relocated. The intent is to visually camouflage utility infrastructure through strategic landscape placement; and enhance the visual appearance of the building frontage and streetscape. The proposed plan is consistent with the intent of the ULDR and neighborhood design objectives.

The proposed scope includes the redesign and reconfiguration of the existing residential parking area to comply with the intent of the City's current ULDR landscaping and parking standards, including the requirement for one (1) tree per two (2) parking spaces. The proposed layout maintains the same total number of required trees and shrubs as mandated by the ULDR, while allowing flexibility in placement to accommodate existing site constraints.

Sincerely,

Melissa Campbell, P.E.
FL # 97619
MAC Design, LLC
3433 NE 12th Terrace
Oakland Park, FL 33334



DESIGN

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OAKLAND PARK FL 33334
MEL@MACDESIGNFL.COM

954-654-1510

January 9th, 2026

To: Development Services Department
Zoning and Landscaping Division (BOA)
City of Fort Lauderdale
Fort Lauderdale, FL 33311

RE: Board of Adjustment Application; Color Photos
Lafayette Arms Inc Parking Project
2866 NE 30th Street
Fort Lauderdale, FL 33306

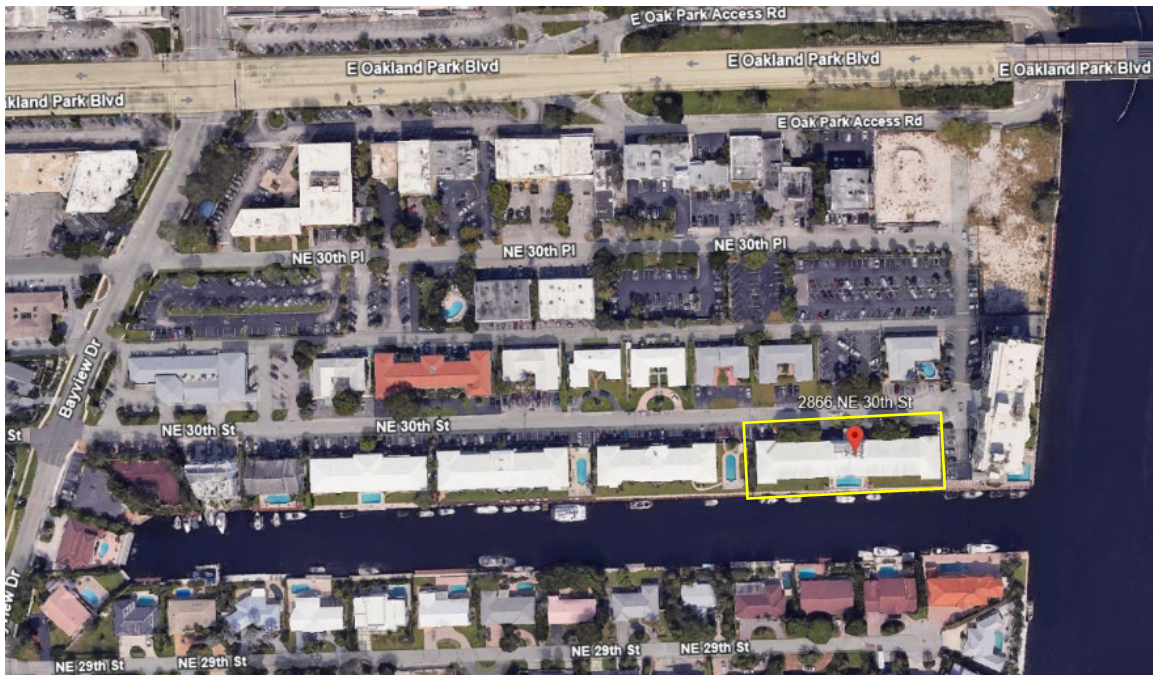


Photo 1 (01/07/26): Project location and adjacent neighborhood.
The Project location, Lafayette Arms Co-op is denoted with a red pin.



Photo 2 (01/07/26): Project location and existing angled parking lot to the north. The Project location, Lafayette Arms Co-op, is denoted with a red pin, the parking lot is denoted by a yellow box.

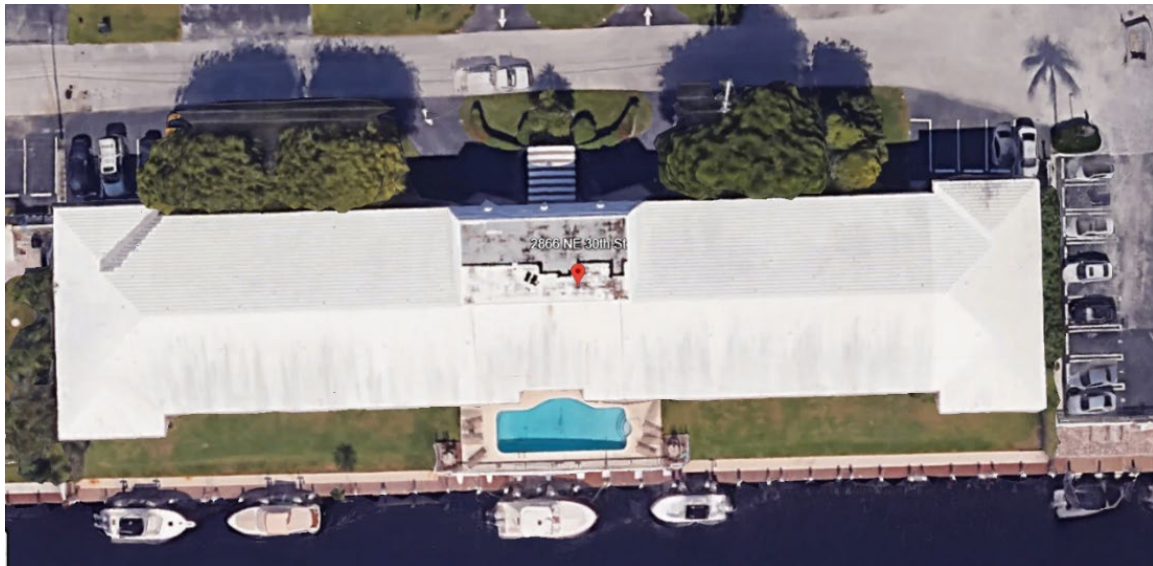


Photo 3 (01/07/26): Project location and existing landscaping. The Project location, Lafayette Arms Co-op, is denoted with a red pin.



Photo 4 (12/17/25): Project location, north facing elevation, front entrance of Lafayette Arms Co-op.



Photo 5 (12/17/25): Project location, north facing elevation, existing shrubs at building border to remain.



Photo 6 (12/29/25): Rear of building, photo is facing east. Existing shrubs and sod to remain.



Photo 7 (12/29/25): Rear of building, photo is of south facing elevation and east side yard. Existing Ficus shrubs and sod to remain. This area is maintained by the tenant in unit adjacent to shrubs.

MAC

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Photo 8 (12/29/25): Front of building, photo is of northeast portion of the side yard, facing north. Existing palm shrubs and sod to remain. This area is maintained by the tenant in unit adjacent to shrubs.



