



BOARD OF ADJUSTMENT MEETING NOTICE

Date: March 1, 2024

A Public Hearing will be held before the Board of Adjustment on: **WEDNESDAY, MARCH 13TH, 2024 AT 6:00 PM.**

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-23120004
OWNER:	VILLANUEVA, LUIS; VILLANUEVA, MARIA TERESA
AGENT:	N/A
ADDRESS:	2120 IMPERIAL POINT DR, FORT LAUDERDALE, 33308
LEGAL DESCRIPTION:	LOT 11, BLOCK 21 OF "IMPERIAL POINT 1 ST SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 47-5.31 - Table of dimensional requirements for the RS-8 district. (Note A).</u>

- Requesting a variance from the minimum 15 feet setback to be reduced to 7.5 feet for an existing after the fact attached enclosed patio, a total reduction request of 7.5 feet.

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-23120004

LEGEND

-  Municipal Boundary
-  Subject Site





CASE: PLN-BOA-23120004

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

<i>Requirements</i>	<i>RS-8</i>	<i>RS-8A</i>
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft.

	<p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p> <p>The Landings</p> <p>Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Record

Showing 1-22 of 22

<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Applicant on Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Street #</u>	<u>Dr</u>	<u>Street Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	PLN-BOA-23120004		PATIO ENCLOSURE	Z- Board of Adjustm nt (BOA)	0		2120		IMPERIAL POINT	DR		Op n
<input type="checkbox"/>	BLD-ROOF-23070074	ROOF SHINGLE 220 SQFT	ROOF FOR BLD-RADD-23050016	R -Roof P rmit	0		2120		IMPERIAL POINT	DR		Awaiting C
<input type="checkbox"/>	BLD-RADD-23050016	ATF-ENCLOSED PATIO BE23030123	ATF-ENCLOSED PATIO BE23030123	R sid ntial Addition P rmit	209		2120		IMPERIAL POINT e	DR		Awaiting C
<input type="checkbox"/>	ELE-RES-23050190 e	ATF-ENCLOSED PATIO BE23030123	ATF-ENCLOSED PATIO BE23030123	El ctrical R sid ntial P rmit	105		2120		IMPERIAL POINT	DR		Awaiting C
<input type="checkbox"/>	MEC-RES-23050061 e	ATF-ENCLOSED PATIO BE23030123	ATF-ENCLOSED PATIO BE23030123	M chanical R sid ntial P rmit e	105 e		2120		IMPERIAL POINT	DR		Awaiting C
<input type="checkbox"/>	BLD-WIN-23050128 e	ATF-ENCLOSED PATIO BE23030123	ATF-ENCLOSED PATIO BE23030123 e	Window and Door P rmit e	0		2120		IMPERIAL POINT	DR		In Proc ss
<input type="checkbox"/>	BE23030123	ADDITION WITHOUT PERMITS		Building Cod Cas		Pr ston Mark	2120		IMPERIAL POINT	DR		Sp cial M:
<input type="checkbox"/>	CE20080842	OVERGROWN TREE BRANCHES IN THE SWALE ENCROACHING ... e		Cod Cas		L onard Champagn e	120		IMPERIAL POINT	DR		Clos d
<input type="checkbox"/>	BLD-FEN-19120059 e	FENCE VINYL 400LNF X 6FT WITH 2 GATES FOR NEW FO... e	BUILDING SOLUTIONS GROUP CORP e	F nc P rmit e	0		2120		IMPERIAL POINT	DR		Compl t
<input type="checkbox"/>	PM-19032917	PAVERS FOR BP 18082949 ~2/18/20 REV2 SUBMITTED ...	PAVERS FOR BP 18082949	R sid ntial Paving P rmit	0		2120 e		IMPERIAL POINT e	DR e		Compl t e
<input type="checkbox"/>	PM-18090082	NEW ADD TILE + FLAT BP 18082949 ~2/18/20 REV2 SU...	NEW ADD TILE + FLAT BP 18082949	R -Roof P rmit	0		2120		IMPERIAL POINT	DR		Issu d
<input type="checkbox"/>	PM-18082949 e	SINGLE FAMILY RESIDENCE: ENCLOSE FRONT PORCH CREA... e	ENCLOSE FRONT PORCH CREATING...	R sid ntial Addition P rmit e	0 e		2120		IMPERIAL POINT	DR		Compl t
<input type="checkbox"/>	PM-18082960	ELEC BP 18082949 ~2/18/20 REV2 SUBMITTED FOR PM-...	ELEC BP 18082949	El ctrical R sid ntial P rmit	170.61 e		2120		IMPERIAL POINT	DR		Compl t
<input type="checkbox"/>	PM-18082962	MECH BP 18082949 ~2/18/20 REV2 SUBMITTED FOR PM-...	MECH BP 18082949	M chanical R sid ntial P rmit e	0		2120		IMPERIAL POINT	DR		Compl t
<input type="checkbox"/>	PM-18011084	GARAGE ADDITION AND ENCLOSE THE FRONT PORCH ~ ~20... e	GARAGE ADDITION AND ENCLOSE ... e	R sid ntial Addition P rmit	534.83		2120		IMPERIAL POINT	DR		Void
<input type="checkbox"/>	PM-18011102	ELECTRIC FOR GARAGE ADDITION BP18011084	ELECTRIC FOR GARAGE ADDITION...	El ctrical R sid ntial P rmit	0		2120		IMPERIAL POINT	DR		Void
<input type="checkbox"/>	CE17030170 e	Unr gist r d Prop rty adv rtising/op rating as a,... e	VILLANUEVA,LUIS VILLANUEVA,M...	Cod Cas			2120 e		IMPERIAL POINT e	DR		Clos d e
<input type="checkbox"/>	VIO-CE17030170_1 e	Unr gist r d Prop rty adv rtising/op rating as a	VILLANUEVA,LUIS VILLANUEVA,M...	Violation-CODE H aring	0		2120		IMPERIAL POINT	DR		Clos d
<input type="checkbox"/>	AB-0080259		VILLANUEVA LUIS / MARIA	R sid nt/Busin ss Alarm R gistration e	0		2120		IMPERIAL POINT	DR		Activ
<input type="checkbox"/>	PM-08101540	TILE & FLAT REROOF 2926SF ~REVISION 11/26/8 B e	TILE & FLAT REROOF 2926SF	R -Roof P rmit	0		2120		IMPERIAL POINT	DR		Compl t
<input type="checkbox"/>	PM-06050359	REPLACE WOOD FENCE W-1 GATE 6X182	REPLACE WOOD FENCE W-1 GATE ... e	F nc P rmit	0		2120		IMPERIAL POINT	DR		Compl t
<input type="checkbox"/>	PM-03120834	REPL ONE 3TON AC UNIT	REPL ONE 3TON AC UNIT	M chanical HVAC Chang out P rmit	0 e		2120 e		IMPERIAL POINT e	DR e		Compl t



