



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** APRIL 26, 2024

A Public Hearing will be held before the Board of Adjustment on: **WEDNESDAY, MAY 8<sup>TH</sup>, 2024 AT 6:00 PM.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-24030001</b>
<b>OWNER:</b>	WRIGHT, JAKISHA
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	610 NE 14 PL, FORT LAUDERDALE, FL 33304
<b>LEGAL DESCRIPTION:</b>	LOT 4, BLOCK 1, LAUDERDALE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
<b>ZONING DISTRICT:</b>	RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<b><u>Sec. 47-5.34 - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)</u></b>

- Requesting a variance from the minimum 5-foot side yard setback to be reduced to an existing side yard setback of 4.04 feet, a total variance request of 0.96 feet.

**To watch and listen to the meeting, please visit:**  
<https://www.fortlauderdale.gov/government/BOA> OR  
[www.youtube.com/cityoffortlauderdale](http://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-24030001

**LEGEND**

 Subject Site

**N**



0 100 200  
US Feet

# PLN-BOA-24030001

## Sec. 47-5.34 - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

EXPAND

<i>Requirements</i>	<i>Single Family Dwelling</i>	<i>Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling</i>	<i>Single Family Dwelling: Zero-Lot-Line</i>	<i>Single Family Dwelling, Attached: Cluster</i>	<i>Single Family Dwelling, Attached: Townhouses</i>	<i>Multifamily Dwelling</i>	<i>Bed and Breakfast Dwelling</i>	<i>Other Uses</i>
Maximum density (du/net acre)	15	15	15	15	15	15	30 sleeping rooms per net acre (maximum 9 sleeping rooms maximum per dwelling)	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	7,500	5,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	200 (Note B)
Minimum lot width	50	50	40	See <a href="#">Section 47-18.9</a>	50	50	50	100
Minimum floor area (sq. ft.)	1,000	750 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic	None

							designatio n = None	
Minimum front yard (ft.)	25	25	25	25	25	25	25	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. when abutting a waterway	See <a href="#">Section 47-18.38</a>  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft.  20 ft. when abutting a waterway	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft.	Same as single family requirement  20 ft. when abutting a waterway	See <a href="#">Section 47-18.38</a>  20 ft. when abutting a waterway	See <a href="#">Section 47-18.9</a>  20 ft. when abutting a waterway	See <a href="#">Section 47-18.33</a>  20 ft. when abutting a waterway	10  20 ft. when abutting a waterway	10 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 ft. per foot of additional height  20 ft. when	20



	per foot of additional height.  20 ft. when abutting a waterway						abutting a waterway	
Minimum rear yard (ft.)	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	See <a href="#">Section 47-18.9</a>  20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10	None	10

# Record

Showing 1-27 of 27

<input type="checkbox"/>	<a href="#">Record_Permit_or Acco nt #</a>	<a href="#">Record Descr pt on</a>	<a href="#">Appl cat on Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">_treet #</a>	<a href="#">D r</a>	<a href="#">_treet Name e</a>	<a href="#">Type</a>	<a href="#">Un t # (start)</a>	<a href="#">_tat_s</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24030001</a>		610 NE 14th Plac - Varianc ...	Z- Board of Adjustm nt (BOA)	0		610	NE	14	PL		Op n
<input type="checkbox"/>	<a href="#">BLD-RADD-23060024</a>	ATF-ENCLOSE PATIO BE23030079	ATF-ENCLOSE PATIO BE23030079	R sid ntial Addition P rmit	925.5		610	NE	14	PL		Awaiting C
<input type="checkbox"/>	<a href="#">ELE-RES-23060193</a>			El ctrical R sid ntial P rmit	0		610	NE	14	PL		P nding lv
<input type="checkbox"/>	<a href="#">PLB-RES-23060171</a>	PLUMBING FOR NEW BATHROOM & FIXTURES BLD-RADD-230... e		Plumbing R sid ntial P rmit e	105 e		610	NE	14	PL		Awaiting C
<input type="checkbox"/>	<a href="#">MEC-RES-23060056</a>	NEW DUCTS FOR NEW ROOM & BATHROOM VENT e		M chanical R sid ntial P rmit e	0		610	NE	14	PL		P nding lv
<input type="checkbox"/>	<a href="#">BLD-WIN-23060135</a>	INSTALL NEW IMPACT WINDOWS \$ DOORS BLD-RADD-23060024		Window and Door P rmit	0		610	NE	14	PL		P nding lv
<input type="checkbox"/>	<a href="#">BE23030079</a>	WORK W/OUT PERMIT-ENCLOSED CARPORT	WORK W/OUT PERMIT-ENCLOSED C...	Building Cod Cas		Jos Saragusti e	610	NE	14	PL		Sp cial Mi
<input type="checkbox"/>	<a href="#">BT-GEN-20070029</a>		AJAE BEAUTY	G n ral Busin ss Tax R c ipt	0		610	NE	14	PL		Op n
<input type="checkbox"/>	<a href="#">BT-GEN-APP-20070010</a>		AJAE BEAUTY	G n ral Busin ss Tax Application e	0		610	NE	14	PL		Compl t
<input type="checkbox"/>	<a href="#">BLD-ROOF-19100033</a>	REPLACE SHINGLES ON ROOF e	REPLACE SHINGLES ON ROOF	R -Roof P rmit	0 e		610 e	NE e	14 e	PL e		Compl t
<input type="checkbox"/>	<a href="#">PM-19082100</a>	ATF: 6 FT HIGH WOOD FENCE 2 GATES 250 LF	ATF: 6 FT HIGH WOOD FENCE 2 ... e	F nc P rmit	0		610	NE	14	PL		Compl t e
<input type="checkbox"/>	<a href="#">CE19072381</a>	INSTALLED A WOOD FENCE W/O PERMIT IN THE BACKYARD... e	WRIGHT, JAKISHA	Building Cod Cas			610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19072381_1</a>	INSTALLED A WOOD FENCE W/O PERMIT IN THE BACKYARD	WRIGHT, JAKISHA	Violation-BLD H aring	0		610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">CE19070512</a>	L/S - CLEAR CHOICE - 0 OPEN CASES	D&L CAPITAL GROUP LLC	Cod Cas			610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19070512_d</a>		D&L CAPITAL GROUP LLC	Violation-CODE H aring e	0		610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">CE18110314</a>	BULK TRASH / DEBRIS e	D&L CAPITAL GROUP LLC	Cod Cas			610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18110314_1</a>		D&L CAPITAL GROUP LLC e	Violation-CODE H aringe	0 e		610 e	NE e	14 e	PL e		Clos d
<input type="checkbox"/>	<a href="#">CE18031935</a>	LARGE PILE OF DEBRIS IN THE FRONT YARD ALONG THE,... e	D&L CAPITAL GROUP LLC	Cod Cas			610	NE	14	PL		Clos d e
<input type="checkbox"/>	<a href="#">VIO-CE18031935_1</a>	LARGE PILE OF DEBRIS IN THE FRONT YARD ALONG THE	D&L CAPITAL GROUP LLC	Violation-CODE H aring e	0		610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">CE18030561</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON,... e	D&L CAPITAL GROUP LLC	Bulk Trash Cas			610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18030561_d</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON	D&L CAPITAL GROUP LLC	Bulk Trash Cas			610	NE	14	PL		Clos d
<input type="checkbox"/>	<a href="#">CE17120340</a>	L/S CLEAR CHOICE - 0 - CASE FOUND	D&L CAPITAL GROUP LLC	Cod Cas			610	NE	14	PL		Clos d e
<input type="checkbox"/>	<a href="#">VIO-CE17120340_1</a>		D&L CAPITAL GROUP LLC e	Violation-CODE H aring e	0		610	NE	14	PL		Clos d e
<input type="checkbox"/>	<a href="#">AB-0043250</a>		MASON PATRICK	R sid nt/Busin ss Alarm R gistration e	0		610	NE	14	PL		Activ
<input type="checkbox"/>	<a href="#">PM-00111914</a>	UPGRD SVC-TO 200A & AC-SFR	UPGRD SVC-TO 200A & AC-SFR	El ctrical S rvic s P rmit	0		610	NE	14	PL		Compl t
<input type="checkbox"/>	<a href="#">PM-00111476</a>	NEW CENTRAL A/C 3 TON UNIT FOR SFR	NEW CENTRAL A/C 3 TON UNIT F... e	M chanical HVAC N w Install P rmit	0		610	NE	14	PL		Compl t
<input type="checkbox"/>	<a href="#">PM-00020218</a>	INSTALL BURG ALRM 1 PANEL 6 DEVICES e	INSTALL BURG ALRM 1 PANEL 6 ...	El ctrical Burglar Alarm	0 e		610 e	NE e	14 e	PL e		Compl t



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: MAY 8<sup>TH</sup>, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24030001

### Sec. 47-5.34 - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

- Requesting a variance from the minimum 5-foot side yard setback to be reduced to an existing side yard setback of 4.04 feet, a total variance request of 0.96 feet.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)



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

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





**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. 24030001

APPLICANT: Jakisha Wright

PROPERTY: 1210 NE 14th place Fort Lauderdale FL 33304

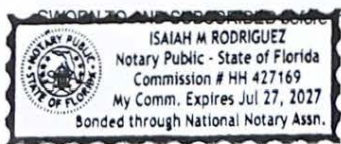
PUBLIC HEARING DATE: May 8th 2024

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

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


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

[Signature]  
Affiant



Subscribed and sworn to before me in the County and State above aforesaid this 23rd day of April, 2024  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/27/27



 CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
DATE: MAY 8<sup>th</sup>, 2024      TIME: 6:00 P.M.      CASE: PLN-BOA-24030001

**Sec. 47-5.34 - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)**

• Requesting a variance from the minimum 5 foot side yard setback to be reduced to an existing side yard setback of 4.04 feet, a total variance request of 0.96 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
300 N.W. 17th AVENUE, SUITE 200  
FORT LAUDERDALE, FL 33311  
CONTACT: 784.888.1818

NO BLACK AND WHITE TO THE BOARD OF ADJUSTMENT MEETING: 2024  
WWW.CITYOFFORTLAUDERDALE.COM/BOARDADJUSTMENT



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM



REV: 10/26/2023 APPLICATION FORM: BOA

GENERAL INFORMATION  
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

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

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

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

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

## Page 1: BOA - Applicant Information Sheet

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

<b>Case Number</b>	BOA-24030001
<b>Date of complete submittal</b>	3/5/2024

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

<b>Property Owner's Name</b>	Jakisha Wright
<b>Property Owner's Signature</b>	
<b>Address, City, State, Zip</b>	610 NE 14th Place, Fort Lauderdale, Florida, 33304
<b>E-mail Address</b>	Wrightjakisha@gmail.com
<b>Phone Number</b>	610-308-2095
<b>Proof of Ownership</b>	<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

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

<b>Permit/code case related to variance(s)</b>	BLD RADD-23060024
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 610 NE 14th Place, Fort Lauderdale, FL 33304
<b>Legal Description</b>	See survey
<b>Tax ID Folio Numbers <small>(For all parcels in development)</small></b>	4942350900040
<b>Variance/Special Exception Request <small>(Provide a brief description of your request)</small></b>	I have an existing carport that I converted into a living space without a permit. Variance request to match that of the existing structure.
<b>Applicable ULDR Sections <small>(Include all code sections)</small></b>	47-5.34

<b>Current Land Use Designation</b>	SSR
<b>Current Zoning Designation</b>	RM-15
<b>Current Use of Property</b>	Residential Single Family
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	N	25	30
Side	W	5	4.04
Side	E	5	N/A
Rear	S	15	N/A



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

I have an existing carport that I converted into living space without a permit. Variance request to match that of the existing structure.

