

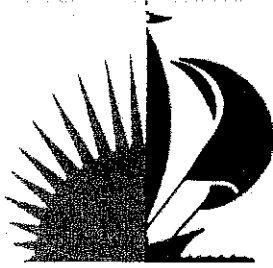
**PETITION**

**6H13**

**HISTORIC PRESERVATION BOARD**

**11 PALM AVE**

**SAILBOAT BEND  
HISTORICAL DISTRICT**



**CITY OF FORT LAUDERDALE**  
 Department of Sustainable Development  
 Urban Design & Planning Division  
 700 NW 19<sup>th</sup> Avenue  
 Fort Lauderdale, FL 33311  
 Telephone: (954) 828-3266  
 Fax (954) 828-5858  
 Website: [http://www.fortlauderdale.gov/sustainable\\_dev/](http://www.fortlauderdale.gov/sustainable_dev/)

**HISTORIC PRESERVATION BOARD (HPB)**

**SAILBOAT BEND HISTORIC DISTRICT**  
**Certificate of Appropriateness Application**

- Cover:** Deadline & Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Technical Specifications of Application
- Page 3:** Technical Specifications of Application - continued
- 
- Page 4:** Submittal Checklist

**DEADLINE:** Submittals must be received by 12:00 PM (noon) each day. Applications will not be accepted after noon. You will be asked to come back the following day. Pursuant to Section 47-24.1(1), Urban Design & Development has five (5) business days to review all applications for a development permit to determine completeness. You will be notified by email within five (5) business days if your plans do not meet the submittal requirements.

**FEES:** All applications for a development permit shall have an application fee as established by the City Commission as set forth by resolution, as 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.

**Certificate of Appropriateness for:**

- Minor Alteration/Review & Comment** \$ 230.00
- Major Alteration/Addition to Existing** \$ 310.00
- New Construction ≤ 2000 SF GFA** \$ 310.00
- New Construction > 2000 SF GFA** \$ 560.00
- Demolition – Accessory** \$ 230.00
- Demolition – Primary** \$ 560.00
- Relocation** \$ 490.00
- TAX EXEMPTION REQUEST**
- MODIFICATION TO PETITION 3H11**

**Page 1: HPB - Applicant Information Sheet**

**INSTRUCTIONS:** Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

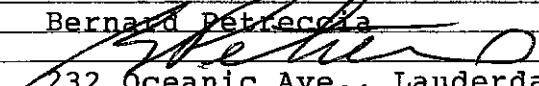
**NOTE:** To be filled out by Department

Case Number	6H13
Date of complete submittal	April 2, 2013
Zoning Review	
Landscape Review	

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

Property Owner's Name	11SW11, LLC
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	232 Oceanic Ave, Lauderdale by the sea, Fl., 33308
E-mail Address	bernie2p@gmail.com
Phone Number	954-701-4100
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Bernard Petreccia
Applicant / Agent's Signature	
Address, City, State, Zip	232 Oceanic Ave., Lauderdale by the Sea, Fl., 33308
E-mail Address	bernie2p@gmail.com
Phone Number	954-701-4100
Letter of Consent Submitted	

Development / Project Name	11 SW 11 Ave (aka) 11 Palm Ave
Development / Project Address	Existing: 11 Palm Ave New:
Legal Description	Waverly p 12-19D lot 1 thru 5,6E5' & S 1/2 vacated alley abutting said property, Blk 124
Tax ID Folio Numbers (For all parcels in development)	5042 09 09 2420
Request / Description of Project	TAX EXEPTION REQUEST
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ 300,000 (Including land costs)

Future Land Use Designation	Residential med. high density
Current Zoning Designation	RMM25
Current Use of Property	RMM25
Residential SF (and Type)	2500 sq. ft. 3 buildings
Number of Residential Units	4
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	2500 sq. ft.
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	15,600	15,600
Lot Density	130	130
Lot Width	125	125
Building Height (Feet / Levels)	single story	single story
Structure Length	37x26, 32x44 26x24	37x26 & 20x24
Floor Area Ratio	15%	10%
Lot Coverage	15%	10%
Open Space	12,542	14,158
Landscape Area	35%	66%
Parking Spaces	2	5

**NOTE:** State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed (Existing)
Front <input type="checkbox"/>	25	15.54
Side <input type="checkbox"/>	25	11.59
Side <input type="checkbox"/>	10	12.74
Rear <input type="checkbox"/>	15	30.65

## Page 2: Technical Specifications of Application

### TECHNICAL SPECIFICATIONS:

Applicant must provide a narrative indicating that the following criteria has been satisfied:

#### Description of the Project

1. Yards. Is a Yard Reduction or Minimum Distance Separation Required? ( ) Yes  No  
(If Yes, please complete the remainder of this section)
- Front of Building Faces: ( ) North ( ) South ( ) East ( ) West ( ) Other
  - Principal Structure Yard Setbacks (Feet): Front \_\_\_\_\_ Rear \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_  
Street Side? ( ) N/A ( ) Left ( ) Right
  - Accessory Structure #1 Yard Setbacks (Feet): Front \_\_\_\_\_ Rear \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_  
Street Side? ( ) N/A ( ) Left ( ) Right
  - Accessory Structure #2 Yard Setbacks (Feet): Front \_\_\_\_\_ Rear \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_  
Street Side? ( ) N/A ( ) Left ( ) Right
  - Distance Between Structures (Feet): Principal Structure and Accessory Structure #1: \_\_\_\_\_  
Principal Structure and Accessory Structure #2: \_\_\_\_\_
2. Alterations to Non-Conforming Structures?  Yes ( ) No
- Nature of Non-Conformity: ( ) Yard Setbacks ( ) Alterations exceed 50% of Value of Structure  
 Existing Use NOT permitted under current zoning and alterations exceed 50% of value of structure
3. Material and Design Guidelines. Shown below are the Sailboat Bend Historic District Material and Design Guidelines. If you choose to use a material or design not listed in the guidelines, check the "Other" box and be prepared to present to the Historic Preservation Board your justification for proposing a material or design which does not conform to the guidelines.
- 
- a) Exterior Building Walls ( ) N/A
- 1) ( ) Stucco  
Finish: ( ) Float; ( ) Smooth; ( ) Coarse; ( ) Machine Spray; ( ) Dashed; ( ) Trowelled; ( ) Other\* \_\_\_\_\_
  - 2)  Wood  
Finish: ( ) Clapboard, 3 1/2"-7" to the weather; ( ) Shingles, 7" to the weather;  
( ) Board and Batten, 8"-12" to the weather; ( ) Shiplap Siding Smooth Face, 4"-8" to the weather;  
 Other\* \_\_\_\_\_
  - 3) ( ) Masonry  
Finish: ( ) Coral; ( ) Keystone; ( ) Split Face Block; ( ) Truncated Block; ( ) Stack Bond Block; ( ) Other\* \_\_\_\_\_
- b) Windows and Doors ( ) N/A
- 1) ( ) Glass Block
  - 2)  Glass: ( ) Clear; ( ) Stained; ( ) Leaded; ( ) Beveled;  Non-Reflective-Tinted; ( ) Other\* \_\_\_\_\_
  - 3) ( ) Translucent Glass: ( ) Side Elevation; ( ) Rear Elevation; ( ) Other\* \_\_\_\_\_
  - 4) ( ) Skylights: ( ) Flat Skylights In Sloped Roofs; ( ) Domed Skylights in Flat Roofs Behind Parapet; ( ) Other\* \_\_\_\_\_
  - 5)  Window Frame Materials: ( ) Wood-Painted or Stained; ( ) Wood-Vinyl Clad;  Wood-Aluminum Clad  
( ) Steel; ( ) Aluminum; ( ) Other\* \_\_\_\_\_
- c) Configurations ( ) N/A
- 1) ( ) Garage Doors - 9' Maximum Width; ( ) Other\* \_\_\_\_\_
  - 2)  Windows (check all applicable); ( ) Square;  Rectangular; ( ) Circular; ( ) Semi-Circular; ( ) Semi-Ellipse;  
( ) Octagonal; ( ) Diamond; ( ) Triangular-Gables End Only; ( ) Other\* \_\_\_\_\_
- d) Window Operations ( ) N/A
- ( ) Single Hung;  Double Hung; ( ) Casement; ( ) Fixed with Frame; ( ) Awning;  
( ) Sliders-Side and Rear Only; ( ) Jalousie; ( ) Louvers; ( ) Other\* \_\_\_\_\_
- e) General  N/A
- ( ) Operable Shutters Sized to Match Openings; ( ) Non-Operable Shutters\*  
( ) Jalousies: ( ) Wood; ( ) Metal  
( ) Awnings: ( ) Wood; ( ) Canvas; Other\* \_\_\_\_\_  
( ) Interior Security Grilles  
( ) Bahama Shutters: ( ) Wood; ( ) Other\* \_\_\_\_\_  
( ) Screened Windows; ( ) Screened Doors;  Other\* APPROVED IMPACT

**Page 3: Technical Specifications of Application – continued**

f) Roofs and Gutters ( ) N/A

- 1) Roofs Materials: ( ) Terra-Cotta; ( ) Cement Tiles; ( ) Cedar Shakes; ( ) Steel Standing Seam;  V-Crimp  
 ( ) Galvanized Metal Shingles; ( ) Fiberglass/Asphalt Shingles;  Copper Shingles;  
 ( ) Built-Up Roof behind Parapets; ( ) Victorian Pattern; ( ) Diamond Pattern;  
 ( ) Other\* \_\_\_\_\_
- 2) Gutters: ( ) Exposed Half-Round; ( ) Copper; ( ) ESP Aluminum;  Galvanized Steel; ( ) Wood-Lined with Metal;  
 ( ) Other\* \_\_\_\_\_
- 3) Roof Configuration: Type -  Simple Gable; ( ) Hip  
 Pitch -  No less than 3:12 and no more than 8:12 (< 3:12 or > 8:12 requires DRC approval)  
 ( ) Shed Roof attached to a higher wall (Any pitch less than 3:12 requires HPB approval)  
 ( ) Tower Roof (Any slope is allowed)  
 ( ) Flat with Parapet; ( ) Flat with Railings; Other\* \_\_\_\_\_  
 ( ) Rafters in Overhangs to be Exposed; Other\* \_\_\_\_\_  
 ( ) Solar Collectors or Turbine Fans (Rear Part of Roof)

g) Outbuildings ( ) N/A

( ) Outbuilding rider attached

h) Garden Walls and Fences ( ) N/A

- 1) Materials/Style: ( ) Stucco Finish ( ) Float; ( ) Smooth; ( ) Coarse; ( ) Machine Spray;  
 ( ) Dashed or Trowelled;  
 ( ) Other\* \_\_\_\_\_
- ~~( ) Wood~~ ( ) Picket; ( ) Lattice;  Vertical-Wood-Board;  
 ( ) Other\* \_\_\_\_\_
- ( ) Masonry ( ) Coral; ( ) Keystone; ( ) Split-Face Block;  
 ( ) Truncated Block; ( ) Stacked Bond Block;  
 ( ) Other\* \_\_\_\_\_
- ( ) Metal ( ) Wrought Iron; ( ) ESP Aluminum;  
 ( ) Chainlink (Green Vinyl Coated);  
 ( ) Other\* \_\_\_\_\_
- 2) Configurations: ( ) Front Yards spacing between pickets maximum 6" clear

i) Arcades and Porches ( ) N/A

- Materials/Style: ( ) Stucco Finish (At Piers and Arches only) ( ) Float; ( ) Smooth; ( ) Coarse;  
 ( ) Dashed; ( ) Trowelled; ( ) Machine Spray;  
 ( ) Other\* \_\_\_\_\_
- Wood (Posts and Columns) **(\*) EXISTING ENCLOSED WOOD**
- ( ) Masonry (At Piers and Arches only) ( ) Coral; ( ) Keystone; ( ) Split Face Block;  
 ( ) Truncated Block; ( ) Stacked Bond Block;  
 ( ) Other\* \_\_\_\_\_
- ( ) Metal (At Railings only) ( ) Wrought Iron; ( ) ESP Aluminum;  
 ( ) Other\* \_\_\_\_\_

**Page 4: Submittal Checklist**

**SUBMITTAL CHECKLIST:**

Applicant shall provide to the Planning and Zoning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Development staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

**FOR ALL APPLICATIONS:**

- Complete application. No items are to be left blank. If it does not apply, indicate with 'n/a'.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius

**NEW CONSTRUCTION & ALTERATION:**

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT - NORTH]).
- 1 set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale. Scale cannot exceed 1" = 30'. In addition, drawings shall include the following: proposed exterior alterations, additions, changes, architectural design of buildings/structures, including proposed materials, textures and colors, including walls, walks, terraces, plantings, accessory buildings, signs and lights.
- 1 landscape plan for any multi family or non-residential development.
- 1 set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (see page 2 of the application). For example, windows, doors, roofs, fences, siding, garages, carports, etc...

**FOR NEW CONSTRUCTION ONLY:**

- Photos or elevation drawings of buildings adjacent to the subject site.

**DEMOLITION:**

- Demolition Rider completely filled out, signed and dated.
- A site plan showing the proposed demolition.
- Photos of all sides of structure to be demolished and label the direction each side faces.
- Mail requirements: The applicant must submit a tax map, property owners list, stamped, addressed standard envelopes. The mail affidavit must be signed.
- Sign posting requirements: The applicant must post signs and return the signed affidavit prior to the meeting.

**RELOCATION:**


- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

**HISTORIC DESIGNATION:**

- Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- Legal description of the landmark site, historic building or district written out.
- Photographs of subject building from all four sides and label the direction each side faces.
- Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

**I acknowledge that the Required Documentation and Technical Specifications of the application are met:**

Print Name BERNARD PETRECCIA PE / AIA Seal

Signature 

Date APRIL 2, 2013

**For Design & Development staff use only:**

Date \_\_\_\_\_

Received By \_\_\_\_\_

Tech. Specs Reviewed By \_\_\_\_\_

Case No. \_\_\_\_\_

**CASE NUMBER 6H13**

11 Palm Ave., (aka: 11 SW 11 Ave.)

Fort Lauderdale Florida, 33312

Folio # 5042 09 09 2420

Legal: Waverly Place Lots 1 thru 5, E5' of 6, S1/2 of vacated  
alley abutting said lots, blk 124

**LOCATION:**

Corner property 125 ft on Palm Ave X 130ft on SW 1<sup>st</sup> street.

This property is located at the North entrance of the Sailboat Bend Historical District and the first property that is seen upon entering the Historical District.

**IMPROVEMENTS:**

On August 12, 2011 the Historic Preservation Board, (HPB) approved and issued a Certificate of Appropriateness to: *“Demolition of 1 of the 3 structures. Relocation of the 2 remaining structures on the subject site. Alteration of the 2 remaining structures to combine them into 1. Yard modification of the front yard from 25 feet to 16 feet 1 inch”*. On April 2, 2013, a modification of the Certificate of appropriateness was submitted to demolish the CBS building and to fix and rehabilitate the existing structures in place on the original site and footprint.

In March 2013, the demolition of the CBS building was completed. Permit No: 13010711 issued 1/25/2013). The property, now, consists of 2 Separate buildings, the main house, (Bldg 1), which is a two bedroom two bath wood dwelling and the out parcel, an efficiency, (Bldg. 2), which is also a wood dwelling

- A) The two bedroom house, Bldg. 1, was built prior to 1928, as per Stanborn Maps.
- B) The efficiency, Bldg. 2, was built as an out house or storage shed, between 1928 and 1937.
- C) On June 20, 1980 permit No: 80-1177 was issued to add electricity and modify, bldg. 2, and convert the structure into an efficiency.

Upon completing the proposed project, the Sailboat Bend Historical District, at its North entrance, will have an historical site with two wooden structures that have maintained their historical integrity of the features, materials and appearance. This project is expected to cost over \$150,000 excluding the land and landscaping.

**CONDITION OF PROPERTY:**

The existing condition of both of the structures is extremely poor. Property has been abandoned and vacant with no utilities since 2001.

**CERTIFICATE OF APPROPRIATENESS TAX EXEMPTION REQUEST**

A lien settlement agreement was executed on December 21, 2012 whereby the "OWNER shall proceed with its plan for relocation and rehabilitation of the structures on the subject property in compliance with the Certificate of Appropriateness from the City of Fort Lauderdale Historic Preservation Board, issuance of all required permits as required by the City of Fort Lauderdale Building Department (also known as Department of Sustainable Development) for the project and full compliance with the violation in Case Number CE06091540 within one (1) year of the issuance of the required permits, which may be extended by the City of Fort Lauderdale City Manager if good cause is shown by OWNER."

On January 22, 2013 permits were issued to demolish the CBS building and to expose the structural condition of the two wooden buildings.

Work is on schedule. Phase one of the project includes securing the permits, demolishing the CBS building, removing the plaster, wallboard, rotten wood and sub-flooring to reveal the structure, clean out the entire property and erect a temporary chain link fence. The architect will evaluate the existing structures and draw detailed plans. Phase one is completed. Phase two will consist of securing the permits and executing the plans for repair and reconditioning the two existing structures and final landscaping. The schedule is to have the necessary permits issued by May 2013.

This project, when completed, see rendering "HPB 3H11, page 51", will consist of two structures repaired and rehabilitated, consistent with the Historic architectural design of the early 1920's. The single family house, built in the early 1920's and the outhouse, efficiency, built in the 1930's will be fixed and reconditioned on their original site and footprint.

**"HPB" APPLICATION REQUEST:**

**Rehabilitate and repair the existing structures; replace the doors , the windows and the roofs; plumbing, electric and mechanical to meet with the current standards and codes. The cost of the project, excluding the land and landscaping, is estimated at \$150,000.**

We are requesting HPB to approve our application which is "to recommend to the City of Fort Lauderdale and Broward County to consider this project and property a "Locally designated Historic Property" and to approve the HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION.



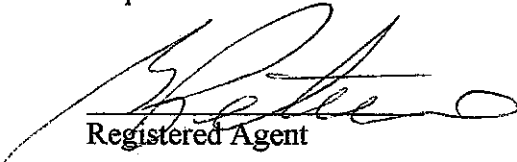
11SW11,LLC  
232 Oceanic Ave.  
Lauderdale-By-The-Sea, Florida, 33308  
E-mail: Bernie2p@gmail.com, Cell (954) 701-4100

January 30, 2013

City of Fort Lauderdale Planning & Zoning Department  
700 NW 19<sup>th</sup> Ave.,  
Fort Lauderdale, Florida, 33311

To whom it may concern:

11SW11, LLC hereby authorizes Bernard Petreccia to represent, the company, as agent of the company for the application to the City of Fort Lauderdale Planning and Zoning Department.

  
Registered Agent

2-6-13  
Date


Sworn to (or affirmed) and subscribed before me this 6 day of February 2013

Signature Lusaida Maceira  
Notary as to owner/agent

Print Notary Name Lusaida Maceira  
personally known or \_\_\_\_\_ produced identification

Type of identification produced

Notary Stamp

 LUBAIDA MACEIRA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# DD0952279  
Expires 1/17/2014



# Broward County Historic Property Tax Exemption Application Form

Authorized Pursuant to Article VI, Chapter 31½ Broward County Code

I. Name of Applicant (Owner or Authorized Agent): Bernard Petreccia, Authorized Agent  
II. Applicant's Address: 232 Oceanic Ave, Lauderdale-by-the-Sea, Florida, 33308  
III. Historic Property Address (if different from II above): 11 Palm Ave. (aka- 11SW11 Ave)  
IV. Historic Property Identification No.: 5042 09 09 420

V. Is the Historic Property Exemption Being Sought for: (check one below)

A.  the entire property      B.  a portion of the property

If the exemption is not being sought for the entire property, provide a legal description of that portion of the property to which the exemption applies:  
waverly pl2-19D lot 1 thru 5, 6E5' &S ½vacated alley abutting said property, Blk 124

VI. Other Historic Property Information:

A. Common name for the historic property: 11 Palm Ave. (aka: 11SW11 Ave)

B. Is this property recognized primarily as an  archaeological or  historical site? If historical, please indicate the known or approximate date of construction of the improvements: \_\_\_\_\_

C. If known, include the Florida Master Site File Number: B-BD-

VII. Designation Status of the Historic Property (check each category that may apply):

- A.  Individual listing in the National Register of Historic Places
- B.  Contributing property within a National Register of Historic Places listed district
- C.  Individual listing under the provisions of a local historic preservation ordinance
- D.  Contributing property within an historic district designated under the provisions of a local historic preservation ordinance.

VIII. Please Check that which Applies (check at least one):

- A.  If listed on the National Register of Historic Places, as either an individual or contributing property, please indicate the date of listing by the Secretary of the Interior: \_\_\_\_\_
- B.  If designated by a local historic preservation ordinance within Broward County, as either an individual or contributing property, please indicate whether it was by:
  - 1.  Broward County and the date of designation: \_\_\_\_\_ or
  - 2.  by a municipality. If by a municipality, please indicate:
    - a. The name of the municipality CITY OF FORT LAUDERDALE
    - b. The date of designation: September 15, 1992

IX. Type of historic property exemption sought:

A.  100% of the assessed value of improvements from rehabilitation, restoration or renovation (Broward County Code 31 ½-103 and Florida Statute 196.1997)

1. Has a Florida Department of State Part 1 Preconstruction Application been submitted to the Broward County Historical Commission?

yes       no

2.  If yes, on what date was the completed Part 1 Preconstruction Application granted initial approval by the board of the Broward County Historical Commission? Pending

a. Assessed value of improvements, excluding land, at the time the Part 1 Preconstruction Application was approved by the board of the Broward County Historical Commission: \_\_\_\_\_

3. If the project is located within a municipality with a historic preservation ordinance, please indicate the date that the rehabilitation work submitted for review in the Part 1 Preconstruction Application was reviewed and approved by that municipality's historic preservation board:

August 12, 2011

(The Broward County Historical Commission reserves the right to review, deny or request additional work for those applications that it believes does not comply with or fully meet the Secretary of the Interior's Standards for Rehabilitation or with local law.)

4. Date that the completed Part 2 Request for Review of Completed Work Application was approved by the board of the Broward County Historical Commission: \_\_\_\_\_

B.        100% of the assessed value of a property used for nonprofit or governmental purposes that is regularly open to the public and the improvements are equal to at least 50% of the total assessed value of the property (Broward County Code 31 ½-103(b) and Florida Statute 196.1998).

1. Please describe the nonprofit or governmental use of the property: \_\_\_\_\_

2. Please indicate the assessed value of the improvements: \_\_\_\_\_

3. Please indicate the total assessed value of the property: \_\_\_\_\_

C.        Assessment for commercial or certain nonprofit uses solely on the basis of character or use (Broward County Code 31 ½-109 and Florida Statute Section 193.503).