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: MARCH 13, 2024

TIME: 6:00 PM

CASE: PLN-BOA-23120004

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

• Requesting a variance from the minimum 15 feet setback to be reduced to 7.5 feet for an existing after the fact attached enclosed patio, a total reduction request of 7.5 feet.

**LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE**

**INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>**

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



Page 4: Sign Notification Requirements and Affidavit

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-23120004

APPLICANT: LUIS N. VILLANUEVA and MARIA T. VILLANUEVA

PROPERTY: 2120 IMPERIAL POINT Dr. FORT LAUDERDALE, FL. 33308

PUBLIC HEARING DATE: March 13th 2024

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

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 ULDR, I will forfeit my sign deposit. LV - MV (initial here)

Luis Villanueva
Affiant
Maria Villanueva

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of February, 2024



VIVIANA MORALES MEJIA
Notary Public
State of Florida
Comm# HH407978
Expires 6/7/2027

Viviana Morales Mejia
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/7/2027



PUBLIC NOTICE
PLANNING DEPARTMENT
BOARD OF ADJUSTMENT MEETING
CASE # 23-000-00000
DATE: 08/14/2024
CASE # 23-000-00000
DATE: 08/14/2024
1.5-foot for an existing use that does not meet minimum setback requirements for the R33.8 district, Ordinance 427.01, Title 16 of the Municipal Code of the City of San Jose, California.
The applicant is requesting a variance from the minimum 10-foot setback to be reduced to 1.5 feet for an existing use that does not meet minimum setback requirements for the R33.8 district, Ordinance 427.01, Title 16 of the Municipal Code of the City of San Jose, California.
The applicant is requesting a variance from the minimum 10-foot setback to be reduced to 1.5 feet for an existing use that does not meet minimum setback requirements for the R33.8 district, Ordinance 427.01, Title 16 of the Municipal Code of the City of San Jose, California.
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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	PLN-BOA-23120004
Date of complete submittal	

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

Property Owner's Name	LUIS VILLANUEVA & TERESA VILLANUEVA
Property Owner's Signature	<i>Maria T Villanueva</i>
Address, City, State, Zip	2120 IMPERIAL POINT DR FORT LAUDERDALE FL 33308
E-mail Address	marifatac@yahoo.com
Phone Number	256-606-8791
Proof of Ownership	<input 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 type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 2120 IMPERIAL POINT DR FORT LAUDERDALE FL 33308
Legal Description	IMPERIAL POINT 1 SEC 53-44 B LOT 11 BLK 21
Tax ID Folio Numbers <i>(For all parcels in development)</i>	4942 12 07 1870
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	The applicants are requesting to be allowed to have a required Minimum rear yard of 6 ft.
Applicable ULDR Sections <i>(Include all code sections)</i>	Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A) The required Minimum rear

Current Land Use Designation	RS-8
Current Zoning Designation	RS-8
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	NW 25'	25'
Side	RIGHT SW 25'	25'
Side	LEFT NE 7'	7'
Rear	REAR SE 15'	6'

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.