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:

When I purchased the property I wasn't aware that structure was built in the set back. In order to fix/update the structure I will need the a variance approval.

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

Since speaking with the city I have come to learn that this unique circumstance can be common with older homes. When trying to update a property the owner finds out that laws may have changed over the years and what was once approved an permitted may no longer be in compliance. Since this is the structure I've always lived in I would like to keep it the same and request the variance approval.

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

Since my house was built in a set back. If the variance is not approved I wouldn't be able to live comfortably in my home and I would have to remove a portion of my home that I has been their since before I purchased. Since I've lived in this home I have used this space for the laundry, sitting area, and storage.

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.

Yes, this variance will allow us to complete the update that the property needs and will not affect the surrounding neighborhood. This is an update to secure the property from leaking damages.

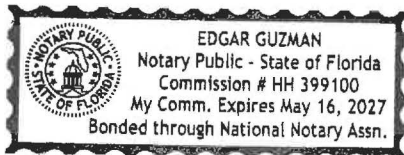
**AFFIDAVIT:** I, Jakisha Wright the Owner/Agent of said property ATTEST that I am aware of the following:

- 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.

*Jakisha Wright*  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 08 day of April, 2024.

(SEAL)



*Edgar Guzman*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_





<b>Site Address</b>	610 NE 14 PLACE, FORT LAUDERDALE FL 33304	<b>ID #</b>	4942 35 09 0040
<b>Property Owner</b>	WRIGHT, JAKISHA	<b>Millage</b>	0312
<b>Mailing Address</b>	610 NE 14 PL FORT LAUDERDALE FL 33304	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	LAUDERDALE GARDENS 8-28 B LOT 4 BLK 1		

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*	\$34,000	\$456,810	\$490,810	\$261,690	
2023	\$34,000	\$456,810	\$490,810	\$254,070	\$4,627.52
2022	\$34,000	\$378,320	\$412,320	\$246,670	\$4,376.00

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$490,810	\$490,810	\$490,810	\$490,810
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH 18</b>	\$261,690	\$261,690	\$261,690	\$261,690
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$211,690	\$236,690	\$211,690	\$211,690

Sales History			
Date	Type	Price	Book/Page or CIN
12/28/2017	WD-Q	\$258,000	114805789
9/19/2013	SWD-Q	\$180,000	111827565
6/21/2013	SWD-D	\$115,000	111624758
5/16/2013	CET-D	\$105,700	111590772
5/14/2004	WD	\$219,500	37504 / 900

Land Calculations		
Price	Factor	Type
\$5.00	6,800	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1250
<b>Units/Beds/Baths</b>		1/3/1
<b>Eff./Act. Year Built: 1953/1952</b>		

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



494234240030  
 494234240020  
 494234240010  
 494234240080  
 NE 16TH ST  
 494234020000  
 494234020410  
 494234020420  
 494234020430  
 494234020440  
 494234020450  
 494234020460  
 494234020470  
 494234020480  
 494234020490  
 494234020500

NE 5TH TER

494235090430  
 494235090420  
 494235090440  
 494235090450  
 494235090410  
 494235090460  
 494235090461  
 494235090470  
 494235090480  
 494235090490  
 494235090500  
 494235090510  
 494235090520  
 494235090530  
 494235090540  
 494235090650  
 494235090660  
 494235090390  
 494235090380  
 494235090370  
 494235090361  
 494235090360  
 494235090340  
 494235090330  
 494235090320  
 494235090310  
 494235090300  
 494235090290  
 494235090280  
 494235090270  
 494235090260  
 494235090250  
 494235090240  
 494235090230  
 494235090220  
 494235090210  
 494235090200  
 494235090190  
 494235090180  
 494235090170  
 494235090160  
 494235090150  
 494235090140  
 494235090130  
 494235090120  
 494235090110  
 494235090100  
 494235090090  
 494235090080  
 494235090070  
 494235090060  
 494235090050  
 494235090040  
 494235090030  
 494235090020  
 494235090010  
 494235000000  
 494235000070  
 494235000000  
 494235590010  
 494235590060  
 494235590050  
 494235590040  
 494235590030  
 494235590020  
 494235100080  
 494235100070  
 494235100060  
 494235100050  
 494235100040  
 494235100030  
 494235100020  
 494235100010  
 494235100000  
 4942351000340  
 494235100150  
 494235100170  
 494235100220  
 494235100130  
 494235100120  
 494235100110  
 494235100100  
 494235100090  
 494235100080  
 494235100070  
 494235100060  
 494235100050  
 494235100040  
 494235100030  
 494235100020  
 494235100010



MARTY KIAR  
 BROWARD COUNTY PROPERTY APPRAISER



610 NE 14th Pl



FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE
494235090310	GREENE,ROBERT W &	GREENE,ATINA M	11352 WEST STATE ROAD 84 #301	DAVIE	FL	33325	DAVIE FL33325	LAUDERDALI
494235090320	GREENE,ROBERT W &	GREENE,ATINA M	11352 WEST STATE RD 84 #301	DAVIE	FL	33325	DAVIE FL33325	LAUDERDALI
494235090330	MCDONOUGH,RACHEL		708 NE 15 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090340	HICKS,WILLIAM I		PO BOX 3113	WEST CHESTER	PA	19381	WEST CHESTER PA19381	LAUDERDALI
494235090360	VISCONTI,TAMARA PROTOVIN DE		640 N ADREWS AVE #319	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	LAUDERDALI
494235090361	STAGON,STEVEN C		616 NE 15 ST #4	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090370	BODEN,BRYAN D	STYRON,WILLIAM J	612 NE 15 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090380	MAXHAUS LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	LAUDERDALI
494235090390	LANKFORD,RALPH STUART	RALPH STUART LANKFORD LIV REV TR	604 NE 15 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090400	GUARDADO,GERARDO	GUARDADO,JEREMIAS	731 NE 15 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090410	GUARDADO,JEREMIAS		534 NE 15 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090540	FRIENDLY TABERNACLE CHURCH OF	GOD IN CHRIST INC	1441 N DIXIE HWY	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090530	NEGRIN,IVONNE		715 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090520	TRAINOR,KEVIN P H/E	HEPLER,BRIAN L	705 NE 14 PL UNIT A	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090510	MATHEW,JUSTIN DAN		609 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090500	NESHIKA 3 LLC		605 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090490	DEAN,TERRI-LEE		601 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090480	HAFFNER,STEPHANE GILLES	KIER,KYLE JAMES	545 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090470	DESTINES,EDLER		539 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090461	PERICLES,VENEL H/E	STINFIL,SYLVINA ETAL	537 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090460	RAMAUTAR,KAMINIE		535 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090260	SAAHL INVESTMENT LLC		707 NE 13 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090011	JOHNSON,ANITA		708 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090020	FINLAY,BRIAN		704 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090030	JAMES A CHASTANET TR	CHASTANET,JAMES A TRSTEE	4210 NE 19 AVE	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE FL33308	LAUDERDALI
494235090040	WRIGHT,JKASHIA		610 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090050	HALL,CELESTE	GRILLO,ALFRED WILLIAM	301 WOOD DALE DR	HENDERSONVILLE	NC	28791	HENDERSONVILLE NC28791	LAUDERDALI
494235090060	GOLDSTEIN,JACOB		600 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090070	ETIENE,ANDREE		544 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090080	LUMAX USA LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE FL33312	LAUDERDALI
494235090090	RYAN,SEAN M		536 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090100	ABRATT,DANIELA	COHEN,TAL	532 NE 14 PL	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090110	SINGH,RAMNARINE		141 BRICK BLVD APT 338	BRICK	NJ	08723	BRICK NJ08723	LAUDERDALI
494235090240	LA SIESTA APARTMENTS I LLC		1027 NE 46 CT	OAKLAND PARK	FL	33334	OAKLAND PARK FL33334	LAUDERDALI
494235090230	LA SIESTA APARTMENTS I LLC		1027 NE 46 CT	OAKLAND PARK	FL	33334	OAKLAND PARK FL33334	LAUDERDALI
494235090200	ARVIV GROUP LLC		609-611 NE 14 CT	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090190	GRIFFIN,ROBERT L		605 NE 14 CT	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090180	SPAZZARINI,JOHN		601 NE 14 CT	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090170	COWLER,VERA		545 NE 14 CT	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090160	XPRT MANAGEMENT LLC		2010 CHEMIN MCGILL	*SAINTE-JULIENNE QC	CA	J0K 2	*SAINTE-JULIENNE QC CAJ0K 2	LAUDERDALI
494235090150	BARBOUR,KYLE	WEISBERG,TAWNI NICOLE	537 NE 14 CT	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	LAUDERDALI
494235090130	SUTTON,JEFFREY K & KAREN JEANNE		2016 NE 3 TER	WILTON MANORS	FL	33305	WILTON MANORS FL33305	LAUDERDALI
494235090210	LA SIESTA APARTMENTS I LLC		1027 NE 46 CT	OAKLAND PARK	FL	33334	OAKLAND PARK FL33334	LAUDERDALI
494235100070	HENNESSY,TERENCE F		520 NE 20 ST #315	WILTON MANORS	FL	33305	WILTON MANORS FL33305	DIXIE PARK 9
494235090140	SAWYER,CLOVIS & GWENDOLYN		8541 NW 46 CT	LAUDERHILL	FL	33351	LAUDERHILL FL33351	LAUDERDALI
494235450020	DIXIE HOLDINGS 1420 LLC		1420 N DIXIE HWY	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	THE L-A-W PL
494235100080	DIXIE HOLDINGS 1420 LLC		1420 N DIXIE HWY	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	DIXIE PARK 9
494235100140	707 SCJJC LLC		PO BOX 7415	FORT LAUDERDALE	FL	33338	FORT LAUDERDALE FL33338	DIXIE PARK 9
494235090670	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	LAUDERDALI
494235000291	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311	FORT LAUDERDALE FL33311	35-49-42
494235590030	MUSSELMAN,JUDSON JAMES	DENES,EMOKE	1405 NE 7 AVE #3	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	BRONWYN B/
494235590040	WHIPPLE,TAYLOR		1405 NE 7 AVE #4	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	BRONWYN B/
494235590050	RESNICK,JACOB M		1405 NE 7 AVE UNIT 5	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	BRONWYN B/
494235590060	FARREN,CONNOR H/E	FARREN,MARK & JEANNIE	1405 NE 7 AVE #6	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE FL33304	BRONWYN B/
494235590010	RSJ 14TH COURT PROPERTY	INVESTMENTS LLC	4420 NE 26 AVE	LIGHTHOUSE POINT	FL	33064	LIGHTHOUSE POINT FL33064	BRONWYN B/



