November 27, 2023

VIA EMAIL

BOARD OF ADJUSTMENT ZONING ADMINISTRATOR/LIAISON CITY OF FORT LAUDERDALE 700 NW 19th AVE AVENUE FORT LAUDERDALE, FL 33311

RE: Deferral Request for the reduction of 1 setback for the property located at 1201 BAYVIEW DRIVE, Case No. PLN-BOA-23070003

Dear Honorable Members of the Board of Adjustment:

I represent 1201 BAYVIEW CORPORATION ("Applicant"), owner of the property located at 1201 BAYVIEW DRIVE. On behalf of the Applicant, we are respectfully requesting a deferral of the referenced application to the Board of Adjustment hearing <u>February</u>, 2024 due to work, travel, and holiday schedules.

Thank you for considering this deferral request.

Respectfully,

/s/Heather Grimes

Heather Grimes, President





BOARD OF ADJUSTMENT MEETING NOTICE

July 25, 2023

A Public Hearing will be held before the Board of Adjustment on: Wednesday, August 9, 2023 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-23070003
OWNER:	1201 BAYVIEW CORP
AGENT:	HEATHER GRIMES
ADDRESS:	1201 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 11, IN BLOCK "G", OF BEACHWAY HEIGHTS, UNIT "A". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 – RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district
	 Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.

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

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.



CITY OF FORT LAUDERDALE PUBLIC NOTICE **BOARD OF ADJUSTMENT MEETING** TIME: 6:00 P.M. **CASE: PLN-BOA-23070003**

DATE: August 9, 2023

Requesting: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district

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



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.

n 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

• Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.

> TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT: https://www.fortlauderdale.gov/government/BOA www.youtube.com/cityoffortlauderdale







PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

TIME: 6:00 P.M. CASE: PLN-BOA-23070003 DATE: August 9, 2023

Requesting: Sec. 47-5.30 - table of dimensional requirements for Requesting a variance to reduce the corner yard setback to seven (7) feet, the RS-4.4 district five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.





CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: August 9, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23070003 Requesting: Sec. 47-5.30 - table of dimensional requirements for the RS-4.4 district

 Requesting a variance to reduce the corner yard setback to seven (7) feet, five (5) inches, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.

Jul 31, 2023 2:41:10 PM 1201 Bayview Drive Fort Lauderdale





VTY OF FORT LAUDERDALL

BOARD OF ADJUSTMENT MEETING

TIME: 6:00 P.M. CASE: PLN-BOA-23070003 Requesting: Sec. 47-5.30 - table of dimensional requirement. Requesting a variance to reduce the corner yard setback to seven (7) fee five (5) inches, whereas the code requires a minimum of 25% of the lot tive (5) incnes, whereas the code requires a minimum of 25% of the lot width at the front yard setback (98 feet x 25% = 24 feet 6 inches), a total variance reduction request of seventeen (17) feet, one (1) inch.



CODE SECTION

Sec. 47-5.30. Table of dimensional requirements for the RS-4.4 district. (Note A)

Requirements	RS-4.4		
Maximum density	4.4 du/net ac.		
Minimum lot size	10,000 sq. ft.		
Maximum structure height	35 ft.		
Maximum structure length	None		
Minimum lot width	75 ft.		
	*100 ft. when abutting a	waterway on any side	
Minimum floor area	1,250 sq. ft.		
Minimum front yard	25 ft.		
	Special minimum front ya Coral Isles—15 ft.	ard setbacks:	
	Nurmi Isles—20 ft.		
N dission and a second second	Pelican Isle—20 ft.	anastan than 25 ft	
Minimum corner yard	25% of lot width, but not	greater than 25 ft.	
	25 ft. when abutting a wa	aterway	
Minimum side yard	10 ft up to 22 ft. in heig	ght	
		of building height above 22 f	of the building shall be set back an ft.
Minimum rear yard	15 ft.		
wining in real yard	15 10.		
	25 ft. when abutting a wa	aterway	
Minimum distance between buildings	None		
	Lot Size	**Maximum	**Maximum
		Lot Coverage	Floor Area
			Ratio
	≤10,000 sf	50%	0.75
Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

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Sho ing 1-27	of 27										

Record, Permit, or Accoun	t # Becord Deceription	Application Name	Record Type	Polonoo	Planner Name	Street # Dir	Street Name w	Turne Onemad Date	Status
	t# Record Description			Balance	<u>Flatifier Name</u>			<u>Type</u> <u>Opened Date</u>	<u>Status</u>
LN-BO -23070003		Variance for orner Setback	Z-Board of djustment (BOA)	0		1201	B YVIEW	DR 07/07/2023	Open
LN-BO -22100001		Variance for Subdivide	Z-Board of djustment (BOA)	0		1201	B YVIEW	DR 10/25/2022 C	omplete
□ <u>VR-22050065</u> w		Vacation Rental Registry pp w	Vacation Rental Registry w	0		1201 w	B YVIEW	DR 05/20/20022 A	bout to Expire
LR22050006 w			Lien Reduction pplication w	0		1201 w	B YVIEW	DR 05/09/2022 C	losed
BT-GEN-22030150 w	V TION RENT L w	S NGUIBROOK LL w	eneral Business Tax Receipt w	157.5 w		1201 w	B YVIEW	DR 03/28/2022	Open
□ <u>VR-</u> -22030025			Vacation Rental Registry pplication w	0		1201	B YVIEW	DR 03/11/2022	lssuedr
E22030451	V TION RENT L WITHOUT ERTIFI TE w		ode ase	0	Leonard hampagne	1201 w	B YVIEW	DR 03/10/2022 C	losed
E22010414	BO AT & RV RKED ON RO FERTY.		ode ase	0	HRISTMA	201	B YVIEW	DR 01/18/2022 C	losed
E21120596	Boat and rv in drive ay		ode ase	0 w	HRISTIN	201	B ŵ VIEWw	DR 12/27/2021 C	losed
□ ₩20040263	horse trailers outside in circular drive ay trai		ode ase	0	Vaughn lakius w	1201	B YVIEW	DR 04/16/2020 C	losed
BLD-WIN-19120143 w	RELE1DOORW/IT	LOWES HOME ENTERS LL	indo and Door ermit	0		1201	B YVIEW	DR 12/23/2019 C	omplete
<u> </u>	INST LL 13 WINDOWS ND 2 SLIDING GL SS DOORS w	INST_LL 13 WINDOWS ND 2 SLI w	Windo and Door ermit w	0		1201 w	B YVIEW	DR 03/01/2019 C w	omplete
□ ₩18021079	L/S LIEN ROCESSING - 0 - SE FOUND	GEORGE-WR Y, HRISTINE WR Y,G C	ode ase	0		1201	B YVIEW	DR 02/13/2018 C	losed
<u>VMD- E18021079_1</u> w		GEORGE-WR Y, HRISTINE WR Y,G	Violation- ODE Hearing	0		1201	B YVIEW	DR 02/13/2018 C	losed
<u> </u>	WOOD ERGOL /TREMUS 16 FT BY 16 FT FREE ST NDING	WOOD ERGOL /TRELLIS 16 FT B A	ccessory Structure ermit w	0 w		1201	B YVIEWw	DR 09/02/2016 C w	omplete
<u> </u>	103 X 6 WOOD FEN EN/IG ATES ~ ~WALK THRU	103 X 6 WOOD FEN E 2 G ATES	Fence ermit	0		1201	B YVIEW	DR 04/21/2016 C	omplete w
E16010332	THE FOLLOWING ERM IT(S) WERE LEFT TO EX IRE , , B	GEORGE-WR Y, HRISTINE WR Y,G	Building ode ase	0		1201 w	B YVIEW	DR 01/07/2016 C	losed
UIO- E16010332_1	THE FOLLOWING ER T(S) WERE LEFT TO EX IRE	EORGE-WR Y, HRISTINE WR Y,G	Violation-BLD Hearing	0		1201	B YVIEW	DR 01/07/2016 C	losed
<u>VIO- E16010332_2</u> w	THE FOLLOWING ER T(S) WERE LEFT TO EX IRE w	EORGE-WR Y, HRISTINE WR Y,G	Violation-BLD Hearing w	0		1201 w	B YVIEW	DR 01/07/2016 C w	losed
B-0085759		WR Y G ARFIELD/ HRISTINE GEORGE	Resident/Business larm Registration w	0		1201	B YVIEW	DR 12/03/2015 A	ctive
□ ₩15010014	L/S SKYLINE LIEN SE R H 0-O FEN SES	HOOPES,FREDRI J C	ode ase	0 w		1201	B ŵ VIEWw	DR 01/02/2015 C	losed
□ <u>VMD- E15010014_1</u> w		HOOPES,FREDRI J	Violation- ODE Hearing	0		1201	B YVIEW	DR 01/02/2015 C w	losed w
<u>M-14121267</u>	ON ND OFF SITE S H LT VING ~RENEWAL 6/29/16 ~ w	ON ND OFF SITE S H LT VING w	Residential eaving ermit	0		1201 w	B YVIEW	DR 12/15/2014 C	omplete
<u>M-14041919</u>	RE L E 1 DOOR	RE L E 1 DOOR	Windo and Door ermit	0		1201	B YVIEW	DR 04/24/2014 C	omplete
06063401	INST LL IRRIG WTR SERVI E WITH B KFLOWW	INST LL IRRIG WTR SERVI E WI P w	lumbing ter Install ermit w	0		1201	B YVIEW	DR 06/28/2006 C	omplete
	RE L E EXISTING GAR GE DOOR	RE L E EXISTING GAR GE DOOR	Windo and Door ermit	0		1201 w	B YVIEW	DR 09/24/2003 C w	omplete
02021893	2770 SQ FT REROOF TILE	2770 SQ FT REROOF TILE	Re-Roof ermit	0 w		1201	B YVIEWw	DR 02/26/2002 C	omplete w

