



BOARD OF ADJUSTMENT MEETING NOTICE

Date: May 31st, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 12th, 2024**

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-24050001
OWNER:	MACNEIL, DAVID F; DAVID F MACNEIL TR
AGENT:	STEPHANIE J. TOOTHAKER, ESQ
ADDRESS:	84 ISLA BAHIA DRIVE, FORT LAUDERDALE, FL 33316
LEGAL DESCRIPTION:	LOT 13, OF ISLA BAHIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-19.2. B- Architectural features in residential districts.</u>

- A variance from the maximum 3-foot or one-third (1/3) of the required yard, whichever is less, for an unenclosed balcony encroachment into the required yard to allow an additional 0.8-foot encroachment for a total encroachment of 3.8 feet.

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

- A variance from the 25-foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed rear yard setback of 21.2 feet.

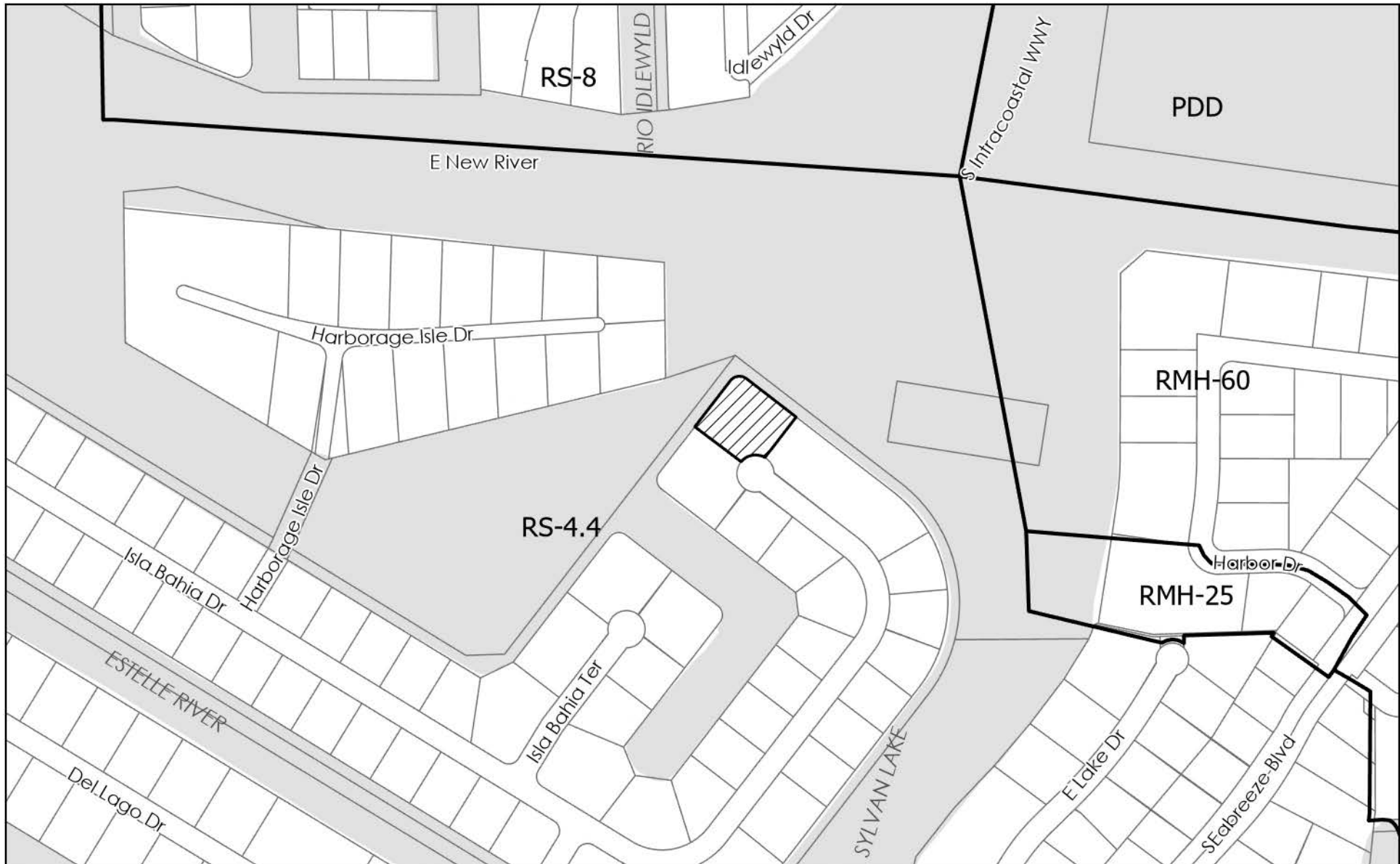
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
OR www.youtube.com/cityoffortlauderdale

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

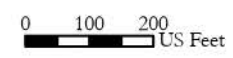
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-24050001

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-24050001

Sec 47-19.2. B- Architectural features in residential districts.

Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third ($\frac{1}{3}$) of the required yard, whichever is less. Unenclosed balconies with open railings may extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front facade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear facade length not greater than twenty (20) percent of the total linear length of the facade to which they are attached. Items such as windowsills or belt courses which extend six (6) inches or less into the yard area shall not be considered for the length limitation. Eaves shall not be subject to the length limitation. The dimensional limitations of this subsection shall not apply and the provisions of subsection.

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

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

Record

Showing 1-40 of 61

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24050001		84 Isla Bahia Rear Setback V...	Z- Board of Adjustment (BOA)	0		84		ISLA BAHIA	DR		Open
<input type="checkbox"/>	MEC-RES-23120003	MECHANICAL FOR BLD-RADD-23120001	84 Isla Bahia Mechancial	Mechanical Residential Permit	159		84		ISLA BAHIA	DR		Awaiting C
<input type="checkbox"/>	ELE-RES-23120011	ELECTRICAL FOR BLD-RADD-23120001	84 Isla Bahia Electrical	Electrical Residential Permit	0		84		ISLA BAHIA	DR		Awaiting C
<input type="checkbox"/>	BLD-RADD-23120001	Enclose Patio	84 Isla Bahia	Residential Addition Permit	941.28		84		ISLA BAHIA	DR		Awaiting C
<input type="checkbox"/>	CE23110297	VEHICLE BLOCKING FIRE HYDRANT		Code Case	0	Bernstein Saim...	84		ISLA BAHIA	DR		Closed
<input type="checkbox"/>	ELE-RES-21060012	ELETRIC FOR JET SKI LIFT	ELETRIC FOR JET SKI LIFT	Electrical Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	BLD-BDSP-21050014	INSTALLATION OF JETSKI LIFT ER 000434755 DR 00...		Boatlift-Dock-Seawall-Pile Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	ENG-LAND-20110007	ARTIFICIAL TURF IN SWALE	AFT: ARTIFICIAL TURF IN SWALE	ROW Landscaping Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	ALM-REG-20080120			Resident/Business Alarm Registration	0		84		ISLA BAHIA	DR		Active
<input type="checkbox"/>	BE20070028	WORK ON SWALE AREA WITHOUT AN APPROVED DSD PERMIT...		Building Code Case	0	HECTORS	84		ISLA BAHIA	DR		Closed
<input type="checkbox"/>	BLD-FEN-20050005	NEW 3 STORY SFR 5 BEDROOMS & 8.5 BATHROOMS 4 CAR...	FENCE BP PM-14082376	Fence Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	BLD-FEN-20020016	ENTRY WALL	ENTRY WALL	Fence Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	BLD-RALT-20010113	ENTRY WALL	ENTRY WALL	Residential Alteration Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	BLD-EXT-19110044			Permit Extension	0		84		ISLA BAHIA	DR		Open
<input type="checkbox"/>	BLD-RPAV-19110021	SLAB CONC FOR GENERATOR BLD-GEN-19100033 (NEW S...	SLAB CONC FOR GENERATOR BLD...	Residential Paving Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	BLD-GEN-19100033	GENERATOR ON CONC SLAB FOR NEW SFR BP(PM-1408237...	GENERATOR FOR NEW SFR BP(PM...	Generator Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	BLD-CMIS-19100005	GENERATOR SLAB - BP PM-14082376		Commercial Miscellaneous Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-19100345	ADD ALUMINUM PERGOLA NOC	ADD ALUMINUM PERGOLA	Accessory Structure Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-19092514	GENERATOR GAS HOOKUP	GENERATOR GAS HOOKUP	Plumbing Gas Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-19092510	INSTALL GENERATOR	INSTALL GENERATOR	Generator Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-19052194	30 DAYS TEMP POWER FOR BP 14082376	30 DAYS TEMP POWER FOR BP ...	Electrical Temporary Pole	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-18040575	INSTALL EMPTY CONDUITS FOR FUTURE DOCK LIGHTS	INSTALL EMPTY CONDUITS FOR F...	Electrical Residential Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-18022429	ELECTRICAL FOR POOL BP 18011633	ELECTRICAL FOR POOL BP 18011633	Electrical Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-18011638	PIPING FOR BP 18011633	PIPING FOR BP 18011633	Plumbing Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-18011633	FRONT ENTRANCE FOUNTAIN FOR NEW SFR BP 14082376 ~...	FRONT ENTRANCE FOUNTAIN FOR ...	Residential Pool-Spa-Fountain Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	VIO-CE18010610_1		IMAGINATION PROPERTIES 84 IS...	Violation-CODE Hearing	0		84		ISLA BAHIA	DR		Closed
<input type="checkbox"/>	CE18010610	L/S CITY LIEN - 0 - CASE FOUND	IMAGINATION PROPERTIES 84 IS...	Code Case	0		84		ISLA BAHIA	DR		Closed
<input type="checkbox"/>	PM-17090146	NGAS FOR #17072420	NGAS FOR #17072420	Plumbing Gas Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-17082961	AUTOFILL FOR POOL BP 17072420	AUTOFILL FOR POOL BP 17072420	Plumbing Residential Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-17072426	PIPING AND POOL HEATER FOR BP #17072420	PIPING AND POOL HEATER FOR B...	Plumbing Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-17072425	ELEC FOR BP #17072420	ELEC FOR BP #17072420	Electrical Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-17072424	MITIGATION FOR BP #17072420	MITIGATION FOR BP #17072420	ROW Site Prep and Erosion Control Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-17072420	NEW SWIMMING POOL AND SPA 64744 GAL ~ ~8/31/17 RE...	NEW SWIMMING POOL AND SPA 64...	Residential Pool-Spa-Fountain Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-17062857	BURGLAR ALARM BP 14082376	BURGLAR ALARM BP 14082376	Electrical Burglar Alarm	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-17062858	CENTRAL VACUUM FOR BP 14082376 ~ ~07/11/2017 RECH...	CENTRAL VACUUM FOR BP 14082376	Mechanical Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-16101953	INSTALL 297 FT CONCRETE DOCK AND 297 FT SEAWALL ~...	INSTALL 297 FT CONCRETE DOCK...	Boatlift-Dock-Seawall-Pile Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	VIO-CE16020619_1		IMAGINATION PROPERTIES 84 IS...	Violation-CODE Hearing	0		84		ISLA BAHIA	DR	OLD	Closed
<input type="checkbox"/>	CE16020619	BUILDING DOCK TO FAR OUT INTO THE WATER	IMAGINATION PROPERTIES 84 IS...	Code Case	0		84		ISLA BAHIA	DR	OLD	Closed
<input type="checkbox"/>	CE15081641	BUILDING DOCK OVER WATER WAY WITHOUT PERMIT, BUIL...	IMAGINATION PROPERTIES 84 IS...	Code Case	0		84		ISLA BAHIA	DR	OLD	Closed
<input type="checkbox"/>	PM-14100666	MITIGATION BP14082376	MITIGATION BP14082376	ROW Site Prep and Erosion Control Permit	0		84		ISLA BAHIA	DR		Complete