Photo 9 (01/08/26): Rear of building, photo is of southwest portion of the rear lot, photo facing west. Existing palms, shrubs, and sod to remain.



Photo 10 (01/08/26): Front of building, photo is of northwest elevation of the building and west side yard. Existing shrubs and sod to remain.



Photo 11 (12/17/25): Front of sister building, Lexington Arms Co-op; 2850 NE 30th Street.
Photo is of north elevation. Existing parking and landscaping conditions.
This building is located on next property to the west of Lafayette Arms Co-op.



Photo 12 (12/17/25): Front of sister building, Concord Arms Co-op; 2830 NE 30th Street.
Photo is of north elevation. Existing parking and landscaping conditions.
This building is located on two properties to the west of Lafayette Arms Co-op (project location).

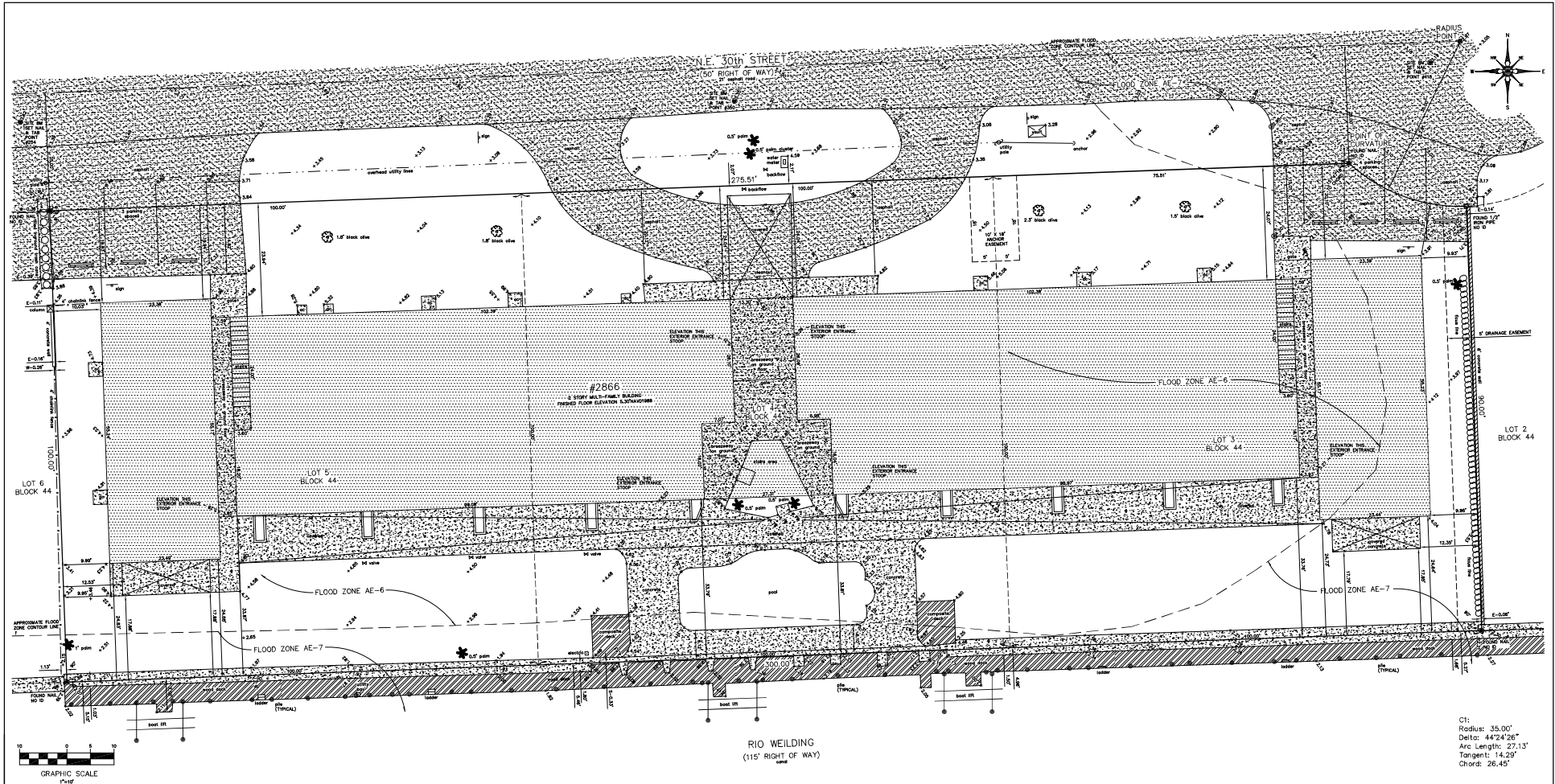


Photo 13 (12/17/25): Front of building, facing west, at Lexington Arms Co-op; 2830 NE 30th Street.
Photo is west facing. Existing parking, right-of-way/swale, and road conditions.
This building is located on next property to the west of Lafayette Arms Co-op (project location).

Sincerely,

Melissa Campbell, P.E.
FL # 97619

MAC Design, LLC
3433 NE 12th Terrace
Oakland Park, FL 33334
954-654-1510



CT: Radius: 35.00'
 Delta: 44°24'26"
 Arc Length: 27.13'
 Tangent: 14.29'
 Chord: 26.45'

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON NAVD.
N	=	NORTH	AMP	=	APPROVED ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	B.C.C.R.	=	BROWARD COUNTY RECORDS
W	=	WEST	P.C.C.R.	=	POINT OF COMMENCEMENT
DB	=	DRESS BOOK	P.O.B.	=	POINT OF BEGINNING
EN	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
FB	=	FIBER OPTIC	F.P.L.	=	FLORIDA POWER LIGHT
GA	=	GARAGE	B.G.R.	=	BROWARD COUNTY RECORDS
CL	=	CENTRIERE	F.P.D.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
WH	=	WATER METER	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
WH	=	WATER METER	DEP.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
AC	=	AIR CONDITIONER	DEP.	=	DEPARTMENT OF NATURAL RESOURCES
P	=	PLAT	P.M.N.	=	PERMANENT RETRIEVAL MONUMENT
			NAVD.	=	NORTH AMERICAN VERTICAL DATUM
H	=	HYDRANT			
B	=	BASIN			
W	=	WATER METER			
MC	=	MONITORING WELL			
PC	=	PROPERTY CORNER			
T	=	TREES			
UT	=	UTILITY TOWER			
UV	=	UTILITY VALVE			
UP	=	UTILITY POLE			
VA	=	VAULT			
LI	=	LIGHT			
BO	=	BOLLARD			
AC	=	AIR CONDITIONER			
PS	=	PARKING STRIPE			
OU	=	OVERHEAD UTILITY LINES			
CM	=	CONCRETE MALL			
CA	=	CONCRETE AREA			
CO	=	CONCRETE			
BP	=	BRICK PAVERS			
TI	=	TILE			
AS	=	ASPHALT			

ACCURATE LAND SURVEYORS, INC.
 P.L.B. #3835
 1800 S. FEDERAL HIGHWAY SUITE 900
 POMPANO BEACH, FLORIDA 33062
 TEL: (954) 782-1441 FAX: (954) 782-1442
 EMAIL: INFO@ACCURATELANDSURVEYORS.COM

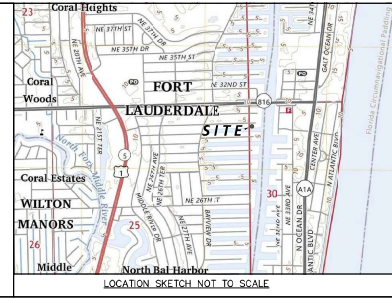
BOUNDARY & TOPOGRAPHIC SURVEY
 STREET ADDRESS:
 2866 N.E. 30th Street, Fort Lauderdale, Florida 33306
 LEGAL DESCRIPTION:
 Lots 3, 4 and 5, Block 44 of CORAL RIDGE GALT ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida.