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Rev: 5 Revision Date: 07/25/2022 | Print Date: 07/25/2022 I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

- Cover : Deadlines, Notes, Fees, and General Information
- Page 1: Applicant Information Sheet
- Page 2: Variance Request Criteria
- Page 3 : Required Documentation & Mail Notice Requirements
- Page 4: Sign Notice Requirements & Affidavit
- Page 5: Technical Specifications

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. A meeting can be requested by submitting an email request to the <u>Board of Adjustment</u>.

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 deadline dates can be found on the City's website at the Board of Adjustment webpage.

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.

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.

	Variance/Special Exception/Interpretation (Before): \$2,200
	Variance/Special Exception/Interpretation (After): \$2,800
X	Variance/Special Exception/Interpretation (Before): \$650 Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
	Variance/Special Exception/Interpretation (After): \$850 Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
	Request For Continuance: \$900
	Request for Rehearing: \$300
	Rehearing Request before the board: \$1,150

Page 1: BOA - Applicant Information Sheet

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

Case Number	PLN-BOA-23070003	
Date of complete submittal	07/07/2023	
Property Owner's Name	PROPERTY OWNER is the APPLICANT HEATHER GRIMES dba 1201 BAYVIEW CORPO	RATION
Property Owner's Signature	If a signed agent letter is provided, no signature is re	
Address, City, State, Zip		ORT LAUDERDALE FL 33304
E-mail Address		ES@REALTOR.COM
Phone Number		555-2223
Proof of Ownership	Warranty Deed_or	
IOTE: If AGENT is to represent OWNER	•	
Applicant / Agent's Name	HEATHER GRIMES (OWNER)	
Applicant / Agent's Signature		
Address, City, State, Zip	1201 BAYVIEW DRIVE- FORT LA	
E-mail Address	HÉATHERIGRIMES@REALTOR.C	OM
Phone Number	9546552223	
Letter of Consent Submitted		
Development / Project Name		
Existing / New	Existing:	New:
Project Address	Address: 1201 BAYVIEW DRIVE FO	
Legal Description		
- · ·	SEE SURVEY	
Tax ID Folio Numbers		
(For all parcels in development)	4942 36 07 1000	
Variance Request (Describe)		
	REDUCE CORNER SETBACKS O	N EAST SIDE OF LOT
Applicable ULDR Sections		
	Sec. 47-5.30 – corner yard Sec.	47-5.30 Table of dimensional requ
	······································	······································
Current Land Use Designation	Residential	
Current Zoning Designation	RS 4.4	
Current Use of Property	Single Family Residential	
Site Adjacent to Waterway	Yes X	
Setbacks (indicate direction N, S, E, V	vy Required	Proposed
Front		Tioposca
Side	EAST SIDE 25	EAST SIDE 7'5"
Side		
Rear		

Answer All quesnons on this page and attach narrative

REFERENCE IN THE Specific request according to the ULDR or other provisions or the Code.

<u>Latle6A</u> Applicant must de!NInstrate a unique Mrdship attributable to he land by pr9ving by a preponderance of the evidence for all of the followinv **Ana**. Please answer the following criteria completely. While some cnterra may seem duplicative the respoil'se should 1>;tailored specifically to each, Per section 47-24. 12, 1\4,

a Special conditions and circumstances affect the property al Issue which prevent the reasonable use of such property; and

See narrative

b. Circumstances V.«Ich cause the special conditions are pecufiar to the property at issue, or to suet, a small nunt>er of properties that they clearly cons(itute marked exceptions to other properties in the same zoning district; and:

See narrative

e. literal application of the provisions of the ULDR would deprive the applicant oi a substantial property right that is enJOYed by other property owners in the same zoning district. (It shall be or no importance to this criterion that a denial of the variance sou.ght might deny to the owner a more profitable use of life property, provided the provisions of the ULOR still allow a reasonable use of the property; and

See narrative

d The unique hardship is not self-created by the applicant or his predecessors, nor is ft the result of mere disregard lor, or ignorance of, the provisions of the ULOR or antecedent zoning regulations: and

See Narrative

e. The variance is the minimum variance that will make possible a re,rsonable use of the pr0perty and that the vana.nce 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 otheiwise detrimenta I to the putlic wellare.

See narrative

	AFF:nA1ffi-1	HEATHER	GRIMES t	he Owner/Agent	of said	property ATTEST	that I a	am aware	of the following:
--	--------------	---------	-----------------	----------------	---------	-----------------	----------	----------	-------------------

- 1. In order to be entitled to the relief requested in the application an afffrmalive vote of a majority plus one of the Board of Adjustment is required;
- 2. Toal In granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULOR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULOR have been met;
- 3. That the granting or 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 wrthin 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;
- S Thalifthe Board denies the leque\$1 for relief, then no additional application for the same or substantially the same relief mily be entertained by the Board within work because of the date or entry or the nnal order or dental.