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

Due to the nature of the lot that has a trapezoidal shape, and the fact that the existing footprint of the existing permitted one-st

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

The trapezoidal lot, and the nonexistence of available area to built within the allowed setbacks must be an issue that affects a

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

The literal application of the provisions of the ULDR will deprive the applicants of their property right to the enjoyment of their p

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

The applicants are aware of the provisions of the ULDR, and due to their unique personal circumstances which created the ha

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


The variance setback requested is the minimum setback that will allow a reasonable sized room that will be adequate for the

AFFIDAVIT: MARIA T VILANOVA 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 of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

Maria T Villanova
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 07 day of February, 2024

(SEAL)  **VIVIANA MORALES MEJIA**
Notary Public
State of Florida
Comm# HH407978
Expires 6/7/2027

Viviana Morales Mejia
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/7/2027

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Phone Number	256-606-8791
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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 type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 2120 IMPERIAL POINT DR FORT LAUDERDALE FL 33308
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c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The literal application of the provisions of the ULDR will deprive the applicants of their property right to the enjoyment of their p

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

The applicants are aware of the provisions of the ULDR, and due to their unique personal circumstances which created the ha

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

The variance setback requested is the minimum setback that will allow a reasonable sized room that will be adequate for the

AFFIDAVIT: I, Luis N. Villanueva 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.

Luis N. Villanueva
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of February, 2024



Pamela Powers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 04/19/2026



Site Address	2120 IMPERIAL POINT DRIVE, FORT LAUDERDALE FL 33308	ID #	4942 12 07 1870
Property Owner	VILLANUEVA, LUIS VILLANUEVA, MARIA TERESA	Millage	0312
Mailing Address	62 ATHERTON CIR SW HUNTSVILLE AL 35824-4047	Use	01-01
Abbr Legal Description	IMPERIAL POINT 1 SEC 53-44 B LOT 11 BLK 21		

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).

* 2024 values are considered "working values" and are subject to change.

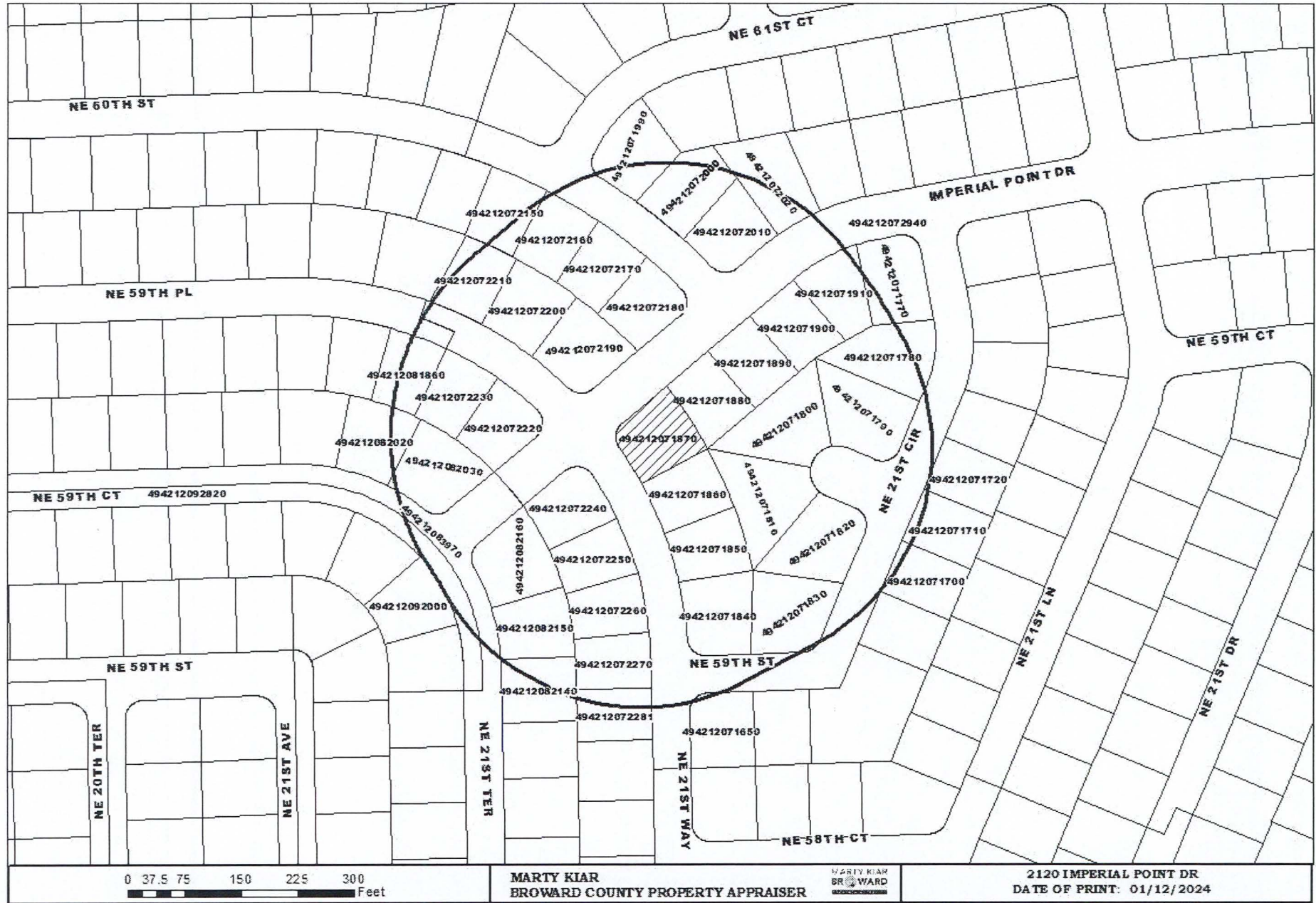
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$89,340	\$839,600	\$928,940	\$767,690	
2023	\$89,340	\$839,600	\$928,940	\$697,900	\$15,283.11
2022	\$89,340	\$598,160	\$687,500	\$634,460	\$12,658.15