D.        50% of the assessed value of the property used for commercial or certain nonprofit purposes (Broward County Code 31 ½-110 and Florida Statute Section 196.1961).

**X. For exemption applications for commercial and certain nonprofit properties only (complete those that apply).**

A.        Commercial

1. Describe the type of commercial activity at the property: \_\_\_\_\_

2. Is this property used as legally permitted and zoned, multi-family apartment building?  
       yes        no If yes, please indicate the number of units: \_\_\_\_\_

B.        Nonprofit

2. Describe the type of taxable nonprofit activity at the property: \_\_\_\_\_

C. For either commercial or taxable nonprofit properties, please indicate whether a city, county or state license is necessary for the activities conducted on the premises:        yes        no

1. If yes, please describe the type of license necessary: \_\_\_\_\_

2. If yes, is a copy of the license attached to this application?        yes        no

**XI. Broward County Historical Commission Findings and Preservation Exemption Covenant.**

(To be filled out by the Broward County Historical Commission)

A. The board of the Broward County Historical Commission reviewed this application for compliance with the provisions of the Broward County Code regarding tax exemptions for historic properties. On \_\_\_\_\_ (date) the Historical Commission reviewed and recommended for        approval or        denial of this application for historic property tax exemption.

B. The applicant has entered into a covenant for the term for which the exemption is granted.

This covenant was executed by the applicant on: \_\_\_\_\_

**XII. Application Review Revenue Implications for Fiscal Year**

(To Be Filled out by the Property Appraiser's Office)

A. Total taxable value of all property within the county: \_\_\_\_\_

B. Total exempted value of all property in the county, that has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year: \_\_\_\_\_

C. Total exempted value of applicant's historic property as a result of this exemption: \_\_\_\_\_

Please complete and return to:

County Historic Preservation Office  
Broward County Historical Commission

157 S.W. 2nd Street

Fort Lauderdale, FL 33301

Phone: 954-765-4671 • FAX: 954-765-4437

# HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 30th day of January, 20 13, by  
11SW11, LLC (hereinafter referred to as the Owner)

and in favor of City of Fort Lauderdale  
(hereinafter referred to as the Local Government) for the purpose of the restoration,  
renovation or rehabilitation of a certain Property located at \_\_\_\_\_

11 Palm Ave., (aka: 11SW11 Ave) Fort Lauderdale, FL., 33312

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are architecture, x history, archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Lots 1, 2, 3, 4, 5 and E5 of lot 6 and S ½ of vacated alley abutting said lots, blk 124

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 20 13 to December 31, 20 23 :

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources ( ) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: HISTORIC PRESERVATION BOARD CITY FT. LAUDERDALE  
Address: 700 NW 19th Ave  
City: Fort Lauderdale, Florida Zip: 33311  
Telephone: 954-828-8958

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The address of the Division of Historical Resources is:

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Bureau of Historic Preservation  
Division of Historical Resources  
R. A. Gray Building, 500 South Bronough Street  
Tallahassee, Florida 32399-0250  
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ( ) Division of Historical Resources (x) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the  Division of Historical Resources  Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the  Division of Historical Resources  Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the  Division of Historical Resources  Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the  Division of Historical Resources  Local Historic Preservation Office in writing of the loss. The  Division of Historical Resources  Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

Division of Historical Resources  Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

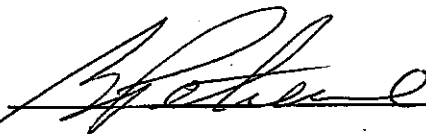
8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the  Division of Historical Resources  Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the  Division of Historical Resources  Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the  Division of Historical Resources  Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

**OWNER**

11SW11, LLC

Bernard Petreccia            JAN 30, 2013  
Name (redgistered agent)      Signature      Date

---

**LOCAL GOVERNMENT:** \_\_\_\_\_

Name of Authorized Local Official	Signature	Date
Title		





Site Address	11 SW 11 AVENUE , FORT LAUDERDALE	ID #	5042 09 09 2420
Property Owner	11SW11 LLC	Millage	0312
Mailing Address	232 OCEANIC AVE LAUDERDALE BY THE SEA FL 33308	Use	08
Abbreviated Legal Description	WAVERLY PLACE 2-19 D LOT 1 THRU 5,6 E 5 & S1/2 VAC ALLEY ABUTTING SAID LOT BLK 124		

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).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values to be reflected on Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$93,600	\$7,840	\$101,440	\$101,440	
2012	\$93,600	\$7,840	\$101,440	\$101,440	\$2,584.35
2011	\$124,800	\$7,360	\$132,160	\$132,160	\$3,194.37

**IMPORTANT:** The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$101,440	\$101,440	\$101,440	\$101,440
Portability	0	0	0	0
Assessed/SOH	\$101,440	\$101,440	\$101,440	\$101,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$101,440	\$101,440	\$101,440	\$101,440

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
12/11/2008	QCD-T	\$100	45863	1538	\$6.00	15,600	SF
7/24/2007	PRD-T	\$100	44898	290			
5/16/2002	DRR		42943	1755			
5/16/2002	WD	\$50,000	41529	670			
7/11/1986	PRD	\$28,700	14430	3			
Adj. Bldg. S.F. (See Sketch)							2608
Units							4

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
4								

**Historic Preservation Property Tax Exemption Application**  
**Part I – Evaluation of Property Eligibility**

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

**GENERAL INFORMATION (to be completed by all applicants)**

**1. Property identification and location:**

Property Identification Number (from tax records): 504209092420 Attach legal description of property

Address of property: Street 11 Palm Ave. (aka: 11SW11Ave.,)

City Fort Lauderdale County Broward Zip Code 33312

- Individually National Register listed  
 In a National Register district

- Locally designated historic property or landmark\*  
 In a locally designated district

\* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district SAILBOAT BEND HISTORIC DISTRICT

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office CITY OF FORT LAUDERDALE HISTORIC PRES. BOARD

Mailing Address 700 NW 19th Ave.,

City Fort Lauderdale State Florida Zip Code 33311

Telephone Number ( 954 ) 828-8958

**2. Type of request:**

- Exemption under 196.1997, F.S. (standard exemption)  
 Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

**3. Owner information:**

Name of individual or organization owning the property 11SW11, LLC.

(Bernard Petreccia, Registered Agent)

Mailing address 232 Oceanic Ave.,

City Lauderdale by the sea State Florida Zip code 33308

Daytime Telephone Number (954) 701-4100

*If the property is in multiple ownership, attach a list of all owners with their mailing addresses.*

Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number 504209092420

Property Address 11 Palm Ave., Fort Lauderdale, Fl 33312

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Bernard Petreccia [Signature] January 30, 2013  
Name Signature Date

Complete the following if signing for an organization or multiple owners:

Registered Agent 11SW11, LLC  
Title Organization name

**EVALUATION OF PROPERTY ELIGIBILITY**  
(To be completed only for properties in historic or archaeological districts):

**5. Description of Physical Appearance:**

Building one is a one story single family, wooden structure residence, built prior to 1928, as per the Stanborn Maps. The structure is in complete state of disrepair, abandoned and inhabited since 2002. This 2 bedroom 2 bath wood structure has an attached front porch, gabled, hipped roof built to the design and architecture of the early 1920's. Building two, originally an out-house or storage shed was built prior to 1940, as per the Stanborne Maps. This structure is an "A" shaped, wooden frame construction that was converted as an efficiency type residence, one room with a small kitchen and bathroom, in the early 1980's. The design and architecture of this structure is also typical to the pre second world war design.

Date of Construction 1920's Date(s) of Alteration(s) 1982

Has building been moved?  Yes  No If so, when? 2013

**6. Statement of Significance:**

The Buildings were built at the Northern Entrance of the Historic Sailboat Bend District. The Sailboat bend Historic district is an intact grouping of architecturally significant residential and commercial structures constructed between 1910 and 1940 that display a variety of styles or architectural ornamentation popular during this era. The buildings are similar to its neighbors in size, material and style.

Page Three - Historic Preservation Property Tax Exemption Application

Property Identification Number 504209092420

Property Address 11 Palm Ave., Fort Lauderdale, Florida 33312

**7. Photographs and maps:**

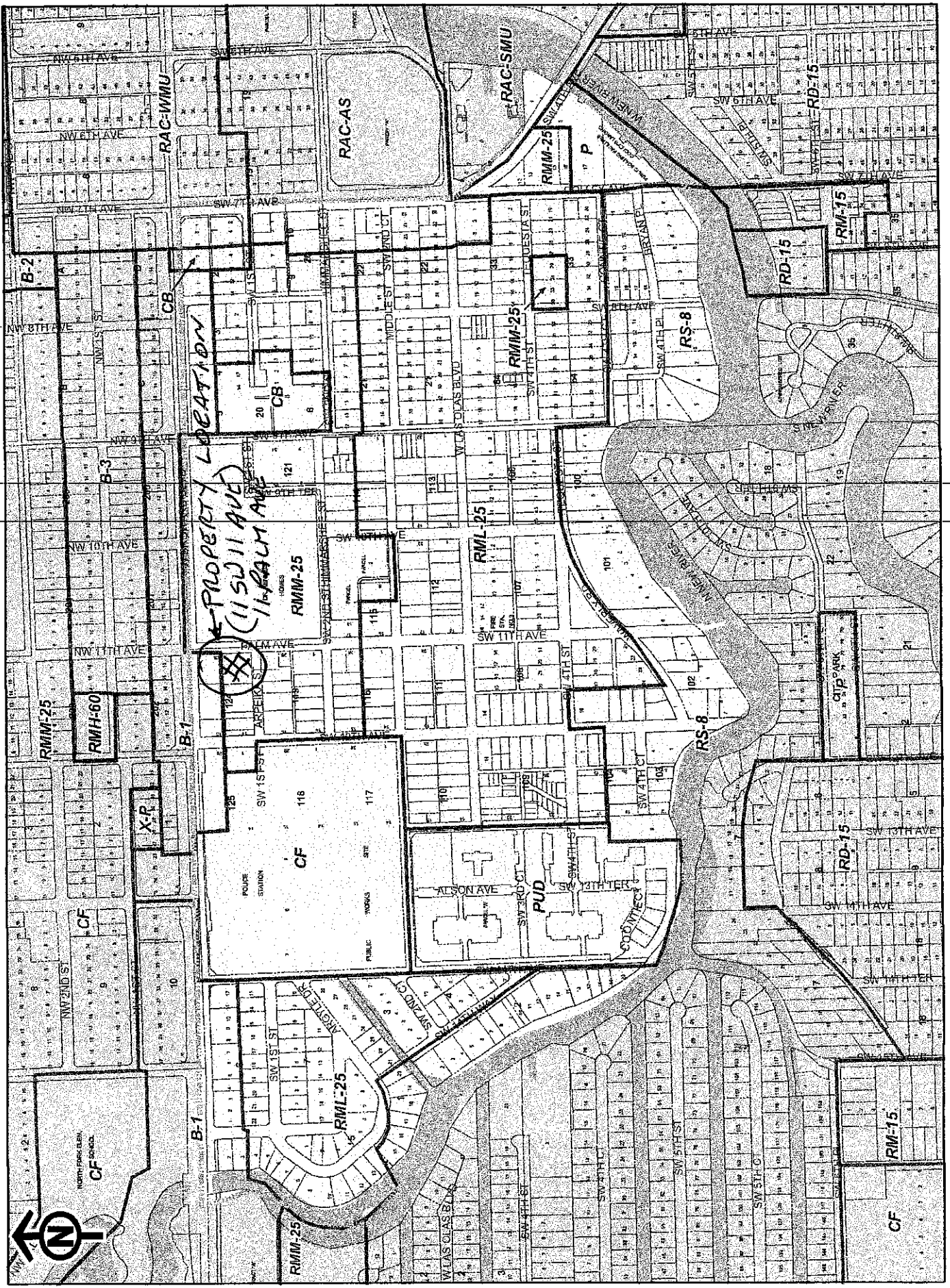
Attach photographs and maps to application.

A- Map of Sailboat Bend Historic District showing property location.

B- Pictures:

- 1- Main house built early 1920's (BLDG #1)
- 2- Out-house (Shed) built 1930's (BLDG #2)

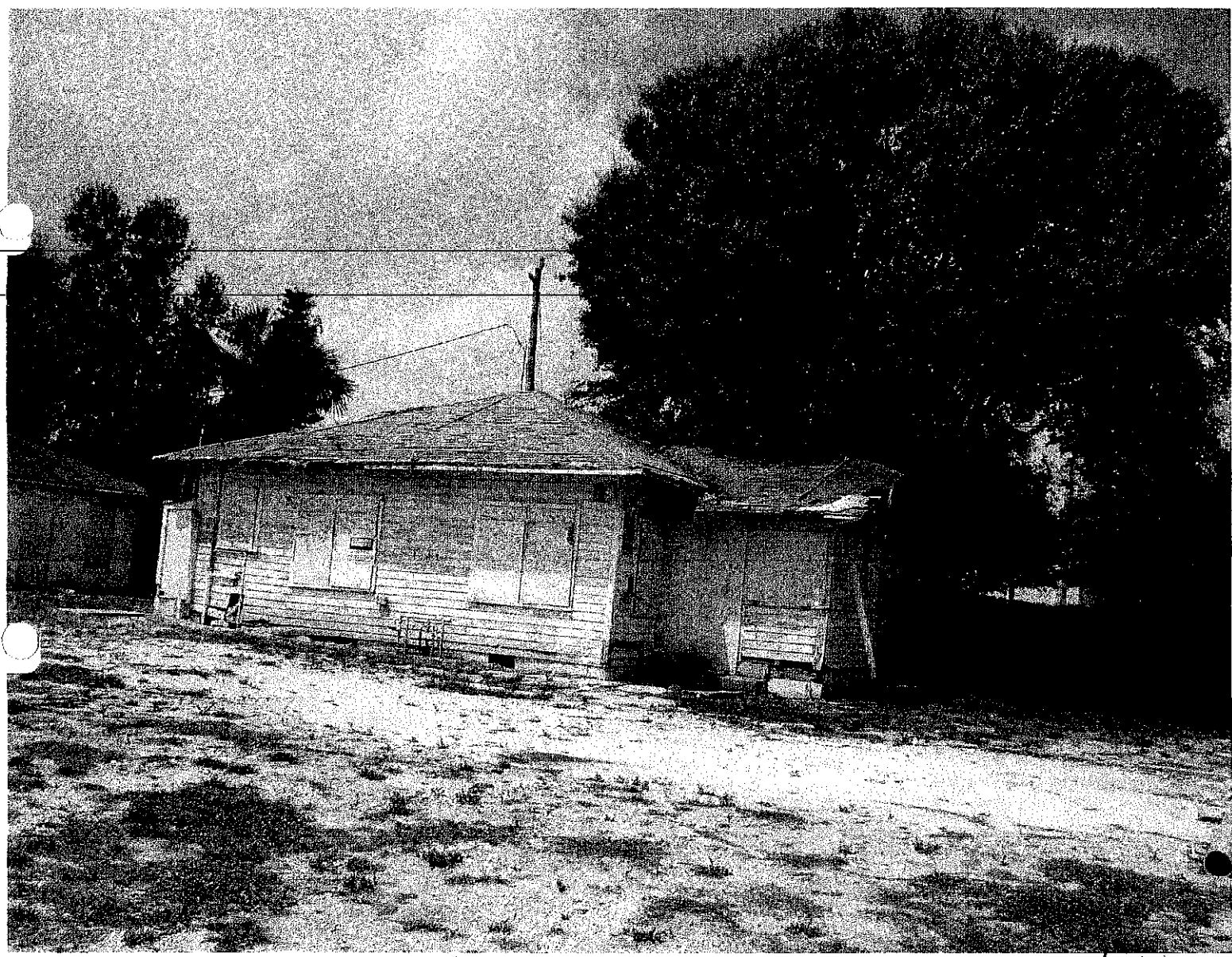
"A" CAP OF SAILBOAT BEAD HISTORIC DISTRICT



# Saiboat Bend Historic District Zoning Designations

PICTURE No I

11 PALM AVE, FT LAUDERDALE, FL, 33312



MAIN HOUSE  
(BLDG. #1)

1/30/2013

Picture No: 2  
11 PALM AVE, FT LAUDERDALE, FL, 33312



OUT-HOUSE (SHED)  
EFFICIENCY  
(BLDG #2)

1/30/2013

**Historic Preservation Property Tax Exemption Application**  
**Part 2 – Description of Improvements**

(To be completed by **all applicants**):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 504209092420

Property Address 11 Palm Ave., Ft. Lauderdale, Fl., 33312

**Feature 1**

Feature MAIN HOUSE (Bldg.1)  
 Approx. date of feature 1920's

Describe existing feature and its condition:  
 Extensive deterioration of the wood construction facade, doors, windows, flooring, roof and attached wood porch.

Describe work and impact on existing feature:

Will replace the roof, doors, windows and all the rotten wood on the facade and supporting structure. The bathroom that had been installed in the front porch will be removed and the porch will be as originally built.

Photo no. 1-1 Drawing no. \_\_\_\_\_

**Feature 2**

Feature Efficiency (Bldg.2)  
 Approx. date of feature 1930's

Describe existing feature and its condition:  
 Extensive deterioration in every aspect, facade, roof doors, windows, flooring and supporting structure.

Describe work and impact on existing feature:  
 Will replace all rotten wood, roof, facade, and supporting structure.

Photo no. 2-1 Drawing no. \_\_\_\_\_  
2-2 & 2-3

**Feature 3**

Feature MAIN HOUSE Bathroom  
 Approx. date of feature 1920's

Describe existing feature and its condition:  
 Extensive state of deterioration of all the walls, floor, doors and substructure.

Describe work and impact on existing feature:  
 Replace flooring, doors, windows, cabinets, tiles. ceiling.

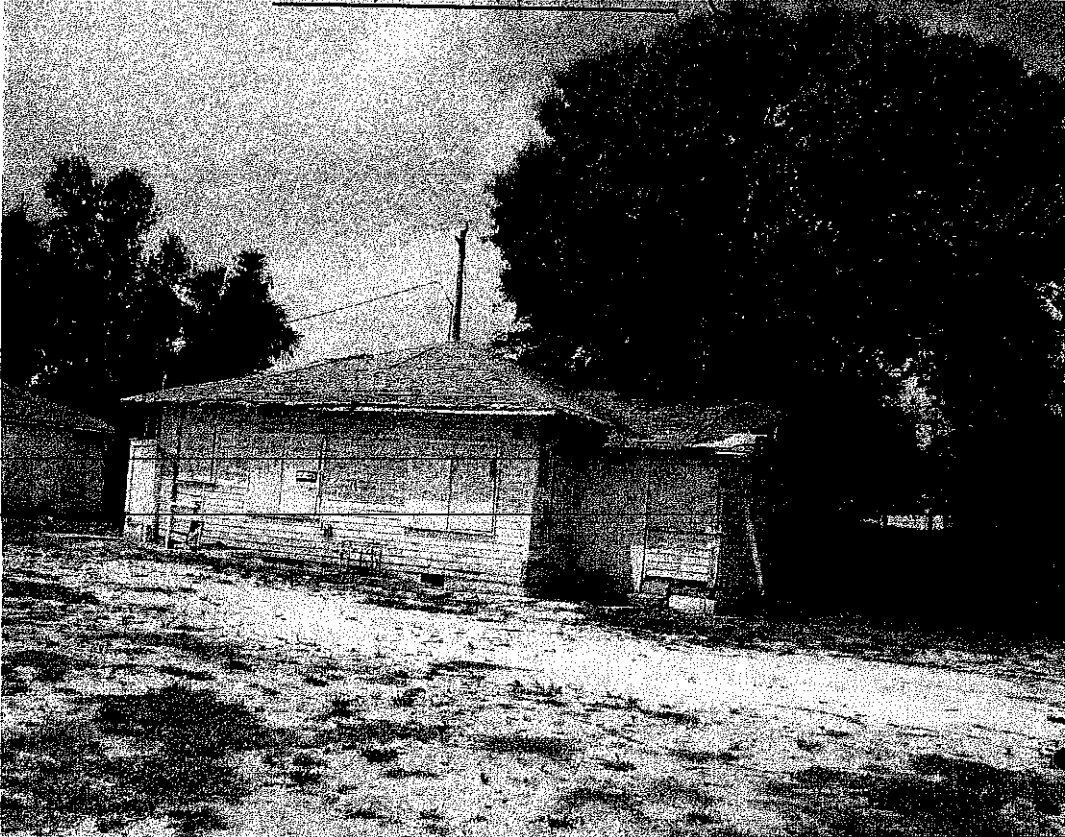
Photo no. 3-1 Drawing no. \_\_\_\_\_



PICTURE 1-1

FEATURE 1-

MAIN HOUSE (BLDG #1)



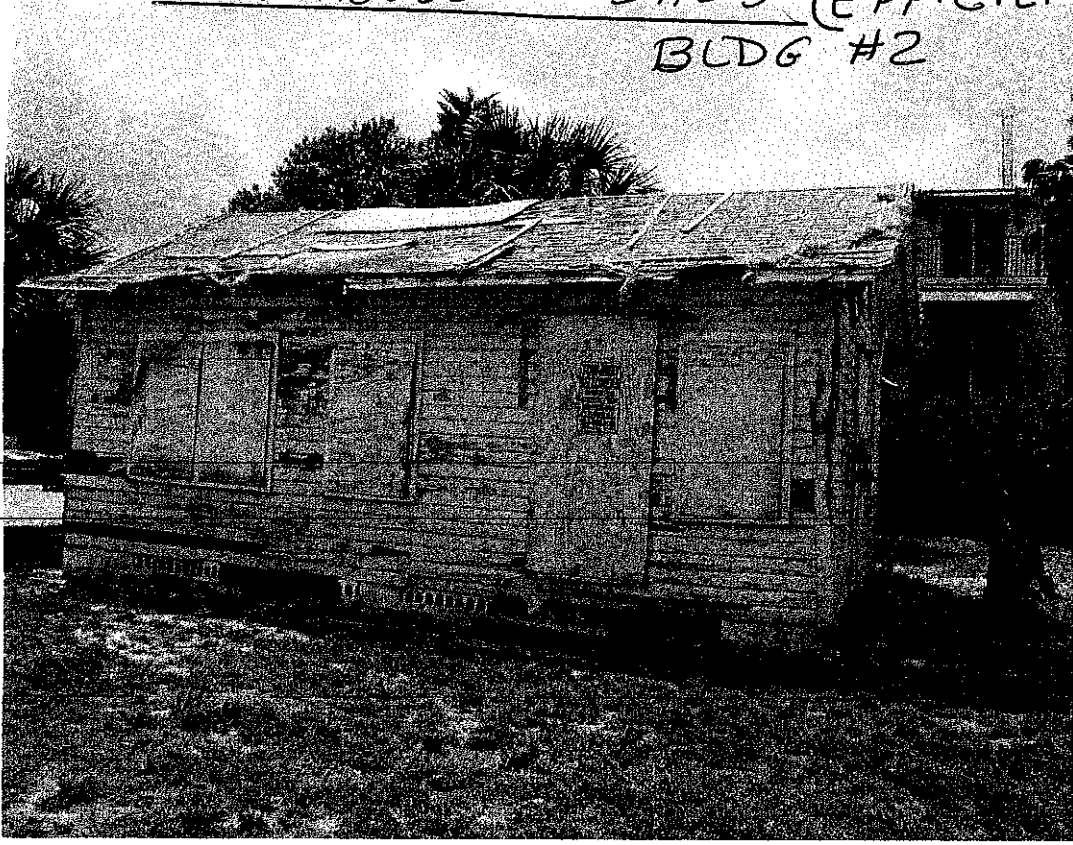
11 PALM AVE, FT LAUDERDALE, FL, 33312

1/30/2013

PICTURE 2-1

FEATURE 2

OUT-HOUSE - SHED (EFFICIENCY)  
BLDG #2



11 PALM AVE., FT LAUDERDALE, FL, 33312  
1/30/2013

PHOTO# 2-2

OUT HOUSE  
EFFICIENCY (BDDGZ)  
FLOOR & WALL (SW CORNER)