Record

Showing 41-61 of 61

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PM-14082590	RELOCATE 3 COCONUT TREES & REMOVE 1 SABAL. ~R...	RELOCATE 3 COCONUT TREES & R...	Landscape Tree Removal-Relocation Permit	0		84		ISLA BAHIA	DR	OLD	Void
<input type="checkbox"/>	PM-14082588	ELECTRICAL FOR POOL BP14082588	ELECTRICAL FOR POOL BP14082588	Electrical Residential Permit	0		84		ISLA BAHIA	DR	OLD	Void
<input type="checkbox"/>	PM-14082587	NEW POOL FOR SFR BP14082376	NEW POOL FOR SFR BP14082376	Residential Pool-Spa-Fountain Permit	0		84		ISLA BAHIA	DR	OLD	Void
<input type="checkbox"/>	PM-14082586	SAND SET BRICK PAVERS IN RIGHT OF WAY BP14082376	SAND SET BRICK PAVERS IN RIG...	ROW Paving Permit	0		84		ISLA BAHIA	DR		Closed
<input type="checkbox"/>	PM-14082585	SAND SET BRICK DRIVEWAY & POOL DECK FOR SFR ~...	SAND SET BRICK DRIVEWAY & PO...	Residential Paving Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082584	DRAINAGE FOR SFR BP14082376	DRAINAGE FOR SFR BP14082376	Plumbing Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082583	LAWN IRRIGATION SYSTEM FOR SFR BP14082376	LAWN IRRIGATION SYSTEM FOR S...	Plumbing Irrigation Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082582	GENERAL LANDSCAPE FOR SFR BP14082376	GENERAL LANDSCAPE FOR SFR BP...	Landscape Installation Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082581	NEW ALUMINUM FENCE & GATE BP 14082376	NEW ALUMINUM FENCE & GATE BP...	Fence Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-14082580	NEW SITEWALL/PRIVACY WALL FOR SFR BP14082376	NEW SITEWALL/PRIVACY WALL FO...	Fence Permit	0		84		ISLA BAHIA	DR		Void
<input type="checkbox"/>	PM-14082579	NEW AC SYSTEM FOR SFR BP14082376	NEW AC SYSTEM FOR SFR BP1408...	Mechanical HVAC New Install Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082578	NATURAL GAS SYSTEM FOR SFR BP14082376 ~ ~ ~W-REPL...	NATURAL GAS SYSTEM FOR SFR B...	Plumbing Gas Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082577	PLUMBING FOR NEW SFR BP14082376 ~ ~TBD changed to...	PLUMBING FOR NEW SFR BP14082376	Plumbing Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082576	LOW VOLTAGE FOR NEW SFR BP14082376	LOW VOLTAGE FOR NEW SFR BP14...	Electrical Low Voltage Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082575	ELECTRICAL FOR NEW SFR BP14082376	ELECTRICAL FOR NEW SFR BP140...	Electrical Residential Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082574	NEW ROOF 5509 SQ FT FLAT BP14082376 ~REV2 3/15/1...	NEW ROOF 5509 SQ FT FLAT BP1...	Re-Roof Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-14082376	NEW 3 STORY SINGLE FAMILY RESIDENCE: 5 BEDROOMS,...	84 ISLA BAHIA DR - NEW 3 ST...	Residential New Construction Permit	0		84		ISLA BAHIA	DR		Complete
<input type="checkbox"/>	PM-13120674	TOTAL DEMO OF 4000 SQ FT SFR ~ ~ ~RECORDED NOC ...	TOTAL DEMO OF 4000 SQ FT SFR	Residential Demolition Permit	0		84		ISLA BAHIA	DR	OLD	Complete
<input type="checkbox"/>	PM-13120136	SEWER & WATER CAP FOR COMPLETE DEMO	SEWER & WATER CAP FOR COMPLE...	Plumbing Sewer Cap Permit	4.29		84		ISLA BAHIA	DR	OLD	Complete
<input type="checkbox"/>	PM-07051948	REPALCE 40 GAL WATERHEATER	REPALCE 40 GAL WATERHEATER	Plumbing Water Heater Exact Changeout	0		84		ISLA BAHIA	DR	OLD	Complete
<input type="checkbox"/>	PM-01011493	RESURFACE EXISTING ASPHALT DRIVEWAY FOR SFR ~REVI...	RESURFACE EXISTING ASPHALT D...	Residential Paving Permit	0		84		ISLA BAHIA	DR	OLD	Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: June 12, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24050001

Sec 47-19.2. B- Architectural features in residential districts.

- A variance from the maximum 3-foot or one-third ($\frac{1}{3}$) of the required yard, whichever is less, for an unenclosed balcony encroachment into the required yard to allow an additional 0.8-foot encroachment for a total encroachment of 3.8 feet.

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

- A variance from the 25-foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed rear yard setback of 21.2 feet.

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

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

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

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



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-24050001

APPLICANT: David MacNeil

PROPERTY: 84 Isla Bahia Drive, Fort Lauderdale, FL 33316

PUBLIC HEARING DATE: June 12, 2024

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker (authorized agent), who upon being duly sworn and cautioned, under oath deposes and says:

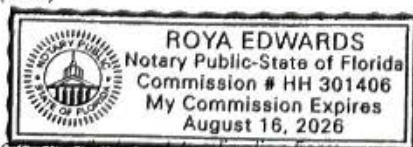
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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 \$1 (initial here)

Stephanie J. Toothaker
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28 day of May, 2024

(SEAL)



Roya Edwards
NOTARY PUBLIC
MY COMMISSION EXPIRES:





CITY OF FORT LAUDERDALE PUBLIC NOTICE

CASE: PLN-BOA-24050001

DATE: June 12, 2024

TIME: 6:00 P.M.

- Sec 47-19.2, B- Architectural features in residential districts.**
• A variance from the maximum 3-foot or one-third (1/3) of the required yard, whichever is less, for an unenclosed balcony encroachment into the required yard to allow an additional 0.8-foot encroachment for a total encroachment of 3.8 feet.
- Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A).**
• A variance from the 25-foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed rear yard setback of 21.2 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
100 N.W. 15th Avenue, 33311
FORT LAUDERDALE, FL 33311
CONTACT: 954-838-3300

NO NOTICE REQUIRED TO THE BOARD OF ADJUSTMENT FOR THIS TYPE OF VARIANCE. THE BOARD OF ADJUSTMENT SHALL REVIEW THE APPLICATION AND MAKE A DETERMINATION AS TO WHETHER THE VARIANCE IS IN THE PUBLIC INTEREST. THE BOARD OF ADJUSTMENT SHALL HOLD A PUBLIC HEARING ON THE APPLICATION AND MAKE A DETERMINATION AS TO WHETHER THE VARIANCE IS IN THE PUBLIC INTEREST. THE BOARD OF ADJUSTMENT SHALL HOLD A PUBLIC HEARING ON THE APPLICATION AND MAKE A DETERMINATION AS TO WHETHER THE VARIANCE IS IN THE PUBLIC INTEREST.



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

CASE: PUN-BOA-2408001

TIME: 6:00 P.M.

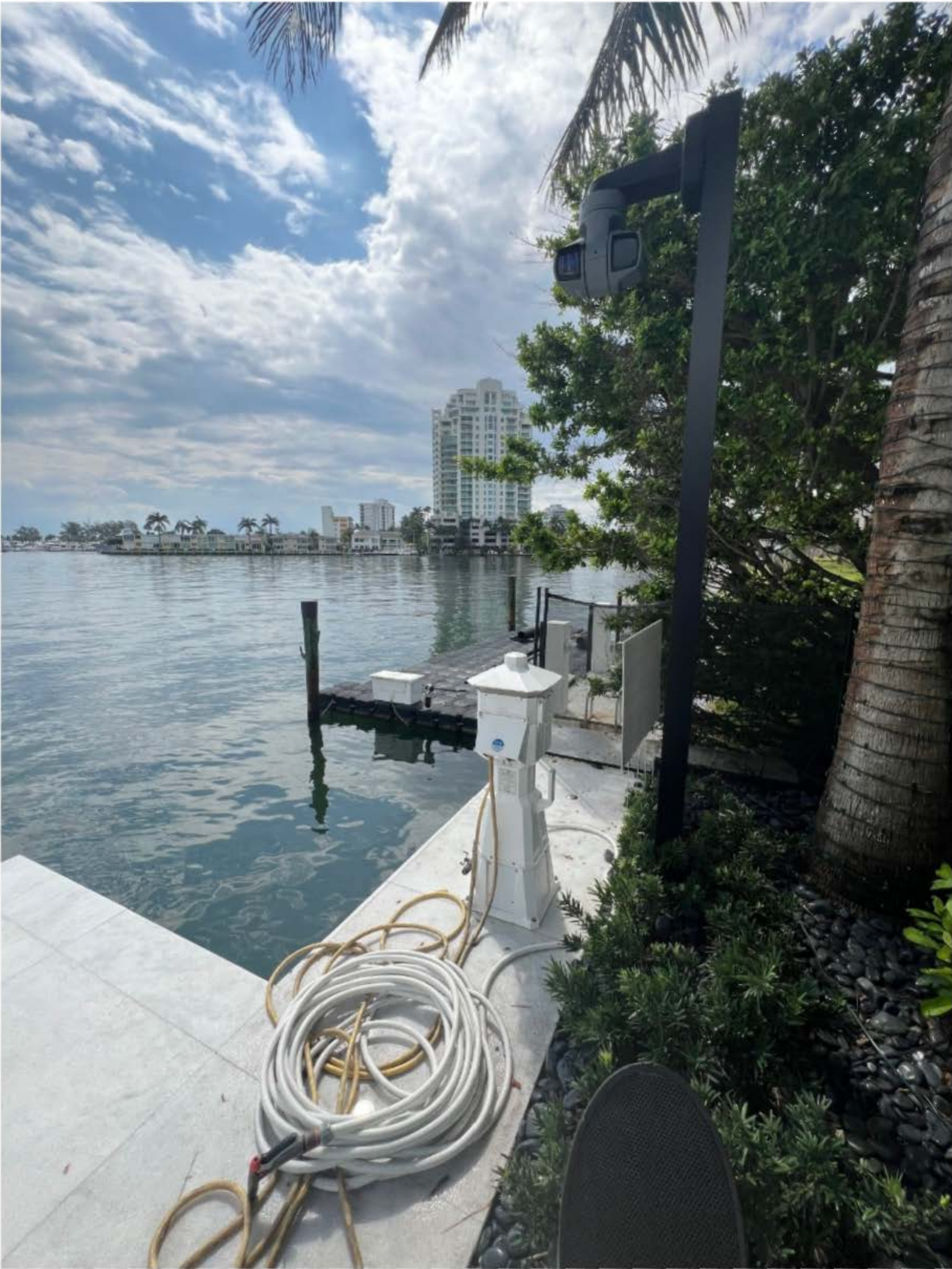
DATE: June 12, 2024

Sec. 47-19.2. b. Architectural features in residential districts.
 * A variance from the maximum 3-foot or one-third (1/3) of the required yard, whichever is less, for an unenclosed balcony encroachment into the required yard to allow an architectural 3-foot encroachment for a total encroachment of 3.8 feet.

Sec. 47-8.30. Table of dimensional requirements for the R3-3.4 district, (Use A)
 * A variance from the 25-foot minimum rear yard requirement of Section 47-8.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed rear yard setback of 21.2 feet.

