



BOARD OF ADJUSTMENT MEETING NOTICE

Date: December 27 2023

A Public Hearing will be held before the Board of Adjustment on: **January 10th, 2024 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 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-23110002
OWNER:	ENGEL, MARK D & HEIDI L; MARK D & HEIDI L ENGEL REV TR
AGENT:	N/A
ADDRESS:	2418 SW 30 AVE, FORT LAUDERDALE, FL 333124722
LEGAL DESCRIPTION:	LOT 2, BLOCK 1, RIVERLAND MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL. (SEE SURVEY)
ZONING DISTRICT:	RS-3.52 - IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-39. A.1.b.(5)(b)</u>

- Requesting a variance to allow a pool at a setback of 3 feet, whereas the code requires at a minimum of 15 feet that may be reduced to 5 feet for side and rear yards not abutting a street, a total variance request of 2 feet from the 5 feet required by the reduction.

NOTE: Sec 47-39. A.1.b.(5)(b). The minimum setback from a plot line **shall be measured beginning** three (3) feet from the outermost edge of the waterline of the swimming pool or spa. **Sec. 47-39. A.1.b.(3)(d).** On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.

To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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-23110002

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet

CASE PLN-BOA-23110002

Sec 47-39. A.1.b.(5)(b)

The following general provisions shall apply to all property located in the Melrose Park and Riverland Road areas, as defined by this section, except as specified herein. Where certain provisions do not appear in this section and appear in other sections of the ULDR, the ULDR shall apply.

(5) Swimming pools and spas. All residential swimming pools and spas shall be constructed in conformity with the following requirements:

(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of [Section 47-39.A.1.b.\(3\)\(d\)](#). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool or spa for fenced pools and spas, and from the exterior of the screen enclosure for screen enclosed swimming pools and spas.

Record

Showing 1-4 of 4

<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Treet #</u>	<u>Dir</u>	<u>Treet Name e</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	PLN-BOA-23110002		Pool S tback Varianc	- Board of Adjustm nt (BOA)	-212		2418	SW	30	AVE		Op n
<input type="checkbox"/>	CE18120629	BOAT AND TRAILER IN DRIVEWAY AND CARS LEFT ON THE...	ENGEL, HEIDI ANDERSON & MARK	Cod Cas			2418	SW	30	AVE		Clos d
<input type="checkbox"/>	VIO-CE18120629_1		ENGEL, HEIDI ANDERSON & MARK	Violation-CODE H aring	0		2418	SW	30	AVE		Clos d
<input type="checkbox"/>	PM-13092016	SEPTIC TO SEWER CONNECTION	SEPTIC TO SEWER CONNECTION	Plumbing S w r Cap P rmit	0		2418	SW	30	AVE		Compl t e



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-23110002

Sec 47-39. A.1.b.(5)(b)

•_Requesting a variance to allow a pool at a setback of 3 feet, whereas the code requires at a minimum of 15 feet that may be reduced to 5 feet for side and rear yards not abutting a street, a total variance request of 2 feet from the 5 feet required by the reduction.

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



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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-23110002

APPLICANT: Engel, Mark D & Heidi L ; Mark D and Heidi L Engel Rev TR

PROPERTY: 2418 SW 30th Ave Fort Lauderdale, Florida 33312

PUBLIC HEARING DATE: 1/10/24

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

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

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

Mark Engel
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26 day of December, 2023

(SEAL)



Kenneth H. Olan
NOTARY PUBLIC
MY COMMISSION EXPIRES:

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: JANUARY 26, 2024 TIME: 9:00 A.M. LOCATION: 708 BAY STREET
10:45 A.M. - 1:00 P.M.
Requesting a variance to allow a parcel of a certain lot to be rezoned for a use that is not currently allowed or a variance of 8 feet, a floor area variance of 2 feet.

2418 RIVERVIEW DR.





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs 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. Fees are paid online.

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5

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

APPLICATION TYPE	(Select the application type from the list below and complete entire application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input checked="" type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	ENGEL, MARK D & HEIDI L - MARK D & HEIDI L ENGEL REV TR
Property Owner's Signature	<i>Mark D Engel</i> <small>If signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	2418 SW 30th Ave Fort Lauderdale, FL 33312
E-mail Address	mark@engelaia.com
Phone Number	954 560 1313
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	Engel Pool
Existing / New	Existing <input checked="" type="checkbox"/> New <input type="checkbox"/>
Project Address	Address: 2418 SW 30th Ave
Legal Description	RIVERLAND MANORS 27-49 B, LOT 2 BLK 1
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042 20 07 0030
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Reduction of rear setback for accessory uses (pool) from 8' to 5'
Applicable ULDR Sections <small>(Include all code sections)</small>	47-39.A.1.b (5) (b) Swimming pools and spas

Current Land Use Designation	Irregular 3.52
Current Zoning Designation	RS-3.52
Current Use of Property	Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	West	25ft	29.91ft
Side	North	7.5ft	24.94 ft
Side	South	7.5ft	14.06 ft
Rear	East	8ft	5ft

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

47-39.A.1.b (5) (b) Swimming pools and spas

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4.

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

Property was Annexed into Fort Lauderdale in 2002. Pools built before this time were built as close as 5' under county review. Pools built subsequent to this under Fort Lauderdale review were also built as close as 5'. Fort Lauderdale now enforcing 8' setback.

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:

Annexed area is a small portion of the city overall. This would only affect those property annexed in 2002.

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

4 house on the street directly behind me including the two house behind me have pools within 5-6'. Of these at least 2 have been built since the area was annexed into the city. The old County code is vague and was obviously not interpreted in this way.

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

When annexed this area is a small portion of the city overall. This would only affect those property annexed in 2002. The code was just incorporated into the City's zoning code without any attempt to remove discrepancies like this. ULDR code section 47-19.2 (BB) (1) only requires 5' everywhere else in the city.

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.

We are asking for reduction to 5'. The bench portion of the pool will be approximately 6'. The main part of the pool will be over 7' from the property line.

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

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

Mark Engel
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 14th day of December, 2023

(SEAL)



KENNETH NOLAN
Commission # HH 020437
Expires July 21, 2024
Bonded thru Budget Notary Services

Kenneth Nolan
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

47-39.A.1.b (5) (b) Swimming pools and spas

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4,

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

Property was Annexed into Fort Lauderdale in 2002. Pools built before this time were built as close as 5' under county review. Pools built subsequent to this under Fort Lauderdale review were also built as close as 5'. Fort Lauderdale now enforcing 8' setback.

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:

Annexed area is a small portion of the city overall. This would only affect those property annexed in 2002.