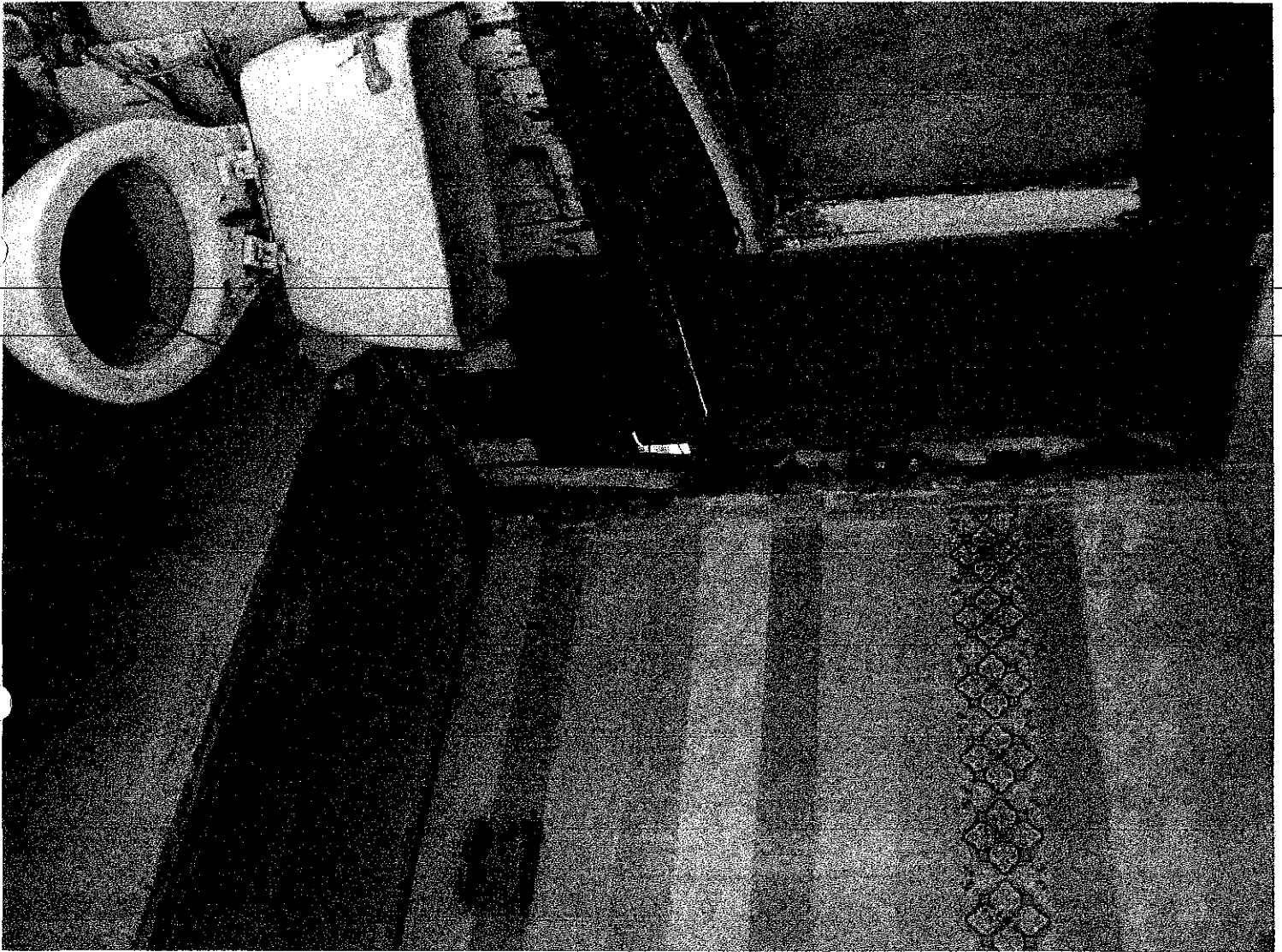
OUT HOUSE  
PHOTO #2-3 EFFICIENCY (BUDGZ)  
FLOOR & WALLS (SE CORNER)



PICTURE 3-1

FEATURE 3

MAIN HOUSE (BLDG 1)



**Historic Preservation Property Tax Exemption Application  
Part 2 – Description of Improvements**

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 504209092420

Property Address 11 Palm Ave., Ft. Lauderdale, Fl., 33312

**Feature 4**

<p>Feature <u>MAIN HOUSE (kitchen)</u> Approx. date of feature <u>1920's</u></p> <p>Describe existing feature and its condition:</p> <p>The kitchen is totally deteriorated, all cabinets walls, floor, plumbing electric, ceiling.</p>	<p>Describe work and impact on existing feature:</p> <p>Replace floor, walls and all cabinets. Install new plumbing, electric to meet City of Ft. Lauderdale building codes.</p>
<p>Photo no. <u>4-1</u> Drawing no. _____</p>	

**Feature 5**

<p>Feature <u>MAIN HOUSE ( porch)</u> Approx. date of feature <u>1920's</u></p> <p>Describe existing feature and its condition:</p> <p>The porch is a total state of disrepair. Many years ago a second bathroom was added in the north part of the porch. The bathroom is totally deteriorated.</p>	<p>Describe work and impact on existing feature:</p> <p>Restore the porch to its original design. Remove the bathroom that was added, replace the doors and windows and screens replace the ceiling and flooring.</p>
<p>Photo no. <u>5-1</u> Drawing no. _____</p>	

**Feature 6**

<p>Feature <u>Efficiency (Kitchen)</u> Approx. date of feature <u>1970's</u></p> <p>Describe existing feature and its condition:</p> <p>The kitchen is in disrepair. the electric, plumbing, cabinets, doors, ceiling are totally deteriorated.</p>	<p>Describe work and impact on existing feature:</p> <p>Replace, floor, walls cabinets, plumbing electric, doors and window all work to be done to meet with the City of Fort Lauderdale building codes.</p>
<p>Photo no. <u>6-1</u> Drawing no. _____</p>	

FEATURE #4

PICTURE #4

MAIN HOUSE (A) JAN 20/2013

KITCHEN

TRAILER AT THE END OF THE DRIVE



11 FUTURE TUE  
BATHROOM IN  
PORCH (MAIN  
HOUSE)

FEATURE (5) PICTURE (5-1)

FEATURE





FEATURE #6

PICTURE #6-1

11 PALM AVE, FT LAUDERDALE, FL, 33312  
EFFICIENCY - BLDG #2



KITCHEN - OUT HOUSE

1/30/2013

Page Seven -- Historic Preservation Property Tax Exemption Application

Property Identification Number 504209092420

Property Address 11 Palm Ave., Ft. Lauderdale, Fl., 33312

Property Use (to be completed by all applicants)

1. Use(s) before improvement: Residential 3 bldgs, 4 units

2. Proposed use(s) after improvement: Residential 2 bldgs, 2 units

Special Exemption (complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public).

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

N/A

2. How often does this organization or agency use the building or archaeological site? N/A

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) 1500 square feet ( ) acres ( )

4. How much area does the organization or agency use? nil square feet ( ) acres ( )

5. What percentage of the usable area does the organization or agency use? N/A %

6. Is the property open to the public ( ) Yes (X) No If so, when? \_\_\_\_\_

7. Are there regular hours? ( ) Yes (X) No If so, what are they? \_\_\_\_\_

8. Is the property also open by appointment? ( ) Yes (X) No

9. Is the property open only by appointment? ( ) Yes (X) No

**PART 1 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 504209092420

Property Address 11 Palm Ave., Fort Lauderdale, Florida, 33312

The (  ) Local Preservation Office (  ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Review Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes(  ) No(  )

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**PART 2 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 504209092420

Property Address 11 Palm Ave., Fort Lauderdale, FL., 33312

The  Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

( ) Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes( ) No( )

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**MODIFICATION**

**TO**

**PETITION**

---

**3H11**

**HISTORIC PRESERVATION BOARD**



City of Fort Lauderdale  
HISTORIC PRESERVATION BOARD

# Certificate of Appropriateness

Granted to:

**Bernard Petreccia**

Property Address:

11 SW 11<sup>th</sup> Avenue

Request: ~~Demolition of 1 of the 3 structures. Retention of the 2 remaining structures on the subject site. Alteration of the 2 remaining structures to combine them into 1. Yard modification of the front yard from 25 feet to 16 feet 1 inch.~~

Case Number: 3H11

Approval Date: August 12, 2011

Conditions placed on Approval:

*DEMOLISHED*

*PERMIT # 13010711 ISSUED 1/23/2013*

Date: 8/12/11

*[Signature]*  
Signature of HPB Chairman or Staff Liaison to HPB

## **MODIFICATION TO THE CERTIFICATE OF APPROPRIATENESS**

**11 SW 11 AVENUE**

**Case Number: 3H11**

Certificate of Appropriateness, case number 3H11, issued August 12, 2011 provided for the "Demolition of 1 of the 3 structures, relocation of the 2 remaining structures on the subject site. Alteration of the remaining structures to combine them into 1. Yard modification of the front yard from 25 feet to 16 feet 1 inch." Basically, Case number 3H11 provided to relocating the NE building. (Bldg. #1) about 25 feet south of its present site and annexing the "Efficiency, (Bldg. #2) with an addition of about 300 Sq. Ft. between the two.

The demolition of the CBS building, (Bldg. No. 3) has been completed. Permit number: 13010711 issued 1/25/2013.

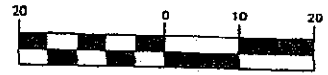
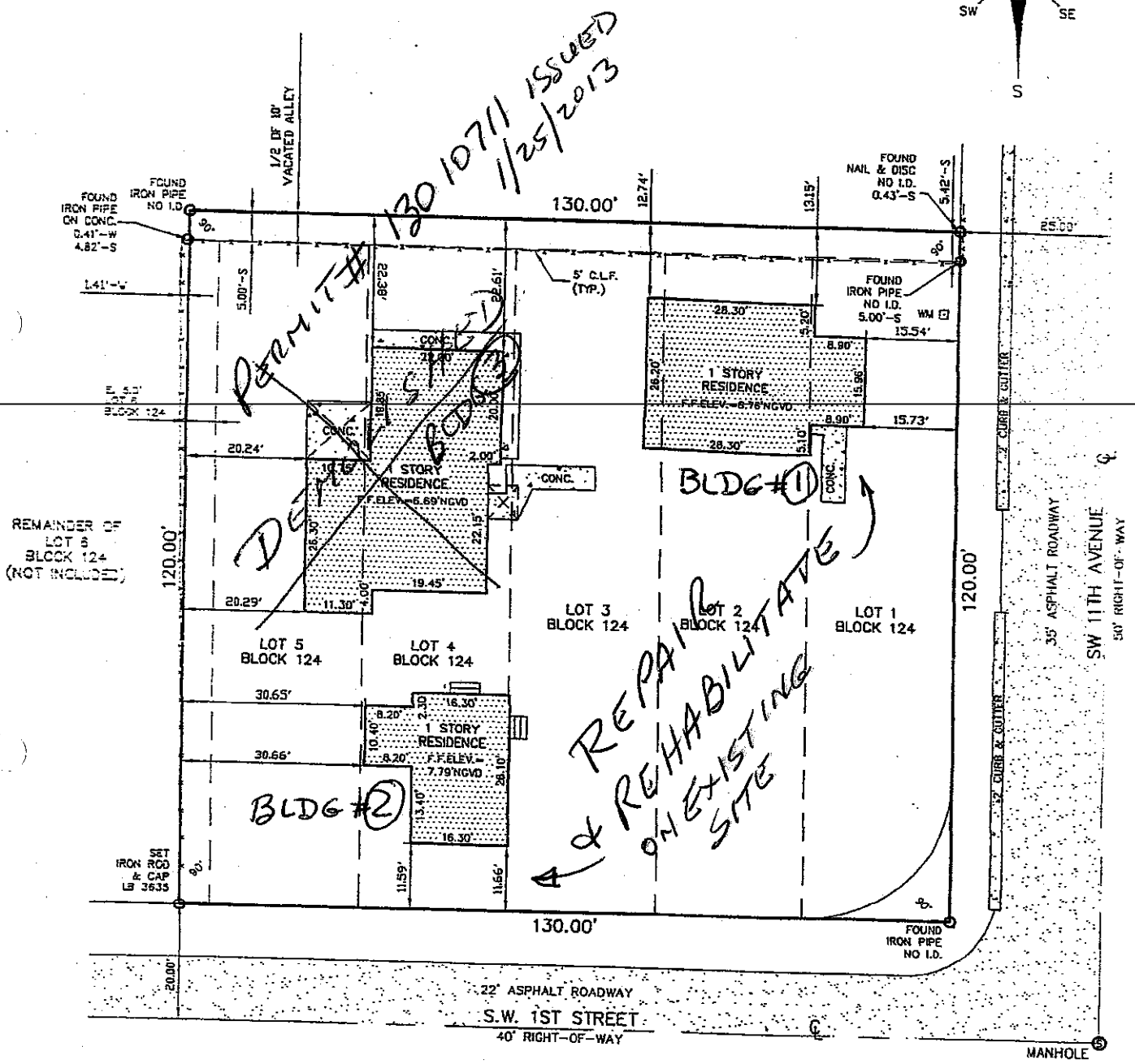
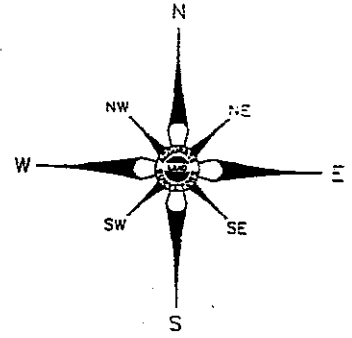
Permits numbers, 13010709 for building one and 13010710 for building two, which provide for the interior demo, remove plaster and expose the structural elements of the buildings and repair and reinforce the structures to make them structurally sound, are partially completed.

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### **Modification to the certificate of appropriateness, case number 3H11:**

**The modification request is not to relocate and combine and extend buildings # 1 and # 2, but to repair and rehabilitate buildings #1 and #2 on their original footprint and site. All work to be done consistent with, and as per the National Guidelines and meet with the Secretary of the Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

**All materials and other approvals of the original case number 3H11 remain unchanged.**  
(See attached site plans; A-1, A-2, A-3, A-4, A-5, A-6 and L-1)



GRAPHIC SCALE  
1"=20'

**NOTES:**

UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.  
BEARINGS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.  
OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.  
THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.  
THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT ONE IS NOT VALID WITHOUT THE OTHER.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6 FLORIDA ADMINISTRATIVE CODE ADOPTED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS.





**Page 1: HPB - Applicant Information Sheet**

**INSTRUCTIONS:** Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted.

**NOTE:** To be filled out by Department

Case Number	3411
Date of complete submittal	JUNE

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

Property Owner's Name	11 SW 11, LLC
Property Owner's Signature	<i>[Signature]</i>
Address, City, State, Zip	232 OCEANIC AVE, LAUDERDALE BY THE SEA, FL., 33308
E-mail Address	BERNARDP@BELLSOUTH.NET
Phone Number	954-701-4100
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	BERNARD PETRECCIA
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	232 OCEANIC AVE, LOTS, FL. 33308
E-mail Address	BERNARDP@BELLSOUTH.NET
Phone Number	954-701-4100
Letter of Consent Submitted	YES

Development / Project Name	11 SW 11 AVE
Development / Project Address	Existing: 11 SW 11 AVE      New: SAME
Legal Description	WAVERLY PL 2-19D LOT 17 & 15, 6E3' AND 5 1/2' VACATED ALLEY ABUTTING SAID LOTS, BLK 124
Tax ID Folio Numbers (For all parcels in development)	5042 09 09 2420
Request / Description of Project	APPROVAL FOR MAJOR ALTERATIONS AND ADDITIONS AND DEMOLITION OF CBS BUILDING
Applicable ULDR Sections	
Total Estimated Cost of Project	\$200,000 (Including land costs)

Future Land Use Designation	RES MED HIGH DENSITY
Proposed Land Use Designation	RES MED HIGH
Current Zoning Designation	RMM 25
Proposed Zoning Designation	RMM 25
Current Use of Property	4 UNITS ABANDONED BOARDED UP
Residential SF (and Type)	2500 SQ FT 3 BLDG
Number of Residential Units	4
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structural parking)	2500 SQ FT
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed	EXISTING
Lot Size (SF/Acreage)	15600 SQ FT	15600	15600
Lot Density	130	130	130
Lot Width	120	120	125
Building Height (Feet / Levels)	SINGLE STORY	SINGLE STORY	SINGLE STORY
Structure Length	37x26 37x44 26x24	37x26 + 20x24	37x26 + 20x24
Floor Area Ratio	16%	10%	10%
Lot Coverage	16%	10%	10%
Open Space	12,542 SQ. FT	14158	14158
Landscape Area	35%	66%	66%
Parking Spaces	5	5	5

**NOTE:** State north, south, east or west for each yard

Setbacks/Yards	Required (EXISTING)	Proposed	EXISTING
Front [F]	25	25	15.54
Side [S]	2.5	2.5	11.59
Side [N]	5.0	7.0	12.74
Rear [R]	15	76	30.65

Page 2: HPB - Technical Specifications of Application

FOR PROPERTIES WITHIN SAILBOAT BEND HISTORIC DISTRICT (SBHD) ONLY:

Applicant must provide a narrative indicating that the following criteria has been satisfied:

1. Yards. Is a Yard Reduction or Minimum Distance Separation Required?  Yes  No  
(If Yes, please complete the remainder of this section)
  - Front of Building Faces:  North  South  East  West  Other
  - Principal Structure Yard Setbacks (Feet): Front 25 Rear 70 Left Side 25 Right Side 30  
Street Side?  N/A  Left  Right
  - Accessory Structure #1 Yard Setbacks (Feet): Front \_\_\_\_\_ Rear \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_  
Street Side?  N/A  Left  Right
  - Accessory Structure #2 Yard Setbacks (Feet): Front \_\_\_\_\_ Rear \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_  
Street Side?  N/A  Left  Right
  - Distance Between Structures (Feet): Principal Structure and Accessory Structure #1: \_\_\_\_\_  
Principal Structure and Accessory Structure #2: \_\_\_\_\_
2. Alterations to Non-Conforming Structures?  Yes  No  
Nature of Non-Conformity:  Yard Setbacks  Alterations exceed 50% of Value of Structure  
 Existing Use NOT permitted under current zoning and alterations exceed 50% of value of structure
3. Material and Design Guidelines. Shown below are the Sailboat Bend Historic District Material and Design Guidelines. If you choose to use a material or design not listed in the guidelines, check the "Other" box and be prepared to present to the Historic Preservation Board your justification for proposing a material or design which does not conform to the guidelines.
  - a) Exterior Building Walls  N/A
    - 1)  Stucco  
Finish:  Flat;  Smooth;  Coarse;  Machine Spray;  Dashed;  Trowelled;  Other\*
    - 2)  Wood  
Finish:  Clapboard, 3 1/2"-7" to the weather;  Shingles, 7" to the weather;  
 Board and Batten, 8"-12" to the weather;  Shiplap Siding Smooth Face, 4"-8" to the weather;  
 Other\*
    - 3)  Masonry  
Finish:  Coral;  Keystone;  Split Face Block;  Truncated Block;  Stack Bond Block;  Other\*
  - b) Windows and Doors  N/A
    - 1)  Glass Block
    - 2)  Glass:  Clear;  Stained;  Leaded;  Beveled;  Non-Reflective-Tinted;  Other\*
    - 3)  Translucent Glass:  Side Elevation;  Rear Elevation;  Other\*
    - 4)  Skylights:  Flat Skylights in Sloped Roofs;  Domed Skylights in Flat Roofs Behind Parapet;  Other\*
    - 5)  Window Frame Materials:  Wood-Painted or Stained;  Wood-Vinyl Clad;  Wood-Aluminum Clad  
 Steel;  Aluminum;  Other\*
  - c) Configurations  N/A
    - 1)  Garage Doors - 9' Maximum Width;  Other\*
    - 2)  Windows (check all applicable):  Square;  Rectangular;  Circular;  Semi-Circular;  Semi-Ellipse;  
 Octagonal;  Diamond;  Triangular-Gables End Only;  Other\*
  - d) Window Operations  N/A  
 Single Hung;  Double Hung;  Casement;  Fixed with Frame;  Awning;  
 Sliders-Side and Rear Only;  Jalousie;  Louvers;  Other\*
  - e) General  N/A
    - Operable Shutters Sized to Match Openings;  Non-Operable Shutters\*
    - Jalousies:  Wood;  Metal
    - Awnings:  Wood;  Canvas; Other\*
    - Interior Security Grilles
    - Bahama Shutters:  Wood;  Other\*
    - Screened Windows;  Screened Doors;  Other\* **IMPACT APPROVED**