FOR MORE INFORMATION, CONTACT:
 CITY OF FORT LAUDERDALE
 PLANNING DEPARTMENT
 200 N. GULF BLVD., SUITE 200
 FORT LAUDERDALE, FL 33301
 TELEPHONE: 772-246-2000







CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: June 12, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24050001

Sec. 47-19.2, B- Architectural features in residential districts.
*A variance from the maximum 3-foot or one-third (1/3) of the required yard, whichever is less, for an unenclosed balcony encroachment into the required yard to allow an additional 0.5-foot encroachment for a total encroachment of 3.8 feet.

Sec. 47-5.30. Table of dimensional requirements for the RS-4.4 district. (Note A).
*A variance from the 20-foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed rear yard setback of 21.2 feet.

Sec. 47-5.30. Table of dimensional requirements for the RS-4.4 district. (Note A).
*A variance from the 20-foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed rear yard setback of 21.2 feet.

Department of Planning and Community Development
1000 N. University Blvd., Suite 100
Fort Lauderdale, FL 33324
Phone: 754.371.2311
Fax: 754.371.2311

For more information, visit the City of Fort Lauderdale website at www.fortlauderdale.gov or call the City Clerk's Office at 754.371.2311.
If you have any questions, please contact the City Clerk's Office at 754.371.2311.
www.fortlauderdale.gov/cityclerk





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 01/30/2024 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. All Fees are paid online.

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov

Phone: 954-828-6520, Option 5

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

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

Page 1: BOA - Applicant Information Sheet

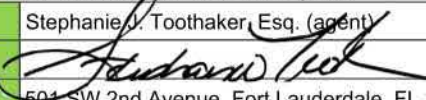
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or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

Case Number	
Date of complete submittal	

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

Property Owner's Name	David MacNeil
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	84 Isla Bahia Drive, Fort Lauderdale, FL 33316
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Stephanie J. Toothaker, Esq. (agent)
Applicant / Agent's Signature	
Address, City, State, Zip	501 SW 2nd Avenue, Fort Lauderdale, FL 33301
E-mail Address	stephanie@toothaker.org, cc: roya@toothaker.org
Phone Number	954.648.9376
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	N/A
Existing / New	Existing: <input type="checkbox"/> (balcony) New: <input type="checkbox"/> (enclosed structure)
Project Address	Address: 84 Isla Bahia Drive, Fort Lauderdale, FL 33316
Legal Description	See Survey
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504213160140
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Requesting balcony encroachment of 0.8 feet into the rear setback. Requesting enclosed structure encroachment of 3.8 feet into the rear setback.
Applicable ULDR Sections <i>(Include all code sections)</i>	Section 47-19.2.B & Section 47-5.30

Current Land Use Designation	Low
Current Zoning Designation	RS-4.4
Current Use of Property	Single-Family Residential
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	S	25 feet	30 feet (existing)
Side	E	10 feet (up to 22 feet)	12.5 feet (existing)
Side	W	10 feet (up to 22 feet)	18 feet (existing)
Rear	S	25 feet (waterway)	21.2 feet (enclosed structure), 25.2 (balcony)

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type *N/A* for the questions below and complete page 2b of this application form. Note. A narrative must be submitted in addition to this page.

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

Please find attached responses

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

Please find attached responses

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:

Please find attached responses.

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

Please find attached responses.

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

Please find attached responses.

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.

Please find attached responses.

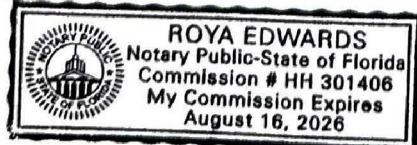
AFFIDAVIT: I, Stephanie J. toothaker the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Stephanie J. toothaker
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 06 day of MAY, 2024

(SEAL)



Roya Edwards
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Please see the **Variance Exhibit** and **Architectural Plans** provided in this application package for a clear portrayal of where the existing balcony and proposed enclosed structure are located in relation to the Residence and setbacks, abutting properties, and right-of-way.

2. REQUESTED VARIANCE

We are respectfully requesting a variance from the following:

ULDR Section Sec. 47-19.2.B Accessory Buildings, Structures and Equipment, General:

1. A variance from the maximum 3 foot balcony encroachment into the required yard to allow an additional 0.8 encroachment for a total encroachment of 3.8 feet.

ULDR Section 47-5.30 Table of Dimensional Requirements for the RS-4.4 District

2. A variance from the 25 foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed setback of 21.2 feet into the rear yard.

3. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

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

RESPONSE: The balcony remaining open does not allow the Applicant to reasonably use the Property and Residences to its full potential due to the lack of shade, security, privacy, air conditioning, and protection of the elements. Enclosing the balcony is permitted by the ULDR, but the current placement of the balcony exists, so the Applicant cannot reasonably enclose it without encroaching into the setbacks.

- b. *That 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:*

RESPONSE: The existing balcony is spacious and faces northwest which creates a special circumstance due to the direct sun intrusions in the afternoon/evening. The Applicant requests to enclose the balcony for protection from the elements and sun. Additionally, the Applicant purchased the Property without the knowledge of the existing balcony encroachment non-conformity which creates a special circumstance that does not allow the Applicant to enclose the balcony without encroaching into the setback. A majority of the newer residences in the City are built correctly and without existing encroachments into the setback.

- c. *That the 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*

RESPONSE: The current conditions deprive the Applicant of their right to enclose the balcony without encroaching into the rear setback. Other property owners in the RS-4.4 zoning have residences that were built in conformance with the ULDR. This variance request does not result in a more profitable use of the Property, however, it increases the safety, protection from the elements, noise reduction, privacy, and comfort of the Residence's habitats which are of utmost importance to the Applicant.

d. *That 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*

RESPONSE: These variance requests are a unique hardship that is not self-created due to the existing boundaries of the Residence and balcony. The Applicant is requesting a variance of the rear setback which abuts the Intercoastal Waterway and has no direct impact on neighboring residences which respects the ULDR and neighbor impacts.

e. *That 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.*

RESPONSE: The variance requests are minimal. The existing balcony encroachment request is under one (1) foot and the enclosed structure encroachment request is less than 16% of the required setback measurement. The variance is compatible with the RS-4.4 zoning code because many property owners proposed building additions and enclose balconies. However, the Applicant is not proposing to extend the structure further past the existing bounds of the balcony which requests the smallest possible variance. Lastly, the variance requests are for the rear setback which abuts the Intercoastal Waterway which provides an approximate 155 foot buffer between the proposed enclosed structure and the adjacent property to the rear. This creates a scenario with the least possible impacts to adjacent neighbors.

We believe denial of this request would create an unnecessary hardship under the facts of this case. Thank you for your consideration and should you have any questions, please do not hesitate to let me know.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via [Lauderbuild](#). *Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 03/13/2024
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- [LauderBuild](#). No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".



Site Address	84 ISLA BAHIA DRIVE, FORT LAUDERDALE FL 33316-2331	ID #	5042 13 16 0140
Property Owner	MACNEIL, DAVID F DAVID F MACNEIL TR	Millage	0312
Mailing Address	84 ISLA BAHIA DR FORT LAUDERDALE FL 33316	Use	01-01
Abbr Legal Description	ISLA BAHIA 47-27 B LOT 13		

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*	\$2,965,170	\$10,571,810	\$13,536,980	\$13,536,980	
2023	\$2,965,170	\$10,571,810	\$13,536,980	\$13,329,860	\$250,677.29
2022	\$2,965,170	\$9,976,450	\$12,941,620	\$12,941,620	\$239,548.69

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$13,536,980	\$13,536,980	\$13,536,980	\$13,536,980
Portability	0	0	0	0
Assessed/SOH 22	\$13,536,980	\$13,536,980	\$13,536,980	\$13,536,980
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$13,486,980	\$13,511,980	\$13,486,980	\$13,486,980

Sales History

Date	Type	Price	Book/Page or CIN
11/13/2020	D-T	\$100	116976571
5/30/2013	WD-Q	\$5,500,000	111583660
7/24/2003	QCD		35743 / 986
11/1/1991	QCD	\$100	18937 / 2
2/1/1990	QCD	\$100	

Land Calculations

Price	Factor	Type
\$130.00	22,809	SF
Adj. Bldg. S.F. (Card, Sketch)		12547
Units/Beds/Baths		1/5/8.5
Eff./Act. Year Built: 2021/2020		

Special Assessments

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

This document prepared by and return to:

Robert C. Aument
DASPIN & AUMENT, LLP
300 S. Wacker Drive
Suite 2200
Chicago, Illinois 60606

Parcel Identification (Folio) No (s):

504213-16-0140

DEED IN TRUST

THE GRANTOR, IMAGINATION PROPERTIES 84 ISLA BAHIA, LLC
N/K/A DM84 ISLA BAHIA LLC, a Florida limited liability company, as
Grantor, of the State of Florida, for and in consideration of \$10.00 Dollars, and other
good and valuable considerations in hand paid, Conveys and Warrants unto DAVID
F. MACNEIL, as Trustee of the DAVID F. MACNEIL TRUST DATED JUNE 6, 2007,
as Grantee, whose address is 84 Isla Bahia Drive, Fort Lauderdale, FL 33301,
(hereinafter referred to as "said trustee" regardless of the number of trustees), and
unto all and every successor or successors in trust under said trust agreement, the
following described real estate in the County of Broward and State of Florida, to wit:

**LOT 13, OF ISLE BAHIA, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument;

and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantor aforesaid has signed and sealed these presents this 13th day of November 2020.

Signed, sealed and delivered in the presence of:

**DM84 ISLA BAHIA LLC, a Florida
limited liability company**

[Signature]
Witness Signature
Jennifer Frantz
Printed Witness Name

By: [Signature]
Name: David F. MacNeil, as Trustee
of the David F. MacNeil Trust dated
June 7, 2007
Its: Member

[Signature]
Witness Signature
FIACOMO MARION
Printed Witness Name

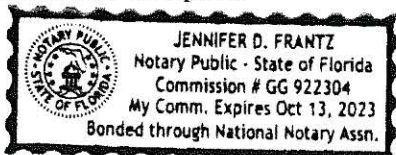
STATE OF Florida)
) SS
COUNTY OF Highlands)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that David F. MacNeil, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official notarial seal this 13th day of November 2020.

My commission expires:

[Signature]
Notary Public





BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

AGENT AUTHORIZATION FORM

I _____ (“Owner”) as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
 property located at _____ (“Property”), do hereby authorize
[Print Property Address]
 _____ (“Authorized Agent”) to act as my agent regarding the submittal
[Print First and Last Name of Agent]
 of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
 scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
 location specified on the Hearing Notice.