FLOOD INFORMATION:
 Community name and number: City of Fort Lauderdale 125105
 Map and panel number: 1201103860
 Plat date: 07-31-2024
 Flood zone: AE AE
 Base Flood Elevation: 7'NAVD1988 6'NAVD1988

BENCHMARK INFORMATION:
 City of Fort Lauderdale Benchmark NE 259. Elevation = 3.11'NAVD1988

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown herein are based on Plat Book 31, Page 37, of the Public Records of Broward County, Florida.
- The lands shown herein were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, etc. were not located on this survey. This is an above ground survey only.
- The flood zone information shown herein is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
- Accuracy statements: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINES - 1 FOOT IN 1,500 FEET.
- Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
- Finished floor elevations were determined by obtaining elevations on outside entrance stoops.



ORIGINAL DATE OF FIELD SURVEY: 08-07-2002 FIELD BOOK: ALS-SU-02-5216 REVISIONS & SURVEY UPDATES	DRAWN BY: MLW CHECKED BY: MLW DATE OF SURVEY & REVISIONS
BOUNDARY & TOPOGRAPHIC RESURVEY 25-1054 UPDATE SURVEY 07-0644	01-07-2026 02-13-2007 MLW RMB/AMS
CERTIFY TO: Lafayette Arms Co-Op	SEALED
CERTIFICATION: This is to certify that this above ground sketch of boundary and topographic survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 53-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.	
Robert L. Thompson PRESIDENT PROFESSIONAL SURVEYOR AND MAPPER - STATE OF FLORIDA	Digitally signed by Robert L. Thompson Date: 2024.01.08 13:11:14 -0500
SHEET 1 OF 1 SCALE 1"=10' SKETCH NUMBER SU-02-5216	

**BOARD OF ADJUSTMENT APPLICATION 01/09/2026
REVISION 1- 01/20/2026**

CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT
ZONING AND LANDSCAPING DIVISION (BOA)
CITY OF FORT LAUDERDALE
FORT LAUDERDALE, FL 33311

**LAFAYETTE ARMS, INC.
LAFAYETTE ARMS CO-OP PARKING PROJECT
2866 NE 30TH STREET
FORT LAUDERDALE, FL 33306**



MAC DESIGN, LLC
CONSULTING ENGINEER
3433 NE 12TH TERRACE
OAKLAND PARK, FL 33334
954-654-1510
MEL@MACDESIGNFL.COM

COVER PAGE/ SHEET LIST

G1 GENERAL NOTES
C-1 SURVEY PLAN
C-2 SITE PLAN
S-1 PAVING AND GRADING PLAN
L-1 LANDSCAPE DISPOSITION AND
PROPOSED PLAN

Notice & Consent
I hereby certify that I am a
Professional Engineer in the
State of Florida
No. 12345
Exp. 12/31/2025
MELISSA CAMPBELL, PE
FL# 97619



MELISSA CAMPBELL, PE
FL# 97619

STRUCTURAL SPECIFICATIONS

GENERAL PROVISIONS THE JOBSITE IS TO BE KEPT CLEAN AT ALL TIMES.
TRASH AND DEBRIS TO BE REMOVED BY THE CONTRACTOR. ALL PREVIOUSLY INSTALLED IMPROVEMENTS REQUIRED TO BE MOVED FOR THE CONSTRUCTION PROCESS TO BE RETURNED TO THEIR ORIGINAL LOCATIONS AS REQUESTED BY THE OWNER.
JOBSITE TO BE LEFT IN BROOM CLEAN CONDITION.
ALL EXPOSED HAZARDS TO BE PROPERLY PROTECTED AT ALL TIMES TO MEET MFL OSHA STANDARDS.
NOTE: ON-SITE HELICAL ANCHORS SHOULD BE FIELD TESTED PRIOR TO ORDERING.
VERIFY LOADS FOR SITE SPECIFIC ENGINEERING. ENGINEERING LOG REQUIRED AND VERIFIED BY EOR FOR SPECIAL INSPECTOR CERTIFICATION.

SECTION 3A: CAST-IN-PLACE CONCRETE
INSTALL CONCRETE AS REQUIRED.
QUALITY CONTROL STANDARDS INCLUDE BY REFERENCE EXCEPT AS OTHERWISE SPECIFIED, THE FOLLOWING PUBLICATIONS OF THE AMERICAN CONCRETE INSTITUTE ARE HEREBY INCORPORATED IN THIS SPECIFICATION:
"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301)
"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318)
"RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE" (ACI 613 AND 613A)
"RECOMMENDED PRACTICE FOR MEASURING, MIXING, AND PLACING CONCRETE" (ACI 604)
"RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347)

MATERIALS
1. REGULAR CONCRETE MIX WITH COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. MAXIMUM SLUMP 4 INCHES. A RUST INHIBITOR IS TO BE ADDED TO THE CONCRETE MIX FROM THE CONCRETE COMPANY PROVIDING THE CONCRETE FOR THIS PROJECT. THE CONTRACTOR IS TO RETURN THE CONCRETE DELIVERY TICKETS AND VERIFY REQUESTED CONCRETES IS BEING DELIVERED. AN INCIDENTALLY INCLUDE CONCRETE DELIVERY TICKETS, INFLUENCE DOCUMENTS OR AS REQUESTED BY THE BUILDING DEPARTMENT, KEEP UNIFORMLY MOIST FOR NO LESS THAN 7 DAYS TO INCLUDE CURING. USE AN APPROVED CURING COMPOUND ACCEPTABLE WITH THE SUBSEQUENT USE OF WOOD DECKING AND FRAMING.
2. FILLED CELLS COURSE MASONRY GROUT ASTM C-476 OR MEET DESIGN STRENGTH OF FC OF 3000 PSI IN ACCORDANCE WITH ASTM C-1019 TESTING. SLUMP SHALL BE BETWEEN 3-11 INCHES.
3. COLUMNS AND THE BEAMS WITH WOOD FORMS. PEA ROCK PUMP MIX WITH A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. SLUMP 4 INCHES. REINFORCEMENT METAL REINFORCEMENT FOR USE SHALL BE STANDARD REINFORCEMENT BARS SEE PLAN FOR SIZES. FREE OF OIL, GREASE, FORM OIL ETC. REINFORCING BARS SHALL BE IN ACCORDANCE WITH ASTM A618 MILD STEEL GRADE 60. MIN. CONC. COVERAGE 2" UNO. REINFORCEMENT FOR SLABS SHALL BE WELDED WIRE MESH CONFORMING TO ASTM A185 WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT.
4. EXPANSION JOINTS: 1/2" THICK ASPHALT-SATURATED CELOTEX EXPANSION JOINT MATERIAL.
5. METAL ACCESSORIES: SPACERS, CHAIRS, TIES, AND OTHER DEVICES NECESSARY FOR PROPERLY PLACING, SPACING, SUPPORTING AND FASTENING REINFORCING STEEL SHALL BE INSTALLED AS REQUIRED.