Page 3: Technical Specifications of Application – for SBHD only

f) Roofs and Gutters

( ) N/A

- 1) Roofs Materials: ( ) Terra-Cotta; ( ) Cement Tiles; ( ) Cedar Shakes; ( ) Steel Standing Seam;  5-V Crimp  
 ( ) Galvanized Metal Shingles; ( ) Fiberglass/Asphalt Shingles; ( ) Copper Shingles;  
 ( ) Built-Up Roof behind Parapets; ( ) Victorian Pattern; ( ) Diamond Pattern;  
 ( ) Other\* \_\_\_\_\_
- 2) Gutters: ( ) Exposed Half-Round; ( ) Copper; ( ) ESP Aluminum; Galvanized Steel; ( ) Wood-Lined with Metal;  
 ( ) Other\* \_\_\_\_\_
- 3) Roof Configuration: Type -  Simple Gable;  Hip  
 Pitch -  No less than 3:12 and no more than 8:12 (< 3:12 or > 8:12 requires DRC approval)  
 ( ) Shed Roof attached to a higher wall (Any pitch less than 3:12 requires HPB approval)  
 ( ) Tower Roof (Any slope is allowed)  
 ( ) Flat with Parapet; ( ) Flat with Railings; Other\* \_\_\_\_\_  
 Rafter s in Overhangs to be Exposed; Other\* \_\_\_\_\_  
 ( ) Solar Collectors or Turbine Fans (Rear Part of Roof)

g) Outbuildings

N/A

- ( ) Outbuilding rider attached

h) Garden Walls and Fences

( ) N/A

- 1) Materials/Style: ( ) Stucco Finish ( ) Float; ( ) Smooth; ( ) Coarse; ( ) Machine Spray;  
 ( ) Dashed or Trowelled;  
 ( ) Other\* \_\_\_\_\_
- Wood ( ) Picket; ( ) Lattice;  Vertical Wood Board;  
 ( ) Other\* \_\_\_\_\_
- ( ) Masonry ( ) Coral; ( ) Keystone; ( ) Split Face Block;  
 ( ) Truncated Block; ( ) Stacked Bond Block;  
 ( ) Other\* \_\_\_\_\_
- ( ) Metal ( ) Wrought Iron; ( ) ESP Aluminum;  
 ( ) Chainlink (Green Vinyl Coated);  
 ( ) Other\* \_\_\_\_\_
- 2) Configurations: ( ) Front Yards spacing between pickets maximum 6" clear

i) Arcades and Porches

( ) N/A

- Materials/Style: ( ) Stucco Finish (At Piers and Arches only) ( ) Float; ( ) Smooth; ( ) Coarse;  
 ( ) Dashed; ( ) Trowelled; ( ) Machine Spray;  
 ( ) Other\* \_\_\_\_\_
- Wood (Posts and Columns) **OTHER: EXISTING ENCLOSED/WOOD.**  
 ( ) Masonry (At Piers and Arches only) ( ) Coral; ( ) Keystone; ( ) Split Face Block;  
 ( ) Truncated Block; ( ) Stacked Bond Block;  
 ( ) Other\* \_\_\_\_\_
- ( ) Metal (At Railings only) ( ) Wrought Iron; ( ) ESP Aluminum;  
 ( ) Other\* \_\_\_\_\_

# Page 4: Submittal Checklist

## SUBMITTAL CHECKLIST:

Applicant shall provide to the Planning and Zoning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

### FOR ALL APPLICATIONS:

- Complete application. No items are to be left blank. If it does not apply, indicate with 'n/a'.
- Provide Proof of Ownership, and Letter of Consent if applicable
- 1 sealed survey
- 1 vicinity map (typically on the survey)
- 1 zoning and land use map of lands within a 700' radius

### NEW CONSTRUCTION & ALTERATION:

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT - NORTH]).
- 1 set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale. Scale cannot exceed 1" = 30'. In addition, drawings shall include the following: proposed exterior alterations, additions, changes, architectural design of buildings/structures, including proposed materials, textures and colors, including walls, walks, terraces, plantings, accessory buildings, signs and lights.
- 1 landscape plan for any multi family or non-residential development.
- 1 set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (see page 2 of the application). For example, windows, doors, roofs, fences, siding, garages, carports, etc...

### FOR NEW CONSTRUCTION ONLY:

- Photos or elevation drawings of buildings adjacent to the subject site.

### DEMOLITION:

- Demolition Rider completely filled out, signed and dated.
- A site plan showing the proposed demolition.
- Photos of all sides of structure to be demolished and label the direction each side faces.
- Mail requirements: The applicant must submit a tax map, property owners list, stamped, addressed standard envelopes. The mail affidavit must be signed.
- Sign posting requirements: The applicant must post signs and return the signed affidavit prior to the meeting.

### RELOCATION:

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

PERMIT # 3010711  
 ISSUED 1/25/2013  
 DEMOLISHED  
 I/A

### Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name Bernardo Petreccia  
 Signature [Signature]  
 Date Apr 4/11

### Staff Intake Review

For Planning & Zoning Department staff use only:

Date \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Tech. Specs Reviewed By \_\_\_\_\_  
 Case No. \_\_\_\_\_



DEANNA BOJMAN  
 MY COMMISSION # EE 032012  
 EXPIRES: October 31, 2014  
 Bonded Thru Budget Notary Services

CASE # 3411  
115W 11 AVE

\*  
FIX &  
RENOVATE  
IN PLACE

PERMIT # 13010791  
DEMOLISHED

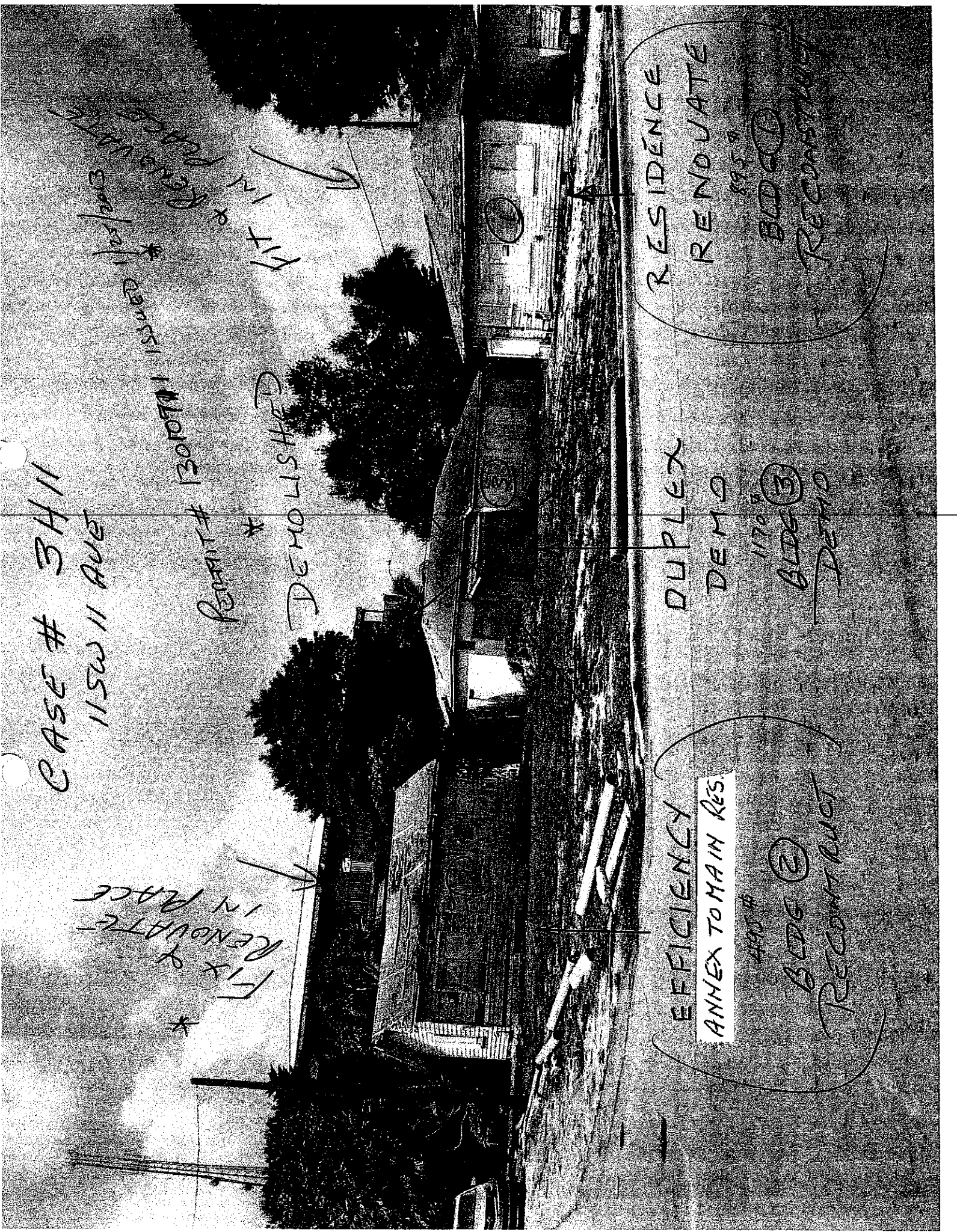
4/11/11

PERMIT # 13010791  
ISSUED 1/25/11

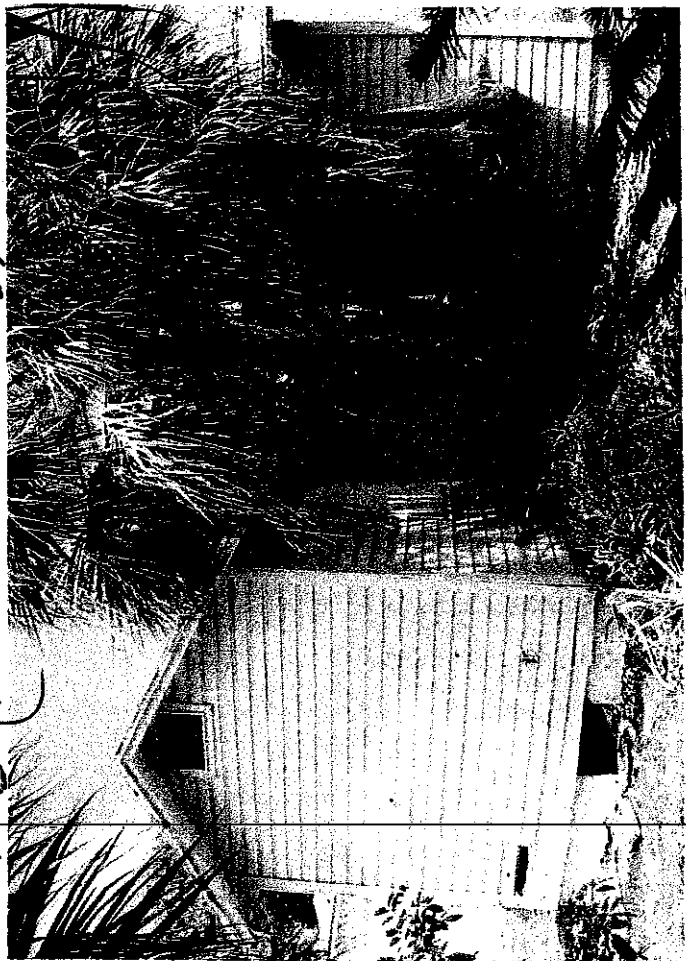
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ANNEX TO MAIN RES.  
4/15/11  
BDDG ②  
RECONSTRUCT

DUPLEX  
DEMO  
1/17/11  
BDDG ③  
DEMO

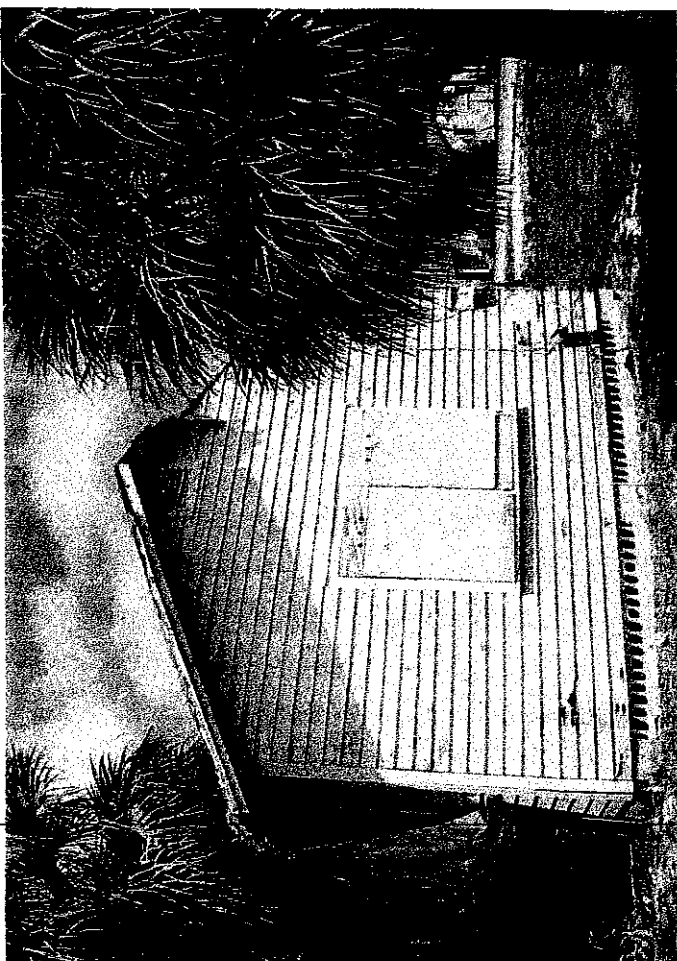
RESIDENCE  
RENOVATE  
8/15/11  
BDDG ①  
RECONSTRUCT



BLDG #2 TO BE (RECONSTRUCTED)



LOOKING EAST



LOOKING NORTH



LOOKING WEST

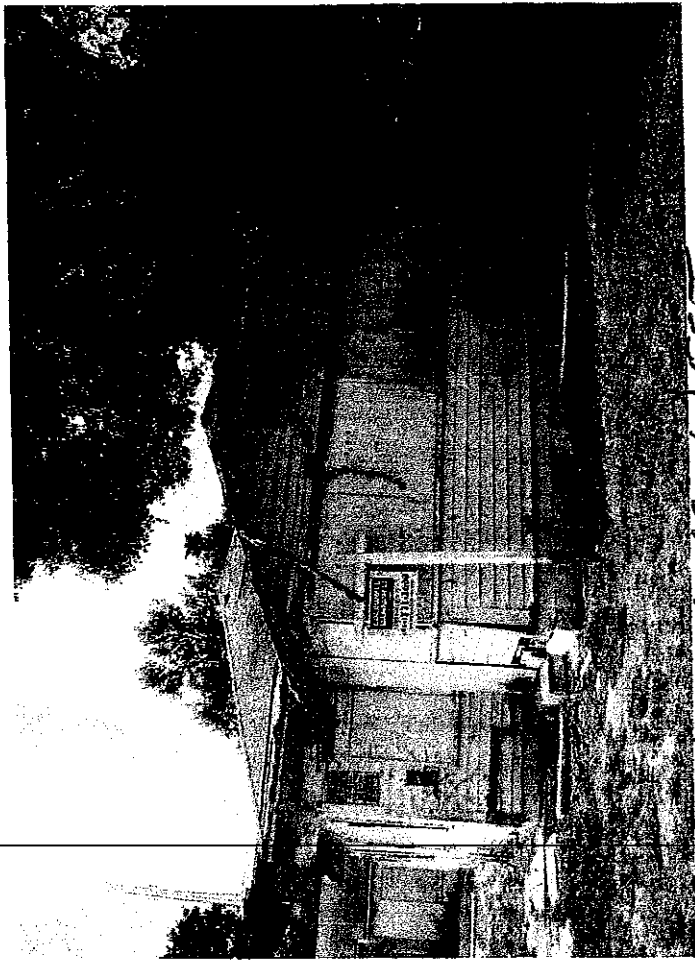


LOOKING SOUTH

CASE # 100-111111  
FIX & RENOVATE IN PLACE

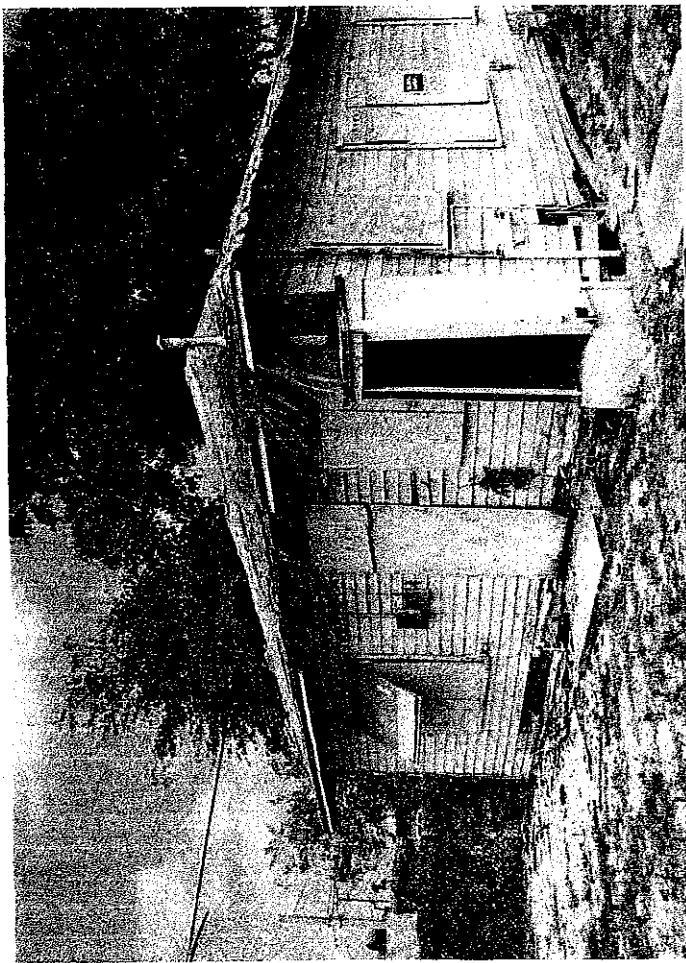


LOOKING SOUTH

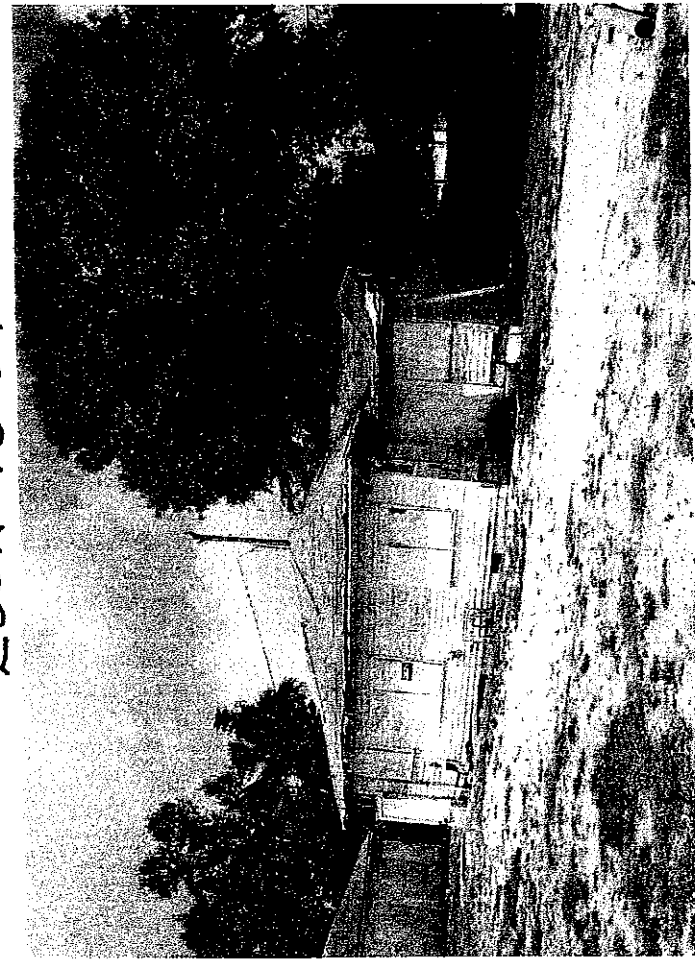


LOOKING WEST

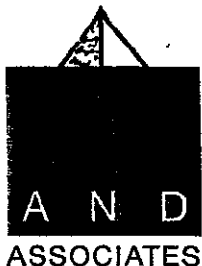
CASE # 100-111111



LOOKING EAST



LOOKING NORTH



**NOTICE AFFIDAVIT**

STATE OF FLORIDA, BROWARD COUNTY  
CITY OF FORT LAUDERDALE

BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTOPHER CUTRO  
WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of the property Lot 1 thru 5 and a portion of lot 6 Block 124 of Waverly Place as recorded in Plat Book 2 Page 19 of the Public Records of Broward County
2. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.

  
Signature

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2011  
by Christopher Cutro.