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

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

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



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

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

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

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

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

WITNESS:

Melissa MacNeil
Witness Signature
Melissa MacNeil
Print Name
March 19th, 2024
Date

[Signature]
Signature - Owner/Authorized Individual
DAVID MacNEIL
Print Name - Owner/ Authorized Individual
OWNER
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of march, 2024. by David macneil, an individual who is personally known to me or has produced _____ as identification

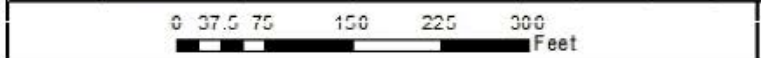
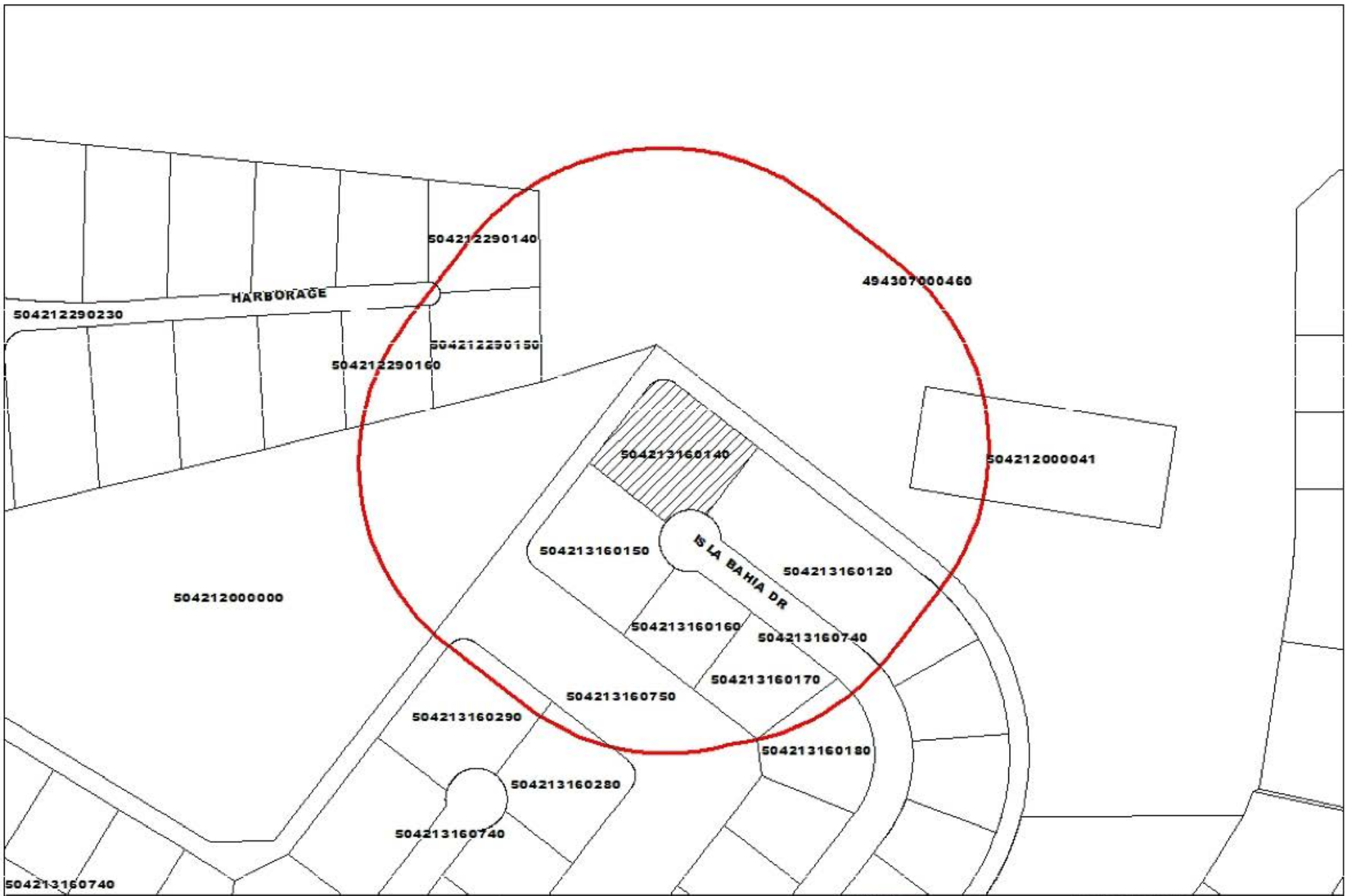
[NOTARY SEAL]



Sharyn L Wellnitz
Comm.: HH 246990
Expires: March 30, 2026
Notary Public - State of Florida

[Signature]
(Signature of Notary Public- State of Florida)
30 March 2026
My Commission Expires:
Sharyn L wellnitz
Print, Type, or Stamp Commissioned
Name of Notary Public)

FOLIO_NUMB	NAME_LINE_	ADDRESS_LI	CITY	STATE	ZIP
494307000460	TIITF/STATE OF FLORIDA	1314 MARCINSKI RD	JUPITER	FL	33477
504212000041	SUBMERGED LANDS LLC	832 NE 26 ST	WILTON MANORS	FL	33305
504212290140	CLINE,GIBBONS D & SIGRUN U	PO BOX 22748	FORT LAUDERDALE	FL	33335
504212290150	RILEY,JAMES B & JENNY B	15 HARBORAGE ISLE DR	FORT LAUDERDALE	FL	33316
504212290160	HIRSCH,LELAND	16 HARBORAGE ISLE DR	FORT LAUDERDALE	FL	33316
504212290230	THE HARBORAGE ASSN IC	21 HARBORAGE	FORT LAUDERDALE	FL	33316
504213160120	WEST,CHARLES E JR	1323 SE 17 ST #148	FORT LAUDERDALE	FL	33316
504213160140	MACNEIL,DAVID F	84 ISLA BAHIA DR	FORT LAUDERDALE	FL	33316
504213160150	RIELLY,PHILIP	83 ISLA BAHIA DR	FORT LAUDERDALE	FL	33316
504213160160	LOBDELL,JON A & BEVERLY S	PO BOX 460729	FORT LAUDERDALE	FL	33346
504213160170	FRIEDMAN,ROBERT T	77 ISLA BAHIA DR	FORT LAUDERDALE	FL	33316
504213160180	CARMEL,BRETT M & LISA	75 ISLA BAHIA DR	FORT LAUDERDALE	FL	33316
504213160280	GILL,CARL C & DIANE M	10 ISLA BAHIA TER	FORT LAUDERDALE	FL	33316
504213160290	MD UNION CORP	8 ISLA BAHIA TER	FORT LAUDERDALE	FL	33316
504213160740	COMPANY SIX-C INC	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504213160750	COMPANY SIX-C,INC DDCTD PUBLIC	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



R4 ISLA RAHA DR
DATE OF PRINT: 02/28/2024













May 2, 2024

VIA LAUDERBUILD
BOARD OF ADJUSTMENT
C/O MOHAMMED MALIK, ZONING ADMINISTRATOR/LIAISON
CITY OF FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33311

RE: Variance Request for 84 Isla Bahia Drive, Fort Lauderdale, FL 33316

Dear Honorable Members of the Board of Adjustment:

This firm represents David and Melissa MacNeil (the “**Applicant**”), owners of the real property located at 84 Isla Bahia Drive, Fort Lauderdale, FL 33316, Folio No. 504213160140 (the “**Property**”). The Property has an underlying land use designation of Low Residential (“**Low**”) and is zoned Residential Single Family/Low Density District (“**RS-4.4**”). On behalf of the Applicant, we are respectfully requesting approval of a variance from the Unified Land Development Regulations (“**ULDR**”) Sections 47-5.30 which establishes the dimensional requirements for structures built in the RS-4.4 zoning district and Section 47-19.2.B which establishes the permitted balcony encroachments.

1. PROJECT DESCRIPTION

The Property is 22,809 square feet and located at the terminus of Isla Bahia Drive cul-da-sac along the Intercoastal Waterway. The building is a single-family primary residence on the Property totaling 12,894 square feet (“**Residence**”).

There are two (2) variances associated with this request:

- (1) An after-the-fact variance to permit an 0.8 foot existing outdoor balcony encroachment into the rear setback
- (2) A proposed variance to enclose the same existing outdoor balcony and create a room, resulting in a 3.8 foot structure encroachment into the rear setback.

The existing balcony and proposed enclosed structure are located at the northwest corner of the Residence’s second floor and directly abut the Intercoastal Waterway.

The Applicants purchased the Property and Residence without knowledge of the existing balcony encroachment that may have resulted from an error in construction. The Applicant filed a building permit to enclose the balcony and create an additional room attached to the Residence, but soon halted the process upon knowledge of the non-conformities. They are now seeking variances to remedy the non-conformities and come into compliance with the ULDR. These variance requests are not a result of a code violation. The Residence meets all other ULDR requirements. The proposed enclosed structure is structurally sound and meets the Florida Building Code (“**FBC**”) requirements. Please refer to the **Structural Plan Set** and **Structural Report** provided.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Please see the Variance Exhibit and Architectural Plans provided in this application package for a clear portrayal of where the existing balcony and proposed enclosed structure are located in relation to the Residence and setbacks, abutting properties, and right-of-way.

2. REQUESTED VARIANCE

We are respectfully requesting a variance from the following:

ULDR Section Sec. 47-19.2.B Accessory Buildings, Structures and Equipment, General:

1. A variance from the maximum 3 foot balcony encroachment into the required yard to allow an additional 0.8 encroachment for a total encroachment of 3.8 feet.

ULDR Section 47-5.30 Table of Dimensional Requirements for the RS-4.4 District

2. A variance from the 25 foot minimum rear yard requirements of Section 47-5.30 Table of Dimensional Requirements to allow a decrease of 3.8 feet for a proposed setback of 21.2 feet into the rear yard.

3. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

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

RESPONSE: The balcony remaining open does not allow the Applicant to reasonably use the Property and Residences to its full potential due to the lack of shade, security, privacy, air conditioning, and protection of the elements. Enclosing the balcony is permitted by the ULDR, but the current placement of the balcony exists, so the Applicant cannot reasonably enclose it without encroaching into the setbacks.

- b. *That 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:*

RESPONSE: The existing balcony is spacious and faces northwest which creates a special circumstance due to the direct sun intrusions in the afternoon/evening. The Applicant requests to enclose the balcony for protection from the elements and sun. Additionally, the Applicant purchased the Property without the knowledge of the existing balcony encroachment non-conformity which creates a special circumstance that does not allow the Applicant to enclose the balcony without encroaching into the setback. A majority of the newer residences in the City are built correctly and without existing encroachments into the setback.

- c. *That the 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*

RESPONSE: The current conditions deprive the Applicant of their right to enclose the balcony without encroaching into the rear setback. Other property owners in the RS-4.4 zoning have residences that were built in conformance with the ULDR. This variance request does not result in a more profitable use of the Property, however, it increases the safety, protection from the elements, noise reduction, privacy, and comfort of the Residence's habitats which are of utmost importance to the Applicant.

d. *That 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*

RESPONSE: These variance requests are a unique hardship that is not self-created due to the existing boundaries of the Residence and balcony. The Applicant is requesting a variance of the rear setback which abuts the Intercoastal Waterway and has no direct impact on neighboring residences which respects the ULDR and neighbor impacts.