#1 Side view of structure facing west





#2 Backyard view of structure facing south



#4 Backyard view of structure facing south





#5 Mid side view of structure west facing





#5 Back side view of structure west facing



#6 Front street view of structure north facing



#7 Front street view of structure north facing



March 5<sup>th</sup>, 2024

City of Fort Lauderdale – Building Service Department

700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311

Re: 610 NE 14<sup>th</sup> Place, Fort Lauderdale, FL 33304 – Permit # BOA24030001

Subject: Narrative 4.04 inch variance request

Dear Sir/Madam:

During a recent review for the drawings of property 610 NE 14<sup>th</sup> place, it was brought to my attention that the required side set back is 5ft.

I was under the impression that there was no issue with the set back because that is the setback that was there when I purchased the home. I'm only making updates to the existing structure.

Making updates to the structure is only to secure the structure as there was water damage and pests/rodents entering my home from holes within the structure, not to change the setback that was already there.

Therefore, I would like to request Sec. 47-5.34 for a 4.04 inch variance in order to complete the updates and meet the setbacks.

Sincerely,

Jakisha Wright  
Property Owner

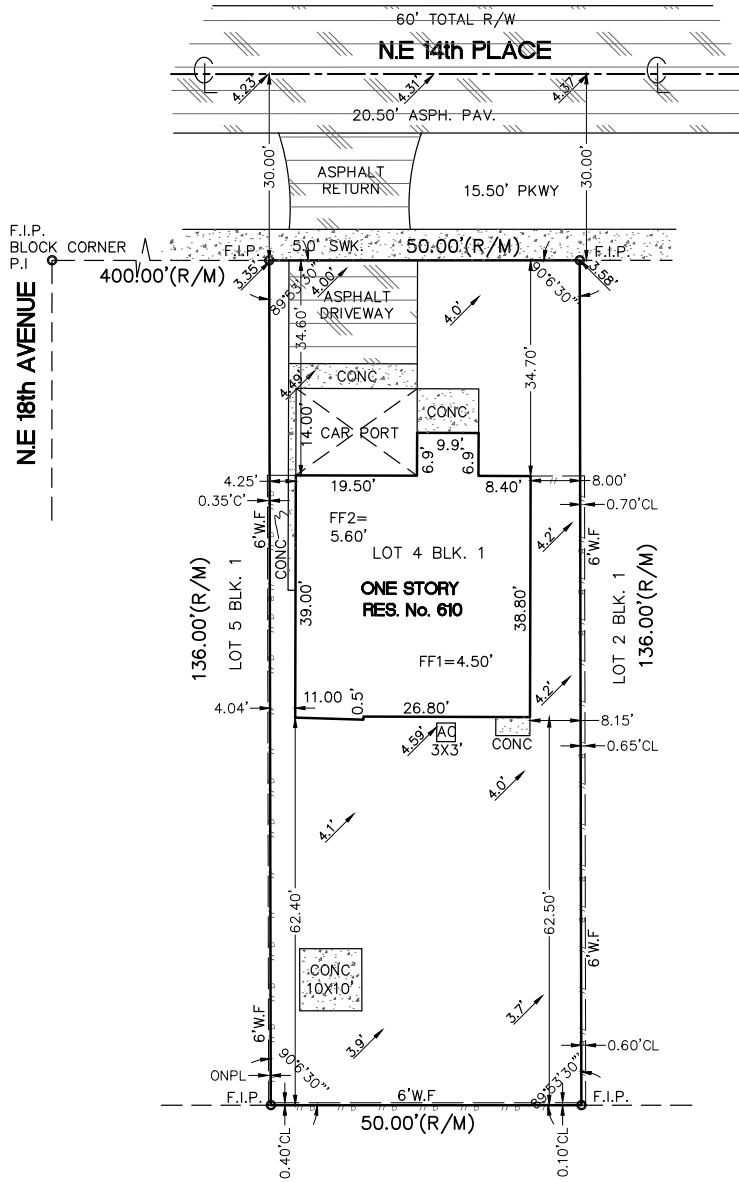
# AVILA & ASSOCIATES SERVICES INC

L.B. # 6971  
 20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015  
 TEL: (786) 317-0364 DADE, (786) 444-1666 DADE  
 E-MAIL: avila0106@gmail.com



### GENERAL LEGEND:

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- CIS = CONCRETE SLAB
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELE = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EDW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- ND = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- OIS = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PC = POINT OF CURVATURE
- PG = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- SW = SIDEWALK
- SIR = SET 1/2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER



### LEGAL DESCRIPTION:

Lot 4, Block 1, LAUDERDALE GARDENS, according to the Plat thereof, B as recorded in Plat Book 8, Page 28, of the Public Records of Broward County, Florida.

### CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Julio S Pita**

Professional Land Surveyor  
 State of Florida  
 No. 43618  
 Exp. 05/00

JULIO S. PITA, P.S. & M # 5789  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA

### SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR FOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
- (6). ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.
- (7). ELEVATION SHOWN REFER TO N.A.V.D-88
- (8). BCED BM-1875 ELEV 7.63' N.G.V.D-29

### FLOOD ZONE INFO:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: A1 5.00'  
 PANEL NO/SUFFIX: 0369 H  
 COMMUNITY NO: 125105  
 DATE OF FIRM: 08/08/2014