  
Signature of Person Taking Acknowledgement

Notary's Seal

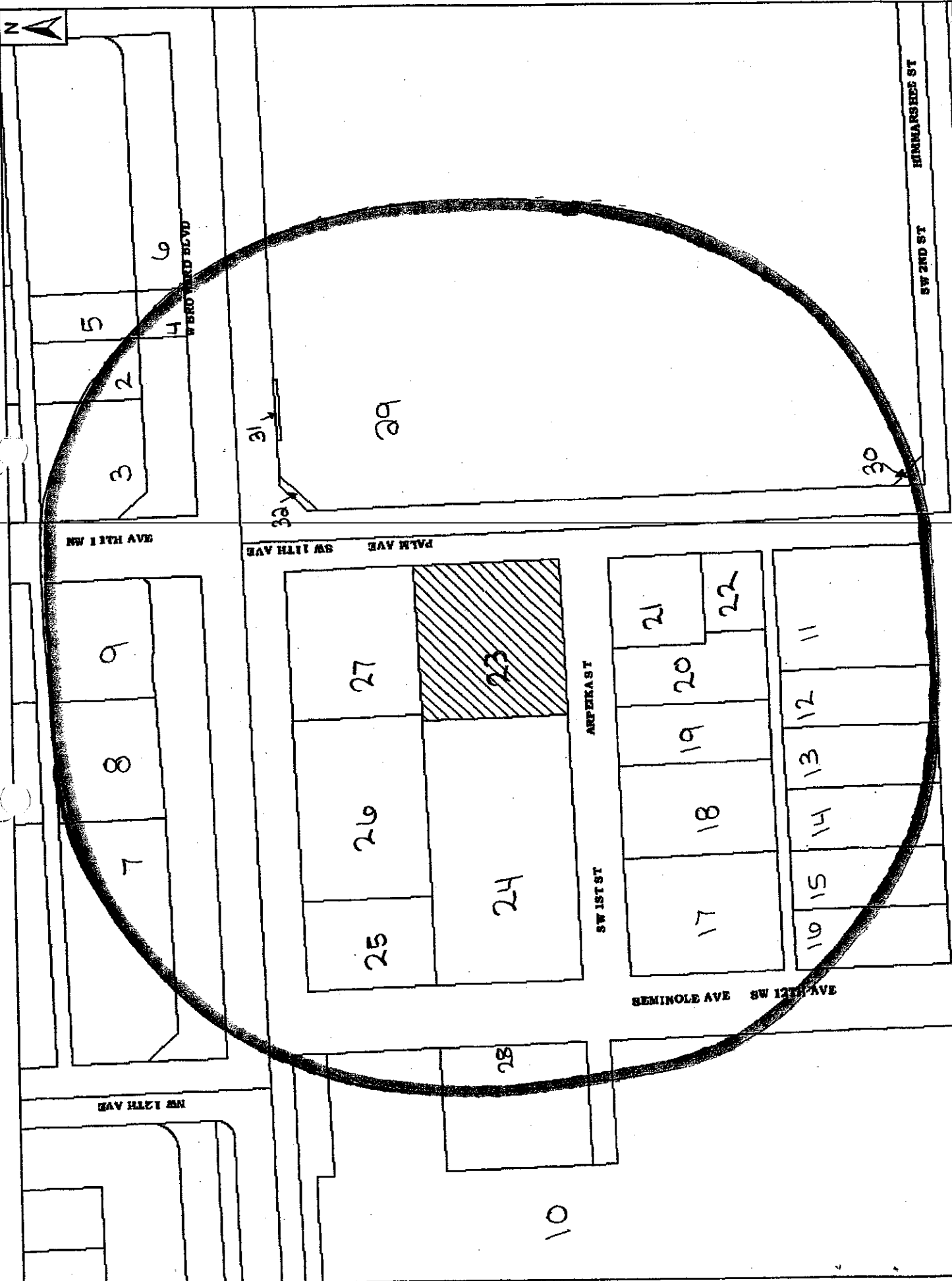
Notary Public  
Title of Rank





A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z		
FOLIO_NUMB	NAME	ADDRESS_LJ	CITY	STATE	ZIP	LEGAL																					
1						SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DLOT 5,6,11 LESS ST PER OR 7520/248 BLK 201																					
2	PARKER, MARK & PARKER, TIMOTHY	PO BOX 14153	FORT LAUDERDALE	FL	33302	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DLOT 9 LESS ST, 10 LESS ST BLK 201																					
3	BAKER, JAMIE R. & BAKER, JOHN H	1631 SE 14 ST	FORT LAUDERDALE	FL	33316	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DTHAT PT OF W 40 OF LOT 12 DESCAS, COMM AT NW COR OF LOT 12, SLYALG W/L 86.37 TO POB, CONT SLY38.63 TO PT 15 N OF SW COR OF LOT 12, ELY 40, NLY 38.59, WLY 40 TO POB BLK 201 AKA PAR 157 OF CA 78-8810																					
4	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DLOT 12 W 40 LESS PT DESC AS, COMM AT NW COR OF LOT 12, SLYALG W/L 86.37 TO POB, CONT SLY53.63 M/L TO SW COR, ELY 40, NLY 53.59 W/L, WLY 40 TO POB BLK 201																					
5	BAKER, JOHN & JAMIE R	1631 SE 14 ST	FORT LAUDERDALE	FL	33316	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DTHAT PT OF LOT 12 E 10 & OF LOTS 13, 14, 15 & 16 DESC AS, COMM AT NE COR OF LOT 16, S 69.35 TO POB, S 55.65, WLY 210, N 38.59, ELY 192.75 TO BEG OF CUR, CONT NEL YARC DIST OF 27.1 TO POB BLK 201																					
6	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DLOT 9 LESS ST, 10 LESS ST, 11 LESS ST, 12 LESS ST BLK 202																					
7	NORTH BROWARD HOSPITAL DISTRICT	303 SE 17 ST	FORT LAUDERDALE	FL	33316	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DLOT 13 LESS ST, 14 LESS ST BLK 202																					
8	NORTH BROWARD HOSPITAL DISTRICT	303 SE 17 ST	FORT LAUDERDALE	FL	33316	SEMINOLE ADD F R OLIVERS AMENPLAT 1-88 DLOT 15 LESS ST, 16 LESS ST BLK 202																					
9	NORTH BROWARD HOSPITAL DISTRICT	303 SE 17 ST	FORT LAUDERDALE	FL	33316	VALENTINES SUB B-29 DLOT 7 N 855 LESS RD LOT 8 N 900 LESS RD, & LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117, 118 & LOTS 10 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117 & 118 & LOTS 10 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D																					
10	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	19 D																					
11	JEANNE HOTALING REV LIV TR% KEITH BUSH TRUSTEE	47 SQUARE H COUNTY RD	EDGEWOOD	NM	87015	WAVERLY PLACE 2-19 DLOTS 1 TO 4 BLK 119																					
12	OLISTIN, WILMIDE	1112 SW 22 AVE	FORT LAUDERDALE	FL	33312	WAVERLY PLACE 2-19 DLOT 7, 8 BLK 119																					
13	ADAMS, ROBERT DON	1115 SW 2 ST	FORT LAUDERDALE	FL	33317	WAVERLY PLACE 2-19 DLOT 9, 10 BLK 119																					
14	EDAM DEVELOPMENT LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	WAVERLY PLACE 2-19 DLOT 11, 12 BLK 119																					
15	EDAM DEVELOPMENT LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	WAVERLY PLACE 2-19 DLOT 13, 14 BLK 119																					
16	EDAM DEVELOPMENT LLC	4770 BISCAYNE BLVD #1430	MIAMI	FL	33137	WAVERLY PLACE 2-19 DLOT 15 TO 18 BLK 119																					
17	EDAM DEVELOPMENT LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	WAVERLY PLACE 2-19 DLOT 19, 20, 21 BLK 119																					
18	WILL LAUREN ENTERPRISES LLC	11651 NW 4 ST	PLANTATION	FL	33325	WAVERLY PLACE 2-19 DLOT 22, 23 BLK 119																					
19	PUENTE, JOHN & ASTIRD & BERGSTROM, CARL & IRYNA	2013 ADAMS ST	HOLLYWOOD	FL	33020	WAVERLY PLACE 2-19 DLOT 24, 25, 26 W 10 OF S 508K 119																					
20	NOTTINGHAM, CHARLES	7800 BAYAN TER	TAMARAC	FL	33321	WAVERLY PLACE 2-19 DLOT 26 N 75, LOT 27 N 75, LOT 28 N 75 BLK 119																					
21	BAILEY, TED W	101 SW 11 AVE	FORT LAUDERDALE	FL	33312	WAVERLY PLACE 2-19 DLOT 26 LESS N 75 & LESS W 10, LOT 27 LESS N 75, LOT 28 LESS N 75 BLK 119																					
22	MICHEL, EASMANIE	99 CLAY ST APT 2	BROOKLYN	NY	11222																						

	A	B	C	D	E	F	G
23	504209092420	11SW11 LLC	232 OCEANIC AVE	LAUD BY THE SEA	FL	33308	WAVERLY PLACE 2-19 DLOT 1 THRU 5,6 E 5& S1/2 VAC ALLEYABUTTING SAID LOT BLK 124
24	504209092421	EDAM DEVELOPMENT LLC	4770 BISCAYNE BLVD #1430	MIAMI	FL	33137	WAVERLY PLACE 2-19 DLOT 6 LESS E 5,7 THRU 14 & S1/2VAC ALLEY ABUTTING SAID LOTS BLK124
25	504209092460	CHEN'S BUILDING LLC	1122 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	WAVERLY PLACE 2-19 DLOT 15 LESS ST,16 LESS ST,17LESS ST & N1/2 VAC ALLEYABUTTING SAID LOTS BLK 124
26	504209092470	NOOR INVESTMENTS REALTY LLC	1116 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	WAVERLY PLACE 2-19 DLOT 18 TO 23,LESS ST& N1/2 VAC ALLEYABUTTING SAID LOTS BLK 124
27	504209092500	AMERA BROWARD 925 LTD	2900 UNIVERSITY DR	CORAL SPRINGS	FL	33065	WAVERLY PLACE 2-19 DALL OF LOTS 24 TO 28,LESS ST& N1/2 VAC ALLEYABUTTINGS SAID LOTS BLK 124
28	504209092510	GETEJANG,TODOR & DELIA HOUSING AUTHORITY OF THE CITYOF FORT LAUDERDALE	2131 NW 98 WAY	PEMBROKE PINES	FL	33024	WAVERLY PLACE 2-19 DLOT 1 THRU 4 & S1/2 OF VACALLEY ABUTTING SAID LOTSBLK 125
29	504209520010		437 SW 4 AVE	FORT LAUDERDALE	FL	33315	DR KENNEDY HOMES 179-115 BPARCEL A DR KENNEDY HOMES 179-115 BPARCEL R/W-1 (DEDICATED BY THISPLAT)
30	504209520020	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	DR KENNEDY HOMES 179-115 BPARCEL R/W-6 (DEDICATED BY THISPLAT)
31	504209520070	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	DR KENNEDY HOMES 179-115 BPARCEL R/W-7 (DEDICATED BY THISPLAT)
32	504209520080	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	DR KENNEDY HOMES 179-115 BPARCEL R/W-7 (DEDICATED BY THISPLAT)



5

2

3

6

4

W BROAD RD BLVD

31

32

29

30

SW 11TH AVE

PALM AVE SW 11TH AVE

9

8

7

27

26

25

23

24

ARPEKA ST

SW 1ST ST

21

20

19

18

17

22

11

12

13

14

15

10

SEMINOLE AVE SW 12TH AVE

28

NW 13TH AVE

10

HIMMARSHEE ST

SW 2ND ST

11 SW 11 AVENUE  
DATE OF PRINT: 04/05/11

LORI PARKER  
BROWARD COUNTY PROPERTY APPRAISER

1/4" = 100'





Site Address	11 SW 11 AVENUE , FORT LAUDERDALE	ID #	5042 09 09 2420
Property Owner	11SW11 LLC	Millage	0312
Mailing Address	232 OCEANIC AVE LAUDERDALE BY THE SEA FL 33308	Use	08
Abbreviated Legal Description	WAVERLY PLACE 2-19 D LOT 1 THRU 5,6 E 5 & S1/2 VAC ALLEY ABUTTING SAID LOT BLK 124		

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).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values to be reflected on Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$93,600	\$7,840	\$101,440	\$101,440	
2012	\$93,600	\$7,840	\$101,440	\$101,440	
2011	\$124,800	\$7,360	\$132,160	\$132,160	\$3,194.37

**IMPORTANT:** The 2013 values currently shown are "roll over" values from 2012. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2013, to see the actual proposed 2013 assessments and portability values.

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$101,440	\$101,440	\$101,440	\$101,440
Portability	0	0	0	0
Assessed/SOH	\$101,440	\$101,440	\$101,440	\$101,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$101,440	\$101,440	\$101,440	\$101,440

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
12/11/2008	QCD-T	\$100	45863	1538	\$6.00	15,600	SF
7/24/2007	PRD-T	\$100	44898	290			
5/16/2002	DRR		42943	1755			
5/16/2002	WD	\$50,000	41529	670			
7/1/1986	PRD	\$28,700	14430	3			
Adj. Bldg. S.F. (See Sketch)							2608
Units							4

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
4								

7-

NW 14 AVE  
ST

NW 14 AVE

12TH  
ST

X-P

NW 1 ST

B-3

10 AVE

11 AVE

RMM-25

DR. KENNEDY  
HOMES

9 TER

121 SW 9 AVE

124 SW

119

11 AVE

114

115

121 SW 9 AVE

RML-25  
112

113

113

W LAS

OLA

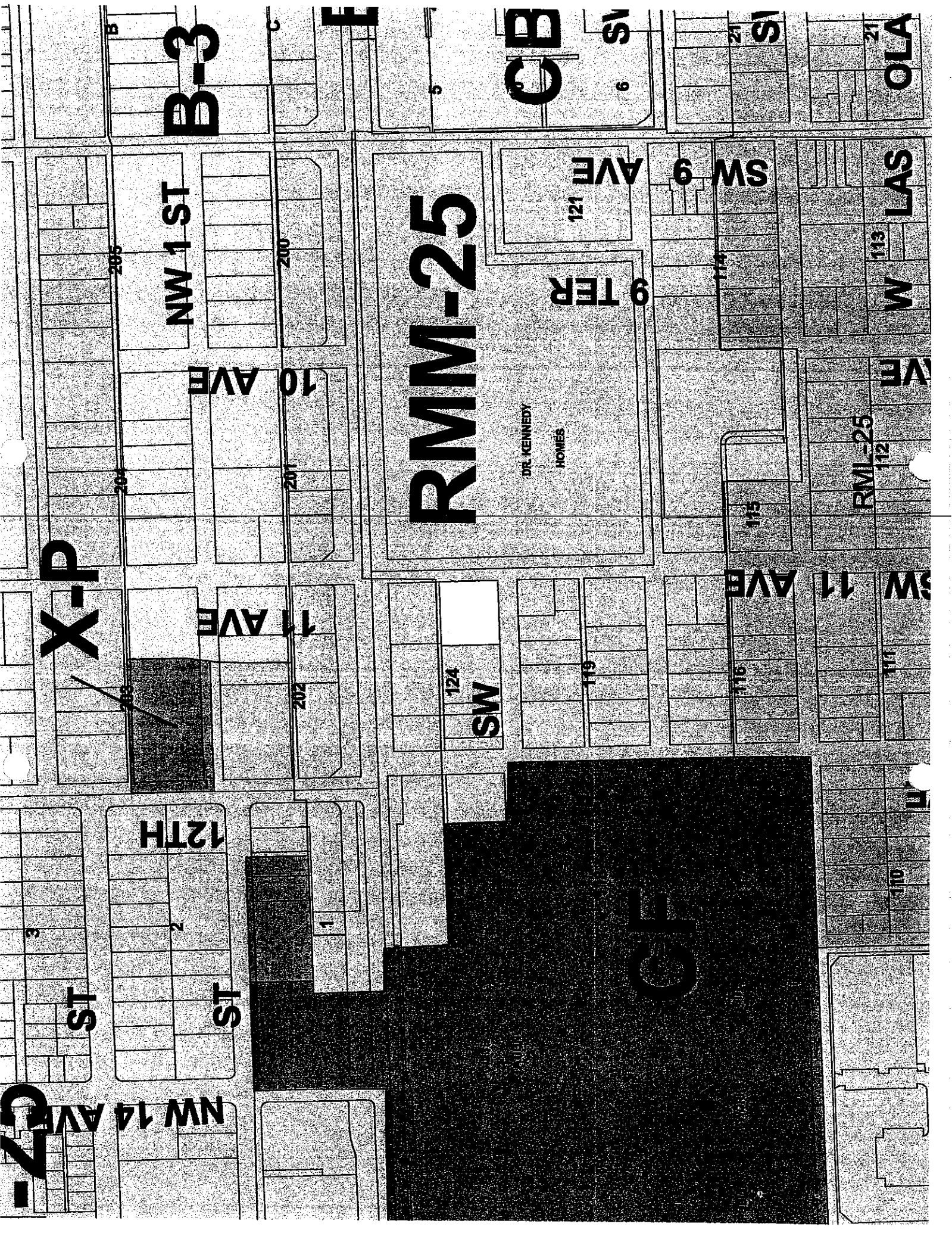
CB

6 SW

21 SW

21 SW

21 SW



## Setback Modification Overview

Per section 47-15.5, Application is made as part of this Certificate of Appropriateness for required yard setback modifications for the subject property as described in the project summary and as outlined below:

Building #1: is an existing 1-story residence with an existing attached porch currently located at 15.54' feet from the front property line. ~~Proposed alterations relocate and reconstruct the structure on site 24.0' feet south of its current position along the same lot frontage, maintaining the 25.0' foot required front setback to the principle structure and current porch location.~~

Building #2: is an existing 1-story residence currently located 75.3' feet back from the front property line and 11.6' feet back from the corner side property line. ~~Proposed alterations to this building relocate and reinterpret it on site with addition of a new porch fronting the side street. Required front and side yard setbacks are maintained to the principle structure. The porch addition is set back 17.0' along the corner side yard reinterpreting existing conditions and reinforcing existing patterns.~~

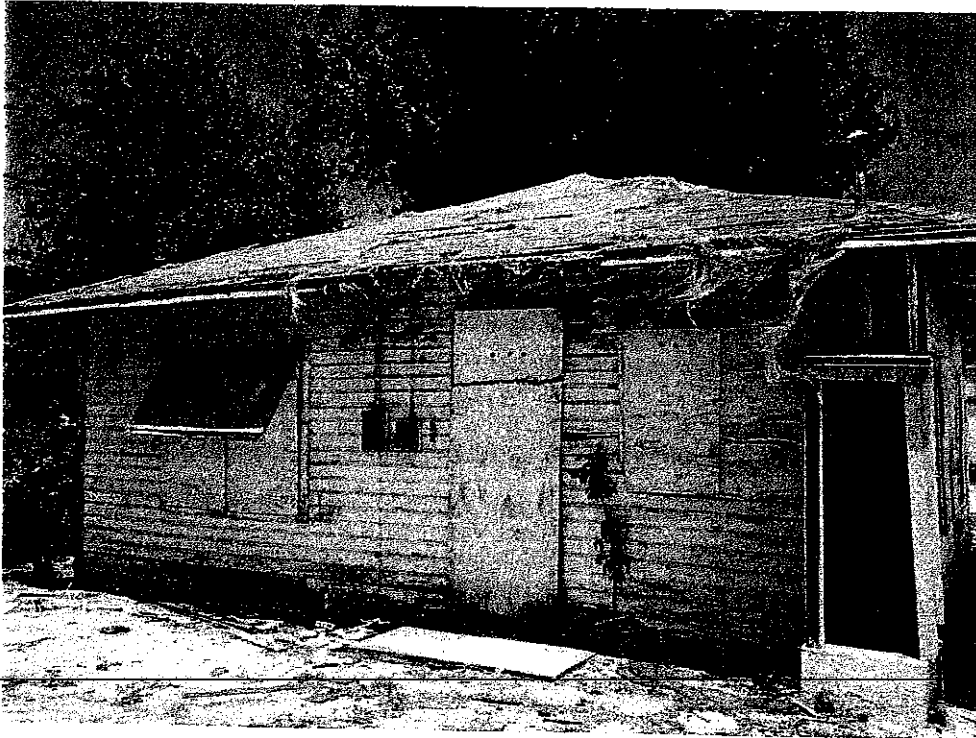
### Responses to criteria outlined in Section 47-17.5 A, B, C.

~~A) Proposed relocation and alterations to buildings 1&2 will not interfere with the light, air or views of adjacent properties because:~~

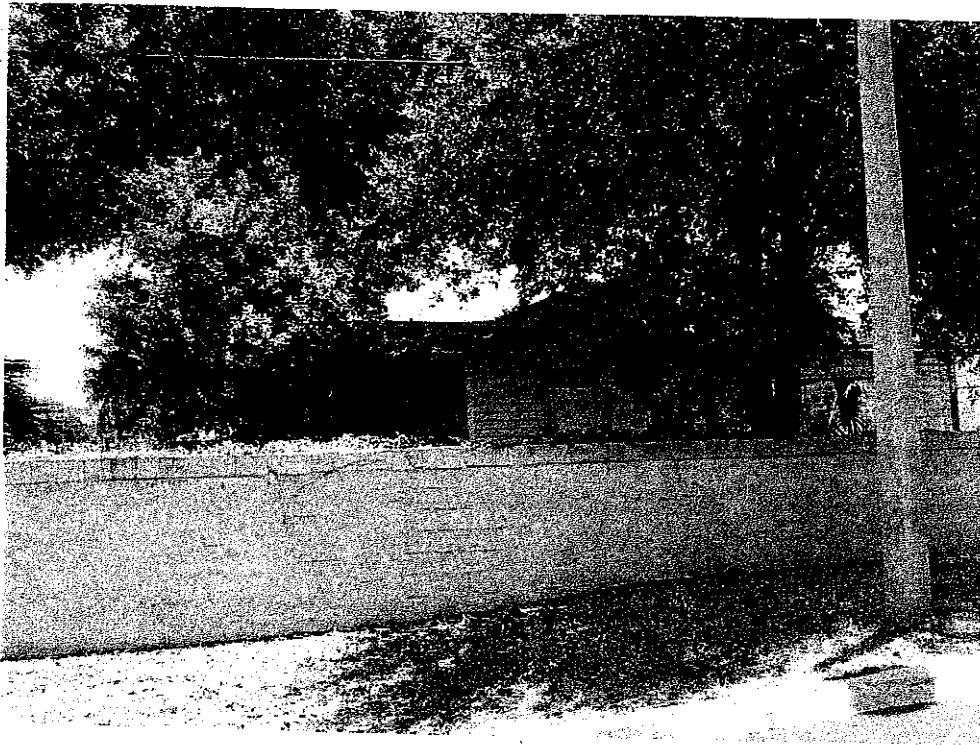
- ~~• All alterations and relocations occur on the existing site and maintain the one story height of current structures.~~
- ~~• Code required yard setbacks to edges of principal structures are maintained for both front and corner side yards and are exceeded (increased) for interior side and rear yards.~~
- ~~• Meets criteria outlined in A.1 and A.2; there are clearly established precedents for encroaching porch locations on immediately adjacent properties for both contributing and non-contributing existing structures along Palm Ave and Arpeika St. (see attached photos).~~
- ~~• Meets criteria outlined in A.4; the proposed alterations maintain the current residential use and dimensional proportions of similar uses in RS-8 and RML-25 zones within the SBHD.~~

~~B) A yard reduction is permitted within the RMM-25 zone when criteria outlined in A.4 are met. See above.~~

~~C) An application for reduction in yard requirements is made as part of this Certificate of Appropriateness submittal.~~