	Signature
SII>t)RN TO ANO SUBSCRIBED before me in the Co	punty (ind) tattil etco/l> ororesotd this 7th (Joy or J u ly ic_i
(SEAL)	Cull C M
Que'll Grim11	NOT, IRY PUBLIC R Shin MY COMMISSION EXPIRES: M°", 1-' 'J.41.,\-
COMMSSON / HH 131958 My Codwhlion Egna Ilty 21, 205	1



Site Address	1201 BAYVIEW DRIVE, FORT LAUDERDALE FL 33304-1603	ID #	4942 36 07 1000
		Millage	0312
Property Owner	1201 BAYVIEW CORP	Use	01-01
Mailing Address	1201 BAYVIEW DR FORT LAUDERDALE FL 33304-1603		
Abbr Legal Description	BEACH WAY HEIGHTS UNIT A 22-17 B LOT 11 BLK G		

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

* 2023 valu	ies are conside	ered "working va	a <mark>luesp</mark> ei	ng Arssaulajanataa v	hange	9.			
Year	Land	Buildi Improve		Just / Mar Value	ket	Assess SOH Va		Та	x
2023*	\$407,050	\$792,8	60	\$1,199,91	0	\$1,199,9	10		
2022	\$407,050	\$720,3	40	\$1,127,39	0	\$1,106,8	80	\$21,21	0.00
2021	\$407,050	\$599,2	10	\$1,006,26	0	\$1,006,2	60	\$19,23	3.16
		2023* Exempt	ions an	d Taxable Values	s by Ta	axing Authori	ty		
		C	ounty	School B	oard	Munic	cipal	Inde	pendent
Just Value)	\$1,19	9,910	\$1,199	9,910	\$1,199	,910	\$1,	199,910
Portability	1		0		0		0		0
Assessed	/SOH	\$1,19	9,910	\$1,199	9,910	\$1,199	,910	\$1,	199,910
Homestea	d		0		0		0		0
Add. Hom	estead		0		0		0		0
Wid/Vet/Di	is		0		0		0		0
Senior			0		0		0		0
Exempt Ty	/pe		0		0		0		0
Taxable		\$1,19	9,910	\$1,199	9,910	\$1,199	,910	\$1,	199,910
		Sales History				Land	Calcu	lations	
Date	Туре	Price	Bool	k/Page or CIN		Price	F	Factor	Туре
4/5/2023	WD-T	\$100	1	18792122		\$25.00	1	6,282	SF
1/28/2015	5 PRD-D	\$485,000	1	12779916					
1/8/1999	PRD	\$100	29	9138 / 1559					
11/1/1971	1 WD	\$16,500							
7/1/1969	WD	\$15,000			Α	dj. Bldg. S.F.	(<mark>Card</mark> ,	Sketch)	1856
						Units/Be	ds/Bat	hs	1/3/2
						Eff./Act. Ye	ar Bui	lt: 1973/197	2

			Spe	cial Assess	ments			
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

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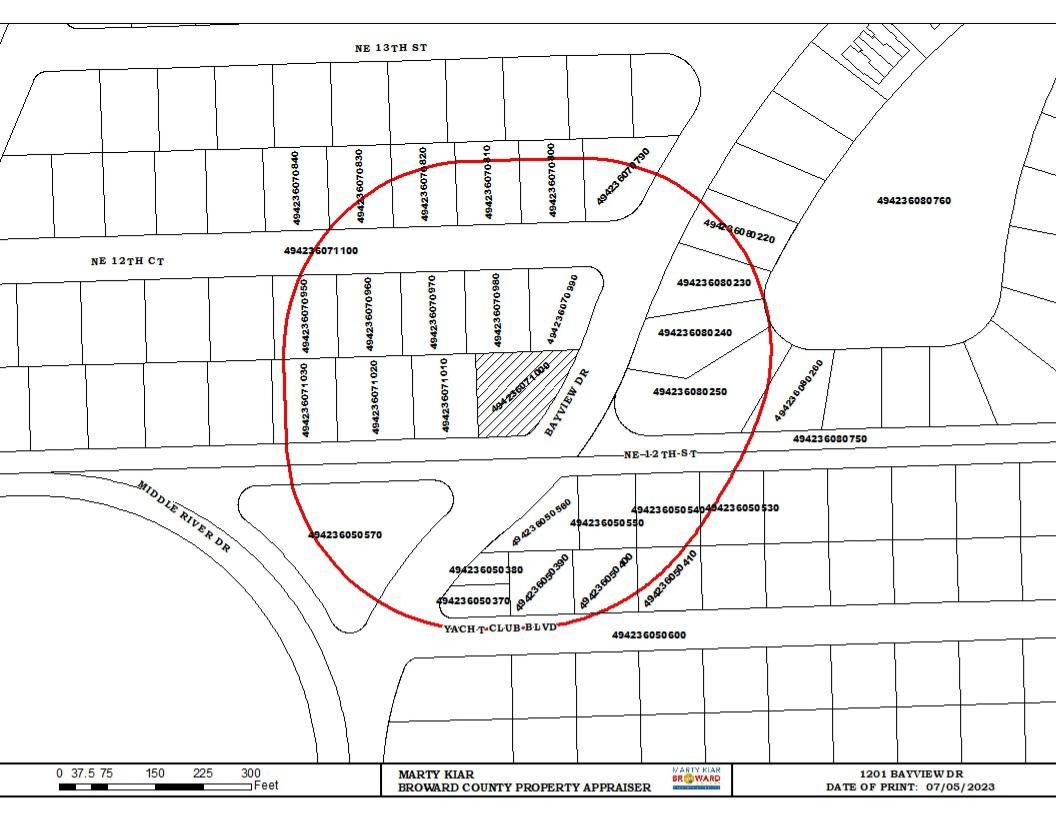
Detail by Entity Name

Fl rida Pr fit C rp rati n 1201 B YVIEW CORPOR TION **Filing Information Document Number** P23000021422 FEI/EIN Number o NONE **Date Filed** 03/14/2023 Effective Date o 03/13/2023 State FL CTIVE Status o Principal Address 1201 B YVIEW R FORT LUER LE, FL 33304 **Mailing Address** 1005 W ST TE ROA 84 290 FORT LUER LE, FL 33315 **Registered Agent Name & Address** MEGRI S, HE THER 1005 W ST TE ROA 84 290 FORT LUER LE, FL 33304 **Officer/Director Detail** Name & Address Titl P GRI S, EE THER C 1005 W ST TE ROA 84, 290 FORT LUER LE, FL 33315

Annual Reports

No Annual	Reports File	ed
Document Ir	<u>mages</u>	
<u>03/14/2023</u>	m <i>e</i> stic Pr fit	Vi w imag in P F f rmat o

Florida Department of State, Division of Corporations o



FOLIO_NUMB NAME_LINE_ 494236050370 BERNSTEIN, MICHAEL 494236050380 BERNSTEIN, MICHAEL 494236050390 BYRD, RICHARD P H/E 494236050400 FREY, JONATHAN MICHAEL 494236050410 LAVOIE, ROBERT G & DONNA L 494236050530 CAPPELLINO, THOMAS 494236050540 VITALE, RANDALL N & KELLY ALVAREZ 494236050550 MILES, NEAL VANCE 494236050560 BAYVIEW BREEZE LLC 494236050570 CITY OF FORT LAUDERDALE 494236050600 PUBLIC LAND 494236070790 KLEY,LEE ANN L 494236070800 PETERSEN, CHRISTIAN A & RAMONA J 494236070810 TOLLE, ROBERT D JR & EMILY J 494236070820 PARKINSON,G D & DELLA W 494236070830 CONINGSBY, RUSSELL W & CYNTHIA P 494236070840 MCCAWLEY, PAUL & SUZANNE 494236070950 TAYLOR, DAVID R 494236070960 COONEY, STEPHEN 494236070970 SMALLWOOD, HELEN 494236070980 DAVIS, STEVEN ARTHUR & KATHRYN J 494236070990 PELOQUIN, ROBERT D JR & MARY C 494236071000 1201 BAYVIEW CORP 494236071010 COURTER, MATTHEW & DENISE 494236071020 HELLER, JASON E & JESSICA 494236071030 BERNE, JENNIFER L & JOHN D 494236071100 PUBLIC LAND 494236080220 JULIA B NEUFELD LIV TR 494236080230 GORRELL, ERIC 494236080240 SORGENTE, HECTOR G 494236080250 COMRAS, VICTOR D & SARA V 494236080260 RESCHKE, KARL-HEINZ & 494236080750 PUBLIC LAND 494236080760 PUBLIC LAND