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

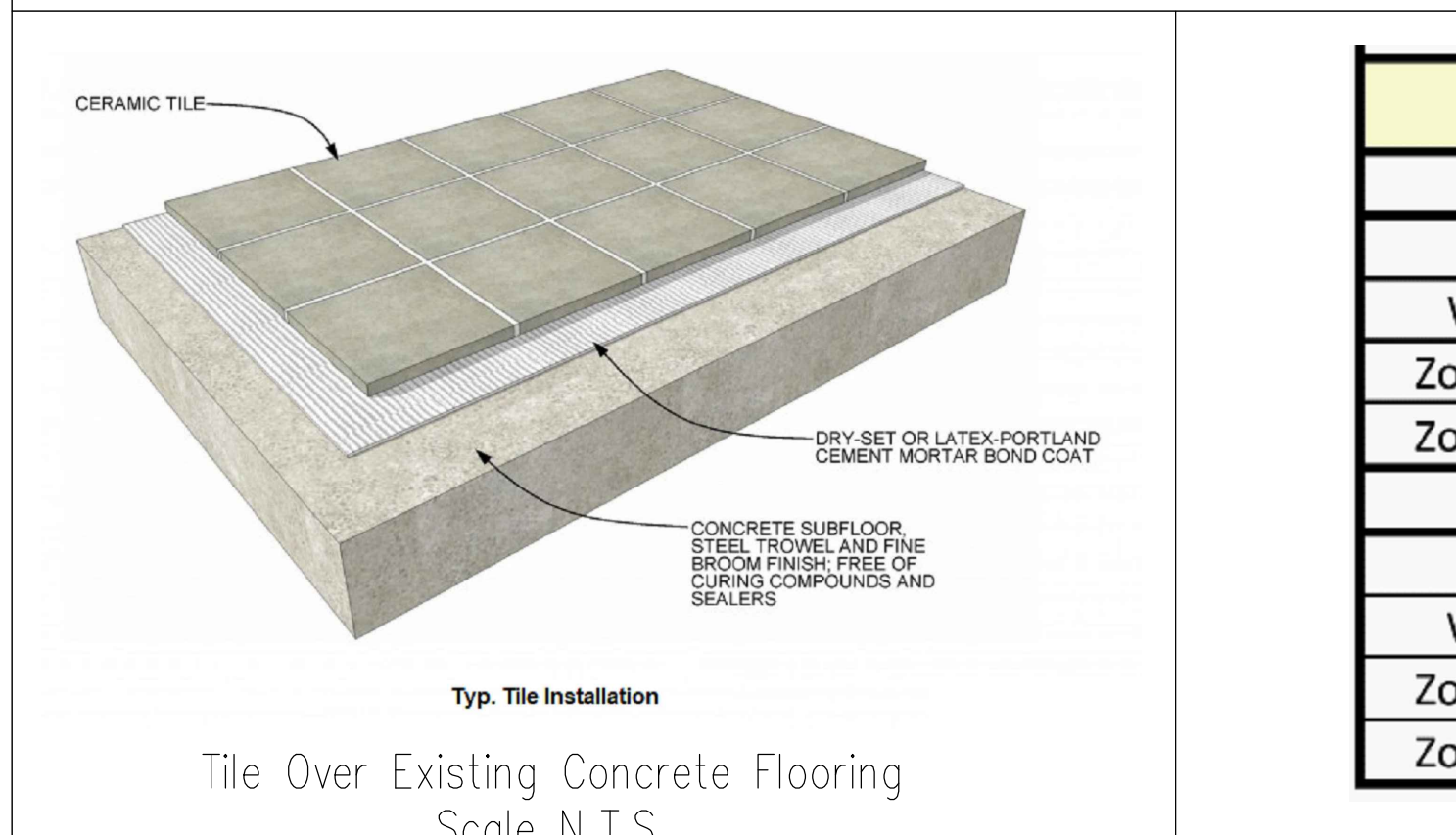
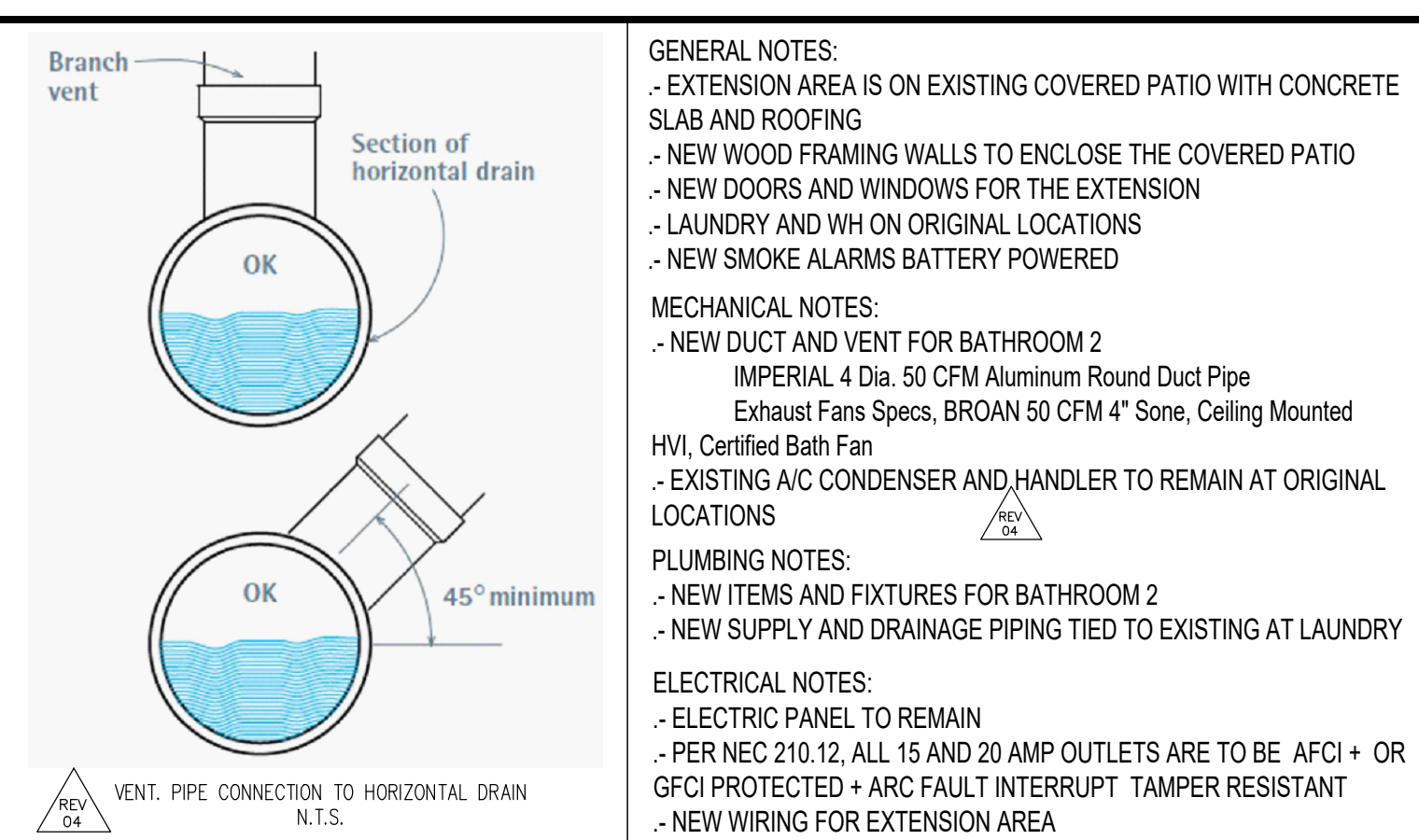
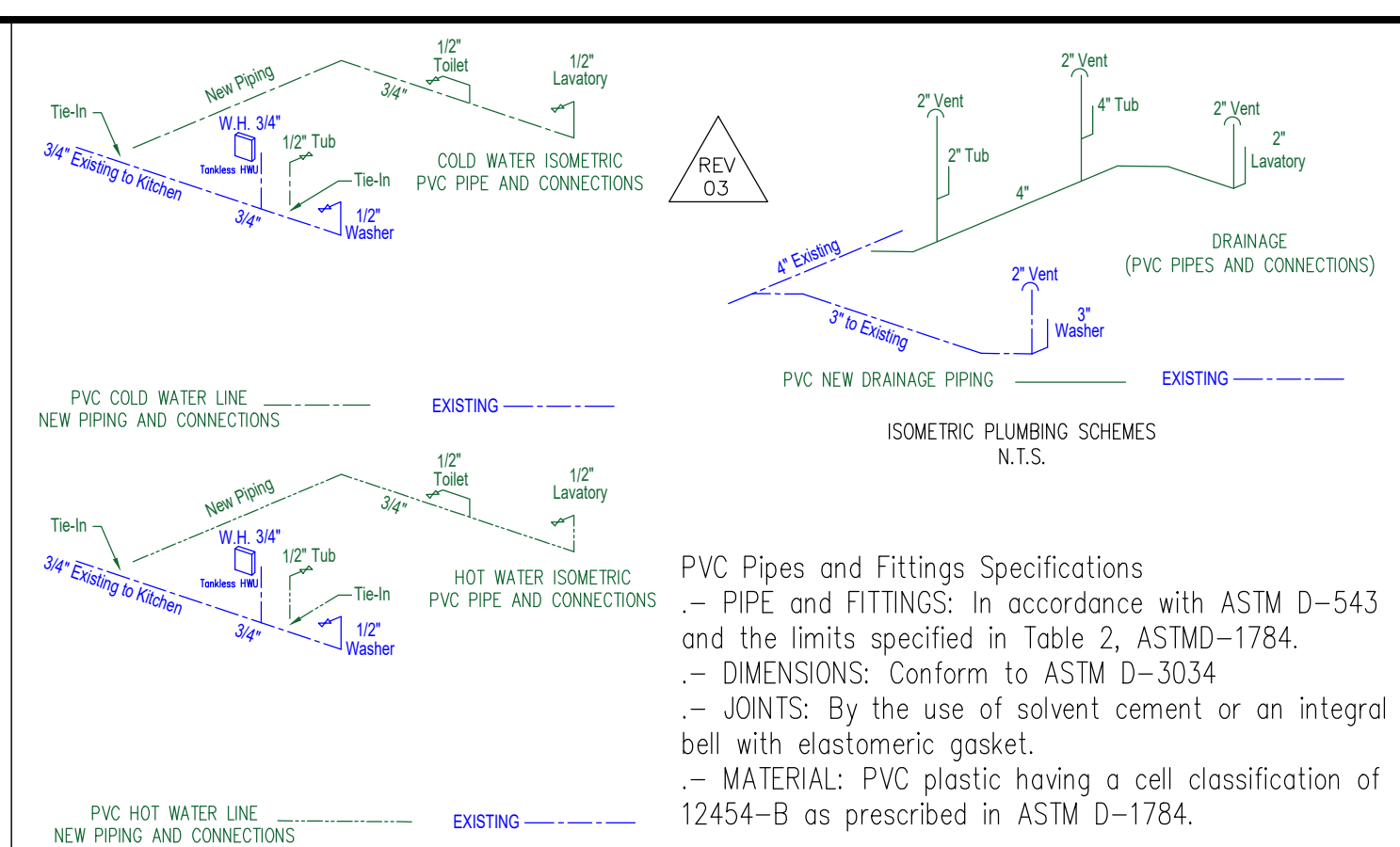
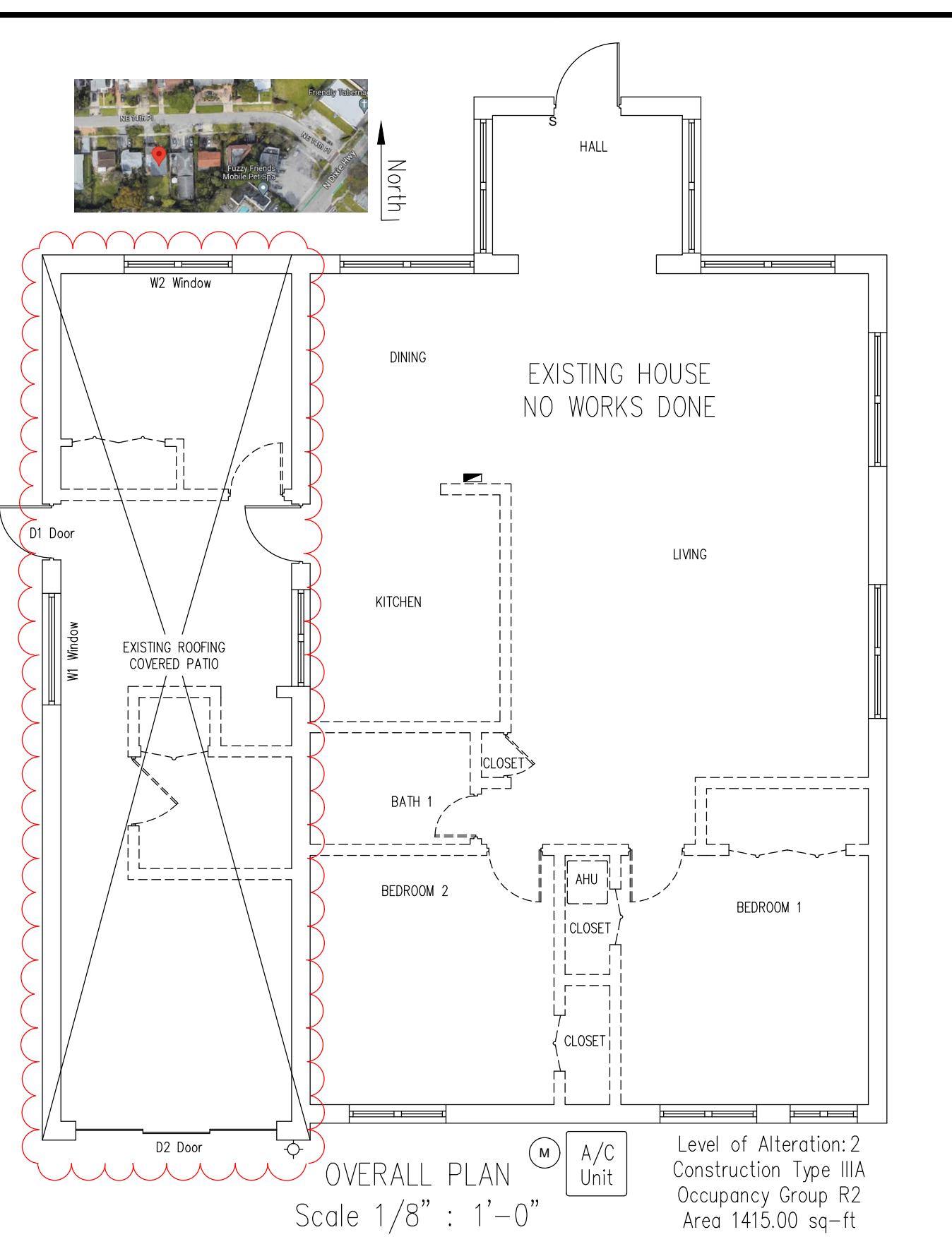
DATE	UPDATE
09-27-23	
SCALE	JOB No.
1"=20'	23-496
SHEET	DRAWN BY
1	A.B
OF	
1	