e. *That 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.*

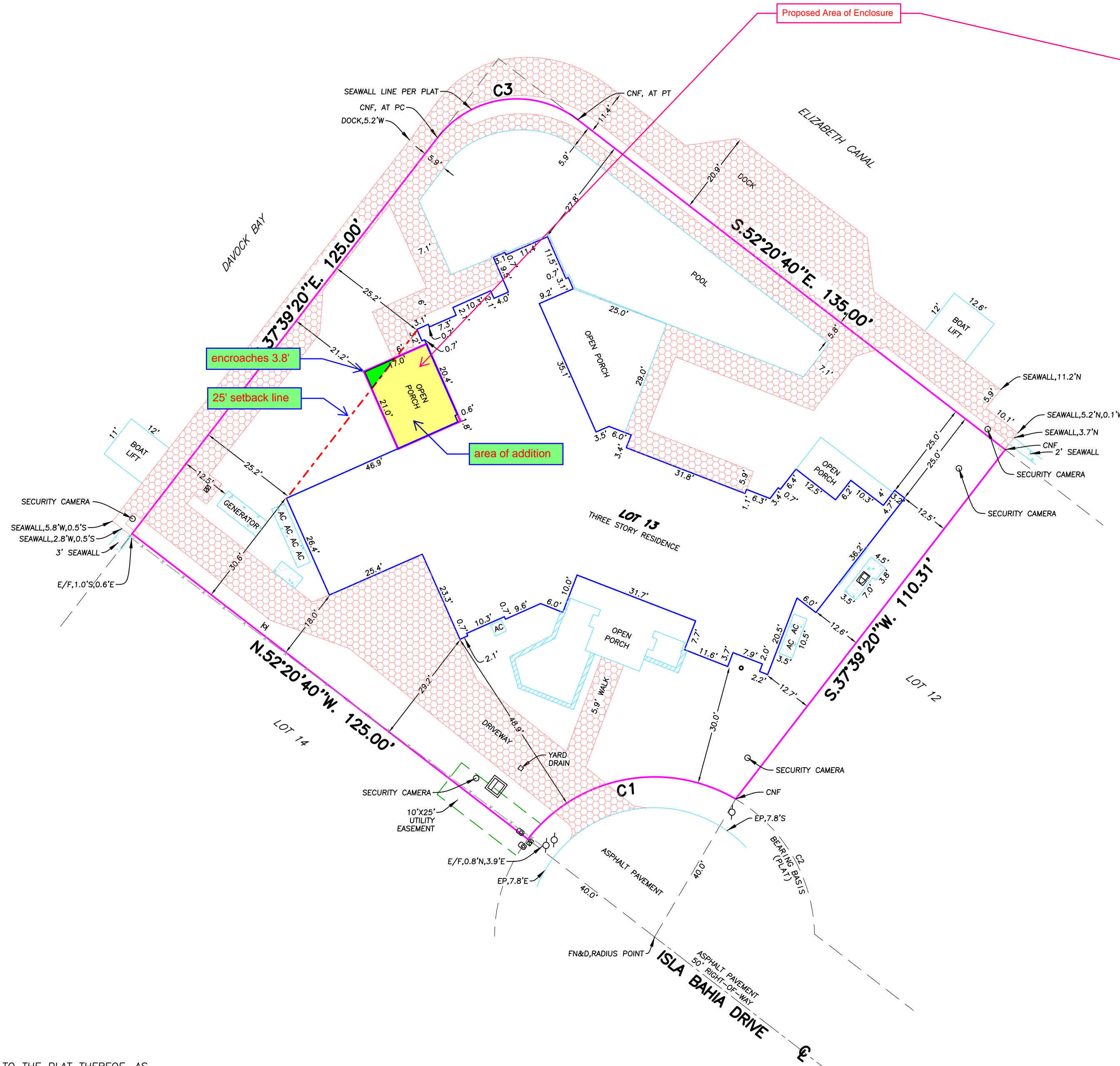
RESPONSE: The variance requests are minimal. The existing balcony encroachment request is under one (1) foot and the enclosed structure encroachment request is less than 16% of the required setback measurement. The variance is compatible with the RS-4.4 zoning code because many property owners proposed building additions and enclose balconies. However, the Applicant is not proposing to extend the structure further past the existing bounds of the balcony which requests the smallest possible variance. Lastly, the variance requests are for the rear setback which abuts the Intercoastal Waterway which provides an approximate 155 foot buffer between the proposed enclosed structure and the adjacent property to the rear. This creates a scenario with the least possible impacts to adjacent neighbors.

We believe denial of this request would create an unnecessary hardship under the facts of this case. Thank you for your consideration and should you have any questions, please do not hesitate to let me know.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.



- LEGEND**
- FP&L BOX
 - CONTROL VALVE
 - GUY ANCHOR
 - WATER METER
 - FIRE HYDRANT
 - CABLE JUNCTION BOX
 - ELECTRIC SERVICE
 - POOL EQUIPMENT
 - POWER/LIGHT POLE
 - SPRINKLER SYSTEM
 - CATCH BASIN
 - CLEAN OUT
 - MANHOLE
 - WELL
 - WATER VALVE
 - BRICK/TILE PAVERS
 - CENTERLINE
 - CONCRETE/CHAT
 - CONCRETE WALL
 - ELEVATION
 - METAL FENCE
 - OVERHEAD WIRES
 - WOOD DECK/DOCK
 - WOOD/PVC FENCE

- ABBREVIATIONS**
- AC AIR CONDITIONER
 - AE ANCHOR EASEMENT
 - BC BUILDING CORNER
 - BM BENCHMARK
 - BW BACK OF WALK
 - C CALCULATED
 - CNF CORNER NOT FOUND
 - DE DRAINAGE EASEMENT
 - E/F END/FENCE
 - EP EDGE OF PAVEMENT
 - EW EDGE OF WATER
 - F/C FENCE/CORNER
 - FF FINISH FLOOR
 - F/L FENCE/LINE
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN FOUND NAIL
 - FN&D FOUND NAIL & DISC
 - FN&T FOUND NAIL & TAB
 - FP&L FLORIDA POWER & LIGHT
 - GAR GARAGE
 - GEN GENERATOR
 - INSTR INSTRUMENT
 - OP OPEN PORCH
 - ORB OFFICIAL RECORD BOOK
 - M MEASURED
 - NTS NOT TO SCALE
 - PB PLAT BOOK
 - PC POINT OF CURVATURE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PG PAGE
 - PRC POINT OF REVERSE CURVE
 - PRM PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - R RECORD
 - RAD RADIAL
 - RW RIGHT-OF-WAY
 - SN&D SET NAIL & DISC 5495
 - SP SCREENED PORCH
 - SP&C SET 1/2" PIN & CAP 5495
 - UE UTILITY EASEMENT

SURVEYOR'S NOTES

- BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
- UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
- FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
- FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
- IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
- PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7" WIDE UNLESS OTHERWISE NOTED.
- EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
- OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
- NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

LEGAL DESCRIPTION
 LOT 13, OF ISLA BAHIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 MACNEIL, DAVID F
 DAVID F MACNEIL TR

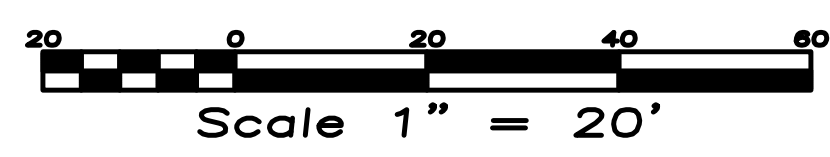
PROPERTY ADDRESS
 84 ISLA BAHIA DRIVE
 FORT LAUDERDALE, FL 33316

BOUNDARY SURVEY
 INVOICE # 44369
 SURVEY DATE 06/29/23

FLOOD ZONE X0.2%/AH 5
 MAP DATE 08/18/14
 MAP NUMBER 125105 0576H

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS'	ARC'	LC'
C1	82°49'09"	S.79°03'54"W.	40.00	57.82	52.91
C2	58°29'55"	S.30°16'34"E.	40.00	40.84	39.09
C3	90°00'00"	N.82°39'20"E.	25.00	39.27	35.36



ATLANTIC COAST SURVEYING INC.

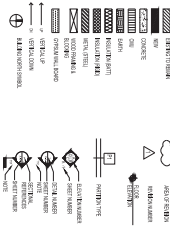
Paul J. Stowell

PAUL J. STOWELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 13798 NW 4th Street, Suite 306
 Sunrise, FL 33325
 P: 954.587.2100 E: info@acsiweb.net

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 FLORIDA BUILDING CODE, THE 2018 FLORIDA ELECTRICAL CODE, THE 2018 FLORIDA MECHANICAL AND PLUMBING CODE, THE 2018 FLORIDA ENERGY CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION AND FOR PAYING ALL PERMIT FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL JURISDICTION OF ANY CHANGES TO THE WORK.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE PATTERNS. ANY CHANGES TO THE GRADING OR DRAINAGE SHALL BE APPROVED BY THE LOCAL JURISDICTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES UNLESS OTHERWISE SPECIFIED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION AND FOR PAYING ALL PERMIT FEES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE PATTERNS.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION AND FOR PAYING ALL PERMIT FEES.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION AND FOR PAYING ALL PERMIT FEES.
15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
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19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
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21. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES UNLESS OTHERWISE SPECIFIED.
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23. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE PATTERNS.
25. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES UNLESS OTHERWISE SPECIFIED.
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29. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES UNLESS OTHERWISE SPECIFIED.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION AND FOR PAYING ALL PERMIT FEES.

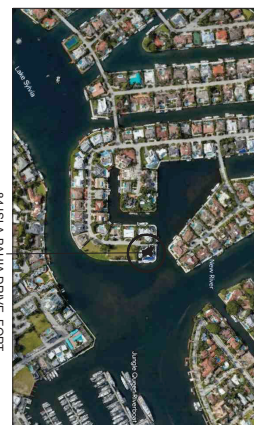
SYMBOLS



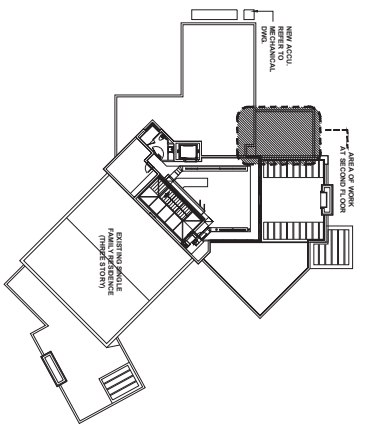
ABBREVIATIONS

A	APPLY FINISH	1	1" DIA.	1"	1"	1"	1"
B	BRICK	2	2" DIA.	2"	2"	2"	2"
C	CONCRETE	3	3" DIA.	3"	3"	3"	3"
D	WOOD	4	4" DIA.	4"	4"	4"	4"
E	EXISTING	5	5" DIA.	5"	5"	5"	5"
F	FINISH	6	6" DIA.	6"	6"	6"	6"
G	GLASS	7	7" DIA.	7"	7"	7"	7"
H	HEAVY	8	8" DIA.	8"	8"	8"	8"
I	INSULATION	9	9" DIA.	9"	9"	9"	9"
J	JACOBI	10	10" DIA.	10"	10"	10"	10"
K	KICK	11	11" DIA.	11"	11"	11"	11"
L	LEAD	12	12" DIA.	12"	12"	12"	12"
M	MASONRY	13	13" DIA.	13"	13"	13"	13"
N	NAIL	14	14" DIA.	14"	14"	14"	14"
O	OPEN	15	15" DIA.	15"	15"	15"	15"
P	PLYWOOD	16	16" DIA.	16"	16"	16"	16"
Q	QUICK	17	17" DIA.	17"	17"	17"	17"
R	ROOF	18	18" DIA.	18"	18"	18"	18"
S	SHED	19	19" DIA.	19"	19"	19"	19"
T	TILE	20	20" DIA.	20"	20"	20"	20"
U	UPPER	21	21" DIA.	21"	21"	21"	21"
V	VENEER	22	22" DIA.	22"	22"	22"	22"
W	WOOD	23	23" DIA.	23"	23"	23"	23"
X	EXTERIOR	24	24" DIA.	24"	24"	24"	24"
Y	YIELD	25	25" DIA.	25"	25"	25"	25"
Z	ZINC	26	26" DIA.	26"	26"	26"	26"

LOCATION MAP



AREA OF WORK



PROJECT NAME:
ISLA BAHIA RESIDENCE
 84 ISLA BAHIA DRIVE, FORT LAUDERDALE
 FL 33316

PROJECT DESCRIPTION:

RESIDENTIAL ADDITION TO EXISTING RESIDENCE. THE PROJECT INCLUDES THE CONSTRUCTION OF A NEW 1,500 SQ. FT. ADDITION TO THE EXISTING RESIDENCE. THE ADDITION WILL INCLUDE A LIVING AREA, DINING AREA, KITCHEN, BATH, AND BEDROOM. THE EXISTING RESIDENCE WILL BE REMAINED AS IS.

SQUARE FOOTAGE CALCULATIONS

EXISTING RESIDENCE	1,500 SQ. FT.
NEW ADDITION	1,500 SQ. FT.
TOTAL SQUARE FOOTAGE	3,000 SQ. FT.