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

4 house on the street directly behind me including the two house behind me have pools within 5-6'. Of these at least 2 have been built since the area was annexed into the city. The old County code is vague and was obviously not interperated in this way.

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

When annexed this area is a small portion of the city overall. This would only affect those property annexed in 2002. The code was just incorporated into the City's zoning code without any attempt to remove discrepancies like this. ULDR code section 47-19.2 (BB) (1) only requires 5' everywhere else in the city.

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.

We are asking for reduction to 5'. The bench portion of the pool will be approximately 6'. The main part of the pool will be over 7' from the property line.

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

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

Heidi Engel
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 14th day of December, 2023

(SEAL)



KENNETH NOLAN
Commission # HH 020437
Expires July 21, 2024
Bonded thru Budget Notary Services

Kenneth Nolan
NOTARY PUBLIC
MY COMMISSION EXPIRES:

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS



ENGEL, MARK D & HEIDI L
 MARK D & HEIDI L ENGEL REV TR
 2418 SW 30TH AVE
 FORT LAUDERDALE, FL 33312-4722

Broward County Taxing Authorities
 Broward County Governmental Center
 115 South Andrews Avenue, Fort Lauderdale, Florida 33301-1899

**DO NOT PAY
 THIS IS NOT A BILL**

The taxing authorities which set property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

The taxing authorities listed below set your tax rates. The Broward County Property Appraiser sets your property value and applies exemptions.

If you have questions regarding your value or exemptions, please call the appropriate department listed on the back of this form.

03N300230548230101000000

YOUR PROPERTY VALUE LAST YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	770,430	770,430	770,430	770,430
SOH Red./Portability	477,440	477,440	477,440	477,440
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	292,990	292,990	292,990	292,990
Homestead	25,000	25,000	25,000	25,000
Add. Homestead	25,000	0	25,000	25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Other Exemption	0	0	0	0
Taxable	242,990	267,990	242,990	242,990

YOUR PROPERTY VALUE THIS YEAR				
	COUNTY	SCHOOL BOARD	MUNICIPAL	INDEPENDENT
Market Value	916,760	916,760	916,760	916,760
SOH Red./Portability	614,990	614,990	614,990	614,990
10% Cap Reduction	0	0	0	0
Agricultural Classification	0	0	0	0
Other Reduction	0	0	0	0
Assessed/SOH	301,770	301,770	301,770	301,770
Homestead	25,000	25,000	25,000	25,000
Add. Homestead	25,000	0	25,000	25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Other Exemption	0	0	0	0
Taxable	251,770	276,770	251,770	251,770

See reverse side for an explanation of above listed values.

Proposed Ad Valorem Taxes

TAXING AUTHORITY *DEPENDENT TAXING DISTRICT / MSTU	LAST YEAR'S ACTUAL TAX RATE	THIS YEAR'S PROPOSED TAX RATE	YOUR PROPERTY TAXES LAST YEAR	YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE
-- COUNTY --							
COUNTY COMMISSION	5.5306	5.5492	1,343.88	1,397.12	PH 954-831-4000: COMMISSION CHAMBERS, 4TH FLOOR	5.0472	1,270.73
VOTER APPROVED DEBT LEVY	0.1384	0.1198	33.63	30.16	115 S ANDREWS AVE, FT. LAUD., SEPT 7, 5:01 PM	0.1198	30.16
-- BROWARD PUBLIC SCHOOLS --							
BY STATE LAW	3.2030	3.1780	858.37	879.58	PH 754-321-2225: KATHLEEN C. WRIGHT ADM. BLDG.	2.8491	788.55
BY LOCAL BOARD	2.7480	3.2480	736.44	898.95	600 SE 3 AVE, FT. LAUD., SEPT 12, 5:30 PM	2.4444	676.54
VOTER APPROVED DEBT LEVY	0.1873	0.1896	50.19	52.48		0.1896	52.48
-- MUNICIPAL --							
FORT LAUDERDALE	4.1193	4.1193	1,000.95	1,037.12	PH 954-828-6568: 707 NE 8 ST, FT LAUDERDALE	3.7556	945.55
VOTER APPROVED DEBT LEVY	0.2833	0.2737	68.84	68.91	THE PARKER, SEPT 5, 5:01 PM	0.2737	68.91
-- INDEPENDENT DISTRICTS --							
SOUTH FL WATER MANAGEMENT DISTRICT	0.0948	0.0948	23.04	23.87	PH 561-686-8800: 3301 GUN CLUB RD, BLDG B-1	0.0850	21.40
SOUTH FL WATER MGMT D-OKEECHOBEE BASIN	0.1026	0.1026	24.93	25.83	W PALM BEACH, SEPT 14, 5:15 PM	0.0920	23.16
SOUTH FL WATER MGMT D-EVERGLADES CONST	0.0327	0.0327	7.95	8.23		0.0293	7.38
FLORIDA INLAND NAVIGATION DISTRICT	0.0320	0.0288	7.78	7.25	PH 561-627-3386: 1707 NE INDIAN RIVER DR	0.0288	7.25
JENSEN BCH, F LANGFORD PAVILION, SEPT 7, 5:05 PM							
CHILDREN'S SERVICES COUNCIL	0.4500	0.4500	109.35	113.30	PH 954-377-1000: CSC, 6600 W COMMERCIAL BLVD	0.4117	103.65
LAUDERHILL, SEPT 11, 5:01 PM							
NORTH BROWARD HOSPITAL DISTRICT	1.6029	1.4623	389.49	368.16	PH 954-473-7481: 1601 S ANDREWS AVE, STE 100	1.4623	368.16
FORT LAUDERDALE, SEPT 6, 5:15 PM							
TOTAL AD VALOREM TAXES			4,654.84	4,910.96			4,363.92
**TOTAL NON-AD VALOREM ASSESSMENTS			579.26	622.10			
TOTAL OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS (SEE REVERSE SIDE FOR DETAILS)			5,234.10	5,533.06			
	**COLUMN 1	**COLUMN 2	**COLUMN 3	**COLUMN 4		**COLUMN 5	**COLUMN 6

*Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

- If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact the Broward County Property Appraiser at: 954-357-6831 OR 954-357-6835. 115 S ANDREWS AVE, RM 111 FT LAUDERDALE
- If the Property Appraiser's office is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Broward County Property Appraiser and must be filed on or before --- September 18, 2023
- Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district and possible or additional ad valorem penalties.

**** SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS AND EXPLANATIONS**

PARCEL NUMBER 504220-07-0030
 PROPERTY ADDRESS: 2418 SW 30 AVE
 RIVERLAND MANORS 27-49 B
 LOT 2 BLK 1




*****AUTO**5-DIGIT 33312 T193 P1 504220-07-0030
 ENGEL, MARK D & HEIDI L
 MARK D & HEIDI L ENGEL REV TR
 2418 SW 30TH AVE
 FORT LAUDERDALE, FL 33312-4722

05
 25
 22

Proposed or Adopted Non-Ad Valorem Assessments

Local governments will soon hold public hearings to adopt non-ad valorem assessments for the next year. The purpose of the public hearings is to receive opinions from affected property owners and to answer questions on the proposed non-ad valorem assessments prior to taking action. All property owners have the right to appear at the public hearing and speak or file written objections to the non-ad valorem assessments. The written objection must be filed with the local government within 20 days of the first class notice required by sect. 197.3632, Florida Statutes --- this form constitutes the first class notice required by sect. 197.3632, Florida Statutes for county assessments and certain municipal assessments listed below. ---

For the best service, please direct your call to the most appropriate BCPA Department:
 Residential Property Values: 954-357-6831
 Condo, Co-Op & Time-Share Values: 954-357-6832
 Commercial Real Property Values: 954-357-6835
 Agricultural Properties: 954-357-5793
 Tangible/Commercial Personal Property: 954-357-6836
 Exemptions and General Info: 954-357-6830
 Report Homestead Fraud: 954-357-6900
 Property Appraiser Marty Klar: 954-357-6904

LEVYING AUTHORITY/ PURPOSE OF NON-AD VALOREM ASSESSMENT	YOUR NON-AD VALOREM ASSESSMENT LAST YEAR	YOUR NON-AD VALOREM ASSESSMENT IF PROPOSED CHANGE IS MADE	LEVY RATE PARCEL UNITS AND UNIT OF MEASUREMENT	DATE, TIME, AND LOCATION OF PUBLIC HEARING AND TOTAL ASSESSMENT REVENUE TO BE COLLECTED
FORT LAUDERDALE FIRE SPECIAL ASSMNT			UNIT	PH 954-828-6800: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 13, 5:01 PM CITY WILL COLLECT \$52,892,149 IN ASSESSMENTS
FORT LAUDERDALE STORMWATER ASSESSMENT	321.00	338.00	RESIDENTIAL UNIT	PH 954-828-7828: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 13, 5:01 PM CITY WILL COLLECT \$31,712,874 IN ASSMNTS
FORT LAUDERDALE STORMWATER ASSESSMENT	218.71	240.58	DWELLING UNITS	PH 954-828-7828: 707 NE 8 ST, FT LAUDERDALE THE PARKER, SEPT 13, 5:01 PM CITY WILL COLLECT \$31,712,874 IN ASSMNTS
**TOTAL NON-AD VALOREM.	39.55	43.52	9.44 TRIPS	
	579.26	622.10	4.61 TRIPS	



2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Note: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

2023 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-ADVALOREM ASSESSMENTS EXPLANATION

(Pursuant to Sec. 200.069, Florida Statutes)

EXPLANATION OF PROPERTY APPRAISER INFORMATION AND AD VALOREM TAXES:

- * COLUMN 1 -- "LAST YEAR'S ACTUAL TAX RATE:"**
This column shows the tax rate adopted by each taxing authority and applied to your property last year.
- * COLUMN 2 -- "THIS YEAR'S PROPOSED TAX RATE:"**
This column shows what your tax rate will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority.
- * COLUMN 3 -- "YOUR PROPERTY TAXES LAST YEAR"**
This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
- * COLUMN 4 -- "YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED."**
This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice.
- * COLUMN 5 -- "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS MADE"**
This column shows what your tax rate will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. It is commonly referred to as the "roll-back rate" and is the rate that would generate the same amount of revenue as the prior year.
- * COLUMN 6 -- "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"**
This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment. The difference between columns 4 and 6 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NON-AD VALOREM ASSESSMENTS:

Ad valorem taxes are set based on the value of property. Non-ad valorem assessments are set based on characteristics including (but not limited to) type of building, lot size, building size, or number of residential units. Non-ad valorem assessments are placed on this notice at the request of the local governing boards. The Broward County Revenue Collection Division will be including these on your November tax bill. For details on particular non-ad valorem assessments, contact the taxing authorities listed above. The phone number for each is listed in the column with the date, time and location of the public hearing. **FALLURE TO PAY TAXES AND NON-AD VALOREM ASSESSMENTS WILL RESULT IN THE ISSUANCE OF A TAX CERTIFICATE AND MAY RESULT IN THE LOSS OF TITLE.**

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be set by your county, city, or any special district.

CHALLENGING YOUR ASSESSMENT

You may file Value Adjustment Board petitions online at <https://bcvab.broward.org/laxiaweb2023>. Have questions for the Value Adjustment Board about your petition? Contact them directly at **954-357-7205**. The filing deadline is September 18, 2023.