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$928,940	\$928,940	\$928,940	\$928,940
Portability	0	0	0	0
Assessed/SOH	\$767,690	\$928,940	\$767,690	\$767,690
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$767,690	\$928,940	\$767,690	\$767,690

Sales History			
Date	Type	Price	Book/Page or CIN
10/14/2008	WD-Q	\$310,000	45756 / 346
12/30/2004	WD	\$415,000	38975 / 1398
2/1/1992	WD	\$157,500	19156 / 792
10/1/1990	WD	\$108,700	
2/1/1986	WD	\$85,500	

Land Calculations		
Price	Factor	Type
\$10.00	8,934	SF
Adj. Bldg. S.F. (Card, Sketch)		2381
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 2003/1963		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_L1	CITY	ST_ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_L1_1	
494212071650	KEARLEY,STEPHANIE & RICHARD III		2120 NE 59 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 16 BLK 20
494212071700	WRIGHT,RONALD S & MARY M		5920 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 21 BLK 20
494212071710	SEELEY,AMANDA & KEVIN		5930 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 22 BLK 20
494212071720	BAVOLUX 2 LLC		23200 CAMINO DEL MAR #305	BOCA RATON	FL 33433	BOCA RATON	FL33433	IMPERIAL POINT 1 SEC 53-44 B	LOT 23 BLK 20
494212071770	KATZ, JONATHAN P & LORI		2140 IMPERIAL POINT DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 1 BLK 21
494212071780	BLUM, CARYN S		5961 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 2 BLK 21
494212071790	JACOBS, THOMAS P		5951 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 3 BLK 21
494212071800	LASALLE, KATHLEEN J		5941 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 4 BLK 21
494212071810	NELSON, HOWARD E & C GAYLE S		5931 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 5 BLK 21
494212071820	MORRISON, ANGELLA		5921 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 6 BLK 21
494212071830	RANGER, JESSICA	JESSICA RANGER REV TR	5901 NE 21 CIR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 7 BLK 21
494212071840	DEACLE, DAVID W &	DEE DEACLE, BARBARA J	5900 NE 21 WAY	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 8 BLK 21
494212071850	FRANCO & JANET M ANGIULLI LIV TR	ANGIULLI, JANET M & FRANCO TRSTEE	2300 NE 22 TER	FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305	IMPERIAL POINT 1 SEC 53-44 B	LOT 9 BLK 21
494212071860	SHAW, CHARLENE		5920 NE 215Y WAY	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 10 BLK 21
494212071870	VILLANUEVA, LUIS	VILLANUEVA, MARIA TERESA	62 ATHERTON CIR SW	HUNTSVILLE	AL 35824	HUNTSVILLE	AL35824	IMPERIAL POINT 1 SEC 53-44 B	LOT 11 BLK 21
494212071880	GARRETT, KIM		2124 IMPERIAL POINT DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 12 BLK 21
494212071890	VANI, MARCELLO P H/E	BOUTROS, KAREEN W	2128 IMPERIAL POINT DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 13 BLK 21
494212071900	DEUTSCH, JENNIFER	ARNST, THOMAS JR	2132 IMPERIAL POINT DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 14 BLK 21
494212071910	CARTWRIGHT, BRENT & NABILA		2136 IMPERIAL POINT DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 15 BLK 21
494212071990	AKINS, STEVEN A		2119 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 8 BLK 22
494212072000	GUTIERREZ, CHRISTOPHER H/E	HALL, CASEY K	2125 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	THAT PT LOTS 9 & 10 AS DESC
494212072010	AKAR, NAWAL		2129 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOTS 9 & 10 LESS PT DESC IN
494212072020	LEALI, LINDA M		3638 ST GAUDENS RD	MIAMI	FL 33133	MIAMI	FL33133	IMPERIAL POINT 1 SEC 53-44 B	LOT 11 BLK 22
494212072150	NIX, CHARLES L		2116 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 19 BLK 24
494212072160	PAIKIN, TODD A	LADEMAR, STACY R	2120 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 20 BLK 24
494212072170	KRISHNAN, G V	KRISHNAN, SUBA	2124 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 21 BLK 24
494212072180	ARELLANO, CLAUDIO O	GUASCO, ANTHONY	2130 NE 60 ST	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 22 BLK 24
494212072190	BUSCHMANN, PAUL & LAUREN		2121 IMPERIAL POINT DR	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 23 BLK 24
494212072200	GIANDURCO, VITO		2119 NE 59 PL	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 24 BLK 24
494212072210	PAPADIMITRIDOU, ALEXANDRA		2115 NE 59 PL	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 25 E 75 BLK 24
494212072220	WEISS, ELISSA		2124 NE 59 PL	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 1 BLK 25
494212072230	WINSSETT, CHRISTINA ANTIMUCCI		2118 NE 59 PL	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 2 BLK 25
494212072240	CARTER, NANCY J		5409 NE 4 AVE	FORT LAUDERDALE	FL 33334	FORT LAUDERDALE	FL33334	IMPERIAL POINT 1 SEC 53-44 B	LOT 1 BLK 26
494212072250	PRESTAGARD, KIMBERLEE J		5911 NE 21 WAY	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 2 BLK 26
494212072260	GRIVJACK, STANLEY M		5901 NE 21 WAY	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 3 BLK 26
494212072270	ATKINSON, RICHARD E & BEVERLY L		5861 NE 21 WAY	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 4 BLK 26
494212072281	RIDGWAY, JAMES D & KATHLEEN		5851 NE 21 WAY	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 1 SEC 53-44 B	LOT 5 N 70 BLK 26
494212072940	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	IMPERIAL POINT 1 SEC 53-44 B	THOROUGHFARES DEDICATED TO THE
494212081860	COOPER, RICHARD J H/E	COOPER, KARA	2112 NE 59 PL	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 2 SEC 54-19 B	LOT 3 BLK 25
494212082020	FRANK, JAMES A	MENENDEZ, FERNANDO PAUL	2105 NE 59 CT	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 2 SEC 54-19 B	LOT 19 BLK 25
494212082030	ALESSI, JOSEPH F	EMMA-ALESSI, JANICE B	2111 NE 59 CT	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 2 SEC 54-19 B	LOT 20 BLK 25
494212082140	MESSINA, MICHAEL T	OLIVER, SHANNA	5850 NE 21 TER	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 2 SEC 54-19 B	LOT 15 N 5,16 BLK 26
494212082150	PUTLOCK, MICHAEL J	PUTLOCK, SUSAN M	5900 NE 21 TER	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 2 SEC 54-19 B	LOT 17 BLK 26
494212082160	CAPOBIANCO, PAUL	DOUGHTY, PAUL ETAL	5910 NE 21 TER	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 2 SEC 54-19 B	LOT 18 BLK 26
494212083970	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	IMPERIAL POINT 2 SEC 54-19 B	THOROUGHFARES DEDICATED TO THE
494212092000	COOGLER, GIL MORRIS		5911 NE 21 TER	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	IMPERIAL POINT 3RD SEC 55-36 B	LOT 9 BLK 27
494212092820	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	IMPERIAL POINT 3RD SEC 55-36 B	THOROUGHFARES DEDICATED TO THE