CE	FY	O:
JAKISHA	WRIGHT	B

PROJECT	ADDRESS
610 NE 14th PLACE	FORT LAUDERDALE FLORIDA 33304 B

TITLE
SKETCH OF SURVEY
SCALE: 1"= 20' B





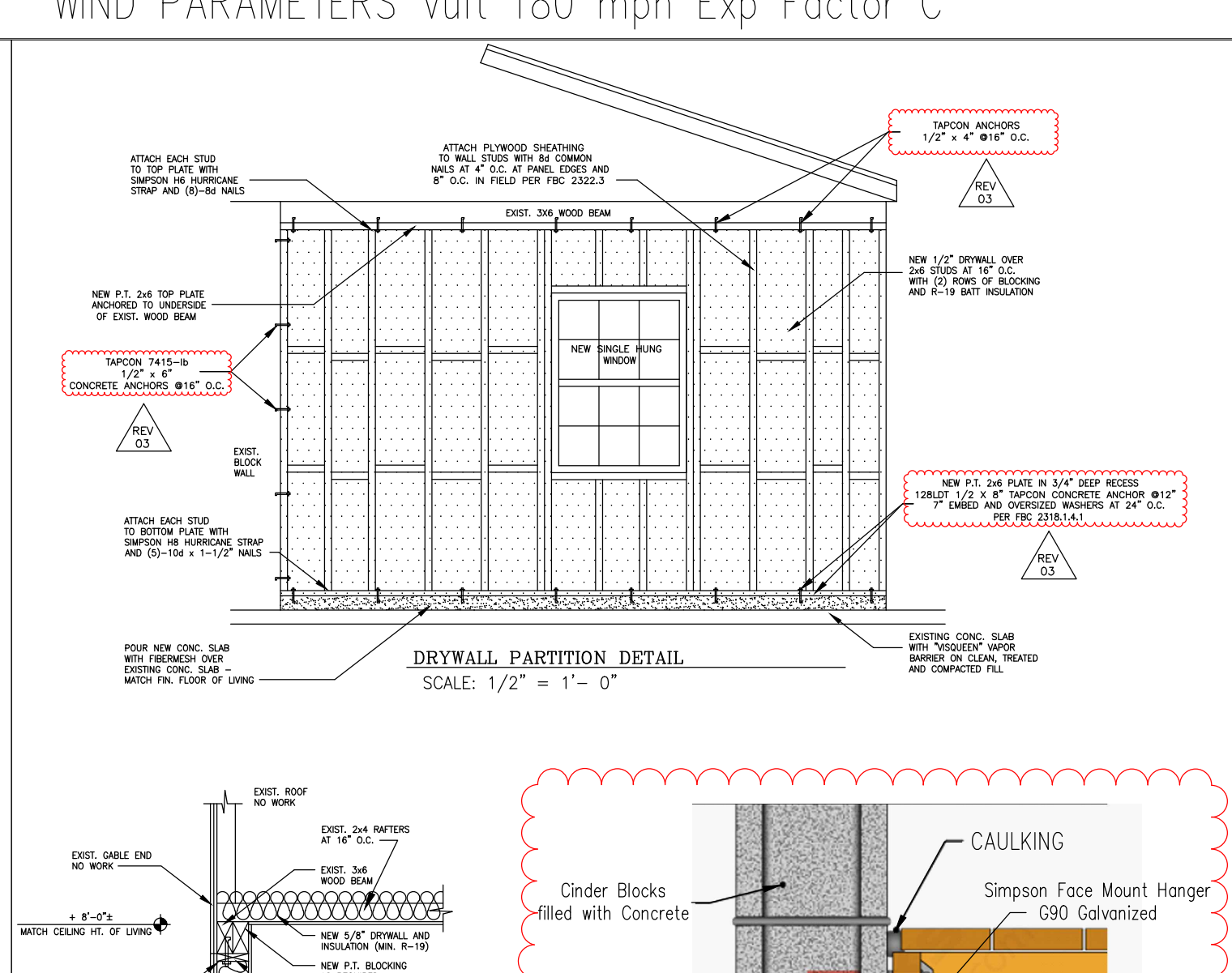
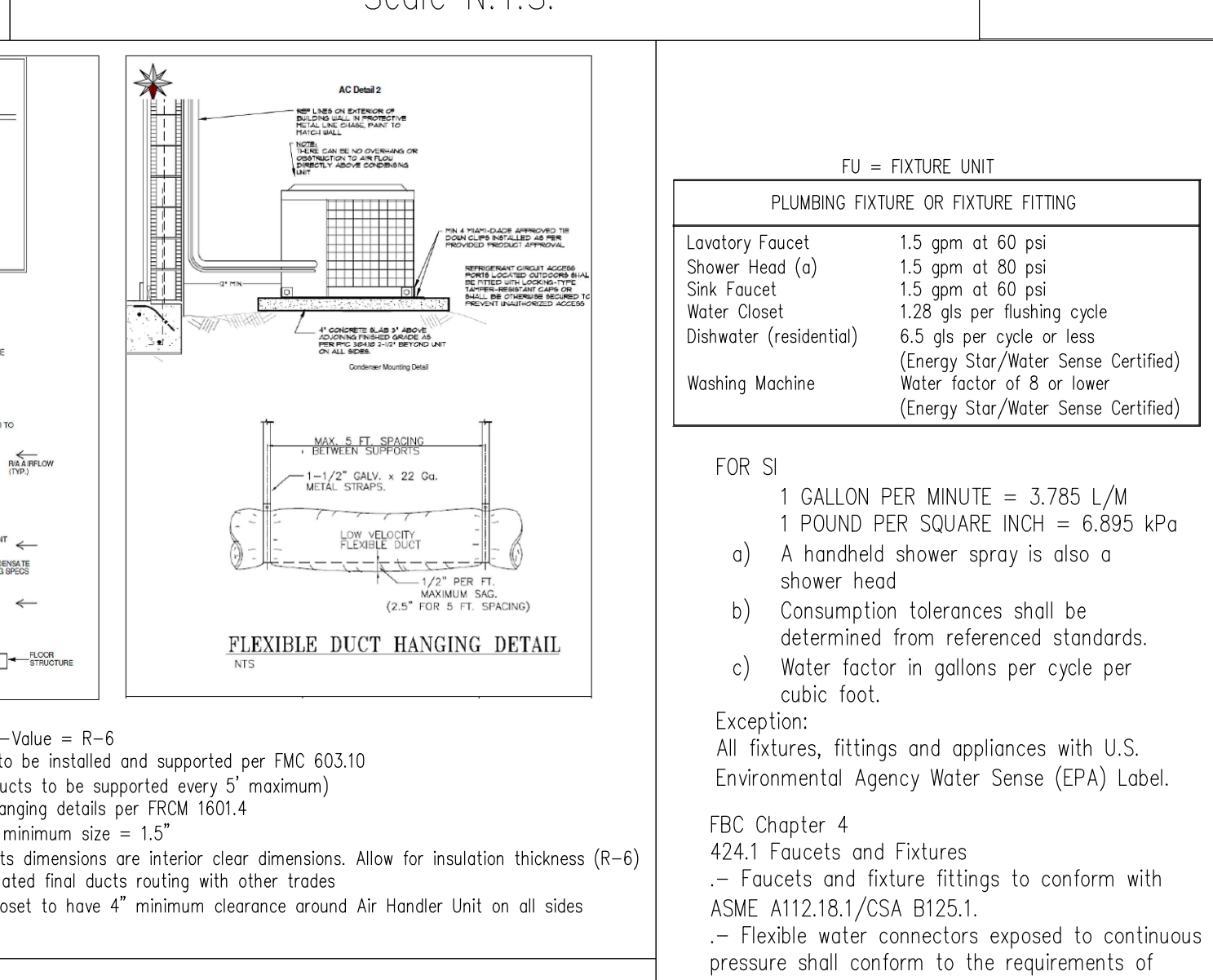
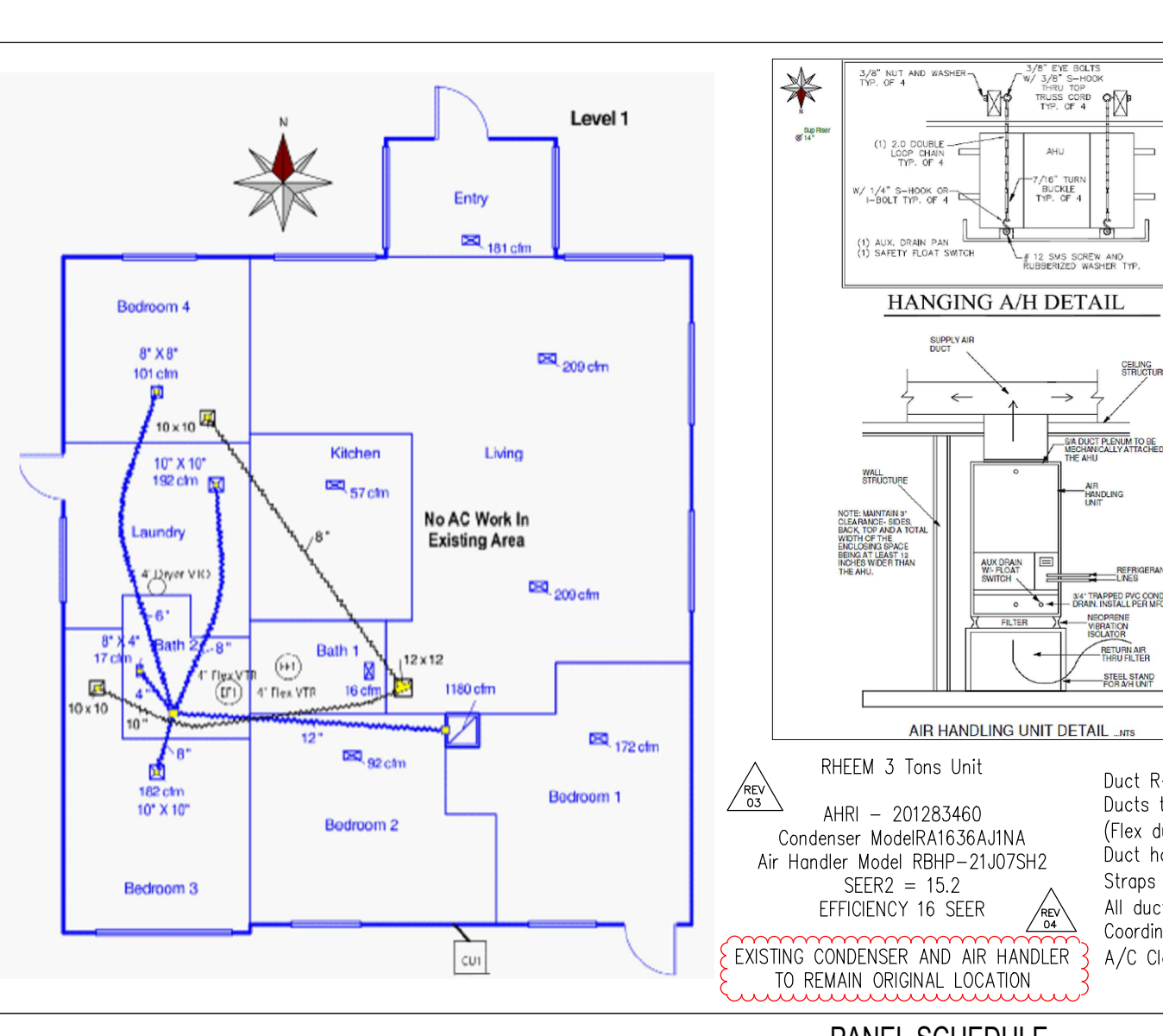
### Wall Pressure For All Roof