RIVERLAND RD

WOODSIDE DR
SW 30TH AVE

SW 29TH WAY

RIVERLANE TER

SW 29TH TER

SW 25TH ST

SHADY LN

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2418 SW 30th Ave



150 75 0 150 Feet

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE
504217010190	PITCAIRN,TODD H	TODD H PITCAIRN REV TR ETAL	2973 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	AMENDED SUB OF 17-50-42 1-72 D
504217270290	HOLMES,TYLER & AMANDA		3020 SW 23 ST	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	STRATOLINER ESTATES 39-22 B
504217010220	F & F INVESTMENT GROUP LLC		2800 NE 48 ST	LIGHTHOUSE POINT	FL	33064	LIGHTHOUSE POINT FL33064	AMENDED SUB OF 17-50-42 1-72 D
504217270360	ASPINALL,GARY & VIANKA		3021 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	STRATOLINER ESTATES 39-22 B
504217270350	LESLEY,HELEN		3031 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	STRATOLINER ESTATES 39-22 B
504217270340	JEAN-JOSEPH,REGINE		3041 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	STRATOLINER ESTATES 39-22 B
504217270330	CROCKETT,JAMES		3051 RIVERLAND ROAD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	STRATOLINER ESTATES 39-22 B
504220140180	BLACK,RYAN A	D'ARCY,STUART	2385 RIVERLANE TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVER LANDINGS PHASE 1 83-38 B
504220340210	APTAKIN,ROSALBA & MARC		2390 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	AMENDED SUB OF 17-50-42 1-72 D
504220340250	RIVERLAND WOODS HNWNRS ASSN INC		2421 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220340010	PEACOCK,WILLIAM G III		2409 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	AMENDED SUB OF 17-50-42 1-72 D
504220070020	D'ANNUNZIO GROVES,HEATHER		2972 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220340200	APTAKIN,MARC		2390 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	17-50-42 & 20-50-42
504220070200	OSTROVSKY,STEVE		3000 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220140170	CARPENTER,H LEE III		2395 RIVERLANE TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVER LANDINGS PHASE 1 83-38 B
504220070210	EVT LAND HOLDINGS LLC		240 N FIG TREE LN	FORT LAUDERDALE	FL	33317	FORT LAUDERDALE FL33317	RIVERLAND MANORS 27-49 B
504220070220	WALDMAN,JOSEPH J & DONNA B		3030 RIVERLAND ROAD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220340020	MARTY,DANIEL ROBERT H/E	HUERTAS,ANA MARIA	2411 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	17-50-42 & 20-50-42
504220070030	ENGEL,MARK D & HEIDI L	MARK D & HEIDI L ENGEL REV TR	2418 SW 30 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220340190	CRESPO,VALERIE		2420 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220140160	HERSHER-CARLTON,DANA		2405 RIVERLANE TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVER LANDINGS PHASE 1 83-38 B
504220340030	CHABERT,ALEXANDRE		2421 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220070290	SCHWARTZ,MICHAEL	PALENCIA,NATALIA	2437 SW 30 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220070040	ALAMARY,JACOB	DANIEL,DAVID	2925 CORAL SHORES DR	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE FL33306	RIVERLAND MANORS 27-49 B
504220340180	BENKO,JOANNE M & BALINT		2430 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220140150	LUZZI,RICHARD H/E	LUZZI,TAMRA DONALDSON	2415 RIVERLANE TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVER LANDINGS PHASE 1 83-38 B
504220070240	HANCOCK,STEPHEN		2436 SW 30 TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220340040	WHITE,JENNIFER &	WHITE,KEVIN	2431 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220070280	RAAB,CHRISTOPHER		2453 SW 30 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220070050	HOLLEY,HEATH		2454 SW 30 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220070250	ELBANNA,JAMIL NADER		17285 GRANDEE PL	SAN DIEGO	CA	92128	SAN DIEGO CA92128	RIVERLAND MANORS 27-49 B
504220340170	KAPLAN,LARRY R & EDITH C		2440 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220140140	GIBSON,GAYLE A		2425 RIVERLANE TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVER LANDINGS PHASE 1 83-38 B
504220070270	JAGUSZTYN,THADDEUS F & JUDY H		3005 SW 25 ST	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220340050	RYAN,KATHERINE M	KATHERINE M RYAN REV TR	2441 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220070060	GORNEY,RICHARD		2472 SW 30 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504220340160	SCHULER,PAUL		2500 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220340060	LEIVA,STEPHANIE S & CESAR		2501 SW 29 WAY	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	20-50-42
504220070070	GREENWALD,ROBERT L	ROBERT L GREENWALD REV TR	2518 SW 30 AVE	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	RIVERLAND MANORS 27-49 B
504217010720	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	AMENDED SUB OF 17-50-42 1-72 D
504217010222	LONDOS,JACOB	LONDOS,WILLIAM	2931 RIVERLAND RD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	AMENDED SUB OF 17-50-42 1-72 D
504220070580	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE FL33301	RIVERLAND MANORS 27-49 B



2411 SW 29th Way
6' Setback
Fort Lauderdale R
Permit PM-06102

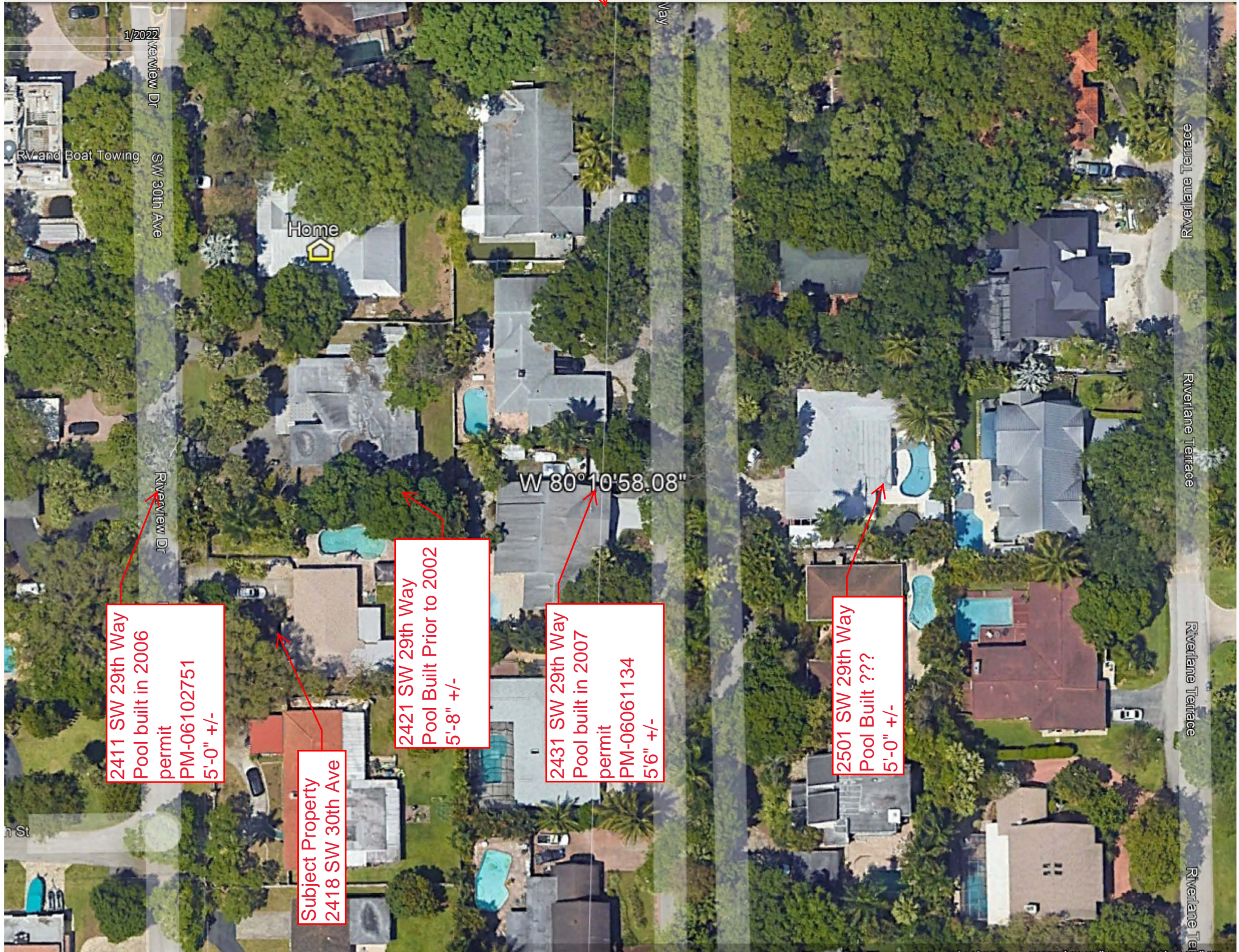
Home

Existing Block wall
between properties

2421 SW 29th Way
5-6' Pool setback
County RS-3

W 80°10'58.08"