1. INSTALLATION
A. PREPARATION FOR CONCRETING: CONCRETE SHALL BE HANDLED FROM THE MIXER TRUCK TO PLACE OF FINAL DEPOSIT BY MEANS OF WHEELBARROWS OR PUMP AND SUITABLE RUNWAYS. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCEMENT, CONDUIT, PLUMBING PIPES, AND SLEEVES ARE PROPERLY FASTENED IN THEIR CORRECT PLACES. ALL COPPER PIPES ARE WRAPPED WITH BUILDING PAPER, AND ALL CONDUIT PAINTED. COORDINATE WITH OTHER TRADES. CONCRETE SHALL BE DAMPED OR SPOUTED FROM A HEIGHT LESS THAN 3 FT. IT SHALL BE THOROUGHLY SPADED OR VIBRATED TO EXCEED ALL REINFORCEMENT AND FIXTURES. ANCHOR BOLTS SHALL BE ACCURATELY PLACED. DO NOT PLACE ANY CONCRETE DURING UNFAVORABLE WEATHER CONDITIONS. PROTECT ALL CONCRETE FROM WASH BY RAIN FOR SEVENTY TWO (72) HOURS.
B. CONCRETE CURING: SHALL BE AS PER SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)
C. FINISHES: CONCRETE SHALL BE SCREED AND FLOATED TO SMOOTH SURFACE. FREE FROM STONE PROJECTIONS AND VOID. EXPOSED SLABS AROUND BUILDINGS SHALL BE SCREED, FLOATED AND STEEL TROWLED TO A UNIFORM SURFACE AND THEN BE LIGHTLY BROOMED BEFORE FINAL SET. EXPOSED EDGE SLAB SHALL HAVE RUBBED FINISH.

SECTION 4: MASONRY

SECTION 4A: MASONRY GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE MASONRY WORK AS SHOWN ON DRAWINGS AND ELEVATIONS.
2. NOTES: ALL MASONRY WORK SHALL BE DONE IN A PROFESSIONAL AND WORKMAN LIKE MANNER CONFORM TO THE TRADE. ALL MASONRY WORK SHALL BE DONE DURING NORMAL WORKING HOURS AND WEATHER CONDITIONS. MATERIALS
1. BLOCK
2. CONCRETE MASONRY UNITS: SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATIONS FOR STANDARD CONCRETE MASONRY UNITS. NOMINAL 4" X 16" OR 4" X 16" OR 8" X 16". UNLESS SPECIFICALLY NOTED OTHERWISE.
3. BOND BEAM BLOCK MAY BE USED FOR KNEE WALLS UP TO 3 FT.
4. JOINT REINFORCEMENT AND ANCHORS:
A. BEARING WALLS: MASONRY JOINT REINFORCEMENT FOR EXTERIOR WALLS SHALL BE SIZED FOR APPROPRIATE WALL THICKNESS TO PROVIDE 50% MINIMUM MORTAR COVERAGE ON THE FACES OF MASONRY CAVITY WALLS AND COMPOSITION OF 3/16" DEFORMED SIDE RODS AND 3/16" CROSS RODS. ALL REINFORCEMENT SHALL BE HOT DIP GALVANIZED. PRODUCTS SHALL BE AS MANUFACTURED BY DURKO-WALL, AA WIRE PRODUCTS, OR EQUAL.
B. ALL CONCRETE WALLS USED AS PLANTERS OR RETAINING WALLS SHALL BE WATERPROOFED AND PREPARED PRIOR TO BACK FILL TO PREVENT EFFLORESCENCE.
5. CONCRETE BLOCK MORTAR: TYPE M OR S CONFORMING TO ASTM C-270 ALL MORTAR SHALL BE PRE-MIXED AND COMPLY WITH REQUIREMENTS FOR REINFORCED MASONRY CONSTRUCTION. CLEAN FRESH WATER IS TO BE USED TO MIX WITH MORTAR OR CONCRETE CLEARANCE.

1. ALL MASONRY
A. CUTTING TO FIT ELECTRICAL OUTLETS, SWITCHES, PANELS, OTHER DEVICES OR SPECIAL CONDITIONS SHALL BE DONE WITH A MASONRY SAW.
B. PROTECTION: ALL MATERIAL AND WALLS SHALL BE COVERED AND PROTECTED AGAINST WEATHER DURING CONSTRUCTION.
C. BOND: SHALL BE RUNNING BOND UNLESS OTHERWISE INDICATED.
D. JOINTS: SHALL BE SMOOTH BRUSH FINISH JOINT. DIVISION 5 METALS SECTION 04: STRUCTURAL STEEL GENERAL PROVISIONS
1. SCOPE: INSTALL STRUCTURAL STEEL AND ALL INCIDENTAL ANCHOR BOLTS, EXPANSION BOLTS, HEX BOLTS, WALL TIES, TRUSS ANCHORS AND EMBEDMENTS AS REQUIRED. MATERIALS
1. STRUCTURAL STEEL: STRUCTURAL STEEL FOR ALL WORK EXCEPT AS OTHERWISE INDICATED OR SPECIFIED SHALL CONFORM TO ASTM A36.
2. BOLTS: ASTM A325, USE HIGH-STRENGTH STEEL BOLTS FOR ALL LOCATIONS. ANCHOR BOLTS FOR BEARING FRAMING TO HAVE 1 1/2" O.D. STEEL WASHERS.
3. WELDING: ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
4. SHOP COAT: THE STANDARD SHOP PAINT SHALL BE A RUST INHIBITIVE PRIMER ALL WELDS MUST BE CLEANED AND PRIMED. (DO NOT PRIME OR PAINT REBAR) PERFORMANCE

1. FABRICATION
A. UNLESS OTHERWISE INDICATED OR SPECIFIED, THE FABRICATION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
2. INSTALLATION
A. APPLICABLE STANDARDS: ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS, AND BRIDGES" AND MODIFICATIONS AND OTHER SPECIFIC REQUIREMENTS DESCRIBED HEREIN.

INSTALLATION CONT.