ADDRESS_LI	CITY	ST/ZIP
1140 BAYVIEW DR	FORT LAUDERDALE	FL 33304
1140 BAYVIEW DR	FORT LAUDERDALE	FL 33304
2515 YACHT CLUB BLVD	FORT LAUDERDALE	FL 33304
2521 YACHT CLUB BLVD	FORT LAUDERDALE	FL 33304
2601 YACHT CLUB BLVD	FORT LAUDERDALE	FL 33304
2608 NE 12 ST	FORT LAUDERDALE	FL 33304
2600 NE 12 ST	FORT LAUDERDALE	FL 33304
2060 NW 47 AVE	LAUDERHILL	FL 33313
2610 NE 13 CT #1	FORT LAUDERDALE	FL 33304
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
1225 BAYVIEW DR	FORT LAUDERDALE	FL 33304
2511 NE 12 CT	FORT LAUDERDALE	FL 33304
2501 NE 12 CT	FORT LAUDERDALE	FL 33304
2429 NE 12 CT	FORT LAUDERDALE	FL 33304
2421 NE 12 CT	FORT LAUDERDALE	FL 33304
2409 NE 12 CT	FORT LAUDERDALE	FL 33304
2408 NE 12 CT	FORT LAUDERDALE	FL 33304
2420 NE 12 CT	FORT LAUDERDALE	FL 33304
2428 NE 12 CT	FORT LAUDERDALE	FL 33304
2500 NE 12 CT	FORT LAUDERDALE	FL 33304
2510 NE 12 CT	FORT LAUDERDALE	FL 33304
1201 BAYVIEW DR	FORT LAUDERDALE	FL 33304
2429 NE 12 ST	FORT LAUDERDALE	FL 33304
2421 NE 12 ST	FORT LAUDERDALE	FL 33304
2409 NE 12 ST	FORT LAUDERDALE	FL 33304
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
1222 BAYVIEW DR	FORT LAUDERDALE	FL 33304
1214 BAYVIEW DR	FORT LAUDERDALE	FL 33304
3321 NE 14 CT	FORT LAUDERDALE	FL 33304
2601 NE 12 ST	FORT LAUDERDALE	FL 33304
2617 NE 12 ST	FORT LAUDERDALE	FL 33304
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301

ADDRESS 1		LEGAL LINE
FORT LAUDERDALE	FL33304	 CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
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FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
LAUDERHILL	FL33313	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33304	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33301	CORAL RIDGE SOUTH ADD 24-41 B
FORT LAUDERDALE	FL33301	CORAL RIDGE SOUTH ADDITION
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
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FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT A
FORT LAUDERDALE	FL33301	BEACH WAY HEIGHTS 22-17 B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33304	BEACH WAY HEIGHTS UNIT B
FORT LAUDERDALE	FL33301	BEACH WAY HEIGHTS UNIT B 25-27 B
FORT LAUDERDALE	FL33301	BEACH WAY HEIGHTS UNIT B 25-27 B

My name is Heather Grimes and I live at 1201 Bayview Drive at the corner of Bayview and 12th by George English Park. I purchased the home almost two years ago from Garfield and Christine Wray, who have become dear friends of mine. **Due to development in the area, Bayview Drive has become a very busy thoroughfare.** Emergency vehicles pass by it at all hours of the night with their sirens on, Bayview Elementary traffic parks outside of my property line every day blocking my driveways, people walk their pets and ride their bikes on this street, and traffic passes by at high speeds. I nearly get run off the road just trying to pull into my driveway every day and people blow at me just for slowing down-even with a turn signal. The properties directly across the street have all turned into commercial offices and businesses. The approved high volume of construction just across the street of high-rise condos further threaten the peace of the property and promise increased traffic in front of my home.

Shortly after my purchase, I unexpectedly became the custodian of my 5 nieces and nephew. They are now aged 6 months to 11 years old. We have been working through the court system and it looks like the arrangement will lead to adoption of the children with a court ordered date of March 2024. I also have 2 older children who are in college, ages 22 and 20. My 3-bedroom home is no longer large enough for the children to grow up in. I entertained the option of reselling but wasn't finding the market in my favor with rising interest rates and several other factors including the increased traffic and noise of Bayview frontage. It appears potential buyers found this a nuisance too. The home was on the market for several months before I removed it from the market and refinanced.

I need to add onto my home and am petitioning the city to reduce the 25 foot setbacks that exist on one side of my property on Bayview Drive. The option to build rooms onto the rear of my home is not feasible since it is the only non-traffic area of the property, due to the increased congestion of Bayview Drive, and due to the narrowing of the lot. Building onto the rear of the home would also require setback reductions. The unique shape of the lot, where it narrows in the rear and on each side- and the location of the current structure on it prohibits proper development on any side without variance to the setbacks. The current structure is nearly at the minimum required structure size that the city will allow at just 1531 square feet. This is a unique hardship that I face, as I have no control over the traffic flow and nuisance caused by this major thoroughfare. I see that many other properties on Bayview have turned their frontage to the interior streets. Most other lots are only 10,000 square feet and do not have these unique property inconveniences.

The variance, granted, will not alter the essential character of the neighborhood nor district, nor will it substantially or permanently impar the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The variance, authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Sec. 47-5.30 – corner yard Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A) note the setbacks for a corner to be no less than 25 feet. I am requesting for this one south east corner area to be reduced to 7'5" feet with the majority of the east side setback adhering to 10 feet.

I have worked as a Realtor and a Property Manager for 23 years and have always facilitated owners and the City of Fort Lauderdale work together, and to make the city a welcomed place to live.

With greatest respect for your positions and the tough decisions you must make. I do not ask for exception; I beg for relief.

Chather grines

Heather Grimes

FACING SOUTH TO GEORGE ENGLISH PARK 1201 Bayview Drive Fort Lauderdale 33304 July 2023

FACING NORTH FROM GEORGE ENGLISH 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

FACING NORTH INTERSECTION 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

FACING NORTH ON BAYVIEW DRF 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

ON BAYVIEW FACING WEST- SOON TO BE SIDE YARD 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