2418 SW 30th Ave
Proposed pool
6' setback



2411 SW 29th Way
Pool built in 2006
permit
PM-06102751
5'-0" +/-

Subject Property
2418 SW 30th Ave

2421 SW 29th Way
Pool Built Prior to 2002
5'-8" +/-

2431 SW 29th Way
Pool built in 2007
permit
PM-06061134
5'6" +/-

2501 SW 29th Way
Pool Built ???
5'-0" +/-

W 80°10'58.08"

1/2022
Riverlane Terrace
SW 30th Ave

Home

Riverlane Terrace

Riverlane Terrace

Riverlane Terrace

Riverlane Terrace

2411 SW 29th Way
Pool built in 2006
permit
PM-06102751
5'-0" +/-

Subject Property
2418 SW 30th Ave

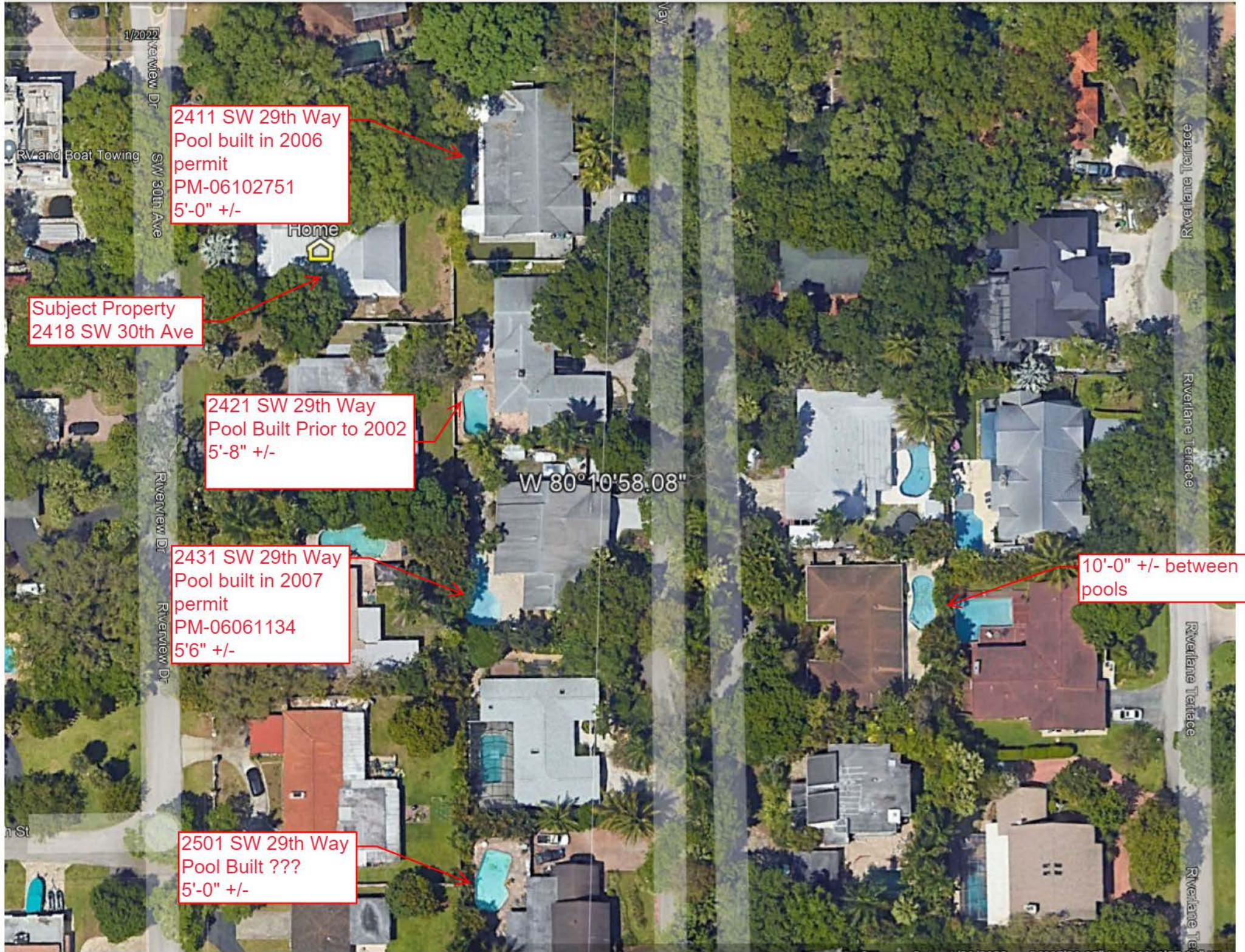
2421 SW 29th Way
Pool Built Prior to 2002
5'-8" +/-

2431 SW 29th Way
Pool built in 2007
permit
PM-06061134
5'6" +/-

2501 SW 29th Way
Pool Built ???
5'-0" +/-

10'-0" +/- between
pools

W 80°10'58.08"