B. HIGH-STRENGTH STEEL BOLTS: WHERE STRUCTURAL JOINTS ARE MADE USING HIGH-STRENGTH BOLTS, HARDENED WASHERS, AND NUTS TIGHTENED TO A HIGH TORQUE, MATERIALS, METHOD OF INSTALLATION AND TORQUE CONTROL, TYPE OF WRENCHES TO BE USED, AND INSPECTION METHODS SHALL CONFORM TO AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."
C. FIELD WELDS SHALL BE CLEANED AND PAINTED WITH RUST INHIBITIVE PRIMER PAINT, WHERE RESTRICTION OR STEEL MEMBERS OCCURE PRIOR TO ACCEPTANCE OF THE BUILDING. THE RUST SPOTS SHALL BE REMOVED BY SANDBLASTING TO BARE METAL AND REPAINTED WITH RUST INHIBITIVE PRIMER.
D. CERTIFIED WELDERS IS REQUIRED FOR ALL CONNECTIONS. (SEE DRAWINGS.)
SECTION 5B: MISCELLANEOUS METAL FABRICATORS GENERAL PROVISIONS
ALL RAILINGS SHALL COMPLY WITH THE FLORIDA BUILDING CODE "SAFEGUARD" MINIMUM RAILING HEIGHT ABOVE WALKING SURFACE IS 42 INCHES. RAILINGS SHALL BE INSTALLED TO REST A INCH DIA. SPHERE. HEIGHT OF RAIL FROM FLOOR TO FINISH MAX.
DIVISION 6: WOOD
SECTION 06: ROUGH CARPENTRY GENERAL PROVISIONS
1. NOTES: FRAMING SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
2. ALL MATERIALS DELIVERED TO THE SITE SHALL BE KEPT COVERED FROM THE ELEMENTS AND STORED ON A LEVEL SURFACE TO PREVENT DAMAGE TO MATERIALS
3. ALL CONNECTORS TO BE CORROSION RESISTANT.

MATERIALS CONT.
1. FASTENERS
A. NAILS SHALL BE COMMON STEEL WIRE EXCEPT AS OTHERWISE NOTED. LENGTH SHALL BE 2 1/2 TIME THICKNESS OF RECEIVED MINIMUM. ALL NAILS FOR EXPOSED WORK SHALL BE FINISH OR CASING NAILS WITH HEADS SET. USE ONLY OR STAINLESS STEEL NAILS FOR EXTERIOR WORK.
B. SAIL-TAPPING SHEET METAL SCREWS SHALL BE USED WHEN ATTACHING WOOD TO METAL FRAMING.
C. HARDENED STEEL NAILS OR TAPCONS SHALL BE USED WHEN ATTACHING WOOD TO CONCRETE OR MASONRY UNO.
2. NAIL STOPPERS SHALL BE NO. 6, 16 GAUGE GALVANIZED STEEL TO CONFORM TO NATIONAL ELECTRIC CODE, BY SIMPSON COMPANY OR EQUAL.
PERFORMANCE
1. INSTALLATION:
2. INSTALL ALL FRAMING PLUMB, LEVEL AND TRUE. INSTALL FRAMING ANCHORS AS RECOMMENDED BY MANUFACTURER. PROVIDE STUDS OR BLOCKING FOR ALL ACCESSORIES ATTACHED TO WOOD FRAMING.
3. NAILING SCHEDULE FOR FRAMING: ALL FRAMING SHALL BE NAILED WITH MINIMUM CONNECTIONS MEETING THE REQUIREMENTS OF LOCAL AND/OR NATIONAL BUILDING CODES AND/OR AS INDICATED ON THE STRUCTURAL FRAMING DRAWINGS AND NOTES.
4. INSTALL NAIL STOPPER TO PROTECT WATER, GAS, AND ELECTRIC LINES THAT PENETRATE THE FRAMING MEMBERS.
5. ALL SCREENS TO BE STAINLESS STEEL OR CORROSION RESISTANT.

APPLICABLE CODES

TYPE
STRUCTURAL: FLORIDA BUILDING CODE 2023 8TH EDITION
PLUMBING: FLORIDA BUILDING CODE 2023 8TH EDITION
ELECTRICAL: FLORIDA BUILDING CODE 2023 8TH EDITION
MECHANICAL: FLORIDA BUILDING CODE 2023 8TH EDITION
FIRE: FLORIDA BUILDING CODE 2023 8TH EDITION
ACCESSIBILITY: 2023 8TH EDITION ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

BUILDING DATA

ALTERATION LEVEL: II
OCCUPANCY GROUP: R-3
UNIT INFO: 20 TOTAL UNITS (2 BEDROOMS EACH)
TYPE OF CONSTRUCTION: TYPE IIA CONSTRUCTION
MAX HEIGHT OF ROOF: 2 STORY BUILDING 20 FEET 4"
FINISHED FLOOR ELEV: EXISTING-NO CHANGE
AREA OF WORK SQUARE FOOTAGE: 9,886 SQFT
ZONING: RM-25
FLOOD ZONE: AE
PROPOSED USE: EXISTING GONDRO RESIDENCES. NO CHANGE

SCOPE OF WORK

PRIVATE RESIDENCES RENOVATION OF EXISTING DRIVEWAY AND ADJACENT LANDSCAPING FOR TWENTY-ONE RESIDENTIAL PARKING STALLS. REPAIRING OF SEVEN EXISTING PARKING STALLS. TOTAL PARKING SPACES 26.

STRUCTURAL SCOPE OF WORK: DEMO

- 1. DEMO EXISTING DRIVEWAY AND ADJACENT LANDSCAPING.
- 2. DEMO FOUR BLACK OLIVE TREES ON THE FRONT OF THE PROPERTY.
- 3. DEMO LANDSCAPING AND SOO ADJACENT TO UTILITIES.
- 4. DEMO SOO AND LANDSCAPING IN ANCHOR EASEMENT.

STRUCTURAL SCOPE OF WORK:

- 1. INSTALL TWENTY-ONE NEW ASPHALT PARKING STALLS AND NEW ADJUVANT.
- 2. REPAIR SEVEN EXISTING ASPHALT PARKING STALLS AND ADJACENT WALKWAYS.
- 3. INSTALL NEW WHEEL STOPS AT ALL PARKING STALLS.

LANDSCAPING SCOPE OF WORK:

- 1. ADD NEW LANDSCAPING AND LANDSCAPE ISLAND WITH SHRUBS AND TREES. SEE LANDSCAPING PLAN.