Mean Roof Height	15 Ft					
Tributary Area	10	20	35	50	100	500
Wall Positive Pressure	38.0	36.2	34.9	34.0	32.3	28.3
Zone 4 Negative Pressure	-41.2	-39.5	-38.1	-37.2	-35.5	-31.5
Zone 5 Negative Pressure	-50.8	-47.4	-44.6	-42.9	-39.5	-31.5

Mean Roof Height	25 Ft					
Tributary Area	10	20	35	50	100	500
Wall Positive Pressure	42.3	40.4	38.8	37.8	35.9	31.5
Zone 4 Negative Pressure	-45.8	-43.9	-42.4	-41.4	-39.5	-35.1
Zone 5 Negative Pressure	-56.6	-52.8	-49.7	-47.8	-43.9	-35.1

WIND PARAMETERS Vult 180 mph Exp Factor C

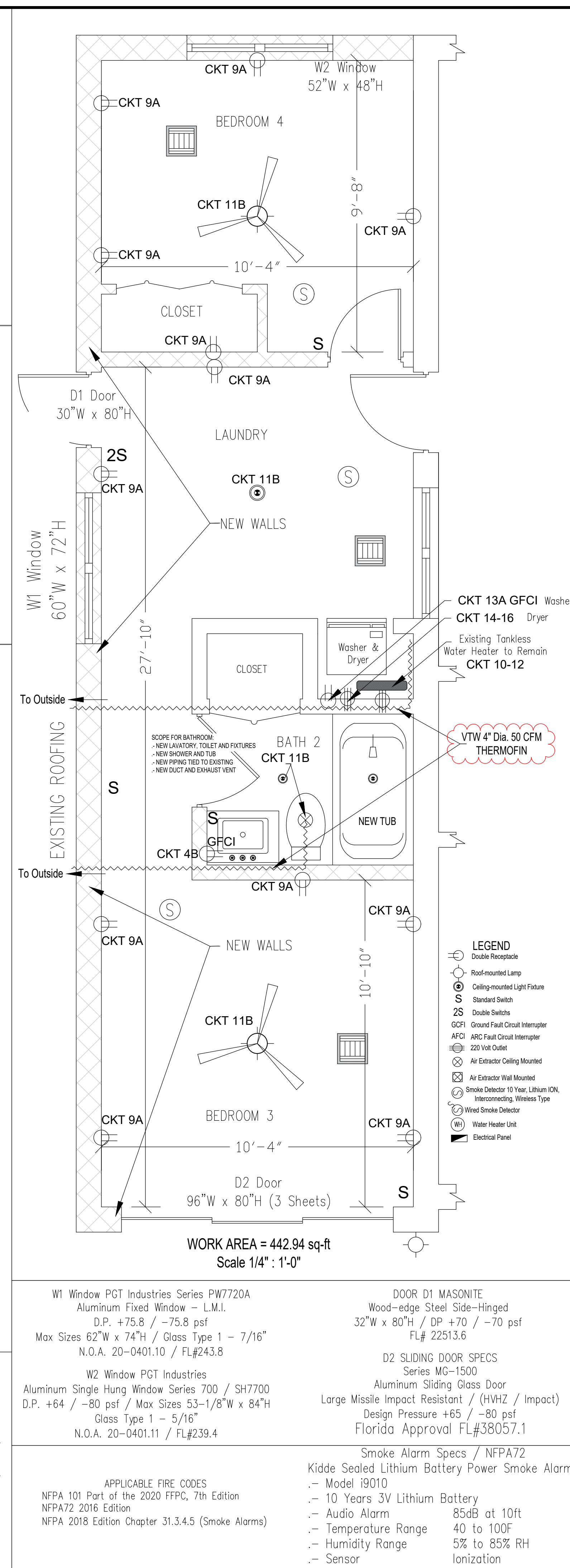
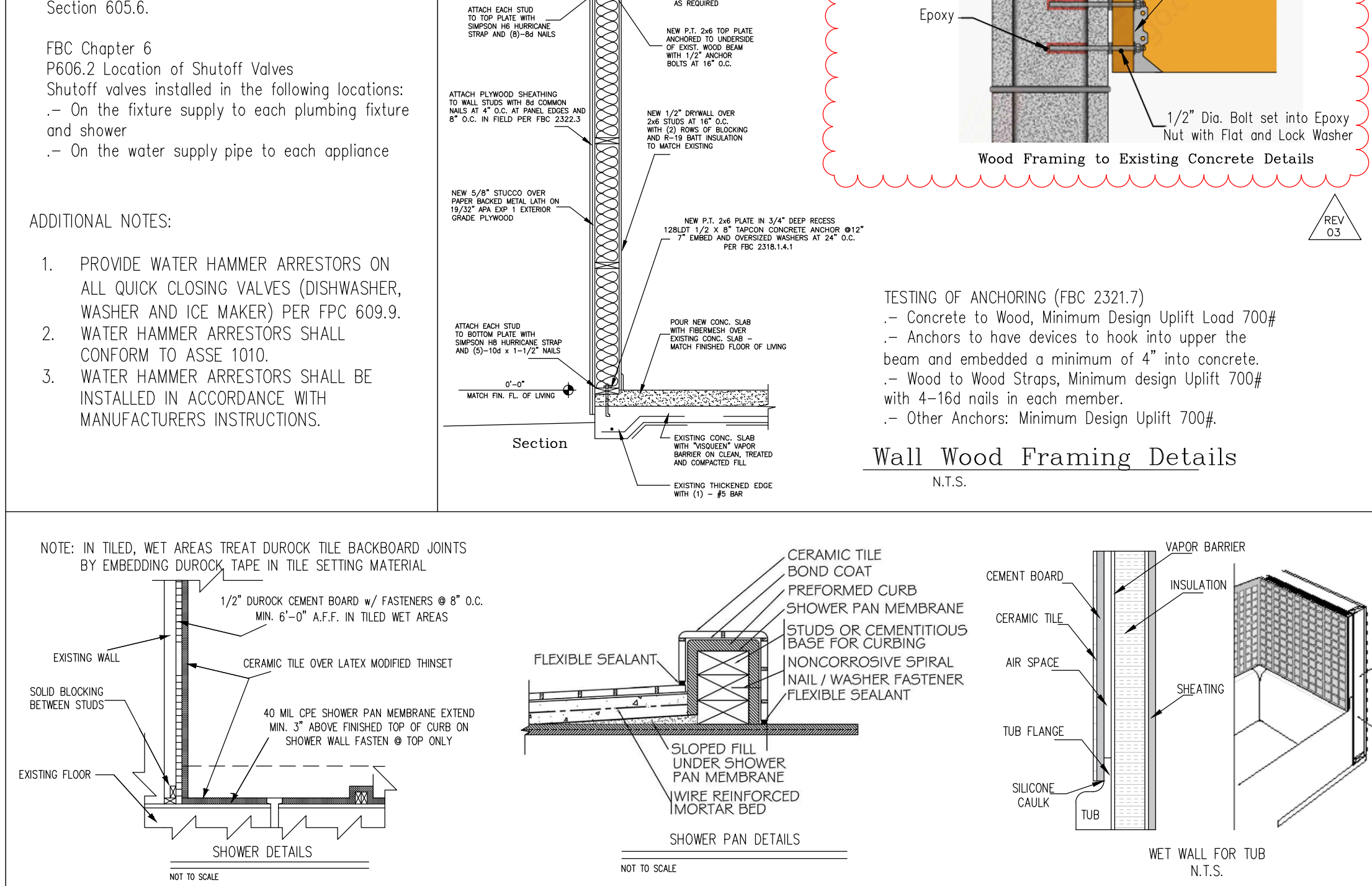