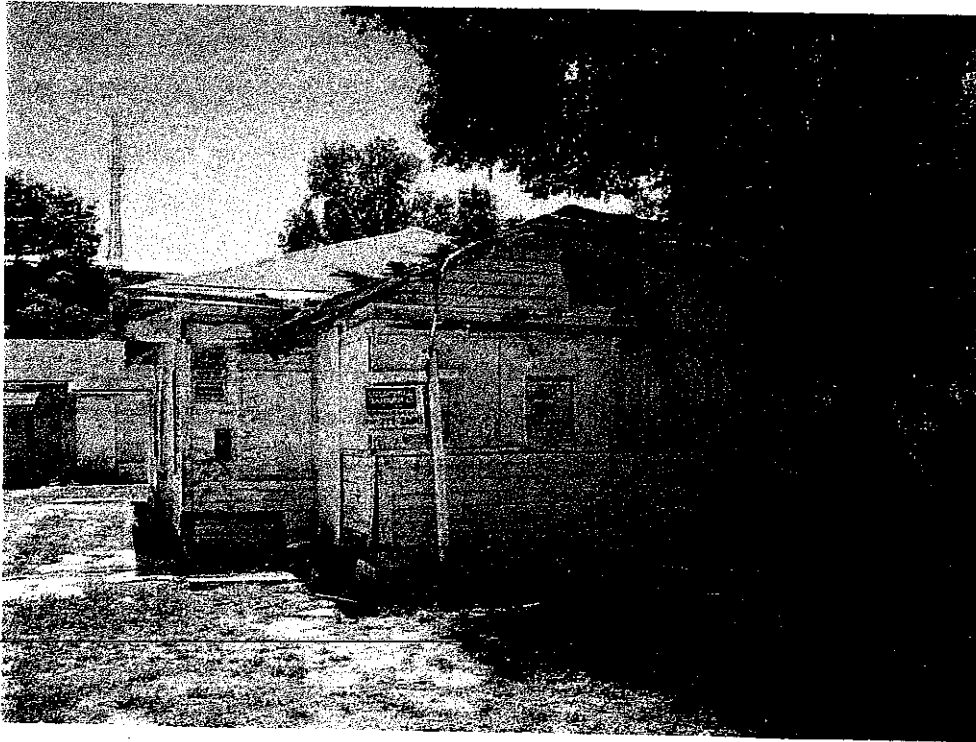


**West elevation**

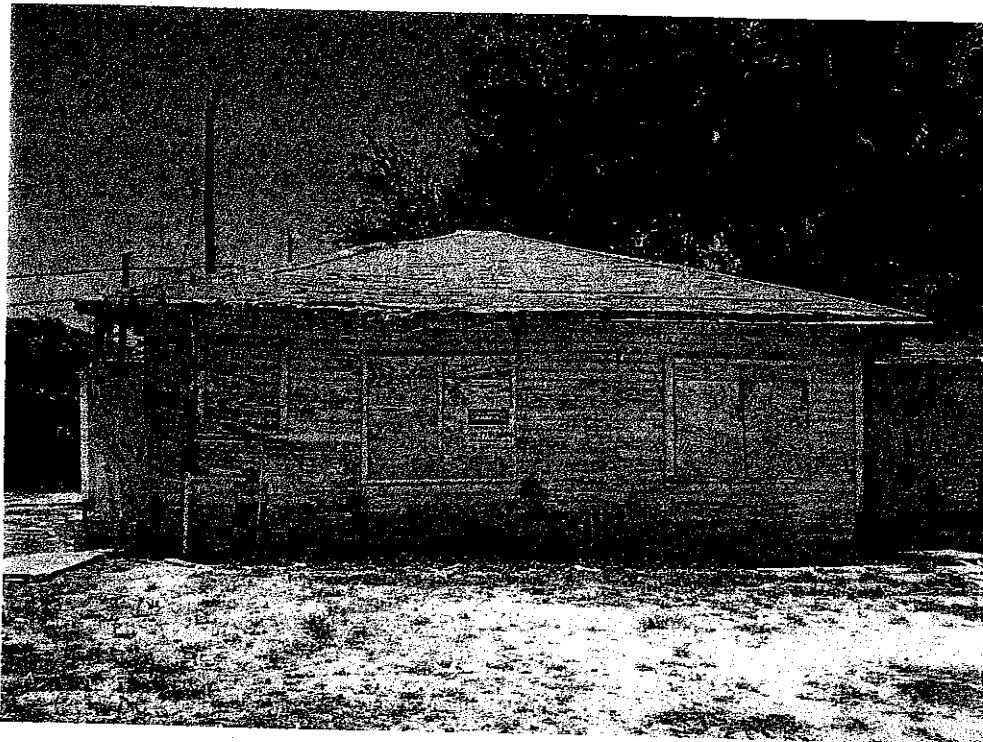


**North elevation**

**Building #1: general views of existing conditions**



**East elevation fronting Palm Avenue**



**South elevation**



## ~~Building Relocation Overview~~

NO RELOCATION

Per section 47-17.4 and 47-24.11, Application is made as part of this Certificate of Appropriateness for relocation of existing buildings as described in the project summary and as outlined below:

~~Building #1: is an existing 1-story residence with an existing attached porch currently located at 15.54 feet from the front property line. Proposed alterations relocate and reconstruct the structure on site 24.0 feet south of its current position along the same lot frontage, maintaining the 25.0' foot required front setback to the principle structure and current porch location.~~

~~Building #2: is an existing 1-story residence currently located 75.3' feet back from the front property line and 11.6' feet back from the corner side property line. Proposed alterations to this building relocate and reinterpret it on site 50.0' feet east of its current position along the corner side yard setback and flush with the front yard setback. A new porch fronting the side street is proposed. Required front and side yard setbacks are maintained to the principle structure. The porch addition is set back 17.0' along the corner side yard reinterpreting existing conditions and reinforcing existing patterns.~~

~~Addition: a new 1-story addition linking buildings 1&2 is located 27.0' feet from the front property line and set behind the principle structures front facade. The proposed addition provides expanded living space and improved accommodations and is consistent with national standards for rehabilitation of historic structures by design differentiation, proportion, scale and material.~~

~~Proposed relocation and alterations to buildings 1&2 will not adversely impact the neighborhood or historic resource because:~~

- ~~• All alterations and relocations occur on the existing site; the site will not be vacated.~~
- ~~• Code required yard setbacks to edges of principal structures are maintained for both front and corner side yards and exceeded (increased) for interior side and rear yards.~~
- ~~• Meets criteria for yard modifications for porches.~~
- ~~• Compatibility with the site and surrounding structures is maintained by continuing current residential uses and one story structure height.~~
- ~~• Relocating the altered building to the property corner meets national standards criteria for rehabilitation and reconstruction by improving neighborhood setting and context and reinforcing existing patterns of planning, design and building.~~

3/30/2013

**Project:**

11 PALM AVENUE  
11 SW 11<sup>th</sup> Avenue  
Ft. Lauderdale, Fl. 33312

**RE: City of Ft Lauderdale Historic Preservation Board Case #3-H-11**

**Project Summary - Revised**

Per section 47-17.4 application for Certificate of Appropriateness is made for alterations and new construction to 11 SW Palm Avenue, Fort Lauderdale, Florida.

Generally described, the subject property is a corner lot located at the northwest intersection of Palm Ave (SW 11 Avenue) and Arpeika Street (SW 1<sup>st</sup> Street). Palm Ave is a main entry into the Sailboat Bend Historic District (SBHD). Existing site conditions at the time of this revision, consist of two separate single story wood frame residential structures containing a total of two dwelling units located on one parcel of land of approximately one third acre (130.0' feet x 129.0' feet). An existing one story masonry structure containing two units was recently removed per approved demolition permit (permit: #13010711).

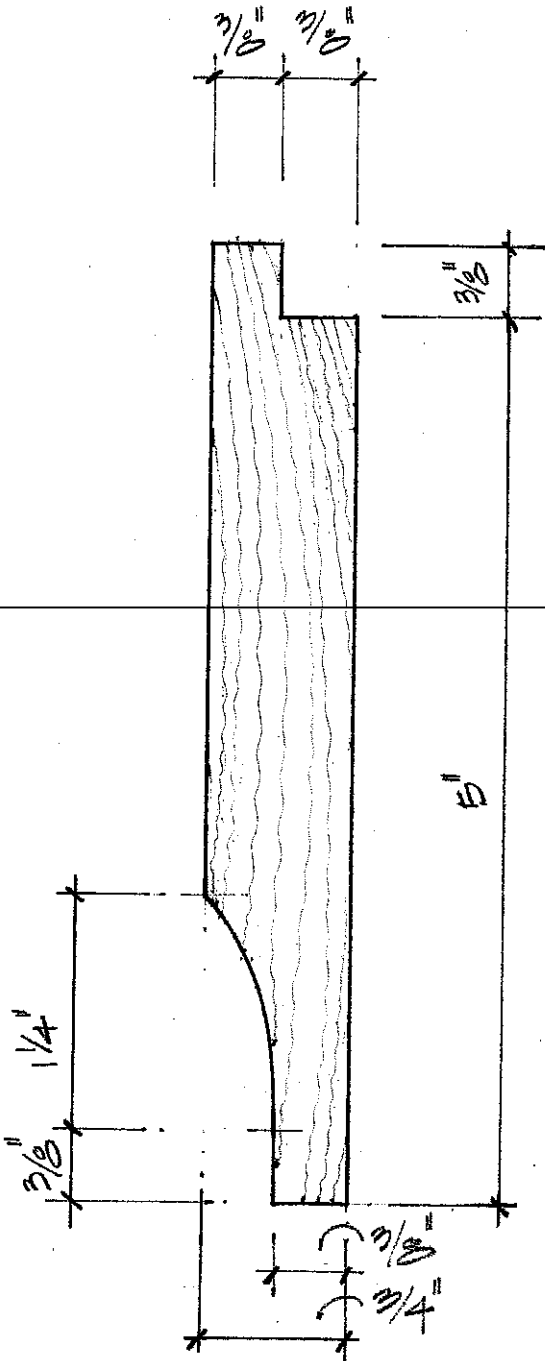
Belonging to the Bungalow era typical of early twentieth century domestic architecture, the existing wood frame residences are the historic resources focused on for preservation efforts.

Although both residences display portions of extreme deterioration to the wood frame structure, the project proposes rehabilitation of the two existing wood frame residences to reestablish the original site and building character and configuration.

National Standards for Historic Preservation guidelines for rehabilitation have been selected as the treatment for the proposed site and building improvements generally described below and illustrated in the attached drawings labeled A-1 to A-6 and L-1.

- Rehabilitation – the property will retain its historic residential use, massing, scale, materials and features. Deteriorated materials, features, doors and windows will be repaired or replaced with matching materials and detail. Usable materials are to be salvaged for reuse.
- Relocation – relocation has been deleted; no relocation for either structure is planned as part of this (revised) submittal.
- Alterations – as part of the rehabilitation efforts, both structures will receive interior alterations to provide updated living accommodations while retaining original location, use and pattern of rooms. A new utility shed and front porch are proposed for building #2.
- Differentiation – the new porch and utility shed additions for building #2 are configured such that removal would not permanently alter the original structures integrity or form and are proportioned as subordinate parts, identifying new from old, while maintaining the primary importance and clarity of the original structure.
- Material and detail - new work is to be constructed using similar materials for a complimentary language yet allowing material pattern, texture and color to further define contrast.

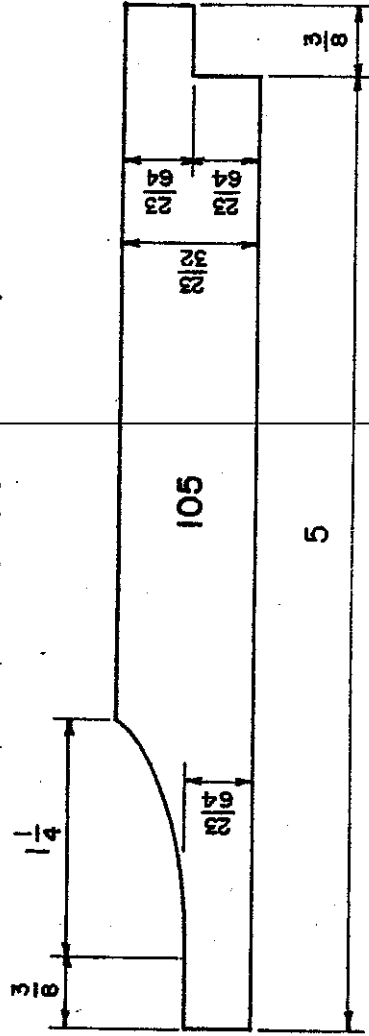
Additional information is provided in the attached application.



EXISTING WOOD SIDING  
 PROFILE FROM FIELD  
 MEASUREMENTS

FULL SCALE

STANDARD PATTERNS OF DROP SIDING — Continued  
 (Orders should specify pattern numbers.)



B17

REPLACEMENT WOOD  
 SIDING FROM SPIB  
 STANDARDS - 2002

FULL SCALE

B

MBCI PRODUCTS

MBCI's wide array of products is the most extensive in the industry. We offer single skin panels, insulated metal panels, retrofit solutions and much more.



Panel Selection Chart

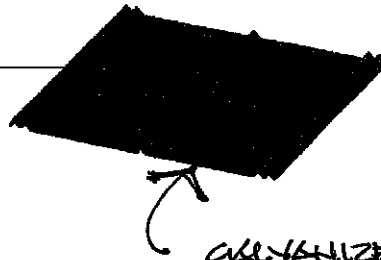
- Standing Seam Roof Systems +
- Curved Roof Systems +
- Concealed Fastening Roof Systems +
- Concealed Fastening Wall Systems +
- Exposed Fastening Roof Panels +
- Exposed Fastening Wall Panels +
- Insulated Roof Panels +
- Insulated Wall Panels +
- Interior Wall Liner +
- Underhung Canopies +
- Soffits +
- Steelex Panels +
- Structural +

**5V Crimp**

The 5V Crimp roof panel offers an ideal old-time, residential appearance. 5V Crimp is also an aesthetically-pleasing solution for light commercial applications. The 5V Crimp panels require a solid roof deck with a waterproof membrane.

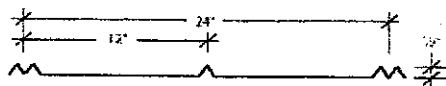
5V Crimp Product Information

- Coverage Width – 24"
- Rib Spacing – 12" on center
- Rib Height – 1/2"
- Minimum Slope – 3:12
- Panel Attachment – Exposed Fastening System
- Gauge – 29 (standard); 26 (optional)
- Finishes – Smooth (standard)
- Coatings – Galvalume Plus<sup>2</sup>, Signature<sup>®</sup> 200



*ANALYZED FINISH (NOT GREEN)*

Panel Profiles



Additional Information



[CAD Details](#)



[Product Catalog](#)



[Installation Manual](#)



[Color Charts](#)



[Warranties](#)



[Photo Gallery](#)



[Information Request](#)

Engineering Information

Panel Section Properties: Please Inquire with a Salesperson

Code Compliance

UL 580 Construction Numbers

- ROOF MATERIAL -



**South of site along Arpeika Street**



**West of site along Arpeika Street**

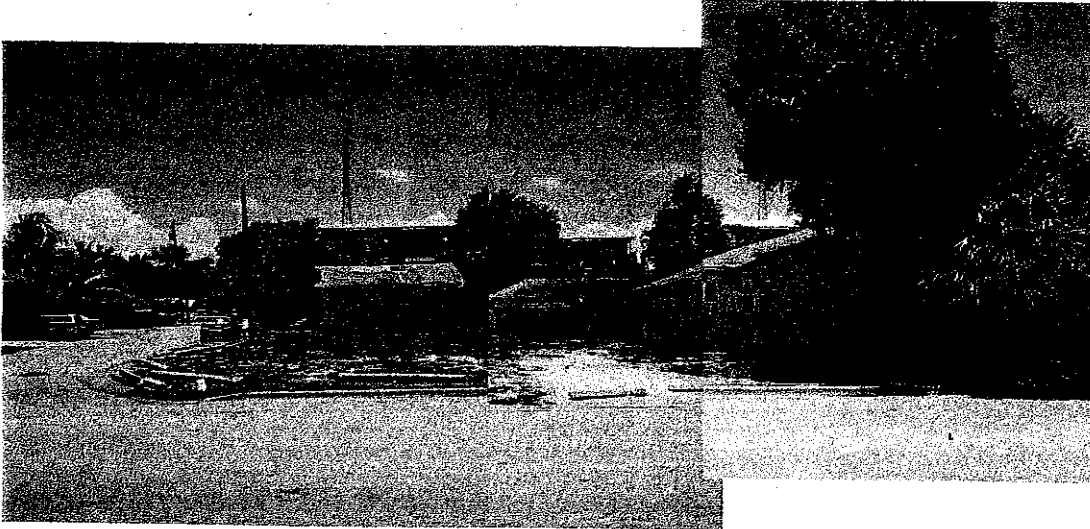
**Palm Avenue Adjacent Buildings**



**North of site along Palm Avenue**



**East of site along Palm Avenue**

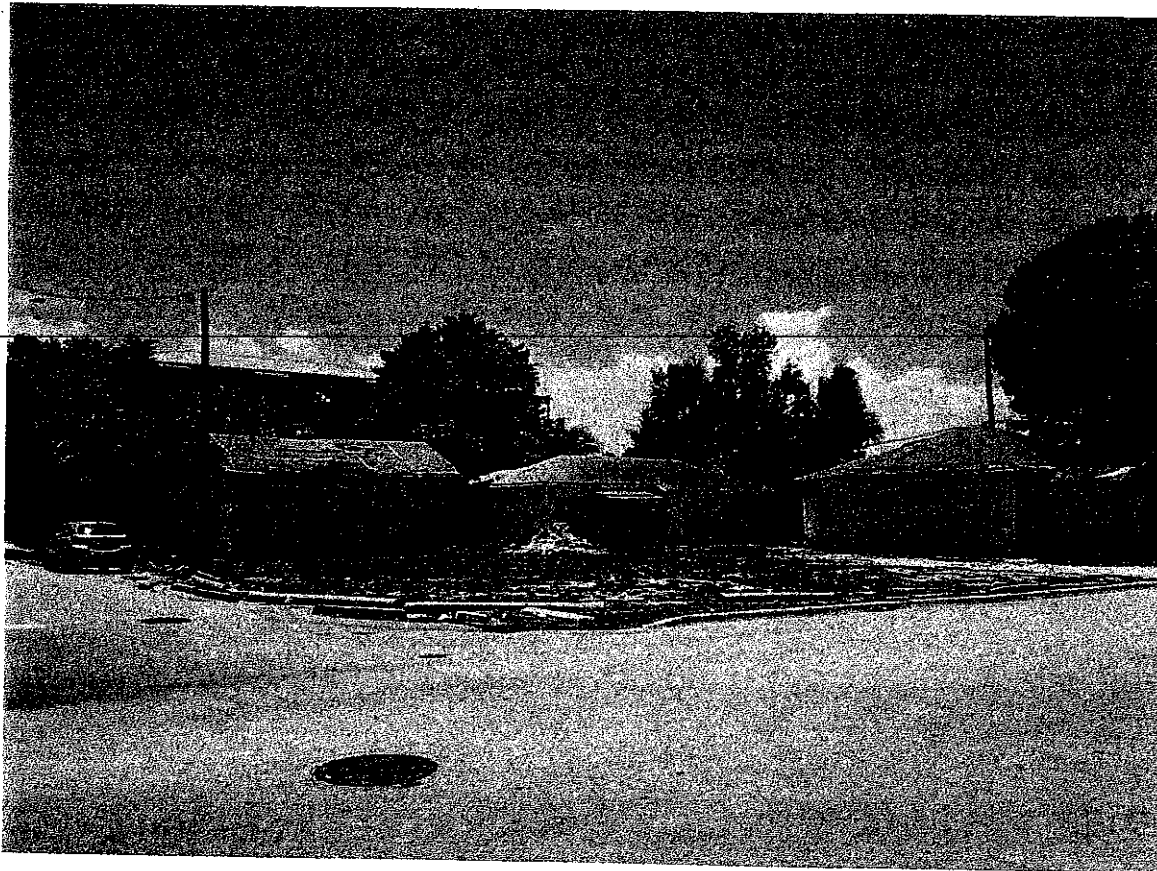


**Palm Avenue (sw 11<sup>th</sup> avenue) looking west with building #1 in foreground**



**Arpelka Street (sw 1<sup>st</sup> street) looking north with building #2 in foreground**

**Palm Avenue general views of existing site conditions**



**Corner of Palm Avenue and Arpeika Street looking northwest**





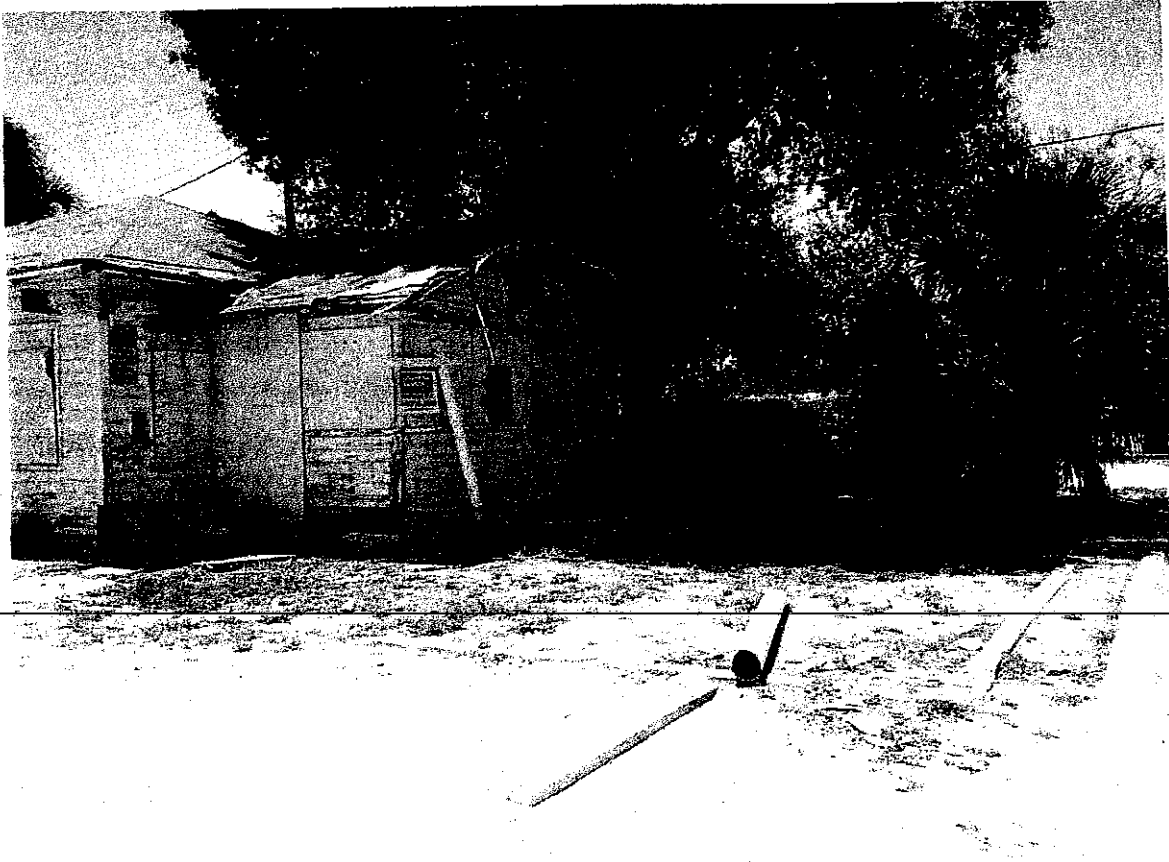
**C – 1110 Arpeika Street**  
Located on south side and west of site.