PLAN INDEX:

- COVER PAGE/ SHEET LIST
- G1 GENERAL NOTES
- C1 SURVEY PLAN
- C2 SITE PLAN
- S1 PAVING AND GRADING PLAN
- L1 LANDSCAPE DEDICATION AND PROPOSED PLAN

GENERAL NOTES

- 1. DO NOT SCALE DRAWINGS.
- 2. CONSTRUCTION SAFETY: THE SITE SHALL BE LOCKED WHEN WORK IS NOT BEING COMPLETED AND CONFORM TO THE REQUIREMENTS OF LOCAL, CODES OR GOVERNMENTAL AGENCIES. THE OWNER/CONTRACTOR SHALL INSURE THAT THE CONSTRUCTION SITE IS SECURED AND TAKE ALL NECESSARY PRECAUTIONS TO INSURE THAT THE SITE IS SAFE AT ALL TIMES. THE CONTRACTOR SHALL INSURE THAT NO ONE IS PERMITTED ON THE CONSTRUCTION SITE WHO IS NOT A PART OF THE CONSTRUCTION WORK.
- 3. THE OWNER, GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL SITE DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE OWNER/GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS BEFORE PROCEEDING WITH THE WORK. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE STRUCTURAL ENGINEER PRIOR TO THE INSTALLATION OF ANY WORK.
- 4. THE ENGINEER SHALL BE THE INTERPRETER OF ANY DISCREPANCY OR INCONSISTENCY.
- 5. ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE PROVISIONS OF THE FBC 2023 8TH EDITION AND WITH ALL OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE WHERE THE BUILDING IS LOCATED, BUILDING CODE AND ZONING CODE REQUIREMENTS TAKE PRECEDENCE OVER DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANY ONE SUPERVISING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE CODES AND ORDINANCES GOVERNING THE PLACE WHERE THE BUILDING IS LOCATED.
- 6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.

NO. DATE REVISIONS	01/20/26 BOA REVISION 1		

DATE: 01/09/26
DESIGNED BY: M/C
DRAWN BY: M/C

LAFAYETTE ARMS, INC.
LAFAYETTE ARMS CO OF PARKING PROJECT
2866 NE 30 ST
FORT LAUDERDALE, FL 33306
MEI@MACDESIGNFL.COM

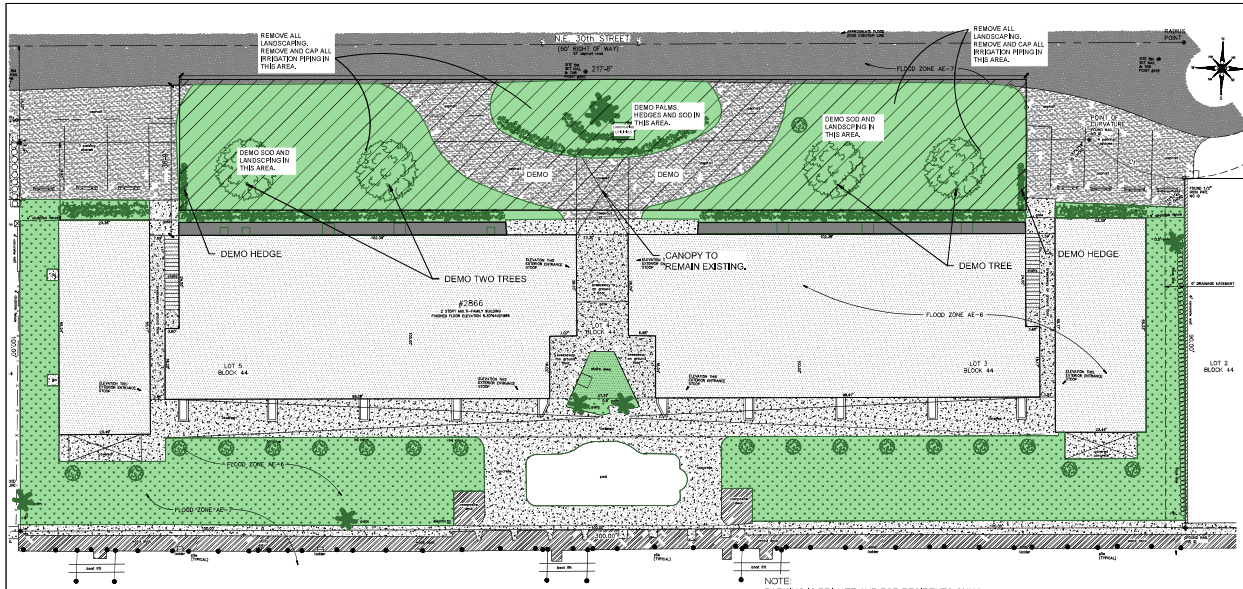
MAC DESIGN, LLC
ENGINEERING CONSULTANT
3433 NE 12TH TERRACE
OAKLAND PARK, FL 33334
MEI@MACDESIGNFL.COM

PROJECT: 65-001-25

SHEET: 1 OF 5

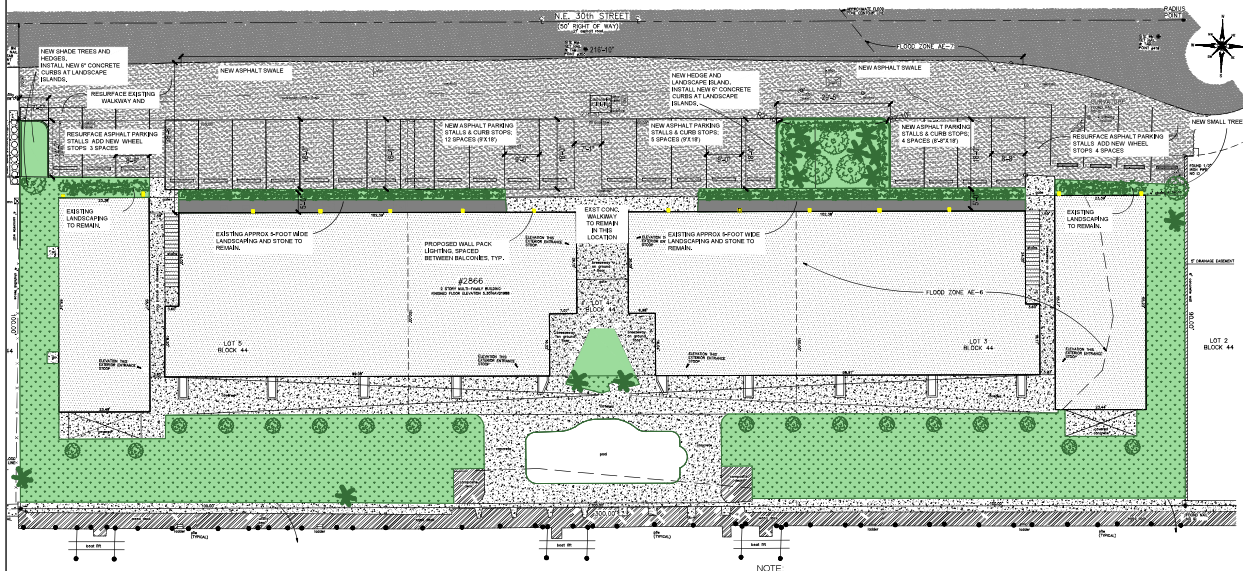
DRAWING:

G-1



1 SITE PLAN- EXISTING SITE AND DEMOLITION
SCALE 1/16" = 1'-0"

City: Pinellas 30.00'
Date: 4/29/24
Site Length: 271.15'
Template: 16.20"
Sheet: 26.40"



2 SITE PLAN- PROPOSED SCOPE OF WORK
SCALE 1/16" = 1'-0"

City: Pinellas 30.00'
Date: 4/29/24
Site Length: 271.15'
Template: 16.20"
Sheet: 26.40"