### PANEL SCHEDULE

ADDRESS : 610 NE 14th Place Fort Lauderdale

BREAKER BOX TYPE	MAIN PANEL	MAIN BUS 125 Amps NEUTRAL : FULL
Dem KW	16 CKTs Doubles (32 Poles)	
6.00	60/2 #6 Range 1	2 Kitchen GFCI Outlets 1 #12 20/1 1.50
1.50	60/2 #6 Range 3	2 Kitchen GFCI Outlets 2 #12 20/1 1.50
1.50	20/1 #12 Fridge Disposal 5	4 Bathroom 1 GFCI Outlets #12 20/1 1.50
1.50	20/1 #12 Dishwasher Microwave 7	4 Bathroom 2 GFCI Outlets #12 20/1 1.50
1.50	20/1 #12 xtension Gen Purposes Outlets 9	6 Air Conditioner #6 60/2
1.50	20/1 #12 Gen Purposes Outlets 9	8 Air Conditioner #6 60/2
1.50	15/1 #14 Lighting Kitchen and Living Lighting Extension Area 11	10 Water Heater #6 60/2
1.50	20/1 #12 Washer 13	12 Water Heater #6 60/2
1.50	15/1 #14 Bedrooms Lighting 13	14 Dryer #10 30/2
1.50	15/1 #14 Bedrooms Outlets 15	16 Dryer #10 30/2
13.50		
INDOOR SQUARE AREA (SQF)	1,544.00	4,632.00
TOTAL CONNECTED LOAD		49.63
100% AIR COND. & FIXED LOADS		14.00
TOTAL LOAD KW		35.63
DEMAND:		
1ST 10 kw		10.00
40% REM	40%	10.25
100% AIR COND.		8.00
		28.25 KW
	120/240	117.72 Amps

... (\*) SYMBOL MEANS CIRCUIT FOR LIGHTS AND GENERAL PURPOSE OUTLETS, ACCORDING NEC 220.82.B1, 3 WATTS FOR Sq-ft



**PROJECT:**  
610 NE 14th Place  
Fort Lauderdale

**PERMIT #:**

**SCOPE:**

**SCOPE OF WORK:**

**SCOPE OF WORK: ELECTRICAL:**

**NOTES & SPECS:**

**ELECTRICAL NOTES:**

**LEGEND:**

**WORK AREA = 442.94 sq-ft Scale 1/4" = 1'-0"**

**DOOR D1 MASONITE**  
Wood-edge Steel Side-Hinged  
32" x 80" / DP +70 / -70 psf  
FL# 22513.6

**D2 SLIDING DOOR SPECS**  
Series MG-1500  
Aluminum Sliding Glass Door  
Large Missile Impact Resistant / (HVHZ / Impact)  
Design Pressure +65 / -80 psf  
Florida Approval FL#38057.1

**Smoke Alarm Specs / NFPA72**  
- Model 19010  
- 10 Years 3V Lithium Battery  
- Audio Alarm 85dB at 10ft  
- Temperature Range 40 to 100F  
- Humidity Range 5% to 85% RH  
- Sensor Ionization

**APPLICABLE FIRE CODES**  
NFPA 101 Part of the 2020 FFC, 7th Edition  
NFPA72 2016 Edition  
NFPA 2018 Edition Chapter 31.3.4.5 (Smoke Alarms)

**Close PERMITS Fast, Inc.**  
www.closepermitsfast.com  
888-905-4436

**JOB #**  
T-1230408 Rev 06

**DATE:**  
03 / 18 / 2024

**DRAWING:**  
OVERALL PLAN / WORK AREAS

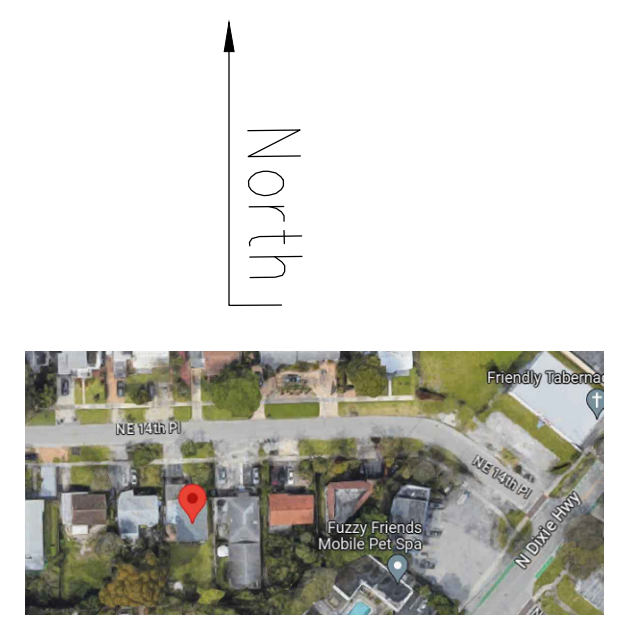
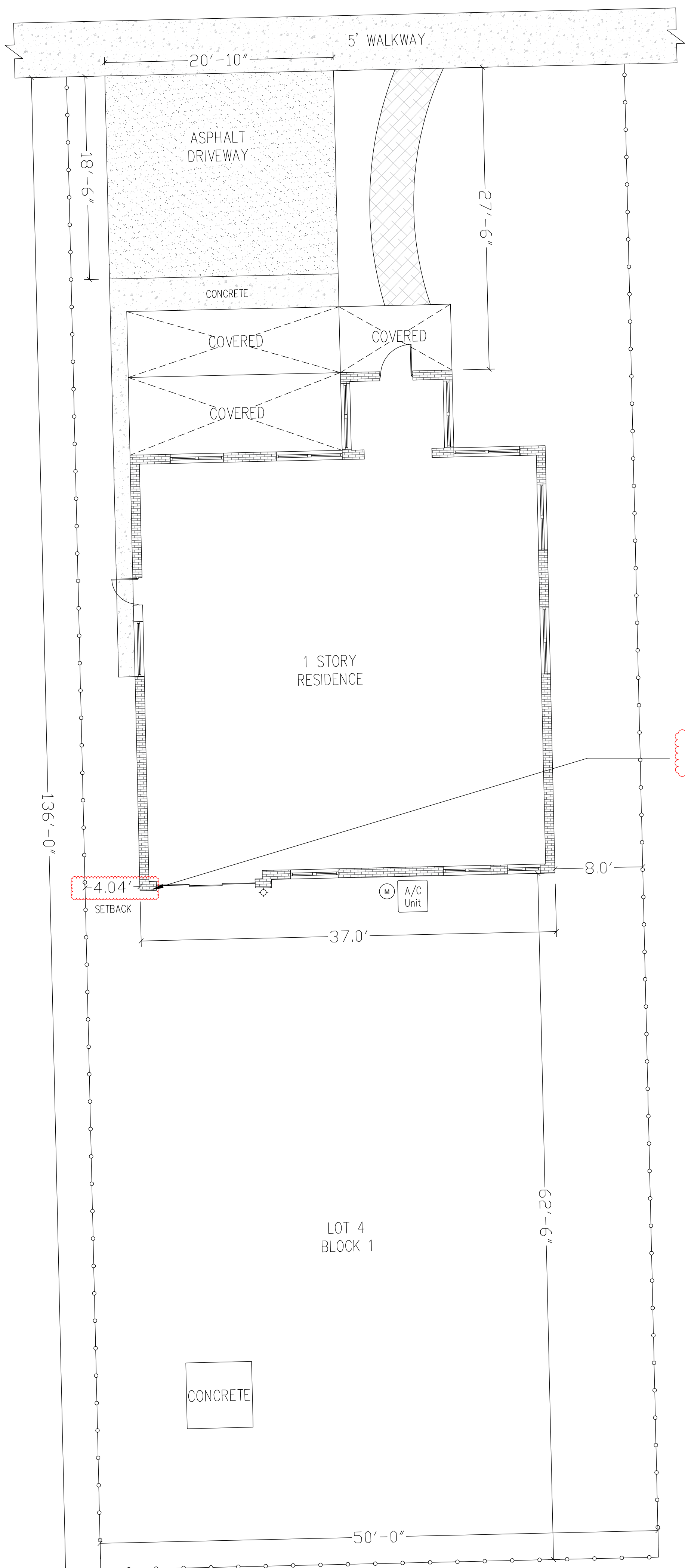
**DRAWING FILE NAME:**  
T-1230408 G-01