2120 IMPERIAL POINT DR – FORT LAUDERDALE – FL 33308



FRONT – NW SIDE – 12-13-23



RIGHT – SW SIDE – 12-13-23



LEFT – NE SIDE = 12-13-23



REAR – SE SIDE – 12-13-23



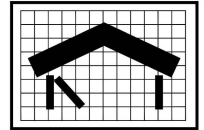
REAR – SE SIDE – 12-13-23



AERIAL VIEW N
 W E
 S

AREVALO ARCHITECTURE, INC.

Corporate Address: 11461 NW 37 PL. Sunrise, FL 33323 Telephone: 954-324-4649
Architect Registration No: AR91440 Email: info@arevaloarchitecture.com



NARRATIVE

Dear board members,

in reference to residential property:

Physical Address: 2120 IMPERIAL POINT DRIVE FORT LAUDERDALE, 33308

Property ID: 494212071870

Case Number: PLN-BOA-23120004

Applicants and/or Property owners: Luis Villanueva and Maria Teresa Villanueva

The applicants, and owners of this property are requesting a Variance/Special Exception/Interpretation (After the fact) of the following:

This property is zoned RS-8.

As per the requirements of the code of ordinances of the city of Fort Lauderdale FL specifically:

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

The required Minimum rear yard is 15 ft.

The applicants are requesting to be allowed to have a required Minimum rear yard of 6 ft.

The requested difference or variance is 15ft - 6ft = 9ft. Request is for a 9 ft. variance.

The existing conditions of the property presents a unique hardship attributable to the present conditions of the available areas that can be built on which will be described while addressing the questions below:

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

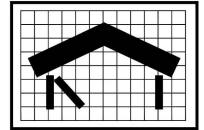
Answer: due to the nature of the lot that has a trapezoidal shape, and the fact that the existing footprint of the existing permitted one-story building has been built to the maximum that the required setbacks allow. Consequently, the areas that are available where a regular size room can be added or built are not available under the current allowed rear setback. A special personal circumstance have required the applicants to build an air-conditioned room in the rear of the property, to keep their two large German shepherd dogs. The dogs have been acquired as a service animal, and have been trained in Peru, and have been recently allowed to be brought back to the United States. Due to the dog's size, and the fact that they shed a lot of fur, which create allergies in some of the family members, the dogs cannot be kept in the interior of the current house. That is the reason, that the applicants have built an adequately sized room, in the rear of the property, the room is intended for the keeping of the two large dogs, and the room will have easy access to the rear yard. This room is currently encroaching in the required rear setback, that is why the applicants are asking the board to allow a variance in the rear 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:

Answer: The trapezoidal lot, and the nonexistence of available area to built within the allowed setbacks must be an issue that affects a small number of properties and constitute an exception.