FACING NORTH PROPOSED NEW BUILDING AREA

July 6 2023

201 Bayview Drive Fort Lauderdale 33304

REMOVE EAST/WEST DRIVEWAY

1201 Bayview Drive Fort Lauderdale 33304 July 6 202

FROM NORTH TO SOUTHEASTWILL BECOME SIDE/REAR YARD

1201 Bayview Drive Fort Lauderdale 3330 July 6 2023

FACING SOUTH 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

NEW ADDITION TO ABUT 1201 Bayview Drive Fort Lauderd July 6 2023

VIEW EAST TO BAYVIEW 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

VIEW NORTH EAST TO BAYVIEW 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

REAR YARD FACING NOR TH 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023

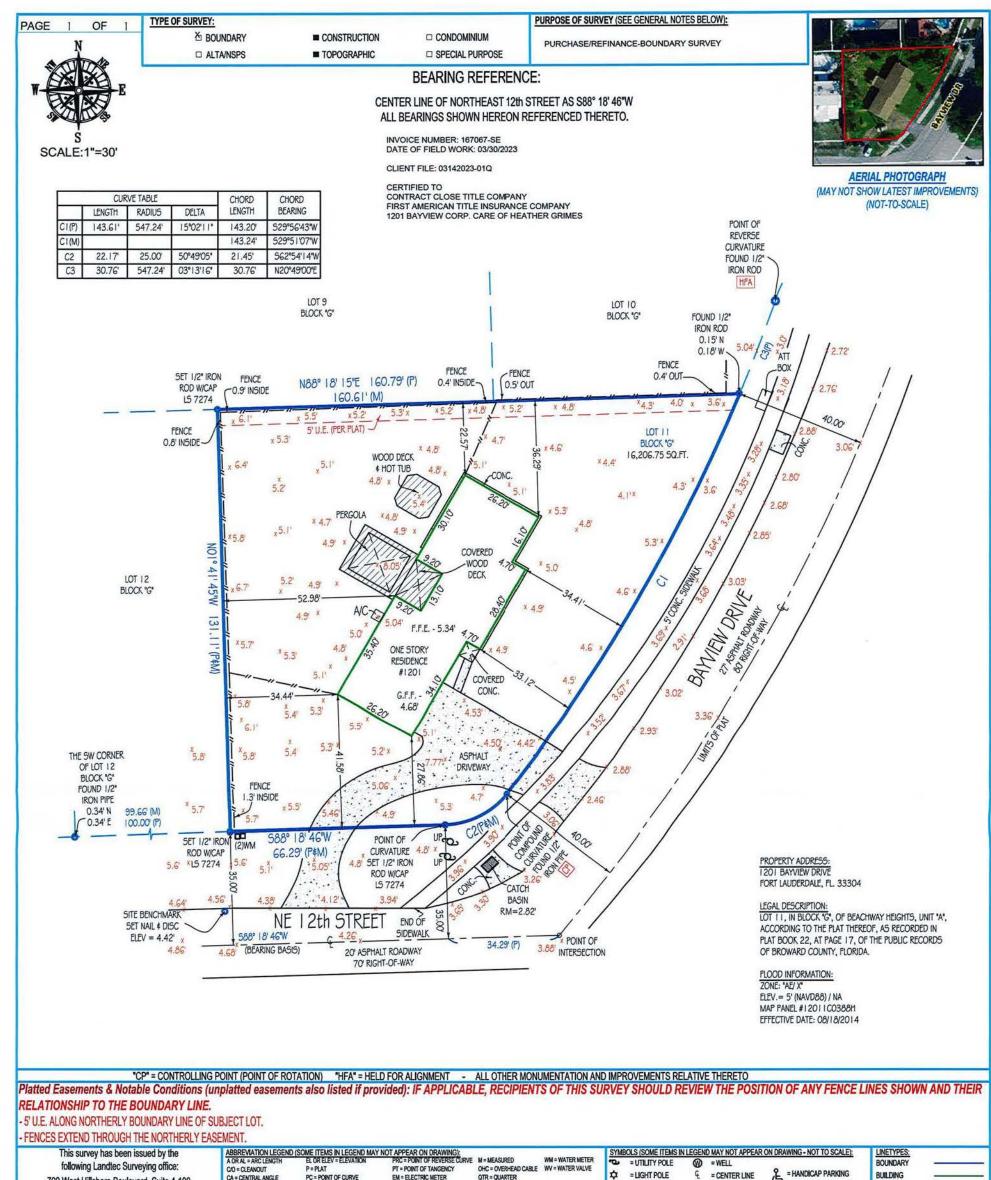
REAR YARD FACING WEST 1201 Bayview Drive Fort Lauderdale 333 July 6 2023

REAR YARD FACING SOUTH 1201 Bayview Drive Fort Lauderdale 33304

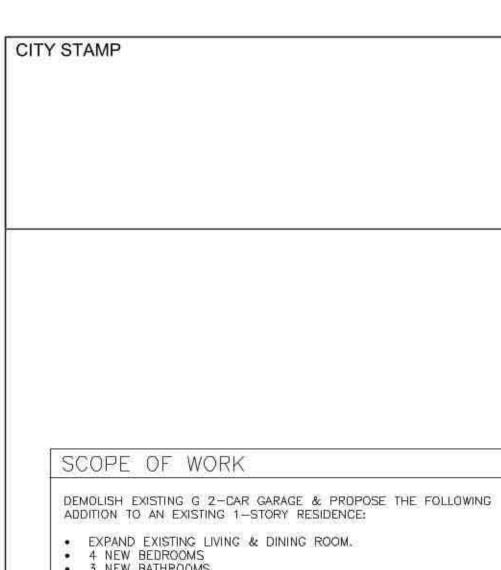
REAR YARD FACING SOUTH 1201 Bayview Drive Fort Lauderdale 33304 July 6-2023

and address

FACING SOUTH TO GEORGE ENGLISH PARK 1201 Bayview Drive Fort Lauderdale 33304 July 6 2023



Office: (561) 367-3587 CH = CHORD COKC = CO Fax: (561) 465-3145 CR = CALCU RECORD	LE TV RISER PCC = POINT OF COMPOUND LATED FROM FIELD CURVE DISTANCE PH = POOL HEATER NCRETE PI = POINT OF INTERSECTION	EM = ELECTRIC METER FF.E. = FINISHED FLOOR ELEY. FIR = FOUND IRON ROD FN = FOUND NAIL FND = FOUND G.F.F.= GARAGE FINISHED FLOOR L= LEGAL DESCRIPTION	UTH = QUARTER RNG = RANGE SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY FOSEMENT UP = UTILITY FOLE	CATCH BA C = CATCH BA C = FIRE HYDI © = MANHOLE M = WATER W □WM = WATER M	SIN PL RANT AC LIVE S	= SEPTIC LID	SPACE SPACE = SEC. QTR. CORNER = SECTION CORNER	EASEMENT CHAIN LINK FI WOOD FENCE PLASTIC FENC OVERHEAD C	
GENERAL NOTES: 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIF 2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREF PURPOSES, LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESU 3. ANY FENCES SHOWN HERECH ARE LLUSTRATIVE OF THEIR GENERAL POSITION ONLY. 10. ANY FENCES SHOWN HERECH ARE LLUSTRATIVE OF THEIR GENERAL POSITION ONLY. 10. ANY FENCES WILLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAIL 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY LLU 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY 5. LICHATIONS ARE BASED LOPON NATIONAL GEODETIC VERTICAL DATUM (NG.V.D. 1929) 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORR 8. ANY CONNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK WITH A CAP MARKED IS JUCCORED SURVEYORY #724.	PARED FOR A PURCHASE OR REFINANCE, ITS SCOH LITING FROM FAILURE TO ADHERE TO THIS CALUS FENCE TIES SHOWN ARE TO GENERAL CENTERLIN D FENCES FOR SUCH PURPOSES. DETERMINATION STRATE MEASURED RELATIONSHIPS - DIMENSION: SHOWN. OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1 SEPOND TO RECORD INFORMATION UNLESS SPEC	PE IS LIMITED TO THE DETERMIN E. IE OF FENCE. THIS OFFICE WILL 1 IO F FENCE POSITIONS SHOULD 1 S SHALL HAVE PRECEDENCE OVI 1988) AS SHOWN ABOVE. IFICALLY NOTED OTHERWISE.	ATION OF TITLE DEFICIENCIES, AN NOT BE RESPONSIBLE FOR DAMAG BE BASED SOLELY ON THEIR PHYS	ES RESULTING FROM THE REMOVAL	OF, OR CHANGE	S MADE	Date of Field Work	: 11/30/2021	Drawn by: D. G
HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OL THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STA SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5. LORIDA STATUTES.	ATUTES, AND THAT THE ELECTRONIC	Elevations, if sh Benchmark: HAI Instrument:	nown: RDING ST 14TH AVE SP80	PRINTING INSTRUCTIONS: WHEN PRINTING THIS PDF IN DO NOT USE "FIT".	ADOBE, SELEC	CT "ACTUAL SIZE" TO EI	NSURE CORRECT SCALING.		
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/ Date: 2023.04	11.04.39 -04 00	Revisions:	Update / Topo	S U	R	VE	= Y	N	G
IGNATURE	4-4-2023 DATE:	Job Nr.	167067-SE				. (0:-	
ABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER ORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGI		Date of Revision:	03/30/2023	1		C	and L	re	N
F THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)	INTE INTOCO GENE ON THE ELECTIONIC GENE	Revision by:	E.I 03/31/2023	LICENSED BUSINESS No. 8507					