**DRAWN BY:**  
SCALE N.B.F. AS INDICATED

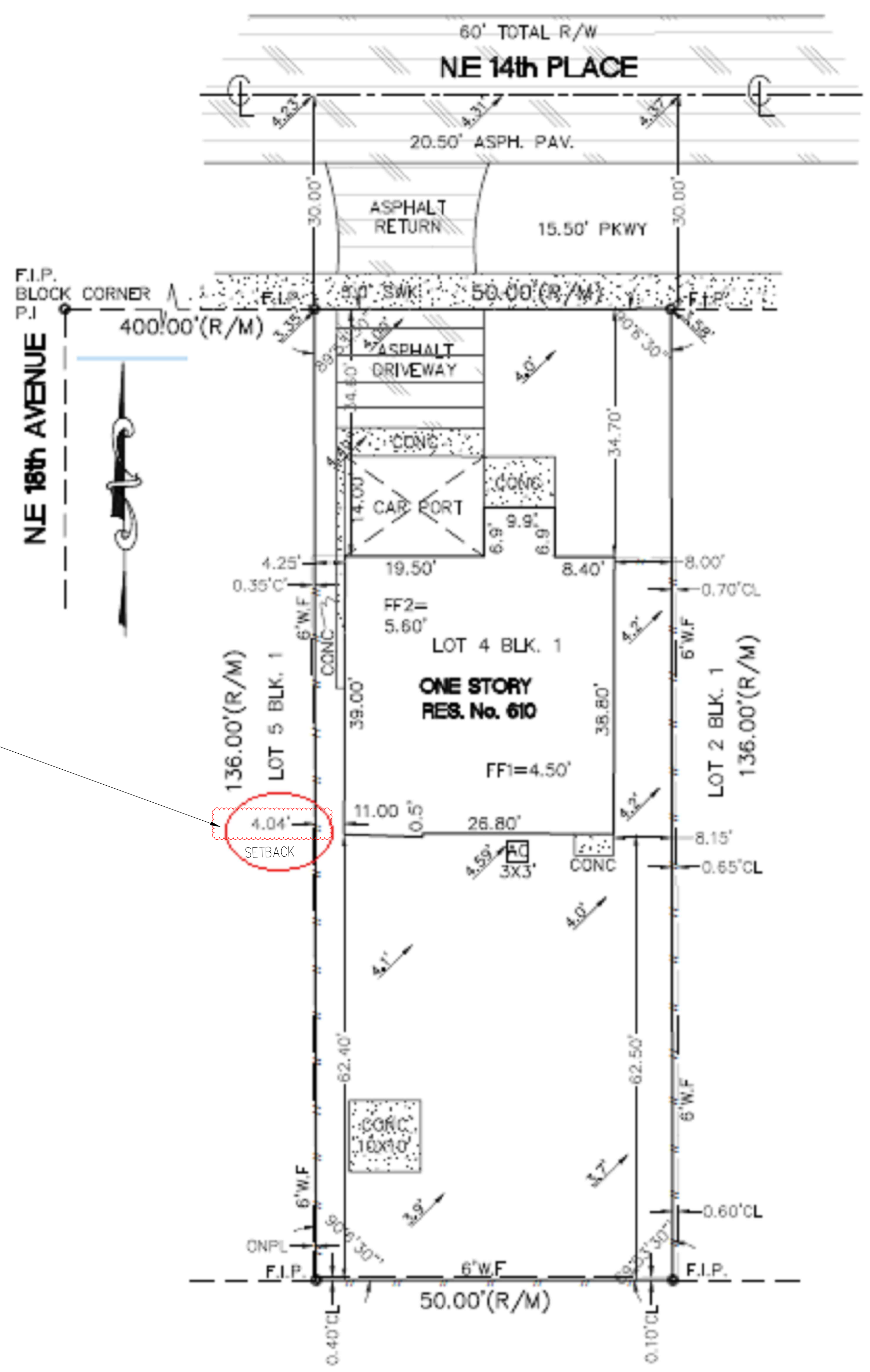
**SHEET NUMBER:**  
G-01

**SHEET:** 1 OF 2





SITE PLAN  
Scale 1/16" : 1'-0"



SURVEY  
N.T.S.

PROJECT:  
**610 NE 14th Place**  
Fort Lauderdale  
PERMIT #:  
  
SCOPE:  
SCOPE OF WORK: NEW EXTENSION AREA ON EXISTING COVERED PATIO WITH EXISTING FLOORING AND ROOFING  
1. NEW WALLS WOOD FRAMING = 490 sq-ft  
2. NEW DOORS AND WINDOWS  
3. NEW BATHROOM 2  
4. LAUNDRY AND WATER HEATER ON ORIGINAL LOCATIONS  
5. NEW TILE OVER EXISTING CONCRETE SLAB  
6. NEW SMOKE ALARMS BATTERY POWERED  
7. NEW DUCT AND VENT FOR BATH  
8. NEW SMOKE ALARMS BATTERY POWERED ON EXTENSION AREA  
  
SCOPE OF WORK: PLUMBING  
1. NEW BATHROOM 2 (LAVATORY, TOILET, SHOWER, TUB, FIXTURES AND CONNECTIONS TO EXISTING PIPING AT LAUNDRY  
2. EXISTING WATER HEATER TO REMAIN  
  
SCOPE OF WORK: ELECTRICAL  
1. EXISTING PANEL TO REMAIN  
2. ELECTRICAL WORKS AS SHOWN  
3. NEW WIRING FOR EXTENSION AREA

NOTES & SPECS:  
GENERAL NOTES:  
CONSTRUCTION SHALL FOLLOW FLORIDA BUILDING CODE (FBC) 2023 8th EDITION AND NEC 2023 BY THE AREA IN WHICH THE BUILDINGS TO BE RENOVATED.  
2. THE CONTRACTOR, SUB-CONTRACTOR, OWNER, BUILDER, SUPPLIER, SHALL VERIFY ALL DIMENSIONS & CONDITIONS OF JOB SITE, PLANS, SPECIFICATIONS, ETC.  
3. ALL DIMENSIONS MUST BE MEASURED BY MEASURING THE EXISTING STRUCTURE.  
4. ALL DIMENSIONS ARE APPROXIMATED; THEY WERE OBTAINED BY MEASURING THE EXISTING STRUCTURE. STRUCTURE FEATURES NOT INDICATED ON THESE PLANS SHALL BE ADDRESSED BY THE OWNER OR ENGINEER AS CONSTRUCTION PROGRESSES.  
5. SMOKE DETECTORS EXISTING IN ALL BEDROOMS ARE INTERCONNECTED.  
  
FLORIDA BUILDING CODE (FBC) 2023 8th EDITION  
FLORIDA BUILDING CODE (FBC) 2023 RESIDENTIAL 8th EDITION  
FLORIDA BUILDING CODE (FBC) 2023 EXISTING BUILDING 8th EDITION  
FLORIDA BUILDING CODE (FBC) 2023 PLUMBING 8th EDITION  
NATIONAL ELECTRICAL CODE (NEC) 2023  
  
ELECTRICAL NOTES:  
1. All Electrical Work Shall Be In Full Compliance With The NATIONAL ELECTRICAL CODE (NEC) 2023, FLORIDA BUILDING CODE (FBC) 2023 AND ALL OTHER APPLICABLE CODES.  
2. All Material Used In The Project Shall Be New And Shall Bear Underwriter's And Union Labels, Where Applicable.  
3. DO NOT SCALE. Electrical Drawings Refer To Architectural Plans And Elevations For Approximate Locations Of All Appliances And Equipment, And Confirm With Owner Or Owner's Representative For Specific Lighting Locations.  
4. In Sizes No. 8 AWG And Larger, Minimum Size Wire Shall Be No. 12 AWG, And Maximum Size Shall Be 600 MCM.  
5. ALL RACEWAYS INSTALLED UNDERGROUND, IN CONCRETE SLABS, AND/OR LARGER THAN TWO (2) INCHES IN DIAMETER SHALL BE GALVANIZED RIGID STEEL. PVC PIPE SCHEDULE 40 IS ACCEPTABLE FOR UNDERGROUND INSTALLATION ONLY IF APPROVED BY LOCAL AUTHORITIES. RENEWABLE PET (2) INCHES AND SMALLER IN DIAMETER SHALL BE LMC, IF EXPOSED TO WEATHER, E.M.T. ELSEWHERE. FLEXIBLE CONDUIT TYPES WHERE INDICATED SHALL BE METAL FOR INDOOR LOCATIONS, AND LIQUID-TIGHT FOR OUTDOOR LOCATIONS.  
6. Outlets Shall Be Mounted Flush With Finished Surfaces. Two (2) Or More Light Switches Located Together Shall Be Installed In Gang-Type Boxes.  
7. Junction Boxes Shall Be Galvanized Steel With Screws To Match Covers For Indoor Locations And Weather-Proof Where Exposed To Weather. Outlet Boxes Shall Be Pressed Steel In Dry Locations. Cast Alloy With Threaded Hubs In Wet Or Damp Locations And Special Enclosures For Other Classified Areas.  
8. Electrical Contractor Shall Perform All Necessary Work For A Complete Electrical Installation And Wiring System, And Shall Provide All Necessary Instruments And Special Apparatus To Conduct Any Test That May Be Required To Insure The System Is Free Of Any Improper Grounds And Short Circuits, And That All Feeders Are Properly Grounded.  
9. All Ground Connections To Be Done As Per 2017 Edition Of National Electrical Code.  
10. Load Data Is Based On Information Given To The Architect/Engineer At The Time Of Design. Verify All Equipment And Panel Sizes Before Ordering.  
11. All Work Shall Be Coordinated With Other Trades To Avoid Interference With The Progress Of Construction.  
12. Disconnect Switches Shall Be 15' Rated, Heavy Duty, Single-Wire, Load-Break Enclosures As Required By Equipment. Motor Starters Shall Be Manual Or Magnetic With Overload Relay In Each Leg.  
13. Fuses Shall Be Dual Element, Combining Time-Delay With Current Limiting.  
14. Corrections Of Any Defects Shall Be Completed Without Charge And Shall Include Replacements Or Repair Of Any Other Phase Of The Installations Which May Have Been Damaged.  
15. Contractor Shall Pay For All Permits, Fees, Inspections And Testing, As Well As Obtain And Pay For All Required Insurance For The Protection Against Public Liability And Property Damage For The Full Duration Of The Work On The Project.  
16. Contractor Shall Guarantee All Materials And Workmanship Free Of Defect For A Period Not Less Than One (1) Year From The Date Of Acceptance.  
17. The Electrical Installation Shall Meet All Standards And Requirements Of The Local Power And Telephone Companies.  
18. Contractor's Work Practices And Conditions Must Conform With The Occupational Safety And Health Act Of 1970.  
19. Electrical Contractor Shall Provide Outlets To Match Equipment Plugs.  
20. The Electrical Contractor Shall Visit The Site Before Submitting The Bid In Order That He/She May Become Aware Of All Existing Conditions. No Allowance Will Be Made For Any Existing Condition Which The Contractor Was Not Aware Of.  
21. Smoke Detectors Shall 10 Year Battery Back-up LL And Be Connected To A Non-Selectable Circuit. Do Not Utilize The Load Side Of A Ground Fault Circuit Interrupter.  
22. Contractor Shall Provide Temporary Power, Light, Outlets And Any Other Connections Needed For Other Trades Required To Complete The Project.  
23. Selection Of All Lighting And Electrical Equipment Not Specified on Plans Is By Owner. Contractor To Assist Owner In Selection And Notify Architect Of Any Changes That Effect Load Requirements Or Design.  
24. All Branch Circuits That Supply 125-volt, Single Phase, 15 and 20 Ampere New Outlets Installed In Dwelling Unit Bedrooms Shall Be Protected By An Arc-Fault Circuit Interrupter Listed To Provide Protection Of The Entire Branch Circuit.

**Close PERMITS Fast, Inc.**

www.closepermitsfast.com  
888-905-4436

JOB #  
T-1230408 Rev 06

DATE:  
03 / 18 / 2024

DRAWING:  
SURVEY / SITE PLAN

DRAWING FILE NAME:  
T-1230408 G-02

DRAWN BY:  
N.B.F.

SCALE:  
AS INDICATED

SHEET NUMBER:  
G-02

SHEET: 2 OF: 2