APPLICABLE CODES:

- 2018 FLORIDA BUILDING CODE
- 2018 FLORIDA ELECTRICAL CODE
- 2018 FLORIDA MECHANICAL AND PLUMBING CODE
- 2018 FLORIDA ENERGY CODE
- ALL OTHER APPLICABLE STATE AND LOCAL CODES.

SCOPE OF WORK:

- EXISTING RESIDENCE TO REMAIN AS IS.
- CONSTRUCTION OF NEW 1,500 SQ. FT. ADDITION TO EXISTING RESIDENCE.
- ADDITION WILL INCLUDE LIVING AREA, DINING AREA, KITCHEN, BATH, AND BEDROOM.
- EXISTING RESIDENCE WILL BE REMAINED AS IS.
- ALL OTHER APPLICABLE STATE AND LOCAL CODES.

INDEX:

- 01. FOUNDATION
- 02. FLOORING
- 03. WALLS
- 04. CEILING
- 05. ROOFING
- 06. MECHANICAL
- 07. ELECTRICAL
- 08. PLUMBING
- 09. PAINTING
- 10. FINISHES
- 11. EXTERIOR
- 12. LANDSCAPE
- 13. UTILITIES
- 14. PERMITS
- 15. OTHER

Andrew Dunlap
 Architect/Designer
 Certificate: 15698
 Expires: 12/31/2025

G4 Construction
 General Contractor
 Certificate: 15698
 Expires: 12/31/2025

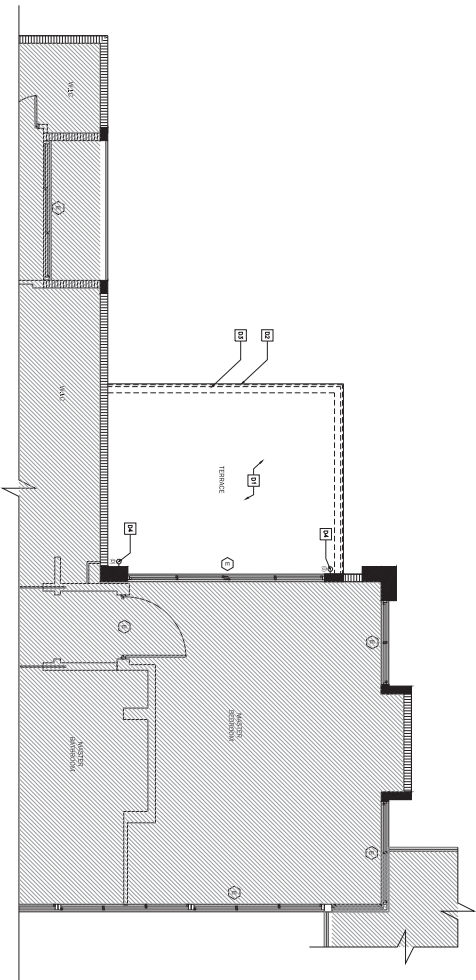
Andrew Dunlap
 Architect/Designer
 Certificate: 15698
 Expires: 12/31/2025

PROJECT NAME:
 84 ISLA BAHIA RESIDENCE
 84 ISLA BAHIA DRIVE
 FORT LAUDERDALE
 FL 33316

PROJECT VALUE:
 \$1,500,000

PERMIT SET
 11.28.2025

SHEET NO.
G-1



- PLAN SYMBOLS**
- EXISTING WALLS/CONCRETE
 - EXISTING DOORS
 - - - EXISTING WINDOWS
 - EXISTING STRUCTURAL COLUMNS
 - EXISTING STRUCTURAL BEAMS
 - EXISTING STRUCTURAL WALLS
 - EXISTING STRUCTURAL FLOOR
 - EXISTING STRUCTURAL ROOF
 - EXISTING STRUCTURAL FOUNDATION
 - EXISTING STRUCTURAL FOUNDATION WALLS
 - EXISTING STRUCTURAL FOUNDATION COLUMNS
 - EXISTING STRUCTURAL FOUNDATION BEAMS
 - EXISTING STRUCTURAL FOUNDATION WALLS
 - EXISTING STRUCTURAL FOUNDATION COLUMNS
 - EXISTING STRUCTURAL FOUNDATION BEAMS

- APPROXIMATE**
- EXISTING STRUCTURAL COLUMNS
 - EXISTING STRUCTURAL BEAMS
 - EXISTING STRUCTURAL WALLS
 - EXISTING STRUCTURAL FLOOR
 - EXISTING STRUCTURAL ROOF
 - EXISTING STRUCTURAL FOUNDATION
 - EXISTING STRUCTURAL FOUNDATION WALLS
 - EXISTING STRUCTURAL FOUNDATION COLUMNS
 - EXISTING STRUCTURAL FOUNDATION BEAMS

- DEMOLITION PLAN NOTE**
1. REMOVE ALL EXISTING WALLS AND PARTIAL WALLS.
 2. REMOVE ALL EXISTING DOORS AND PARTIAL DOORS.
 3. REMOVE ALL EXISTING WINDOWS AND PARTIAL WINDOWS.
 4. REMOVE ALL EXISTING STRUCTURAL COLUMNS AND PARTIAL COLUMNS.
 5. REMOVE ALL EXISTING STRUCTURAL BEAMS AND PARTIAL BEAMS.
 6. REMOVE ALL EXISTING STRUCTURAL WALLS AND PARTIAL WALLS.
 7. REMOVE ALL EXISTING STRUCTURAL FLOOR AND PARTIAL FLOOR.
 8. REMOVE ALL EXISTING STRUCTURAL ROOF AND PARTIAL ROOF.
 9. REMOVE ALL EXISTING STRUCTURAL FOUNDATION AND PARTIAL FOUNDATION.
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 12. REMOVE ALL EXISTING STRUCTURAL FOUNDATION BEAMS AND PARTIAL FOUNDATION BEAMS.
 13. REMOVE ALL EXISTING STRUCTURAL FOUNDATION WALLS AND PARTIAL FOUNDATION WALLS.
 14. REMOVE ALL EXISTING STRUCTURAL FOUNDATION COLUMNS AND PARTIAL FOUNDATION COLUMNS.
 15. REMOVE ALL EXISTING STRUCTURAL FOUNDATION BEAMS AND PARTIAL FOUNDATION BEAMS.

PROJECT NAME
84 BAHIA RESIDENCE

PROJECT ADDRESS
84 BAHIA RESIDENCE
12345 BAHIA DRIVE
MIAMI BEACH, FL 33134

PROJECT NUMBER
2023

PROJECT DATE
11/28/2023

PROJECT OWNER
84 BAHIA RESIDENCE

PROJECT ARCHITECT
ANDREW DUNLAP ARCHITECTURE

PROJECT ENGINEER
ANDREW DUNLAP ARCHITECTURE

PROJECT CONTRACTOR
ANDREW DUNLAP ARCHITECTURE

PROJECT PERMIT NUMBER
1128 2023

PROJECT PERMIT DATE
11/28/2023

PROJECT PERMIT EXPIRES
11/28/2024

PROJECT PERMIT STATUS
APPROVED

PROJECT PERMIT TYPE
DEMOLITION

PROJECT PERMIT AGENCY
MIAMI BEACH DEPARTMENT OF PERMITS

PROJECT PERMIT OFFICIAL
MICHAEL J. HARRIS

PROJECT PERMIT ADDRESS
84 BAHIA RESIDENCE
12345 BAHIA DRIVE
MIAMI BEACH, FL 33134

PROJECT PERMIT PHONE
(305) 555-1234

PROJECT PERMIT FAX
(305) 555-5678

PROJECT PERMIT EMAIL
andrew@adunlap.com

PROJECT PERMIT WEBSITE
www.adunlap.com

PROJECT PERMIT SOCIAL MEDIA
@adunlap

PROJECT PERMIT CONTACT
ANDREW DUNLAP ARCHITECTURE

PROJECT PERMIT NOTES
1. REMOVE ALL EXISTING WALLS AND PARTIAL WALLS.
2. REMOVE ALL EXISTING DOORS AND PARTIAL DOORS.
3. REMOVE ALL EXISTING WINDOWS AND PARTIAL WINDOWS.
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Andrew Dunlap
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(305) 555-1234
andrew@adunlap.com

GCA
Group
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MIAMI BEACH, FL 33134
(305) 555-5678
gca@group.com

PERMIT SET
11/28/2023

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/28/2023

PROJECT NAME
84 BAHIA RESIDENCE

PROJECT ADDRESS
84 BAHIA RESIDENCE
12345 BAHIA DRIVE
MIAMI BEACH, FL 33134

PROJECT NUMBER
2023

PROJECT DATE
11/28/2023

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84 BAHIA RESIDENCE

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ANDREW DUNLAP ARCHITECTURE

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84 BAHIA RESIDENCE
12345 BAHIA DRIVE
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PROJECT PERMIT PHONE
(305) 555-1234

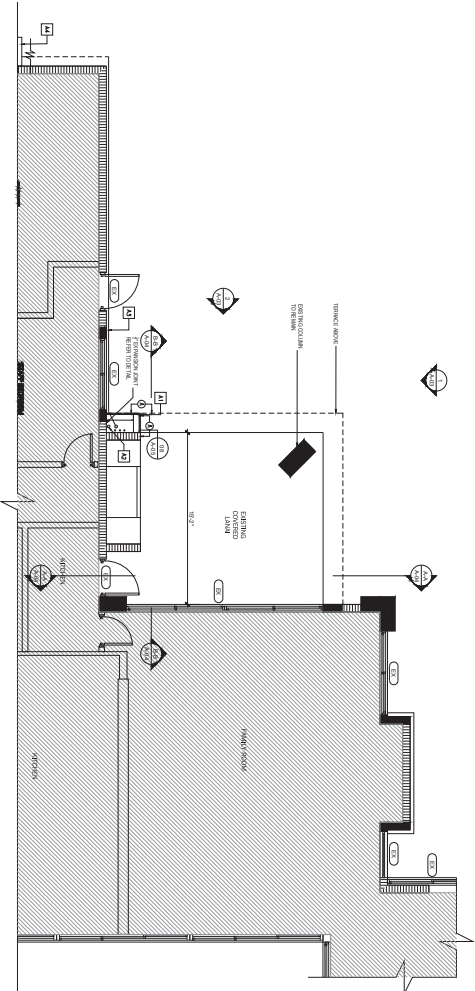
PROJECT PERMIT FAX
(305) 555-5678

PROJECT PERMIT EMAIL
andrew@adunlap.com

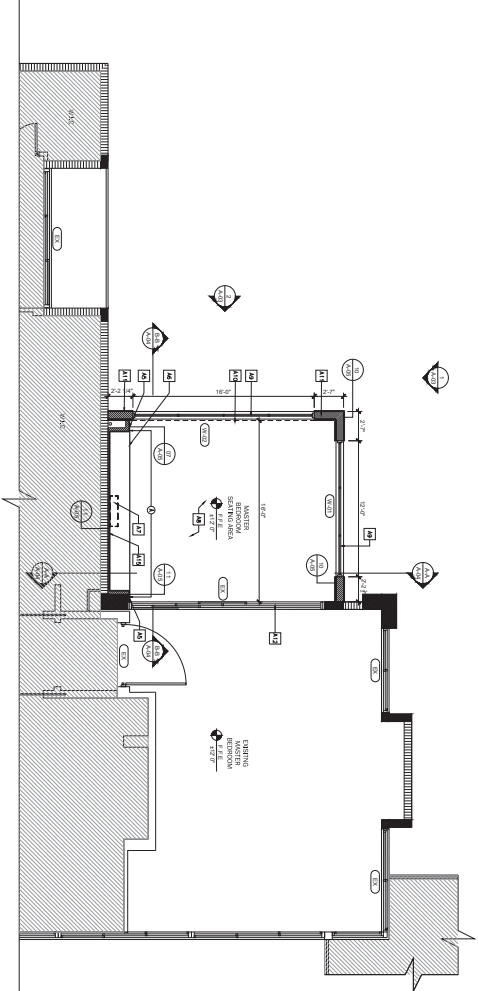
PROJECT PERMIT WEBSITE
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PROJECT PERMIT SOCIAL MEDIA
@adunlap

PROJECT PERMIT CONTACT
ANDREW DUNLAP ARCHITECTURE



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FINISHES
 --- EXTERIOR TERRAZZO FINISH
 --- EXTERIOR TERRAZZO FINISH
 --- OUTLET OF ROOM
 --- 2" MIN. FIN. WALL
 --- 2" MIN. FIN. WALL
 --- 2" MIN. FIN. WALL
 --- ELECTRICAL WALL
 --- WALL MOUNTED SINK
 --- 1" MIN. FIN. WALL
 --- ELECTRICAL WALL (EXPOSED PLUMBING)
 --- 1" MIN. FIN. WALL
 --- 1" MIN. FIN. WALL
 --- 1" MIN. FIN. WALL

NOTES

1. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
2. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
3. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
4. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
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13. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
14. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
15. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.