**D – 100 & 102 Palm Avenue**  
Located directly across the street on east side of site.

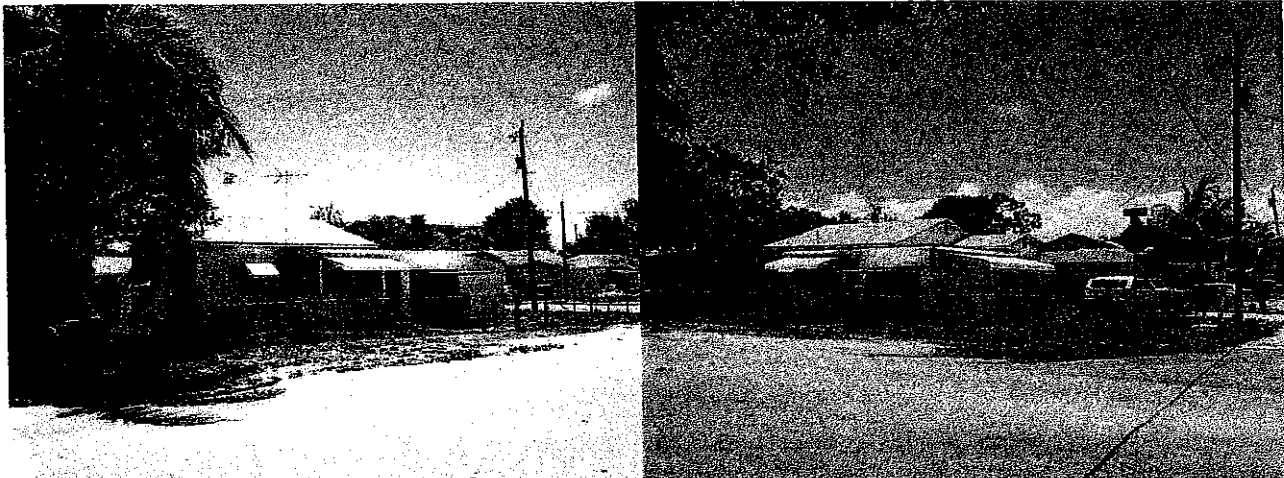
**Palm Avenue: Precedents for Setback Modification**

Note: all references have +/- 15' - 20' front yard setbacks or less to porches



**A - 11 Palm Ave**

Subject site; existing porch at building #1 is currently 15.54' from property line



**B - 101 Palm Ave**

Located directly across the street on south side of site.



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WINDOWS

PATIO DOORS

ENTRY DOORS

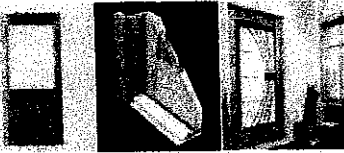
IDEA HOUSE

BASICS

NEW

DRAFTING TABLE

ENTRY DOOR SYSTEMS



AL, TL, & WL handle sets are available in three plate styles.

Hand-cast bronze hardware by Stone River Bronze® provides years of smooth operation and perfectly matches the distinctively bold architectural design. Handle-activated, stainless-steel multi-point locking mechanisms secure the doors at the side jamb, head and sill.



IDEAL OVER IMAGE FOR MOZE-DETAILS

COLLECTIONS® ENTRANCE DOORS

Open up to an array of breathtaking Collections Entrance Doors in heights up to ten feet. Three wood panel styles, glass and leaded decorative glass, plus a wide choice of woods in several finishes offer near infinite customization. These rugged entrance doors also offer 2-1/4" solid-wood panels and hand-cast bronze hardware in a monumental scale that won't go unnoticed.

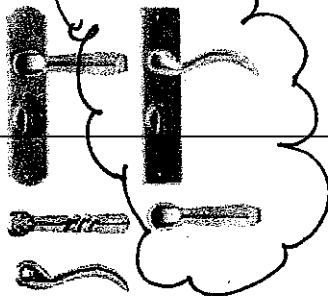


EDS

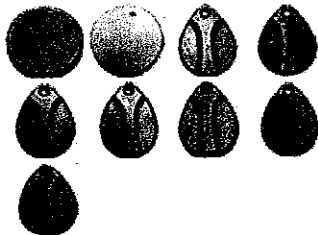
COLLECTIONS

- SIZING CHARTS
- SPECIFICATIONS
- PERFORMANCE
- WARRANTY
- ENTRY DOOR
- BASICS

Handle Sets



Hardware Finishes



\*Colors shown may not be accurate representations

Both plate styles are available with AL, TL, & WL handle choices.

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DOOR TRIM AND HARDWARE



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[ENTRY DOORS](#)

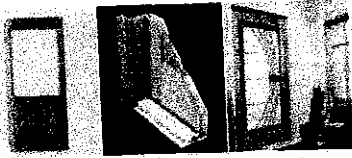
[IDEA HOUSE](#)

[BASICS](#)

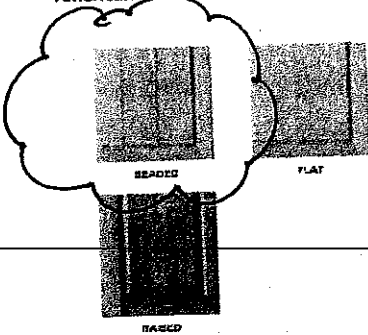
[NEW](#)

[DRAFTING TABLE](#)

**ENTRY DOOR SYSTEMS**



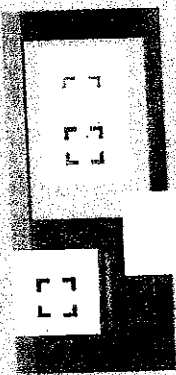
A choice of door panel styles adds a customized touch to entrance doors that allow you to match Prairie, Mission, Spanish Colonial and Traditional American architectural styles.



BEADED

FLAT

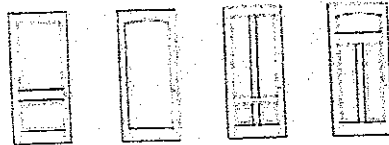
RUGGED



FULL-COVER IMAGE FOR DOOR DETAILS

**COLLECTIONS\* ENTRANCE DOORS**

Open up to an array of breathtaking Collections Entrance Doors in heights up to ten feet. Three wood panel styles, glass and leaded decorative glass, plus a wide choice of woods in several finishes offer near infinite customization. These rugged entrance doors also offer 2-1/4" solid-wood panels and hand-cast bronze hardware in a monumental scale that won't go unnoticed.



EDS

**COLLECTIONS**

- SIZING CHARTS
- SPECIFICATIONS
- PERFORMANCE
- WARRANTY
- ENTRY DOOR BASICS

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## LIFEGUARD – LEGACY SERIES DOUBLE-HUNG TILT WINDOWS

The following sizes have been tested and meet the requirements of Miami-Dade County Protocol PA201, PA202 and PA203, SSTD 12-97, ASTM E1886, ASTM E1996 and TDI 1-98:

### +55/-67 PSF Design Pressure

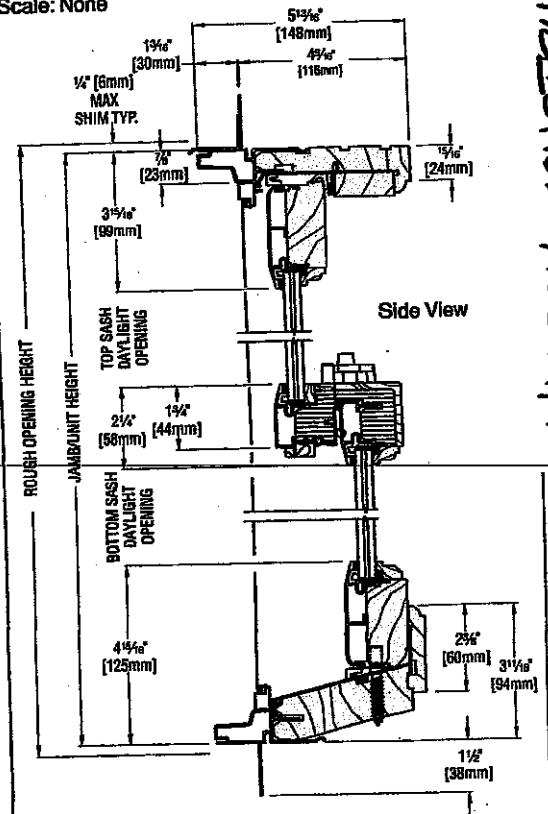
The following glass option is approved for use in the LifeGuard Legacy Series Double-Hung Tilt products listed below:

- 7/16" KeepSafe Max Annealed Glass

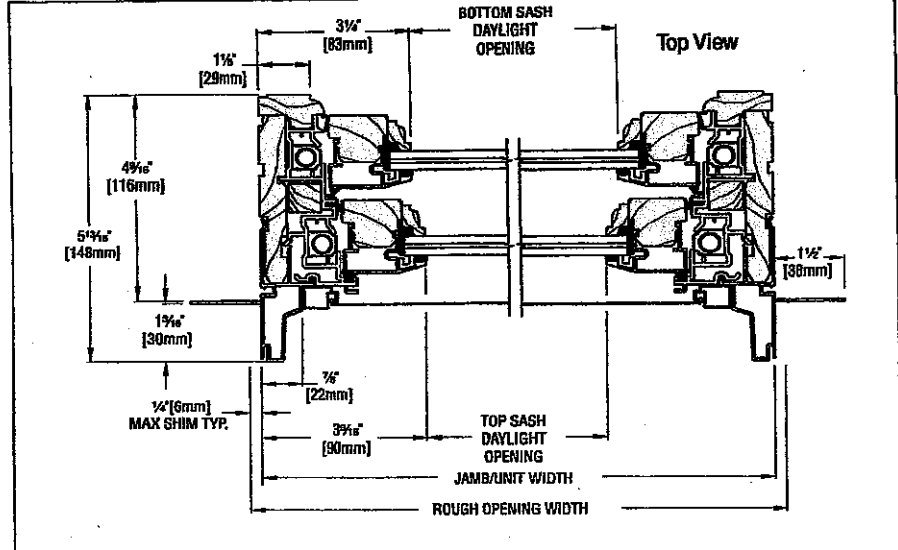
rough opening*	19-13/16" [504]	21-13/16" [558]	25-13/16" [757]	29-13/16" [859]	31-13/16" [960]	35-13/16" [1062]	39-13/16" [1164]
jamb/unit size	19-5/16" [541]	21-5/16" [643]	25-5/16" [745]	29-5/16" [848]	31-5/16" [948]	35-5/16" [1049]	39-5/16" [1151]
dl. opp. - top	14-5/32" [363]	18-5/32" [461]	22-5/32" [563]	26-5/32" [664]	30-5/32" [766]	34-5/32" [868]	38-5/32" [969]
dl. opp. - bottom	14-25/32" [376]	18-25/32" [477]	22-25/32" [578]	26-25/32" [680]	30-25/32" [782]	34-25/32" [884]	38-25/32" [985]
	16x32	20x32	24x32	28x32	32x32	36x32	40x32
	16x34	20x34	24x34	28x34	32x34	36x34	40x34
	16x36	20x36	24x36	28x36	32x36	36x36	40x36
	16x40	20x40	24x40	28x40	32x40	36x40	40x40

### Legacy Series Double-Hung Tilt<sup>2</sup>

Scale: None



NOTE: SCREEN OPTION SHOWN. MUST BE SPECIFIED WHEN ORDERING.



See page 1 for footnotes.



**Weather Shield**<sup>®</sup>  
Premium Windows & Doors

www.weathershield.com

- WINDOW CONSTRUCTION -



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ENTRY DOORS

IDEA HOUSE

BASICS

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DRAFTING TABLE

CASEMENTS

AWNINGS

TILTS

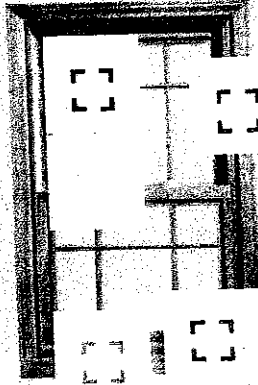
SLIDERS

DIRECT SET SHAPES

SCENA-VU

BOW & ARROW

PRODUCT LINES



Small text describing window features

Complement the style of your home or add your own distinctive look with optional Simulated Divided Lite (SDL) or removable perimeter grilles in an array of patterns and profiles, including rectangular, specialty and custom grilles.



Grilles

\*Colors shown may not be accurate representations

LIFEGUARD® DOUBLE-HUNG TILT WINDOWS

LifeGuard Double-Hung Tilt windows offer protection from hurricane-force winds, windborne debris with beauty and style that costly, cumbersome shutter systems just can't match. The two sash with impact-resistant glazing slide up and down with minimal effort and tilt in to easily clean both sides of the glass from inside the home.



LIFEGUARD WINDOWS

CASEMENTS

TILTS

- SIZING CHARTS
- SPECIFICATIONS
- PERFORMANCE
- WARRANTY
- TILTS BASICS

DIRECT SETS

LIFEGUARD IG WINDOWS

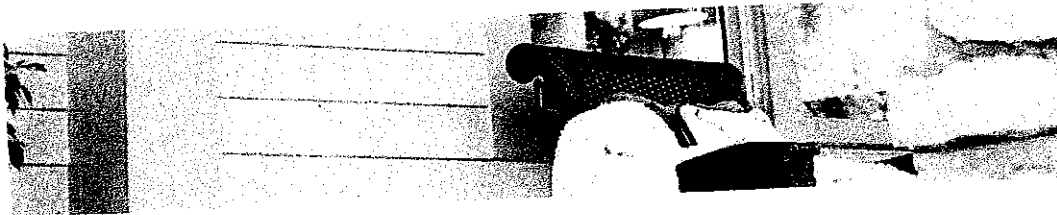
LIFEGUARD DOORS

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Our fiber cement trim and fascia add the finishing touches to a beautiful, lasting James Hardie home, and are all engineered for climate, so you get the right product for your home no matter how harsh the weather is where you live. HardieTrim® boards provide unmatched durability and allow you to create a variety of design possibilities for trim, gables, corners, fascia, windows, doors, column wraps, rakes, friezes, decorative trim and other non-structural architectural elements. HardieTrim boards come with a 15-year transferable, limited warranty.


EXTERIOR BOARD & BATTEN TRIM

PRODUCT INFORMATION   PHOTOS/VIDEOS   WARRANTY   INSTALLATION   COMPARE

Your zip code has been saved as: 33315  
Change your location: 33315  GO

**FT10**  
The above HardieZone products are suited for your local climate. [Learn more.](#)

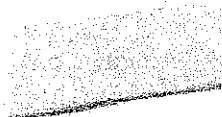
**Batten Boards Rustic**



Thickness: 3/4"  
Weight: 3.9 lbs./sq. ft.  
Length: 12'

WIDTH	2.50"
HEIGHT	
DEPTH	
FINISH	


**Batten Boards Smooth**



Thickness: 3/4"  
Weight: 3.9 lbs./sq. ft.  
Length: 12'

WIDTH	2.50"
HEIGHT	
DEPTH	
FINISH	

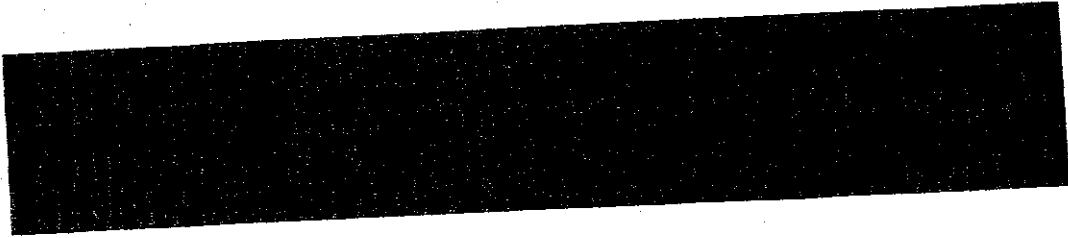
**1/4 Boards Rustic**



Thickness: 3/4"  
Weight: 3.8 lbs./sq. ft.  
Length: 12' Boards

WIDTH	3.50"	5.50"	7.25"	9.25"	11.25"
HEIGHT					
DEPTH					
FINISH					

5/4 HardieTrim® Board Rustic



### Products / Exterior / HardiePanel® Vertical Siding

For projects that call for vertical siding, HardiePanel® vertical siding provides value and long-lasting performance. As with all of our exterior products, HardiePanel® is engineered for climate and will stand up against the harshest weather conditions. When combined with HardieTrim® Batten boards, HardiePanel vertical siding gives you traditional a board-and-batten look. HardiePanel vertical siding comes with our strongest warranty ever, a 30 year nonprorated, transferable, limited warranty.

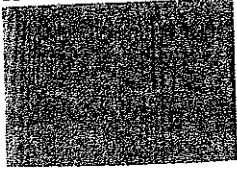
EXTERIOR SIDING  
AT NEW ADDITION

PRODUCT INFORMATION    WARRANTY    INSTALLATION    FAQ

Your zip code has been saved as: 33315  
Change your location: 33315

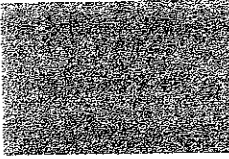
**FILIO**  
The above HardieZone products are suited for your local climate. [Learn more.](#)

#### Cedamill®



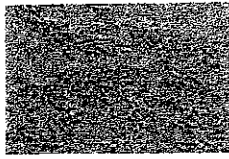
Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
WIDTH: 4'X8' 4'X9' 4'X10'  
COLORPLUS:     
PRIME:

#### Smooth



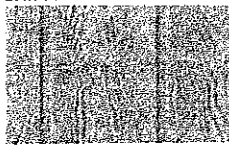
Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
WIDTH: 4'X8' 4'X9' 4'X10'  
COLORPLUS:     
PRIME:

#### Stucco



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
WIDTH: 4'X8' 4'X9' 4'X10'  
COLORPLUS:     
PRIME:

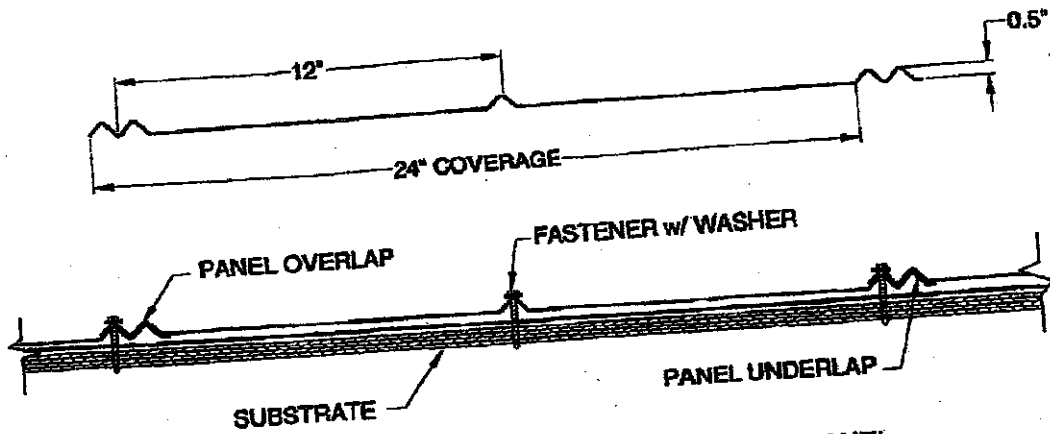
#### Sierra 8



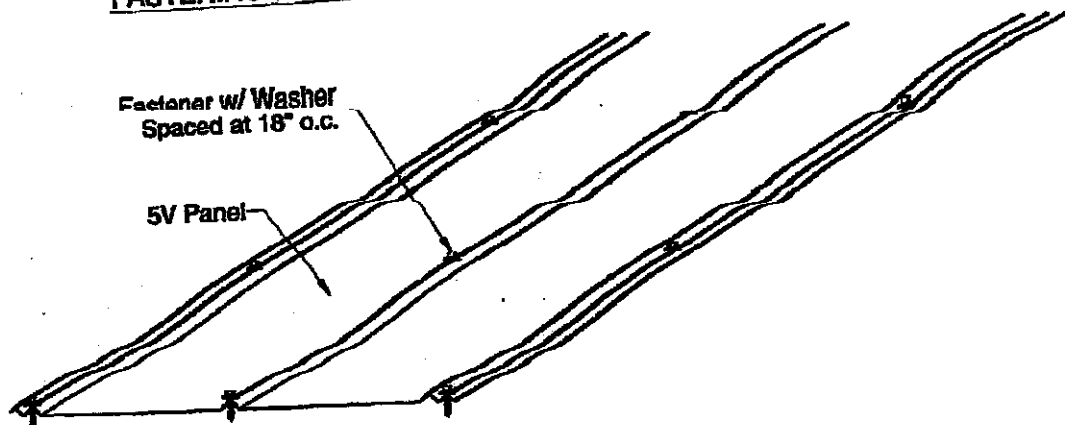
Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
WIDTH: 4'X8' 4'X9' 4'X10'  
COLORPLUS:     
PRIME:



### 5V CRIMP PANEL DETAIL B



### FASTENING PATTERN AT FIELD, EAVE & RIDGE OF PANEL





**MIAMI-DADE**  
**BUILDING CODE COMPLIANCE OFFICE (BCCO)**  
**PRODUCT CONTROL DIVISION**

MIAMI-DADE COUNTY, FLORIDA  
 METRO-DADE FLAGLER BUILDING  
 140 WEST FLAGLER STREET, SUITE 1603  
 MIAMI, FLORIDA 33130-1563  
 (305) 375-2901 FAX (305) 375-2908

**NOTICE OF ACCEPTANCE (NOA)**

**MBCI-Metals Building Components, Inc**  
 14031 West Hardy  
 Houston, TX 770606

**SCOPE:**  
 This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by the BCCO and accepted by the Building Code and Product Review Committee to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The BCCO (in Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BCCO reserves the right to revoke this acceptance, if it is determined by BCCO that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the South Florida Building Code, 1994 Edition for Miami-Dade County or Florida Building Code.