Existing Site Plan Data Table			
Project Address:	2866 NE 30th Street Fort Lauderdale, FL 33306		
Legal Description:	Lots 5, 4 and 5, Block 44 of CORAL RIDGE GALT ADDITION NO. 1, Plat Book 31, Page 37		
Current Use of the Property:	Residential Multifamily		
Land Use Designation:	Residential Multifamily Mid Rise / Medium High Density		
Zoning Designation:	RMM-25		
Site Area:	Total Lot Size	29,835	Square Feet (sf)
	Acres (ac)	0.69	
Setbacks for RMM-25	Relevant Setback Requirements	Required	Provided / Feasible
	Minimum Lot Size (sf)	5,000	29,835
	Minimum Lot Width (ft)	40	100
	Minimum Front Yard (ft)	25	31
	Minimum Rear Yard (ft)	10	10
Minimum Rear Yard (ft)	20	25	
Existing Open Space	Land Cover Type	Area (sf)	Percent of Total Lot Size
	Landscaping, Open Space	15,407	51
	1 Palm, exist	-	-
	8 Palms, exist	-	-
	105 Shrubs, exist	-	-
	Shrub	1,249	4
	Soil	8,625	29
	Gravel	533	2
	Building, Dwelling	11,137	37
	Concrete Walkways	4,118	14
Pool & Pool Deck	1,025	3	
Driveway	1,008	3	
(7 Total) Parking Spaces	1,999	7	

NOTE: TABLE DATA ONLY REFLECTS VALUES WITHIN THE PROPERTY LINE, RIGHT OF WAY, EASEMENTS AND DOCK THAT ARE BEYOND THE PROPERTY LINE ARE NOT INCLUDED.

Proposed Site Plan Data Table			
Project Address:	2866 NE 30th Street Fort Lauderdale, FL 33306		
Legal Description:	Lots 5, 4 and 5, Block 44 of CORAL RIDGE GALT ADDITION NO. 1, Plat Book 31, Page 37		
Current Use of the Property:	Residential Multifamily		
Land Use Designation:	Residential Multifamily Mid Rise / Medium High Density		
Zoning Designation:	RMM-25		
Site Area:	Total Lot Size	29,835	Square Feet (sf)
	Acres (ac)	0.69	
Setbacks for RMM-25	Relevant Setback Requirements	Required	Provided, Proposed
	Minimum Lot Size (sf)	5,000	29,835
	Minimum Lot Width (ft)	40	100
	Minimum Front Yard (ft)	25	31
	Minimum Side Yard (ft)	10	10
Minimum Rear Yard (ft)	20	25	
Open Space	Land Cover Type	Area (sf)	Percent of Total Lot Size
	Landscaping, Open Space	8,020	27
	1 Palm, exist/proposed	-	-
	15 Palms, exist/proposed	-	-
	135 Shrubs, total exist/proposed	-	-
	Shrub	1,136	4
	Soil	6,358	21
	Gravel	533	2
	Building, Dwelling	11,137	37
	Concrete Walkways	4,118	14
Pool & Pool Deck	1,025	3	
Driveway	386	1	
(28 Total) Parking Spaces & Paved Areas	4,510	15	

NOTE: TABLE DATA ONLY REFLECTS VALUES WITHIN THE PROPERTY LINE, RIGHT OF WAY, EASEMENTS AND DOCK THAT ARE BEYOND THE PROPERTY LINE ARE NOT INCLUDED.



MELISSA CAMPBELL, PE
FL# 97619

NO.	DATE	REVISIONS
01/20/26	BOA	REVISION 1

DATE: 01/09/26
DESIGNED BY: M.A.C.
DRAWN BY: M.A.C.

LAFAYETTE ARMS, INC.
LAFAYETTE ARMS CO OP PARKING PROJECT
2866 NE 30 ST
FORT LAUDERDALE, FL 33306

MAC DESIGN, LLC
ENGINEERING CONSULTANT
3433 NE 12th TERRACE
OAKLAND PARK, FL 33334
MEI@MACDESIGNFL.COM

PROJECT: 65-001-25

SHEET: 3 OF 5

DRAWING:

C-2

Missie K. Campbell
 Registered Landscape Architect
 License No. 19375
 State of Florida
 Commission on Landscape Architecture
 10/1/2008 - 9/30/2018



MELISSA CAMPBELL, PE
 FL# 97619

NO. DATE REVISIONS
 01/20/2026 BOA REVISION 1

DATE: 01/09/26
 DESIGNED BY:
 MAC

DRAWN BY:
 MAC

LAFAYETTE ARMS, INC.
 LAFAYETTE ARMS CO OP PARKING PROJECT
 2866 NE 30 ST
 FORT LAUDERDALE, FL 33306

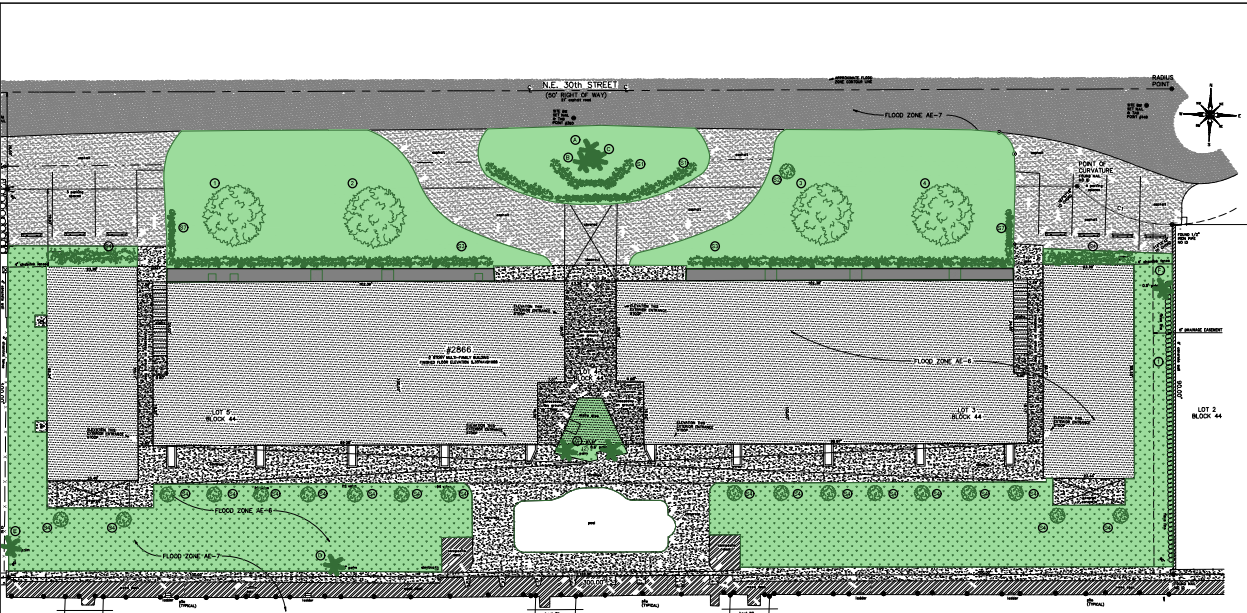
MAC DESIGN, LLC
 ENGINEERING CONSULTANT
 3433 NE 12th TERRACE
 OAKLAND PARK, FL 33334
 MEL@MACDESIGNFL.COM

PROJECT: 65-001-25

SHEET: 5 OF 5

DRAWING:

L-1



1 LANDSCAPE DISPOSITION PLAN
 SCALE 1/16" = 1'-0"

RIO WELDING
 (115' RIGHT OF WAY)

NOTE:
 PARKING IS PRIVATE AND FOR RESIDENTS ONLY.