CONTRACTS

1. CONTRACTS WITH ARCHITECT AND CONTRACTOR.
2. CONTRACTS WITH ARCHITECT AND CONTRACTOR.
3. CONTRACTS WITH ARCHITECT AND CONTRACTOR.
4. CONTRACTS WITH ARCHITECT AND CONTRACTOR.
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13. CONTRACTS WITH ARCHITECT AND CONTRACTOR.
14. CONTRACTS WITH ARCHITECT AND CONTRACTOR.
15. CONTRACTS WITH ARCHITECT AND CONTRACTOR.

NET PLAN NOTE

1. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
2. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
3. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
4. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
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12. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
13. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
14. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.
15. VERIFY ROOM FINISHES WITH ARCHITECT AND CONTRACTOR.



Andrew Dunlap
 Principal Architect
 1100 15th Street, Suite 100
 Denver, Colorado 80202
 Phone: 303.733.4477
 Email: andrew@andrewdunlap.com



PERMIT SET
 11.28.2025

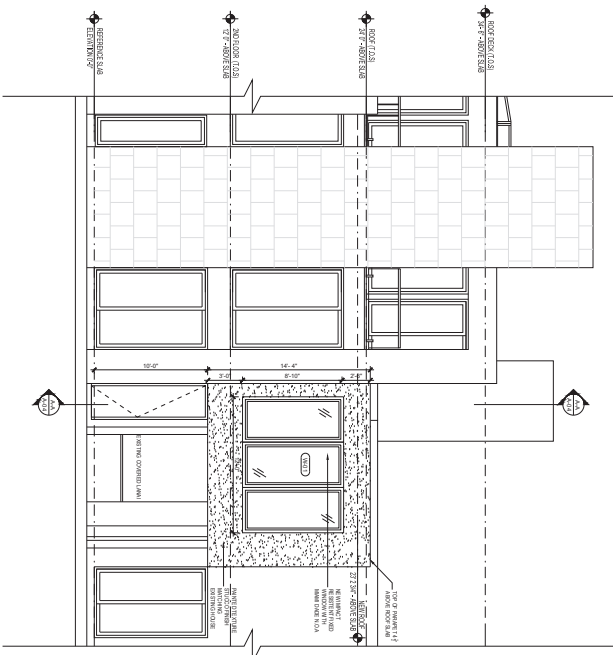
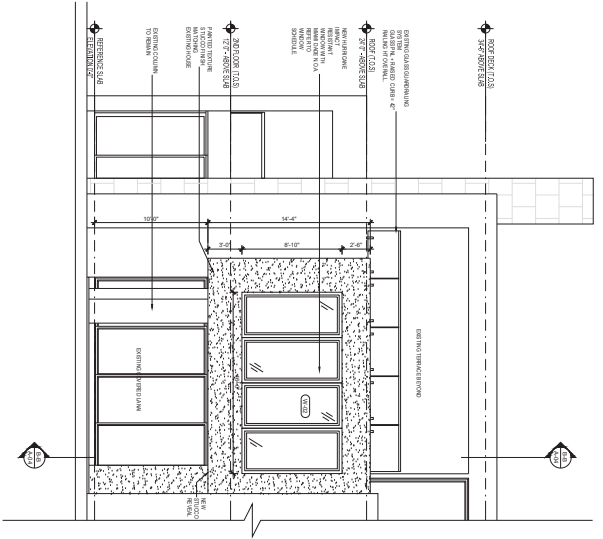
NO.	DESCRIPTION	DATE
1		

PROJECT NAME
 84 BAHIA RESIDENCE

PROJECT NUMBER
 25-0100-0000-0000

PROPOSED
 1ST & 2ND FLOOR

SHEET NO.
 A-01



2.1 LEFT REAR ELEVATION
 A-03 SHEET 11 OF 12
 1.1 LEFT FRONT ELEVATION
 A-02 SHEET 10 OF 12
 11/28/2023



Andrew Dunlap
 ARCHITECT
 1000 15th Street NW
 Suite 1000
 Washington, DC 20004
 202.462.1111
 andrew@dunlap3.com



PERMIT SET
 11/28/2023

NO.	REVISION	DATE

PROJECT NAME:
84 BAHIA RESIDENCE
 PROJECT ADDRESS:
 4450 15th Avenue NW
 NE, Capitol Hill
 DISTRICT NUMBERS:
 20003
 SHEET NAME:
 ELEVATIONS
 SHEET NO.
A-03



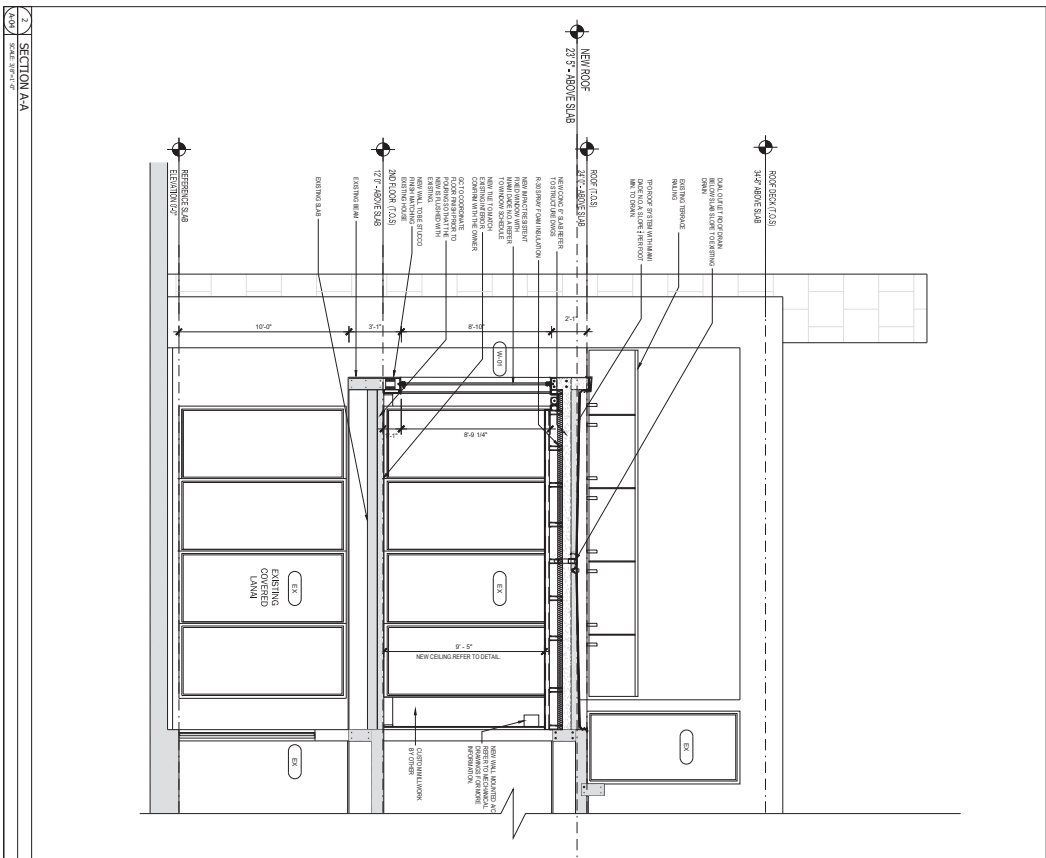
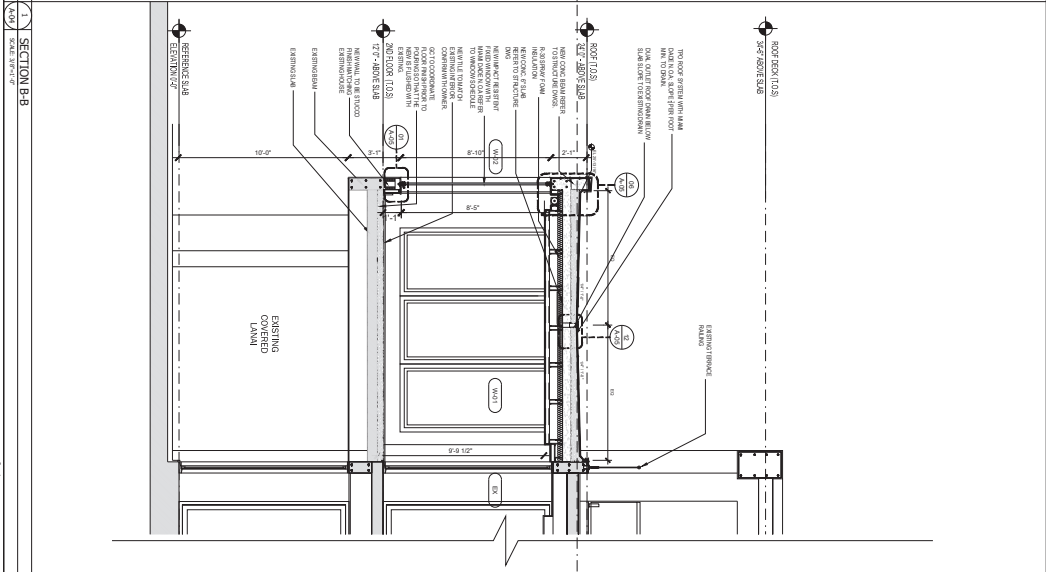
Andrew Dunlap
 ARCHITECT
 650 W. 17th Street
 Portland, Oregon 97201
 Office: 503.228.4887