2418







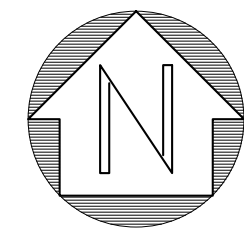
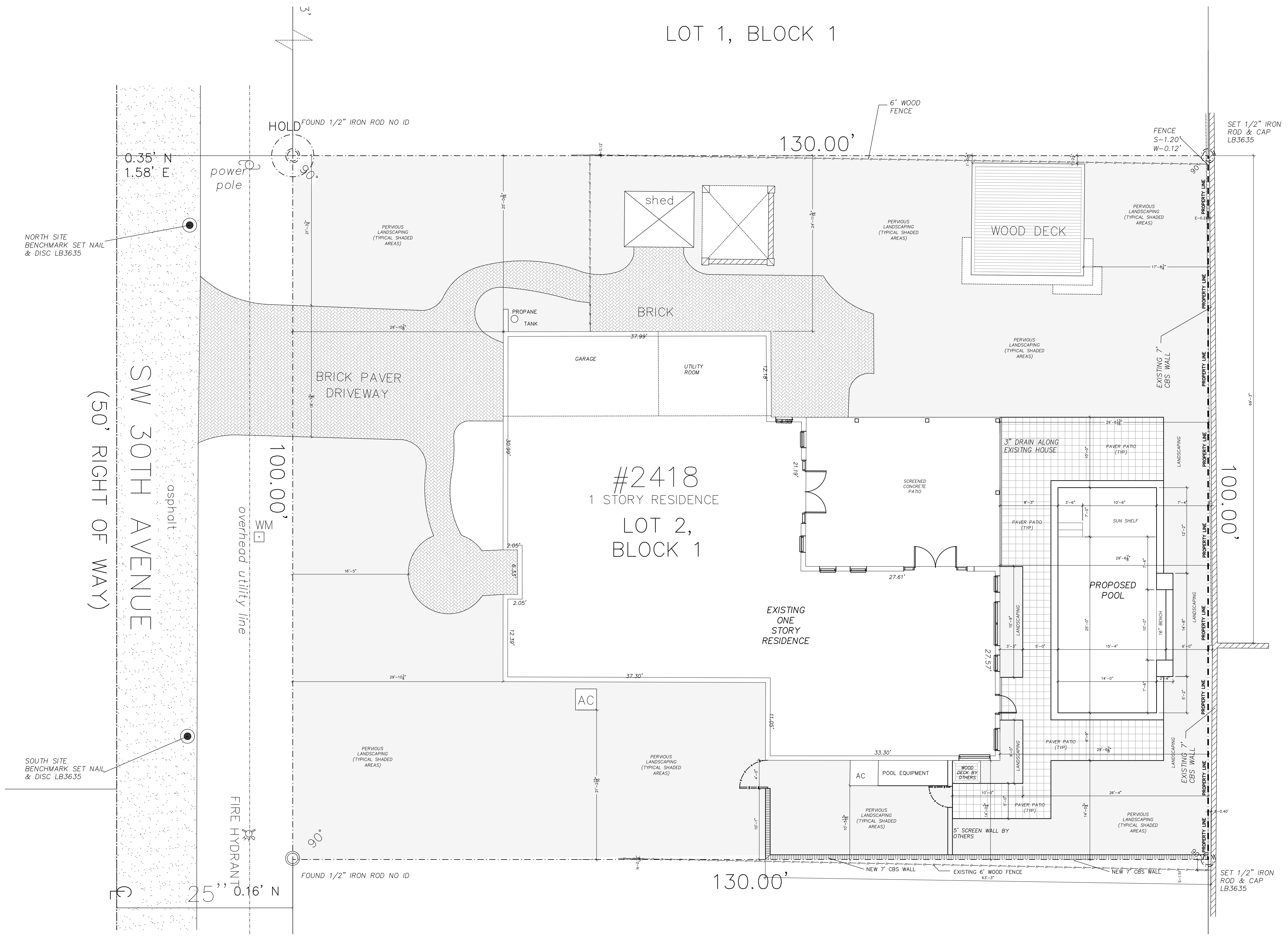












SITE PLAN
1/8"=1'-0"

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE SITE. VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO INDICATED.

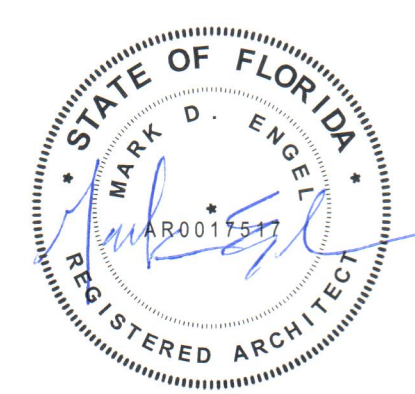
REVISIONS:

NEW POOL FOR
MR. AND MRS. MARK ENGEL
2418 RIVERVIEW DRIVE FORT LAUDERDALE, FLORIDA 33312

DATE:	1/17/23
DRAWN:	M.D.E.
CHECKED:	

ENGEL & ASSOCIATES, INC.
ARCHITECTS | PLANNERS

4800 SW 64TH AVENUE, SUITE 104 DAVIE, FLORIDA 33314
954.791.4810 FAX 954.791.4811



COMM. #: 0247

A1.1

REVISED:



ENGEL & ASSOCIATES, INC
ARCHITECTS | PLANNERS

November 2, 2023

City of Fort Lauderdale
Board of Adjustments
100 N. Andrews Ave
Fort Lauderdale, Florida 33301

Re: Variance Narrative
2418 SW 30th Ave
Fort Lauderdale Florida

To Whom it May Concern:

The variance is to request the reduction of the rear setback for accessory use (pool) from 8' to 6'. This request is being requested to make the property consistent with all other properties in the city and consistent with adjacent properties that were both built under the old county zoning code RS-3 and City Zoning Code RS-3.52. On our proposed layout, the back side of the pool against the rear property line will be just landscape with no deck. We've positioned the pool so that a baby fence could be installed around the pool while still maintaining safe access around the back of the house and maintain a safe distance from the screened patio and doors out of the back of the house.

Background: The Riverland Section of Fort Lauderdale was annexed into the City back in the early 2000's. In order to avoid making existing properties non conforming, during the annexation process, the City incorporated most of the old county RS-3 zoning into the new City Zoning RS-3.52. One of the sections 47-39.A.1.b (5) (a) discusses setbacks for swimming pools and spas.

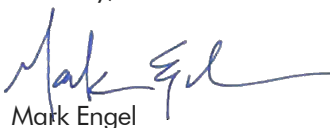
47-39.A.1.b (5) (B) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of [Section 47-39.A.1.b.\(3\)\(d\)](#). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool or spa for fenced pools and spas, and from the exterior of the screen enclosure for screen enclosed swimming pools and spas.

The referenced section 47-39.A.1.b (3) (d) states "On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings."

This is consistent with the City of Fort Lauderdale that has 5' setback to water lines of pools. The original section then goes on that the setback shall be measured beginning 3 feet from the outmost edge of the waterline for fenced pools and spas. City Zoning staff interprets this to mean 8' setback to the pool.

If you look at the surrounding houses that have pools there are several pools directly behind my house where the pools are 5-6' from the rear property lines. These pools were built both under the old County code and more recently under the City Code. It doesn't appear that the 8' setback was applied until recently (to a pool built in the last year at 2511 SW 29th). In order to be consistent with current Fort Lauderdale Residential Zoning and with surrounding properties, and allow the pool to be a safe distance from the house, we are respectfully requesting a variance from 8' to 6' setback to the pool.