AREVALO ARCHITECTURE, INC.

Corporate Address: 11461 NW 37 PL. Sunrise, FL 33323 Telephone: 954-324-4649
Architect Registration No: AR91440 Email: info@arevaloarchitecture.com



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

Answer: The literal application of the provisions of the ULDR will deprive the applicants of their property right to the enjoyment of their property due to the applicants' unique circumstances. The denial of the variance will create a severe hardship on the quality of living of the applicants.

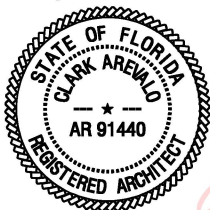
d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

Answer: the applicants are aware of the provisions of the ULDR, and due to their unique personal circumstances which created the hardship, are asking the board for consideration of their request for a variance.

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.

Answer: the variance setback requested is the minimum setback that will allow a reasonable sized room that will be adequate for the intended use in the property. The variance will be in harmony with the general purposes and intent of the ULDR because it will still provide a separation between adjacent properties, and it will respect a 6-ft. utility easement in the rear of the property line. The use will be compatible with the adjoining properties of the surrounding neighborhood because it will still be the same residential use, and the proposed use is within the normal use of a residential property, and consequentially will not be detrimental to the public welfare. Drawings and documents for the legalization of the room have already been prepared by a licensed professional, and are ready to be submitted to the building department as soon as the variance is accepted by the board.

Respectfully



Digitally signed by
Clark Arevalo
Date: 2024.01.30
19:46:35 -05'00'

Clark Arevalo M.Arch., Architect. Registration: AR91440
Arevalo Architecture, Inc.
11461 NW 37 PL. Sunrise FL 33323
Email: info@arevaloarchitecture.com
Telephone: 954-324-4649



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

2120 IMPERIAL POINT DRIVE
FORT LAUDERDALE, FLORIDA 33308

CERTIFY TO:

I. LUIS AND MARIA VILLANUEVA

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 125105-0378-H
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK:
CITY OF FORT LAUDERDALE B.M. @
N.E. CORNER OF N.E. 18TH AVENUE &
N.E. 59TH STREET
ELEVATION = 6.744' (NGVD 1929)
ELEVATION = 5.159' (NAVD 1988)

POTENTIAL ENCROACHMENTS:

1. C.B.S. RESIDENCE, CORAL DECK, 6 FOOT P.V.C. FENCE, 6 FOOT WOOD FENCE AND CONCRETE ENCROACHING INTO 6 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.
2. 5 FOOT CONCRETE WALK, 6 FOOT P.V.C. FENCE, A/C UNIT, 6 FOOT WOOD FENCE AND CONCRETE ENCROACHING INTO 6 FOOT UTILITY EASEMENT ALONG THE EASTERLY PORTION OF THE SUBJECT PROPERTY.
3. 5 FOOT CONCRETE WALK CROSSES OVER THE NORTHWESTERLY AND NORTHERLY PROPERTY LINES.
4. 6 FOOT WOOD FENCE CROSSES OVER THE SOUTHERLY AND EASTERLY PROPERTY LINES.

LEGAL DESCRIPTION:

LOT 11, BLOCK 21, OF "IMPERIAL POINT 1ST SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊕ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕/h = ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 51°48'37" EAST ALONG THE NORTHERLY LINE OF LOT 11, BLOCK 21, PLAT BOOK 53, PAGE 44, B.C.R.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

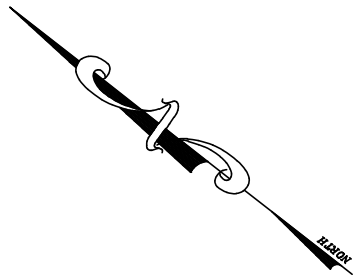
Jason H. Pinnell,
P.S.M.
Date: 2023.12.14
13:48:16 -05'00'

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 23-1346
DATE OF SURVEY: 08/02/23
CHECKED BY: S.A.
FIELD BOOK/PAGE: 663/61
SIDE 1 OF 2