PERMIT SET
 11.28.2025

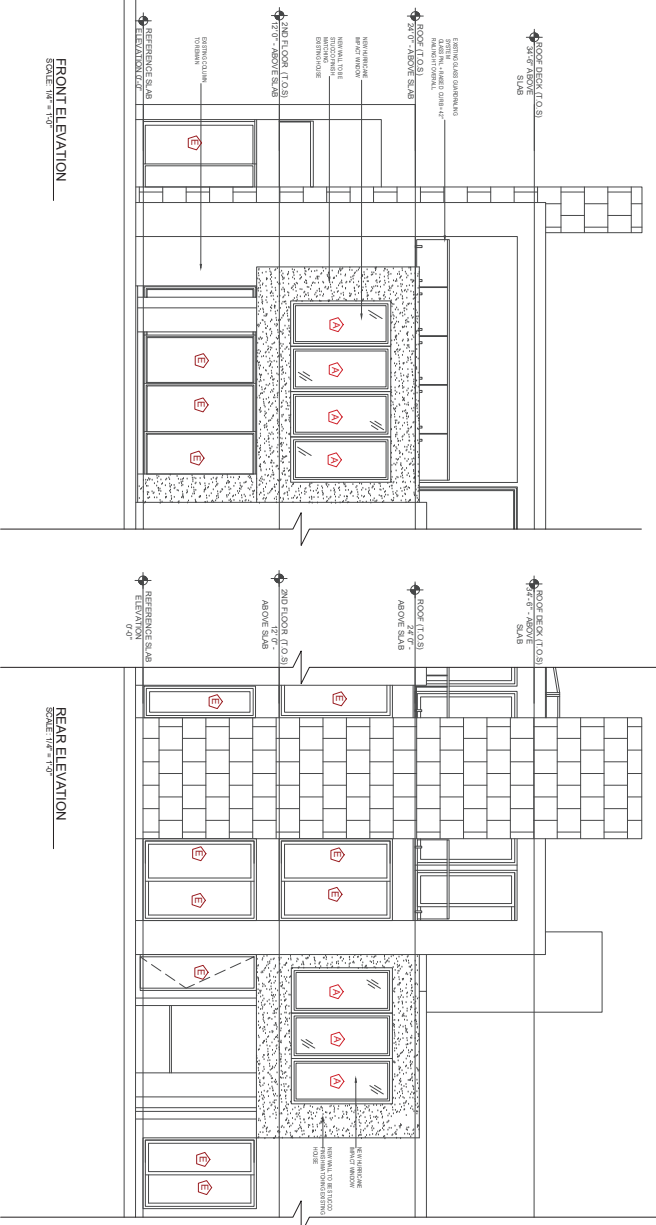
PROJECT NAME: 84 BAHIA RESIDENCE
 PROJECT NUMBER: 84 BAHIA RESIDENCE
 PROJECT ADDRESS: 15,000 SW 15th Ave, Portland, OR 97205
 PROJECT CONTACT: ANDREW DUNLAP
 PROJECT CONTACT NUMBER: 503.228.4887

SHEET NAME: SECTIONS
 SHEET NO: A-04



SECTION A-A
 SCALE: 1/8" = 1'-0"

SECTION B-B
 SCALE: 1/8" = 1'-0"



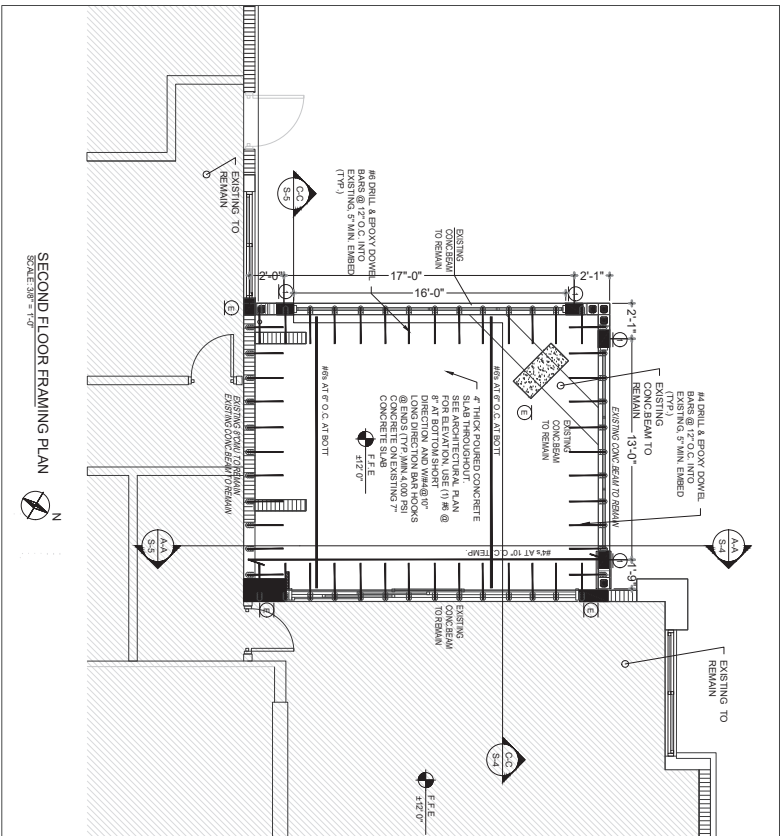
FRONT ELEVATION
SCALE 1/4" = 1'-0"

REAR ELEVATION
SCALE 1/4" = 1'-0"

WIND PRESSURES	
SYMBOL	PRESSURE
	+WINDWARD WALL
	+WINDWARD ROOF
	-WINDWARD WALL
	-WINDWARD ROOF
	-LEEWARD WALL
	-LEEWARD ROOF
	DOOR

PROVIDE SHOP DRAWINGS FOR
ALL NEW WINDOWS & DOORS. BY OTHERS
ALL EXTERIOR WORK REQUIRES
SEPARATE PERMITS

sheet: S-0.1		ENCLOSURE 84 ISLA BAHIA DR. FORT LAUDERDALE, FL 33316	555 W Prospect Road Oakland Park, FL 33309 Phone: (954) 778-8004 Fax: (954) 778-8015 info@biagiengineering.com	
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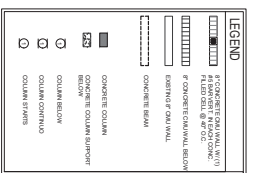


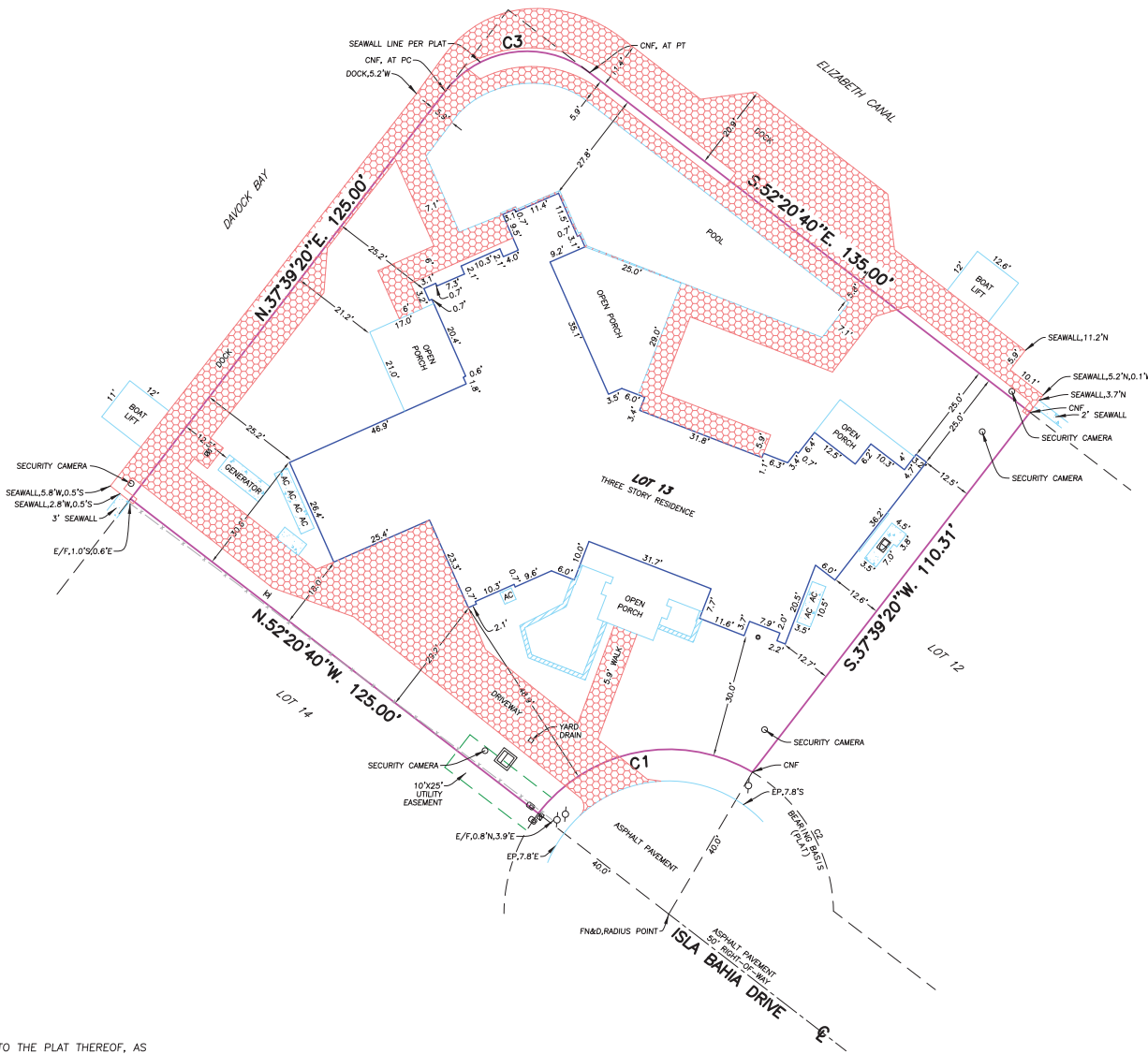
ROOF & 2ND LEVEL BEAMS SCHEDULE

SYMBOL DESCRIPTION	SIZE	REINFORCEMENT	TERMINATION	STARTING POINT	NOTE/COMMENT
1B-10	12\"/>				

CONCRETE COLUMN SCHEDULE

NOTE: ALL REINFORCING BARS TO BE PLACED IN ACCORDANCE WITH THE REINFORCING BARS SCHEDULE AND THE REINFORCING BARS SCHEDULE. ALL REINFORCING BARS TO BE PLACED IN ACCORDANCE WITH THE REINFORCING BARS SCHEDULE AND THE REINFORCING BARS SCHEDULE.





PAUL J. STOWELL
 LICENSE NUMBER
 5241
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR

Digitally signed
 by Paul J
 Stowell
 Date:
 2023.11.27
 16:27:07 -05'00'

LEGEND

FR&L BOX	CATCH BASIN
CONTROL VALVE	CLEAN OUT
GULY ANCHOR	MANHOLE
WATER METER	WELL
FIRE HYDRANT	WATER VALVE
CABLE JUNCTION BOX	
ELECTRIC SERVICE	
POOL EQUIPMENT	
POWER/LIGHT POLE	
SPRINKLER SYSTEM	
BRICK/TILE PAVERS	
CENTERLINE	
CONCRETE/CHAT	
CONCRETE WALL	
ELEVATION	
METAL FENCE	
OVERHEAD WIRES	
WOOD DECK/DOCK	
WOOD/PVC FENCE	

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
EF	EDGE OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
FF	FINISH FLOOR
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAG
FR&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NCS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POR	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

LEGAL DESCRIPTION
 LOT 13, OF ISLA BAHIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 MACNEIL, DAVID F
 DAVID F MACNEIL TR

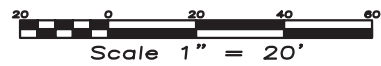
PROPERTY ADDRESS
 84 ISLA BAHIA DRIVE
 FORT LAUDERDALE, FL 33316

BOUNDARY SURVEY
 INVOICE # 44369
 SURVEY DATE 06/29/23

FLOOD ZONE X0.2%/AH 5
 MAP DATE 08/18/14
 MAP NUMBER 125105 0576H

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	LC
C1	62°49'08"	S.79°03'54"W	40.00	57.82	52.91
C2	58°29'55"	S.30°16'34"E	40.00	40.84	39.09
C3	90°00'00"	N.82°39'20"E	25.00	39.27	35.36



ATLANTIC COAST SURVEYING INC.

PAUL J. STOWELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 13704 NW 4th Street, Suite 306
 Sunrise, FL 33325
 P: 954.587.2100 E: info@accsweb.net