Sincerely,


Mark Engel

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC

JOB NUMBER: SU-23-0776

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, RIVERLAND MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 2418 SW 30TH AVENUE FORT LAUDERDALE, FL 33312

FLOOD ZONE: AH
BASE FLOOD ELEVATION: 5'NAVD1988
CONTROL PANEL NUMBER: 125105/12011C0558-H
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2


REFERENCE BENCH MARK: BROWARD COUNTY BENCHMARK #3156 ELEV: 5.28'NAVD1988

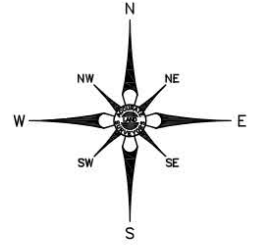
CERTIFY TO:

1. HEIDI ANDERSON ENGEL & MARK ENGEL
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

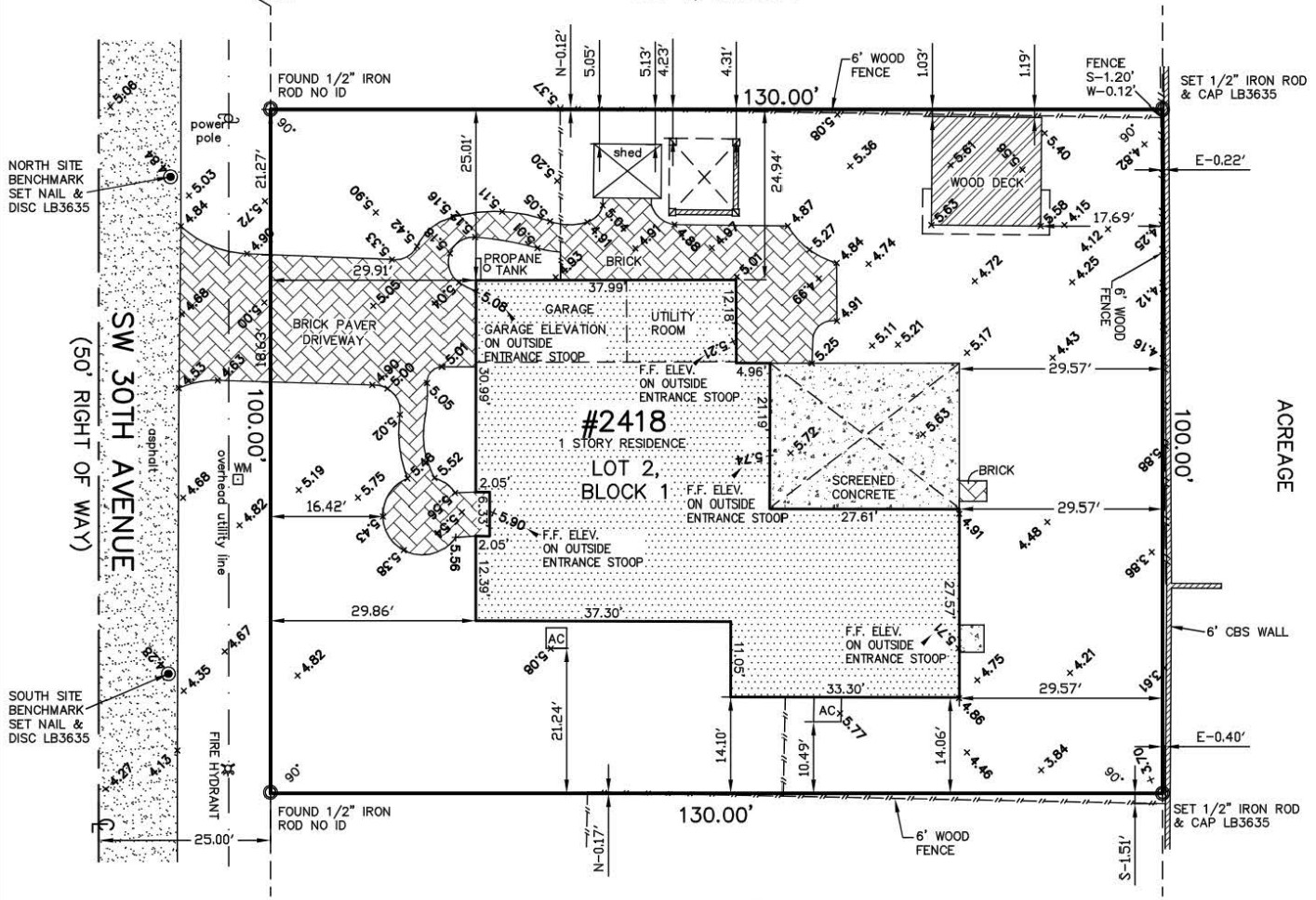
1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

<p>A = CENTRAL ANGLE A = ARC LENGTH A/C = AIR CONDITIONER AD = ASSUMED DATUM A.E. = ANCHOR EASEMENT AF = ALUMINUM FENCE B.C.R. = BROWARD COUNTY RECORDS BLVD = BOULEVARD B.M. = BENCHMARK (C) = CALCULATED CB = CHORD BEARING CHATT. = CHATTAHOOCHEE CLF = CHAIN LINK FENCE CL = CENTERLINE D.B. = DEED BOOK D.E. = DRAINAGE EASEMENT E = EAST ELEC. = ELECTRIC ELEV. = ELEVATION ENCH. = ENCROACH/ ENCROACHMENT ESMT. = EASEMENT</p>	<p>FND = FINISHED FLOOR FF = FIRE HYDRANT F.P.L. = FLORIDA POWER & LIGHT RECORDS GAR. = GARAGE I.D. = IDENTIFICATION I.P. = IRON PIPE I.P.C. = IRON PIPE & CAP I.R. = IRON ROD I.R.C. = IRON ROD & CAP LP = LIGHT POLE M. = MEASURED M.D.C.R. = MIAMI DADE COUNTY RECORDS MAINT. = MAINTENANCE MF = METAL FENCE MH = MANHOLE N = NORTH N/A = NOT APPLICABLE N&D = NAIL & DISC</p>	<p>LEGEND OF ABBREVIATIONS: ELEVATIONS BASED ON NAVD 1988 O/S = OFFSET O.R.B. = OFFICIAL RECORDS BOOK OH = OVERHANG (P) = PLAT P.B. = PLAT BOOK P.B.C.R. = PALM BEACH COUNTY RECORDS P.C. = POINT OF CURVATURE P.C.P. = PERMANENT CONTROL POINT P.G. = PAGE P.O.B. = POINT OF BEGINNING P.O.C. = NORTH AMERICAN VERTICAL DATUM P.R.C. = POINT OF REVERSE CURVATURE P.R.M. = PERMANENT REFERENCE MONUMENT P.T. = POINT OF TANGENCY PVC = POLYVINYL CHLORIDE R = RADIUS RNG. = RANGE R/W = RIGHT OF WAY S = SOUTH SEC. = SECTION SQ. FT. = SQUARE FEET TWP. = TOWNSHIP U.E. = UTILITY EASEMENT W = WEST WF = WOOD FENCE WM = WATER METER</p>	<p>BROWARD COUNTY NAVD1988</p> 
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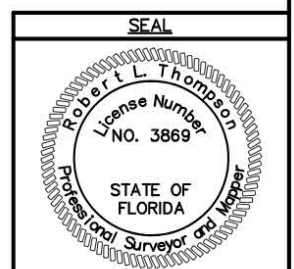
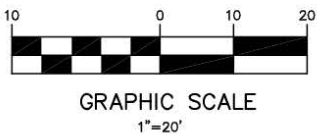
LOT 1, BLOCK 1