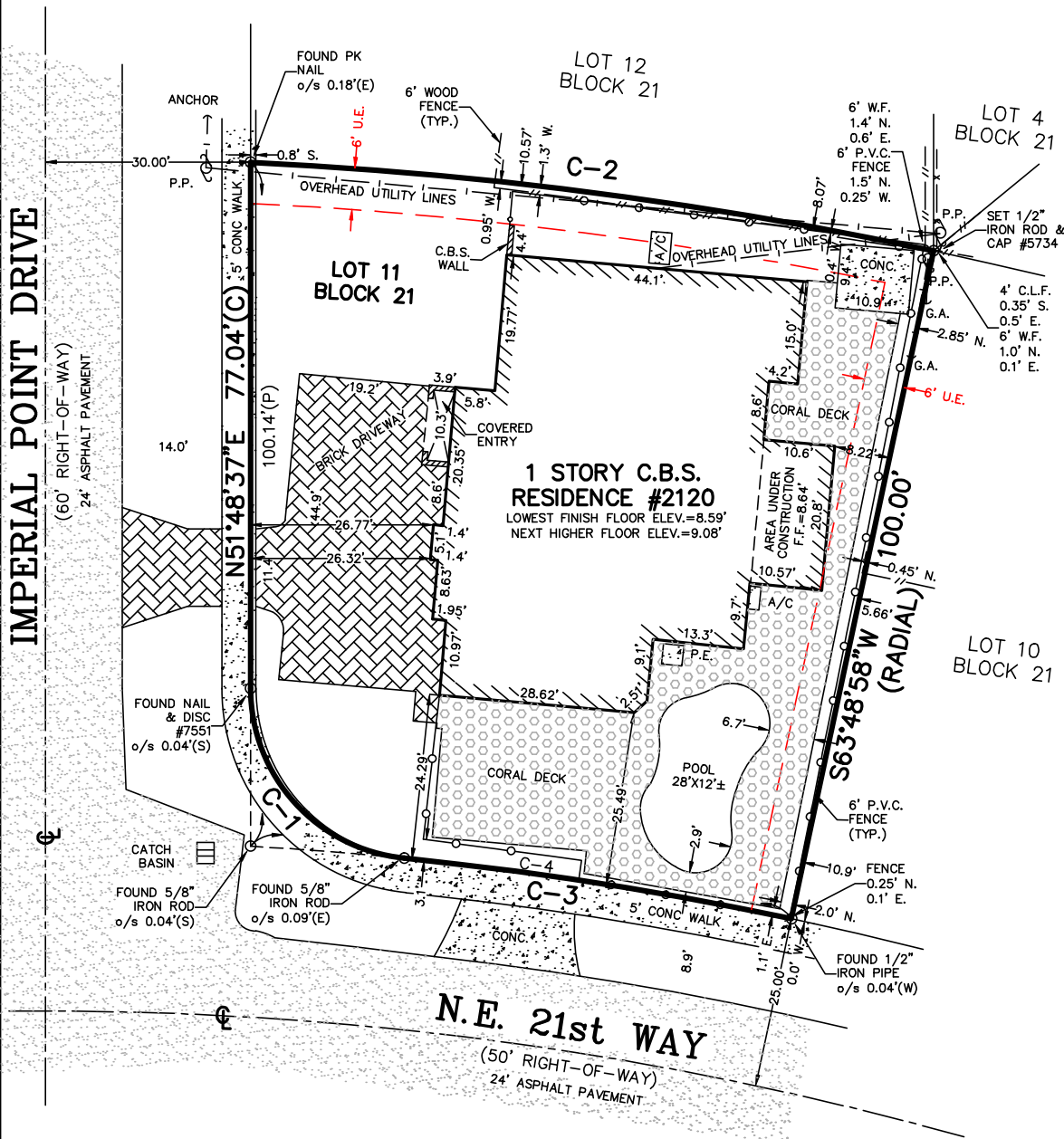


C-1
 R = 25.00'(P)
 $\Delta = 84^{\circ}15'39''(C)$
 A = 36.77'(C)
 C.B. = N09°40'46"E(C)

C-3
 R = 525.00'(P)
 $\Delta = 06^{\circ}16'03''(C)$
 A = 57.43'(C)
 C.B. = N29°19'04"W(C)

C-2
 R = 625.00'(P)
 $\Delta = 09^{\circ}15'19''(P)$
 A = 100.96'(P)
 C.B. = S30°48'42"E(C)

C-4
 R = 525.00'(P)
 $\Delta = 08^{\circ}43'51''(P)$
 A = 80.00'(P)
 C.B. = N30°32'58"W(C)



SCALE: 1" = 20'	SKETCH NO.: 23-1346
DRAWN BY: S.P.	SIDE 2 OF 2

REVISIONS	BY
3	10.27.23
	I.V.L

FAUSTO GUERRERO, PE
 Consulting Engineer - FL Reg #50465
 19552 SW 135 AVE, MIAMI, FL 33177
 Phone: (786) 443-1685