City: Fort Lauderdale
 Date: 4/20/26
 Plot Length: 211.37'
 Temp: 14.29'
 Chose: 26.40'

Existing Plant List

Plant #	Plant Name	Quantity	Plant Size	Plant Type	Plant Notes
1	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
2	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
3	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
4	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
5	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
6	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
7	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
8	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
9	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
10	Platanus (Platanus)	1	12"	Tree	Plant in center of lot

Existing Tree List

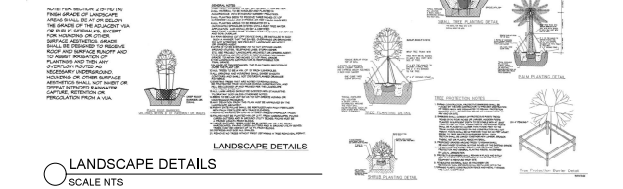
Tree #	Tree Name	Height (ft)	DBH (in)	Spans (ft)	Condition	Quality	Notes
1	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
2	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
3	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
4	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
5	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
6	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
7	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
8	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
9	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot
10	Platanus (Platanus)	12	4	10	Good	1	Plant in center of lot

New Planting Tree List

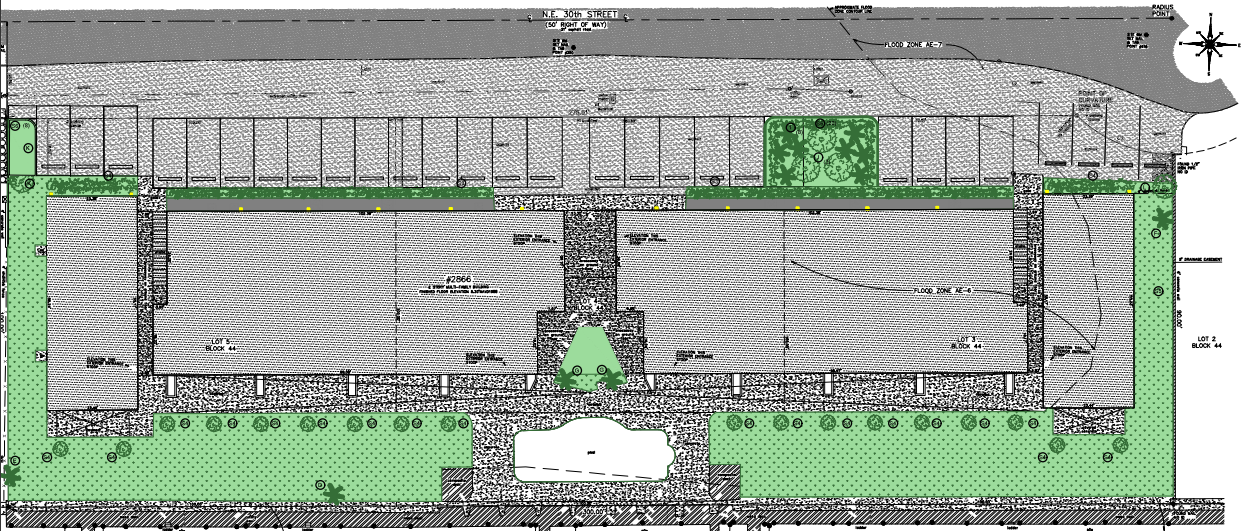
Plant #	Plant Name	Quantity	Plant Size	Plant Type	Plant Notes
1	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
2	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
3	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
4	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
5	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
6	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
7	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
8	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
9	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
10	Platanus (Platanus)	1	12"	Tree	Plant in center of lot

Shrub List

Shrub #	Shrub Name	Quantity	Shrub Size	Shrub Type	Shrub Notes
1	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
2	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
3	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
4	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
5	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
6	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
7	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
8	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
9	Platanus (Platanus)	1	12"	Tree	Plant in center of lot
10	Platanus (Platanus)	1	12"	Tree	Plant in center of lot



LANDSCAPE DETAILS
 SCALE 1/8" = 1'-0"



2 LANDSCAPE PROPOSED PLAN
 SCALE 1/16" = 1'-0"

RIO WELDING
 (115' RIGHT OF WAY)

NOTE:
 1. PARKING IS PRIVATE AND FOR RESIDENTS ONLY.

City: Fort Lauderdale
 Date: 4/20/26
 Plot Length: 211.37'
 Temp: 14.29'
 Chose: 26.40'

Tree Removals at 2866 NE 30th St, Fort Lauderdale Fl

Mark Merritt <mm@sherlocktree.com>

Mon, Dec 22, 2025 at 2:13 PM

To: "melissacampbell2488@gmail.com" <melissacampbell2488@gmail.com>

To whom it might concern.

Regarding Melissa Campbell

On 12-19-25, it was requested that she obtain an Arborist letter pertaining to the removal of 4 Black Olive trees at the address listed above.

Trees to be removed

- 1- Black Olive Tree- Front of property (Far west Side)- 24" DBA- 40Ft Spread- Condition Fair
- 2- Black Olive Tree- Front of property (West side by Driveway- 26" DBA- 35ft Spread- Condition Fair
- 3- Black Olive Tree- Front of property (East side next to driveway- Approximately 28" DBA- 45Ft Spread- Condition Fair
- 4- Black Olive Tree- Front of property (Far East Side)- 18" DBA- 18-20Ft Spread- Condition Fair

All Trees listed have severe bark inclusions, Multiple Co Dominant limbs, and bad Branch structure in the bottom 1/3 of the trees

It would be my opinion to remove these trees and replace with more suitable trees per the city of Ft Lauderdale guide lines

This is not an Arborist Report, Just a Recommendation

Sincerely,

Mark E Merritt

Sherlock Tree Company

Certified Arborist- FL-5914A

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January 28, 2026

2866 NE 30th ST, Fort Lauderdale, FL 33306

Re: Easement Agreement – Encroachment

Lafayette Arms Co-Op, Attn: Anthony Gondola, President
2866 NE 30th ST
Fort Lauderdale, FL 33306

Thank you for contacting FPL about an installation in the utility easement. FPL has no objection to this installation and recommends easily removable sections at the access area(s). If access to the easement is necessary for any utility work, the property owner is responsible for the removal and re-installation.

Please note the following stipulations:

- FPL reserves the right to engineer / design to its construction standards within the Utility Easement.
- It is understood that the service will be furnished in accordance with applicable rates, rules and regulations.
- It should be noted that any of FPL facilities that may need to be relocated will be done at the customer expense.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at www.callsunshine.com, forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-717-1434.

Sincerely,

Geordy Rivera
Distribution Engineer