LOT 3, BLOCK 1



NORTH SITE BENCHMARK SET NAIL & DISC LB3635
SW 30TH AVENUE (50' RIGHT OF WAY)
SOUTH SITE BENCHMARK SET NAIL & DISC LB3635

ACREAGE



- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Angles shown hereon are based on P.B. 27, Pg. 49, B.C.R.
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. 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.
 6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 8. 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.
 9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 10. Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
 11. PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.
 12. Denotes elevations based on the North American Vertical Datum of 1988.

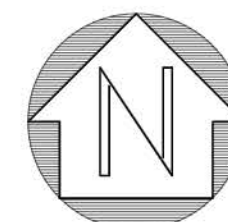
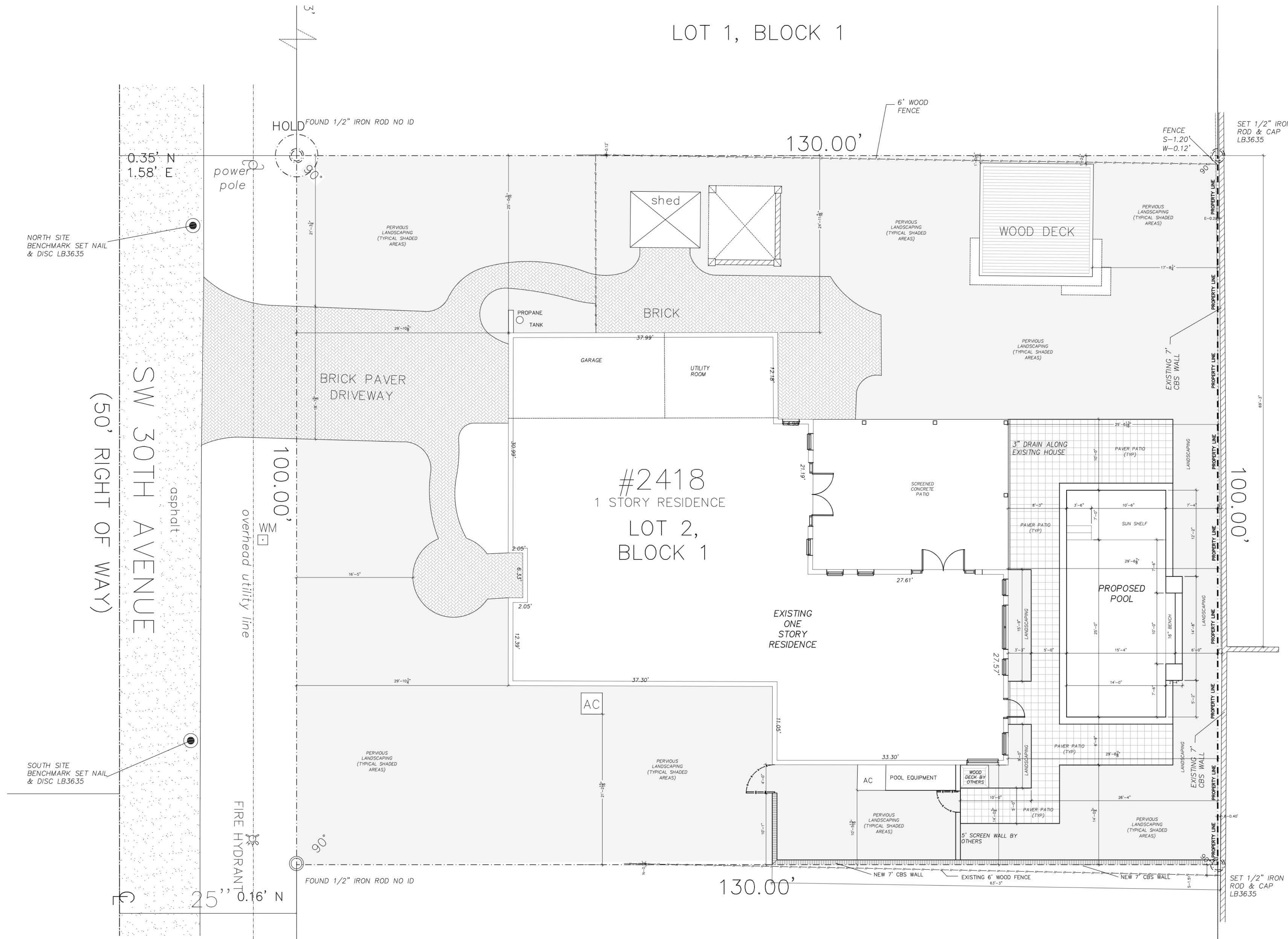
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Digitally signed by Robert L. Thompson
Date: 2023.12.08 12:17:49 -05'00'

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ORIGINAL DATE OF SURVEY 05-19-2023	DRAWN BY ER	CHECKED BY RLT	FIELD BOOK 23-0776	SCALE 1"=20'	SKETCH NUMBER SU-23-0776
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SITE PLAN
1/8"=1'-0"

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. APPROVAL BEFORE FABRICATION ON ITEMS SO INDICATED.

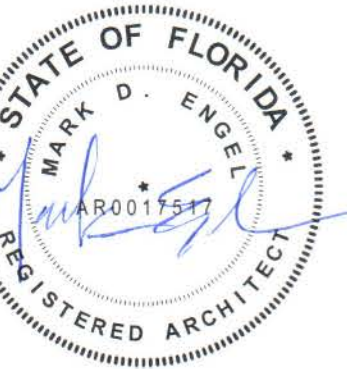
REVISIONS:

NEW POOL FOR
MR. AND MRS. MARK ENGEL
2418 RIVERVIEW DRIVE FORT LAUDERDALE, FLORIDA 33312

DATE:	1/17/23
DRAWN:	M.D.E.
CHECKED:	

ENGEL & ASSOCIATES, INC.
ARCHITECTS | PLANNERS

4800 S.W. 64TH AVENUE, SUITE 104 DAVIE, FLORIDA 33314
954.791.4810 FAX 954.791.4811 AA00003607



Digitally signed
by Mark D. Engel
Date: 2023.11.02
14:04:20 -04'00'

REVISED:

COMM. #: 0247

A1.1