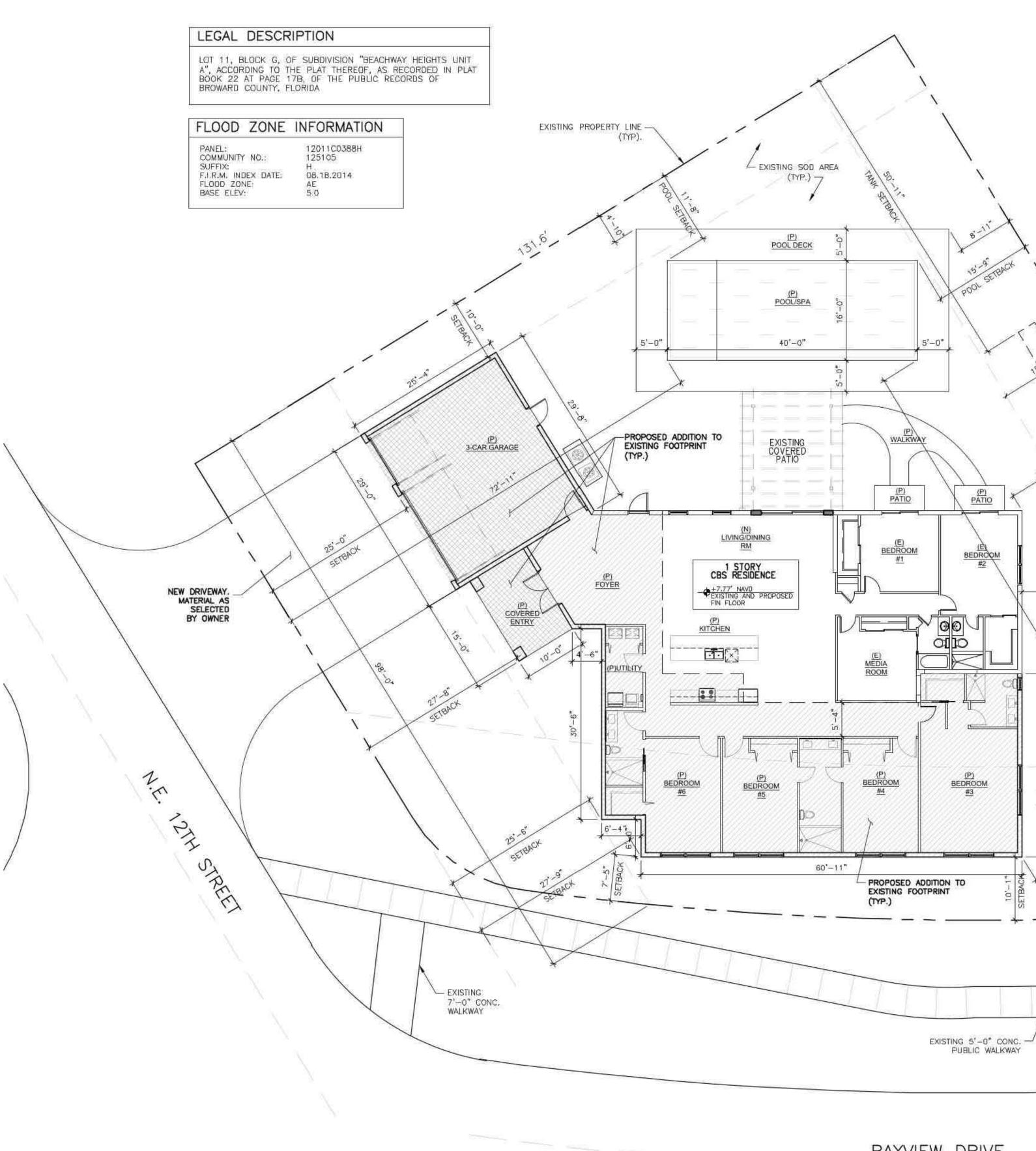


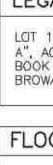
- 3 NEW BATHROOMS
- NEW UTILITY ROOM
 NEW 3-CAR GARAGE NEW COVERED ENTRY
- NEW FOYER NEW POOL & DECK
- NEW UNDERGROUND PROPANE TANK NEW LP GAS EMERGENCY BACKUP GENERATOR

FOLIO: 494236071000		
TOTAL ACRES: .37 AC (16,282 S.F.)		
TOTAL SITE AREA	16,282 S.F.	100.00%
TOTAL BUILDING FOOTPRINT EXIST. TO REMAIN 1.634 S.F. PROPOSED 3,094 S.F.	4,728 S.F.	29.04%
TOTAL IMPERVIOUS AREAS CONC: PADS/WALKWAYS/ DRIVEWAYS	2,760 S.F.	16.95%
TOTAL LANDSCAPE OPEN SPACE	8,794 S.F.	54,01%