PROJECT ADDRESS:
 2120 IMPERIAL POINT DR,
 FORT LAUDERDALE, FL 33308

PROJECT NAME:
 NEW ENCLOSED PATIO FOR
 NEW OFFICE
 LEGALIZATION AFTER THE FACT

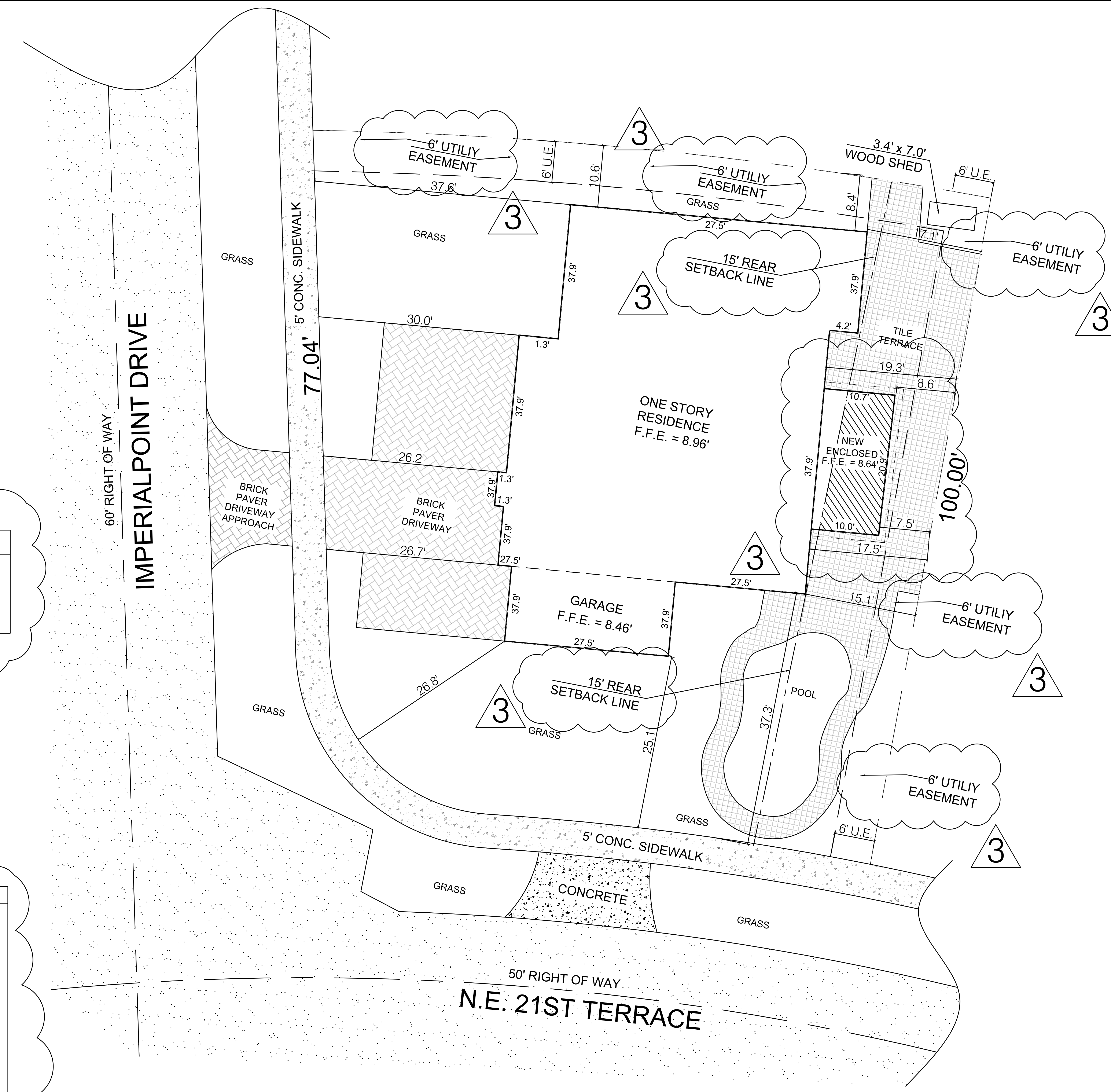
PROFESSIONAL SEAL:
 Digitally signed by
 Fausto E Guerrero
 Date: 2024.02.20
 15:01:00 -05'00'

This item has been
 digitally signed and sealed
 by **FAUSTO GUERRERO**
 P.E. using a Digital
 Signature
 Printed copies of this
 document are not
 considered signed and
 sealed and the signature
 must be verified on any
 electronic copies.

DATE:
 05/05/2023

PROJECT TYPE:
 LEGALIZATION

SP-1.0



AREA CALCULATION

HATCH AREA AFFECTED	= 164.38 SF
UNAFFECTED AREA	= 57.84 SF
TOTAL AREA	= 222.22 SF

SITE PLAN LEGEND

EXISTING SINGLE HOME AREA	(2,694.92 SF)
AREA TO WORK, NEW ENCLOSED PATIO	(222.22 SF AREA)

AREA CALCULATION TO WORK

NEW ENCLOSED PATIO FOR NEW OFFICE AT EXISTING HOUSE, LEGALIZATION AFTER THE FACT

EXISTING LOT AREA (100%)	8,900.90 SF
MAX. LOT COVERAGE (40%)	3,560.36 SF
EXISTING SINGLE HOME FOOTAGE AREA (30.2%)	2,694.92 SF
NEW ENCLOSED PATIO AREA (2.4%)	222.22 SF
NEW FOOTAGE AREA SINGLE HOME (32.6%)	2,910.36 SF
EXISTING CONCRETE AREA (26.7%)	2,379.18 SF
EXISTING GREEN AREA (40.7%)	3,611.36 SF

SP1 EXISTING/PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"