PERVIOUS AREA	8,794 S.F.	54.01%
IMPERVIOUS AREA	7,488 S.F.	45.99%

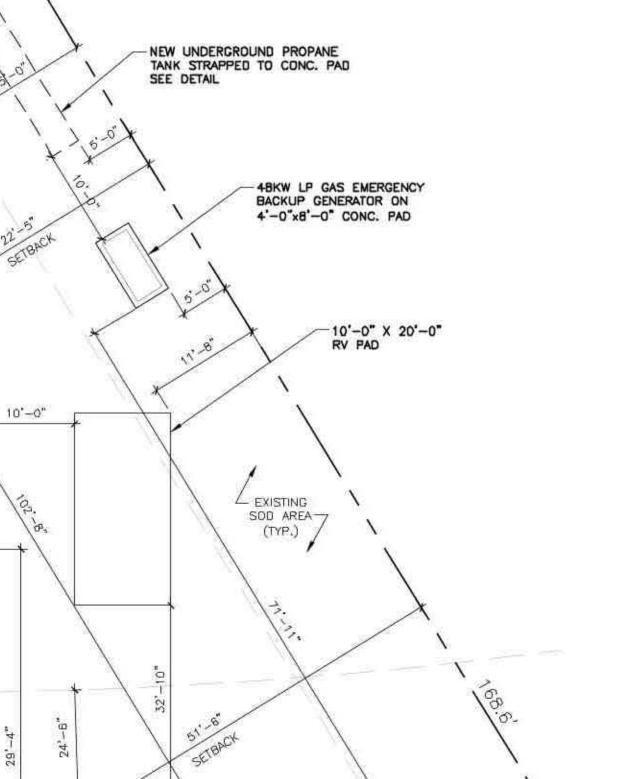


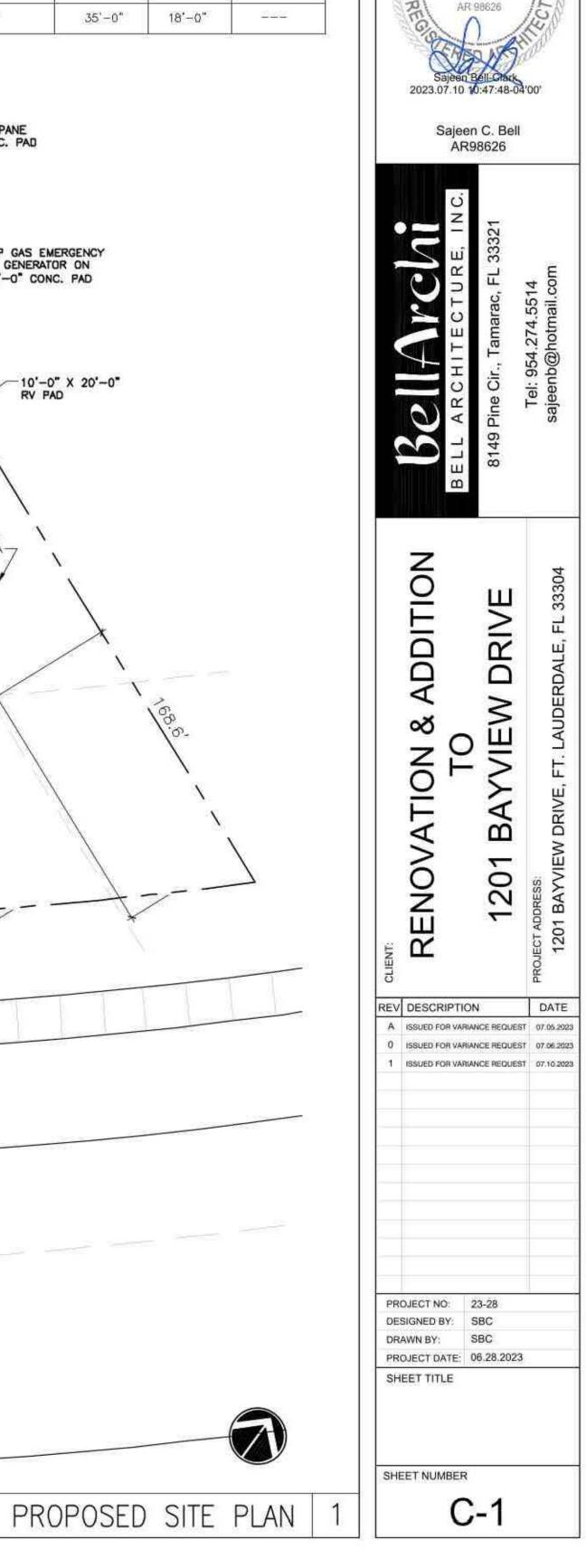




BAYVIEW DRIVE

ZONING DESIGNATION: RS-4.4			
SETBACKS	REQUIRED	PROVIDED	VARIANCE
MAIN BUILDING		-	
FRONT (N.E. 12TH STREET)	25'-0"	25'-0"	100000
SIDE STREET (BAYVIEW DRIVE)	24'-6"	7'-5"	17'-1"
REAR	15'-0"	22'-5"	25.002
SIDE	10'-0"	10'-0"	2002
POOL			
FRONT (N.E. 12TH STREET)	5'-0"	72'-11"	00000
SIDE STREET (BAYVIEW DRIVE)	5'-0"	102'-8"	
REAR	5'-0"	11'-8"	25.002
SIDE	5'-0"	15'-9"	<u>1957,9428</u>
LOT COVERAGE CALCULATION	40% MAX 6,512.8 S.F.	29.04% 4,728 S.F.	
MAXIMUM BUILDING HT	35'-0"	18'-0"	2222





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GENERAL NOTE: ANY ERRORS, AMBIGUITIES, AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTIONS BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURER'S FAVOR OR BY

VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF

THE BID ESTIMATE AND DIRECTED TO OUR

ATTENTION IN A TIMELY MANNER. DO NOT SCALE DRAWINGS. USE FIGURED

DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF A CONFLICT, NOTIFY THE DESIGNER BEFORE PROCEEDING WITH THE WORK, ALL PREVIOUS ISSUES OF THIS

DRAWING ARE SUPERCEDED BY THE LATEST REVISION. THE DESIGN AND DRAWINGS FOR

THIS PROJECT ARE THE PROPERTY OF THIS

ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

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U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No.	1660-0008		
Expiration	Date: November	30,	2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance a	gent/company, and (3) building owner.
SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name 1201 Bayview Corp. Care Of Heather Grimes	Policy Number:
 A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1201 Bayview Drive 	Company NAIC Number:
City State	ZIP Code
Fort Lauderdale Florida	33304
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)	
PARCEL ID: 494236071000;LOT 11,BLOCK G, PLAT BOOK 22,PAGE 17B	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)	ACCESSORY
A5. Latitude/Longitude: Lat. 26.1418149 Long80.1140034 Horizontal Datur	m: 🗌 NAD 1927 🛛 NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insur	ance.
A7. Building Diagram Number 1A	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s) 0.00 sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above	adiacent grade 0
c) Total net area of flood openings in A8.b 0.00 sq in	
d) Engineered flood openings? Yes X No	
A9. For a building with an attached garage:	
a) Square footage of attached garage 400.00 sq ft	
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent	grade 0
c) Total net area of flood openings in A9.b 0.00 sq in	
d) Engineered flood openings? 🗌 Yes 🕱 No	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORM	ATION
B1. NFIP Community Name & Community Number B2. County Name	B3. State
CITY OF FORT LAUDERDALE 125105 BROWARD	Florida
B4. Map/Panel Number B5. Suffix B6. FIRM Index Date B7. FIRM Panel Effective/ Revised Date B8. Flood Zone(s) B9. Flood (the section of the section of	Base Flood Elevation(s) Zone AO, use Base Flood Depth)
12011C/0338 H 08-18-2014 08-18-2014 AE 5	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Iter	n B9:
B11. Indicate elevation datum used for BFE in Item B9: 🔲 NGVD 1929 🔀 NAVD 1988 🔲 O	ther/Source:
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Prot	ected Area (OPA)? 🗌 Yes 🛛 No
Designation Date:	

ELEVATION CERTIFICATE				No. 1660-0 tion Date: I	008 November 30, 2022	
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, 1201 Bayview Drive	Suite, and/or Bldg. No.)	or P.O. Route and Box No.	Policy	Number:		
City Fort Lauderdale	State Florida	ZIP Code 33304	Company NAIC Number			
SECTION C - BU	JILDING ELEVATION I	NFORMATION (SURVEY	REQUIR	ED)		
*A new Elevation Certificate will be requ C2. Elevations – Zones A1–A30, AE, AH, A Complete Items C2.a–h below accordir Benchmark Utilized: <u>BCBM:BCED1877</u> Indicate elevation datum used for the elevation datum used for	(with BFE), VE, V1–V30 ng to the building diagram ; Elev:3.01 ' Vert levations in items a) thro	of the building is complete. D, V (with BFE), AR, AR/A, A n specified in Item A7. In Pu ical Datum: <u>NAVD 1988</u>	R/AE. AR	Z/A1–A30.	hed Construction AR/AH, AR/AO. meters.	
□ NGVD 1929 ⊠ NAVD 1988						
 Datum used for building elevations must a) Top of bottom floor (including basen b) Top of the next higher floor c) Bottom of the lowest horizontal struct 	nent, crawlspace, or enc	losure floor)	Ch 5.3 N/A N/A	eck the me X feet feet feet	easurement used.	
d) Attached garage (top of slab)			4.6	🗙 feet	meters	
 e) Lowest elevation of machinery or ec (Describe type of equipment and loc 	uipment servicing the bu ation in Comments)	uilding	5.0	🗙 feet	meters	
f) Lowest adjacent (finished) grade ne	xt to building (LAG)	-	4.3	🗙 feet	meters	
g) Highest adjacent (finished) grade ne	ext to building (HAG)	· · · · · · · · · · · · · · · · · · ·	4.5	⊠ feet	meters	
 h) Lowest adjacent grade at lowest ele structural support 	vation of deck or stairs, i	including	N/A	🗌 feet	meters	
SECTION D - S	URVEYOR, ENGINEE	R, OR ARCHITECT CERT	IFICATIO	N		
This certification is to be signed and sealed I certify that the information on this Certificat statement may be punishable by fine or imp Were latitude and longitude in Section A pro-	e represents my best eff risonment under 18 U.S.	forts to interpret the data ava Code, Section 1001.	ailable. I u	nderstand	vation information. <i>that any false</i> re if attachments.	
Certifier's Name Pablo Alvarez, P.S.M.	License N LS7274	lumber		(Å	CALL BA	
Title Surveyor & Mapper				,	the or	
Company Name Landtec Surveying and Lien, LLC.			Dig	gitally signed I: c=US, o=Elc	by Pablo A Alvarez	
Address 700 West Hillsboro Boulevard - Suite 4-100			dn DD	Qualifier=A0 079B000BBB9	1410D00000184E2C 8, cn=Pablo A	
City Deerfield Beach	State Florida	ZIP Code 33441	-10	varez ite: 2023.04.04	4 11:04:30 -04'00'	
Signature	Date 04-04-202	Telephone 23 (561) 367-3587	Ext.			
Copy all pages of this Elevation Certificate and	all attachments for (1) co	ommunity official, (2) insurance	ce agent/co	ompany, ar	nd (3) building owner	
Comments (including type of equipment and Section C2 E - A/C unit is located on the (SII Crown of road elevation:4.26' This is a construction elevation certificate. Latitude and Longitude derived from Google	DE) of the building.	oplicable)				

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ELEVATION CERTIFICATE				DMB No. 1660- Expiration Date	0008 November 30, 2022
IMPORTANT: In these spaces, copy the	ne corresponding informatio	n from Section A.		FOR INSURAN	ICE COMPANY USE
Building Street Address (including Apt., 1201 Bayview Drive	Unit, Suite, and/or Bldg. No.)	or P.O. Route and Bo	x No.	Policy Number:	
City Fort Lauderdale	State Florida	ZIP Code 33304	1	Company NAIC	Number
SECTION E -	BUILDING ELEVATION INF FOR ZONE AO AND ZO			REQUIRED)	
For Zones AO and A (without BFE), cor complete Sections A, B,and C. For Item enter meters.	s E1–E4, use natural grade, if	available. Check the	measurem	ent used. In Pu	ierto Rico only,
 E1. Provide elevation information for the highest adjacent grade (HAG) at a). Top of bottom floor (including back) 	and the lowest adjacent grade	ropriate boxes to show (LAG).	w whether	the elevation is	above or below
crawlspace, or enclosure) is b) Top of bottom floor (including ba					
crawlspace, or enclosure) is					below the LAG.
E2. For Building Diagrams 6–9 with per the next higher floor (elevation C2.) the diagrams) of the building is	o in		meters		below the HAG.
E3. Attached garage (top of slab) is			meters		below the HAG.
E4. Top of platform of machinery and/o servicing the building is	r equipment	feet	meters	above or	below the HAG.
E5. Zone AO only: If no flood depth nur floodplain management ordinance?	mber is available, is the top of	the bottom floor eleva nown. The local offic	ited in acco ial must ce	ordance with th ertify this inform	e community's nation in Section G.
SECTION F - PI	ROPERTY OWNER (OR OWN	IER'S REPRESENTA	TIVE) CEF	RTIFICATION	
The property owner or owner's authorize community-issued BFE) or Zone AO mu	ed representative who comple ist sign here. The statements i	tes Sections A, B, and in Sections A, B, and I	d E for Zon E are corre	e A (without a lect to the best o	FEMA-issued or of my knowledge.
Property Owner or Owner's Authorized	Representative's Name				
Address		City	Stat	e	ZIP Code
Signature		Date	Tele	phone	
Comments					
				Check	here if attachments.

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ELEVATION CERTIFICATE			OMB No. 1660-0008 Expiration Date: November 30, 2022
IMPORTANT: In these spaces, copy the cor	responding information	on from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, \$ 1201 Bayview Drive	Suite, and/or Bldg. No.)	or P.O. Route and Box N	o. Policy Number:
City Fort Lauderdale	State Florida	ZIP Code 33304	Company NAIC Number
SECT	ION G - COMMUNITY	INFORMATION (OPTION	IAL)
The local official who is authorized by law or of Sections A, B, C (or E), and G of this Elevatio used in Items G8–G10. In Puerto Rico only, e	on Certificate. Complete	the community's floodplai the applicable item(s) and	in management ordinance can complete d sign below. Check the measurement
	ized by law to certify ele		ned and sealed by a licensed surveyor, ate the source and date of the elevation
G2. A community official completed Sec or Zone AO.	tion E for a building loc	ated in Zone A (without a	FEMA-issued or community-issued BFE)
G3. The following information (Items G4	I-G10) is provided for c	ommunity floodplain man	agement purposes.
G4. Permit Number	G5. Date Permit Iss	ued	G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: [New Construction] Substantial Improveme	nt
G8. Elevation of as-built lowest floor (includin of the building:	ng basement)	C] feet 🔲 meters Datum
G9. BFE or (in Zone AO) depth of flooding at	t the building site:	C] feet 🔲 meters Datum
G10. Community's design flood elevation:] feet 🔲 meters Datum
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and lo	ocation, per C2(e), if ap	plicable)	
			Check here if attachments.

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ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, co	FOR INSURANCE COMPANY U		
Building Street Address (including 1201 Bayview Drive	Policy Number:		
City	State	ZIP Code	Company NAIC Number
Fort Lauderdale	Florida	33304	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One Caption FRONT 3-30-2023

Photo One

Clear Photo One

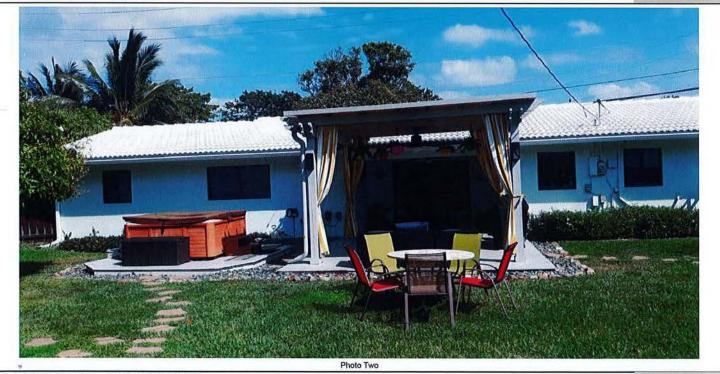


Photo Two Caption REAR 3-30-2023

FEMA Form 086-0-33 (12/19)

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1201 Bayview Drive			FOR INSURANCE COMPANY USE Policy Number:
Fort Lauderdale	Florida	33304	

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three Caption LEFT SIDE 3-31-2023

Clear Photo Three



Photo Four Caption RIGHT SIDE 3-30-2023