**DESCRIPTION: MBCI 5V Crimp Panel**

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This renews NOA #02-0628.02 and consists of pages 1 through 7.  
 The submitted documentation was reviewed by Alex Tigera.



NOA No.: 05-0922.06  
 Expiration Date: 02/26/11  
 Approval Date: 02/09/06  
 Page 1 of 7

11 SW 11, LLC  
232 Oceanic Ave.  
Lauderdale-By -The-Sea, Florida, 33308  
(954) 772-2361 Cell (954) 701-4100 Email: bernardp@bellsouth.net

11 SW 11<sup>th</sup> Ave (Case Number 3H11)  
Fort Lauderdale, Florida  
Folio No: 5042 09 09 2420  
Legal: Lots 1,2,3,4,5 and E5ft oif Lot 6 and S ½ of vacated  
alley abutting said lots, Blk 124 of Waverly Place

**LOCATION:**

Corner property 120 ft on SW11th Ave, (Palm Ave) X 130ft on SW 1<sup>st</sup> street. This site abuts the commercial properties that are constructed on the South side of Broward Blvd., a major thoroughfare that connects downtown Fort Lauderdale to Interstate I-95. The businesses that share the property line with this site include a closed down restaurant and a vibrant nightclub, "JOHNNY'S" that is opened until 4AM.

**IMPROVEMENTS:**

3 Separate buildings, one two bedroom wood dwelling, (hereinafter referred to as building 1), one efficiency wood dwelling, (hereinafter referred to as building 2), and one CBS duplex, (hereinafter referred to, as building 3).

- A) Building one (1) was built prior to 1928, as per Stanborn Maps. This house is built at the extreme northeast corner of the lot. The north side of the house is 13 feet from the north property line. The front of the house faces east with the front of the ,building 15 feet from the east property line, SW 11<sup>th</sup> Ave, also knows as Palm Ave. (see attached survey)
- B) Building two (2) was built as an out house or storage shed, between 1928 and 1937.
- C) Building three (3) was built as follows:
  - 1- 1938 permit No: 00A8558 issued to build 2 bedroom one bath CBS bldg. with one car garage.
  - 2- 1942 permit No: 12352 issued to convert the garage into a residential unit and add a bathroom.
- D) On June 20, 1980 permit No: 80-1177 was issued to add electricity and thus converting building two (2) into an efficiency.

**CONDITION OF PROPERTY:**

The condition of the property is extremely poor. Property has been abandoned and vacant with no utilities since 2001.

A: The City of Fort Lauderdale Community Inspection, on 12/6/1998, Case No: CE98010410," See attachment "A".

B: City of Fort Lauderdale code enforcement detail, 5/24/2000, Case No: CE00051889, ." See attachment "B"

C: City of Fort Lauderdale code enforcement detail, 5/3/2001, Case No: 0209092420, "Water meter removed – Please verify that property is vacant" See Attachment "C"

**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION**

The existing buildings are in total disrepair. They were abandoned in 2001, utilities, water and electric cut off in 2001; inhabited by squatters, with no running water and electricity, until 2007 and vacant since.

1: We plan to rebuild the NE building, (BLDG #1), the older single residence structure and annex the "Efficiency or the out building", (BLDG #2), to the residence thus increasing the structure size from 900 sq. ft. to about 1500 Sq. Ft. These are the oldest structures and the first two buildings that were built on the site. The main residence offers historic architecture and was built with materials of its era. This structure will be reconstructed by using, as much as possible, the existing materials.

The reconstruction will be done as far as physically possible from the north property line, 36 feet. This property line is shared with a closed down small restaurant and a vibrant nightclub which is opened until 4AM.

There is a CBS wall along the north property line that is shared with the closed restaurant and a six foot shadow box wood fence that is shared with the nightclub, "Johnny's".

2: We plan to demolish the CBS duplex, (Building # 3). This CBS building was built as a single family residence in 1938. In 1942 the garage was converted into a kitchen, living room, a bathroom was added and the structure converted into two small one bedroom one bath units.

**METHOD OF DEMOLITION**

A NESHAP pre-demolition suspect asbestos containing building material sampling and analysis report will be made. The demolition activities will follow the national emission standards for hazardous Air Pollutants and safety and health regulations for construction.

The removal and disposition of the building materials will be done in compliance with federal, state, county and city regulations.

A temporary fencing will be erected to provide security and safety to the public and workers.

**"HPB" APPLICATION REQUEST:**

We are requesting HPB to approve our application which is "to recommend to the City of Fort Lauderdale to issue the necessary permits to demolish the CBS "duplex" building, (bldg #2), and to approve our request to combine the main residence and the out building, (Bldgs #1&2).

During the demolition any materials that are salvageable will be saved and used in the new structure.

N/A  
N/A  
POLISHED  
PERMIT  
#130407112  
1/25/2013

SEE CHANGE

**PROJECT DATA:**  
 PROPERTY ADDRESS:  
 1 SW PALM AVENUE (SW 11th AVENUE)  
 FORT LAUDERDALE, FLORIDA 33302

OWNER:  
 1 SW 11th AVE, LLC,  
 232 OCEANIC AVENUE  
 LAUDERDALE BY THE SEA, FLORIDA 33309

LEGAL DESCRIPTION:  
 LOTS 1 THRU 5, EAST 1/2 LOT 6 AND SOUTH 1/2 VACATED ALLEY ADJOINING SAID LOTS,  
 BLOCK 124, HAVERLY PLACE, BROWARD COUNTY, FLORIDA.

LOT AREA:  
 REQUIRED: 50600 SQ. FT. AND 38'-0" FRONTAGE BOTH / RESIDENTIAL (R188PM1)  
 PROVIDED: 39 ACRE (15,400 SQ. FT.), ADDRESS FRONTAGE - 130'-0"

LOT COVERAGE:  
 REQUIRED: 65% MAXIMUM COVERAGE - 35% MINIMUM LANDSCAPING  
 PROVIDED: 65% (15835 / 15,400 SQ. FT.) (200/100) - 35%

ZONING:  
 CITY OF FT. LAUDERDALE U.L.D.R. RESIDENTIAL ZONING DISTRICTS SECTION 41-5.

DESIGNATION: R188-25, RESIDENTIAL, MID-RISE MULTIFAMILY / MEDIUM HIGH DENSITY  
 OVERLAY DESIGNATION R200, BALBOAT BEND HISTORIC DISTRICT

ALLOWABLE USES: RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MIXED USE,  
 PROVIDED EXISTING USES: MULTI-FAMILY RESIDENTIAL.

ALLOWABLE DENSITY: 25 UNITS PER ACRE (NET) - 25,000 SQ. FT. D.U.  
 EXISTING: 2 D.U. IN TWO EXISTING DETACHED BUILDINGS

YARD SETBACKS:  
 REQUIRED: FRONT - 25'-0", SIDE - 5'-0" (REAR) OR 10'-0" (MULTI-FAMILY CORNER SIDE) - IN LOT  
 (10'-0" REAR AND 25'-0" FRONT REAR) - 5'-0" (REAR) OR 20'-0" (MULTI-FAMILY)  
 PROVIDED: FRONT - 30'-0", SIDE - 5'-0", CORNER SIDE - 5'-0", REAR - 30'-0". ALL DIMENSIONS  
 LISTED ARE CLOSEST POINT FROM OTHER STRUCTURE TO PROPERTY LINE. SEE SURVEY AND  
 EXISTING SITE PLAN FOR LOCATIONS.

HEIGHT:  
 ALLOWABLE MAXIMUM: 35'-0"  
 PROVIDED: 35'-0" (MAX. HEIGHT) - HIGH POINT OF ROOF OF BUILDING 1

LOT COVERAGE:  
 REQUIRED: 65% COVERAGE IN SEND (MAX 65% OPEN  
 PROVIDED: (15835 SQ. FT.) / 15,400 SQ. FT. - 35%

FLOOR AREA RATIO:  
 REQUIRED: UNSPECIFIED  
 PROVIDED: (15835 SQ. FT.) / 15,400 SQ. FT. - 35%

PARKING:  
 CITY OF FT. LAUDERDALE U.L.D.R. PARKING AND LOADING REQUIREMENTS - SECTION  
 41-20

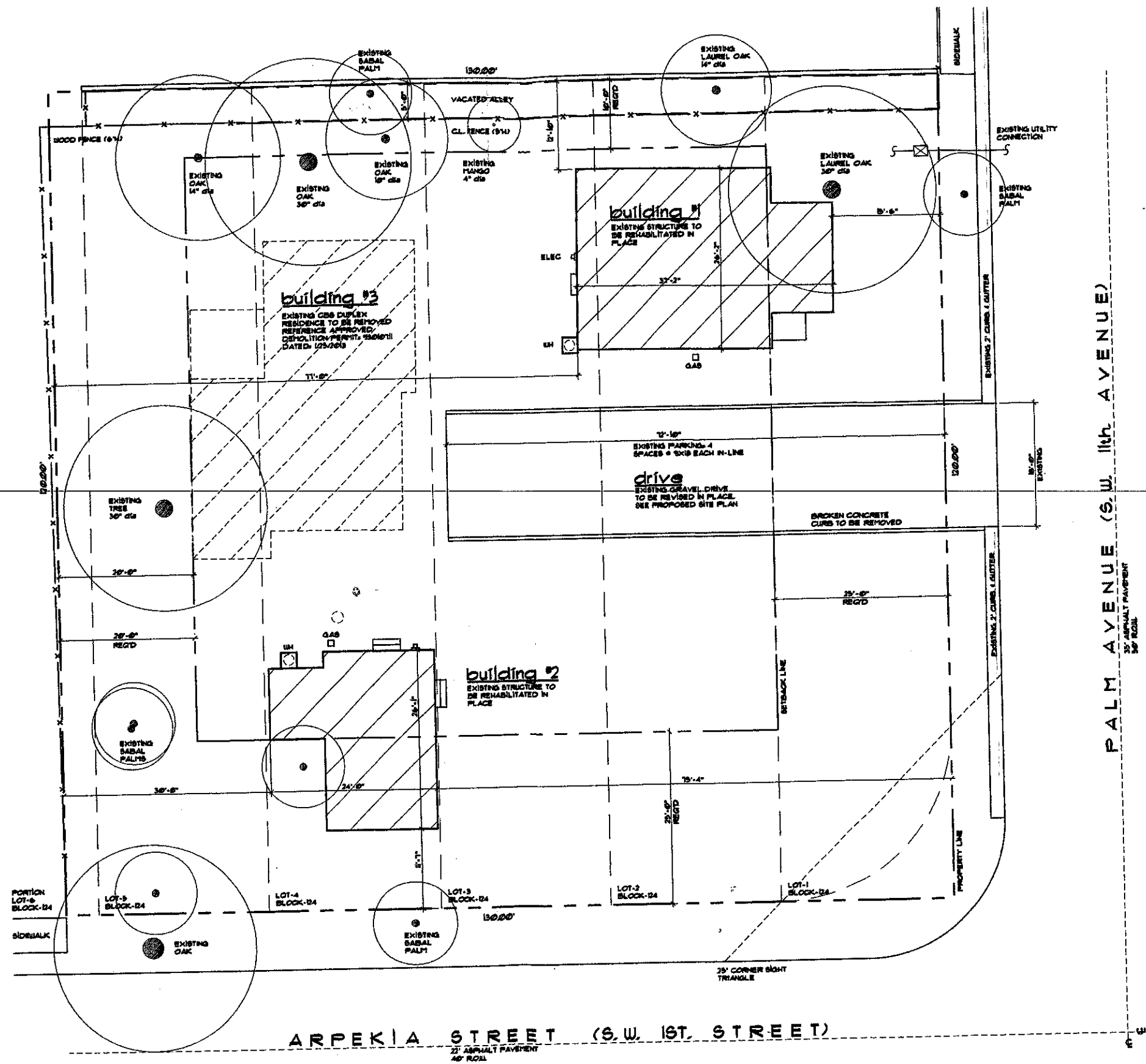
REQUIRED: 2 / RESIDENTIAL UNIT PLUS 1 / ACCESSORY STRUCTURE - 4 SPACES TOTAL  
 PROVIDED: 4 / IN LINE PARKING IN DRIVE

FLOOD ZONE:  
 FEMA BASE FLOOD ZONE AND REQUIRED FINISH ELEVATION - '16' - '16' (10' HIGHER)

BUILDING AREA:  
 REQUIRED: 150 SQ. FT. PER RESIDENTIAL UNIT IN SEND  
 PROVIDED:

EXISTING BUILDING 1 (UNIT 1) - 2833 SQ. FT.  
 EXISTING BUILDING 2 (UNIT 2) - 2803 SQ. FT.  
 EXISTING BUILDING 3 (UNIT 3 & 4) - (11268) SQ. FT. (REMOVED)  
 TOTAL EXISTING GROSS BUILDING AREA - 13899 SQ. FT.

INDEX OF DRAWINGS:  
 A-1 EXISTING SITE PLAN  
 A-2 EXISTING FLOOR PLANS AND ELEVATIONS  
 A-3 PROPOSED SITE PLAN AND DATA  
 A-4 FLOOR PLANS  
 A-5 ELEVATIONS  
 A-6 ELEVATIONS  
 L-1 PROPOSED LANDSCAPE PLAN AND DATA



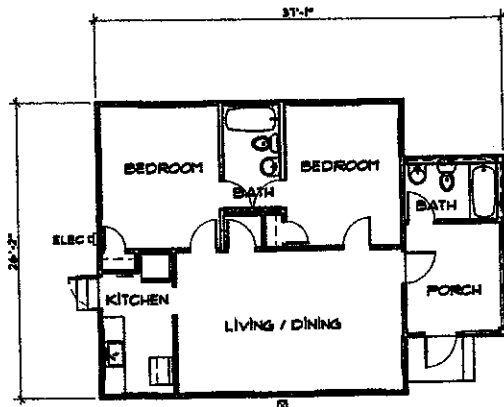
EXISTING SITE PLAN  
 SCALE: 1" = 30'-0"  
 SEE SURVEY PREPARED BY: ACCURATE LAND SURVEYORS, INC. DATED: 05-23-2001

PALM AVENUE ALTERATIONS  
 11 SW PALM AVENUE (SW 11th AVENUE)  
 FORT LAUDERDALE, FLORIDA 33315  
 EXISTING SITE PLAN

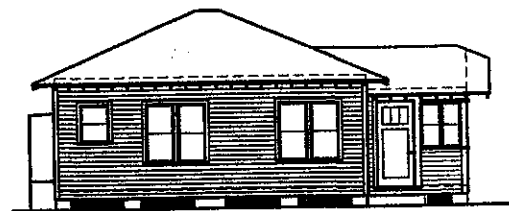
HPD REVIEW SET / NOT FOR CONSTRUCTION

Date	03-26-2013
Scale	AS SHOWN
Drawn	JA
Job	
Sheet	
A-1	
of	Sheets

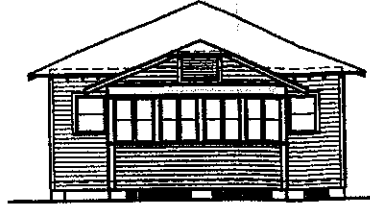
Revisions



N building #1 floor plan



SOUTH

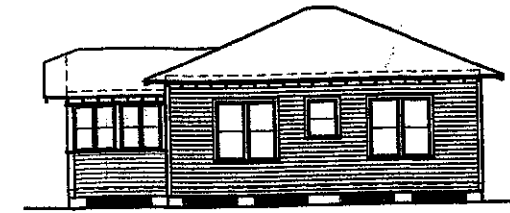


EAST

- 3-TAB COMPOSITION SHINGLES
- EXPOSED RAFTER OVERHANG
- WOOD WINDOWS
- WOOD COVE SIDING
- RAISED FOUNDATION

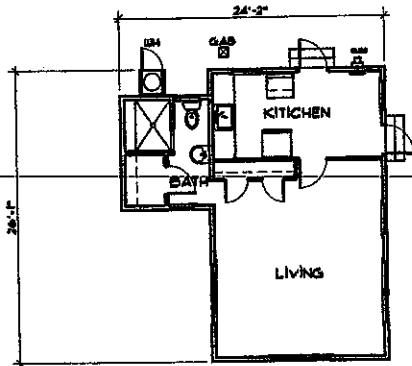


WEST



NORTH

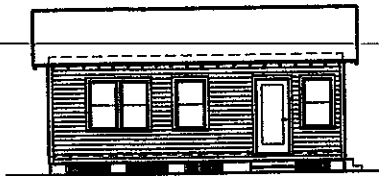
building #1 elevations



N building #2 floor plan

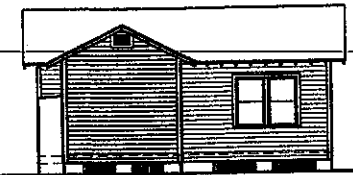


SOUTH

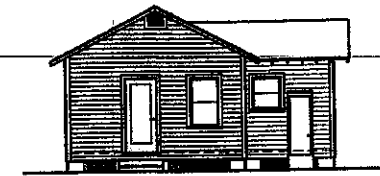


EAST

- 3-TAB COMPOSITION SHINGLES
- EXPOSED RAFTER OVERHANG
- WOOD SHINGLE HUNG WINDOWS
- WOOD COVE SIDING
- RAISED FOUNDATION

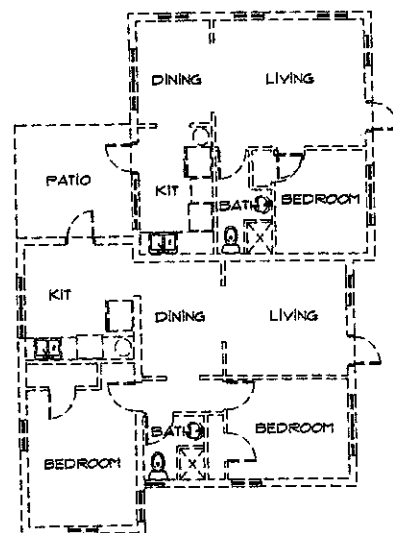


WEST

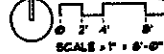


NORTH

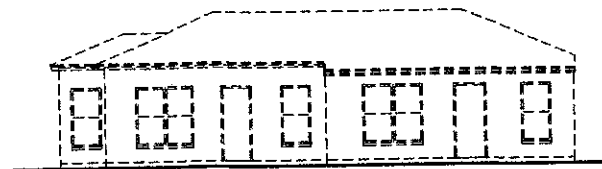
building #2 elevations



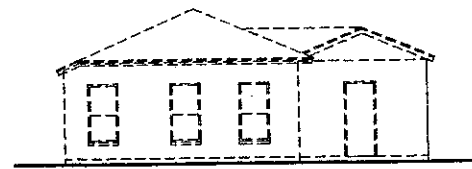
N building #3 floor plan



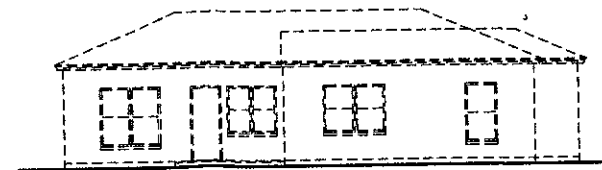
SOUTH



EAST



WEST



NORTH

building #3 elevations

NOTE: building #3 demolished per approved demolition permit #13010711, dated 1/25/2013.

PALM AVENUE ALTERATIONS  
 11 S.W. PALM AVENUE (s.w. 11th avenue)  
 FORT LAUDERDALE, FLORIDA 33315

EXISTING FLOOR PLANS AND ELEVATIONS

Date	03-30-2013
Scale	AS SHOWN
Drawn	JA
Job	
Sheet	

**PALM AVENUE ALTERATIONS**  
 11 SW PALM AVENUE (S.W. 11th Avenue)  
 FORT LAUDERDALE, FLORIDA 33315  
 PROPOSED SITE PLAN

Date	05-26-2005
Scale	AS SHOWN
Drawn	JA
Job	
Sheet	A-3

**PROJECT DATA:**  
 PROPERTY ADDRESS:  
 11 SW PALM AVENUE (S.W. 11th Avenue)  
 FORT LAUDERDALE, FLORIDA 33315

**OWNER:**  
 E SW 8th Avenue, LLC  
 232 OCEANIC AVENUE  
 LAUDERDALE BY THE SEA, FLORIDA 33306

**LEGAL DESCRIPTION:**  
 LOTS 1 THRU 5, EAST 1/2 LOT 6 AND SOUTH 1/2 VACATED ALLEY ADJUTING SAID LOTS,  
 BLOCK 24, WAVERLY PLACE, BROWARD COUNTY, FLORIDA.

**LOT AREA:**  
 REQUIRED: 5000.00 SF. AND 50'-0" FRONTAGE WIDTH / RESIDENTIAL UNIT (MINIMUM).  
 PROVIDED: 50 ACRES (5000 SF.), ADDRESS FRONTAGE = 50'-0"

**LOT COVERAGE:**  
 REQUIRED: 65% MAXIMUM COVERAGE - 32% MINIMUM LANDSCAPING.  
 PROVIDED: 58% (1466.5 SF. / 5000 SF.) = 0.29 (29%) = 58%

**ZONING:**  
 CITY OF FT. LAUDERDALE U.L.D.R. RESIDENTIAL ZONING DISTRICTS SECTION 41-5.

**DESIGNATION:** RFT-35, RESIDENTIAL, MID-RISE MULTIFAMILY / FREEMAN HIGH DENSITY  
 OVERLAY DESIGNATION BEND, BILBOAT BEND HISTORIC DISTRICT

**ALLOWABLE USES:** RESIDENTIAL, MULTI-FAMILY, RESIDENTIAL, MIXED USE.  
 PROVIDED USES: EXISTING MULTI-FAMILY RESIDENTIAL (NO CHANGE).

**ALLOWABLE DENSITY:** 25 UNITS PER ACRE (NET) - 25,000 SQ. FT. D.U.  
 EXISTING: 2 D.U. IN TWO DETACHED BUILDINGS  
 PROVIDED DENSITY: 2 D.U. IN TWO EXISTING DETACHED BUILDINGS (NO CHANGE)

**YARD SETBACKS:**  
 REQUIRED: FRONT - 20'-0" SIDE - 5'-0" (REAR USE) OR 10'-0" (MULTI-FAMILY, CORNER SIDE - 14'  
 LOT (10'-0" MIN AND 20'-0" MAX), REAR - 10'-0" (REAR) OR 20'-0" (MULTI-FAMILY).  
 PROVIDED: FRONT - 20'-0" SIDE - 5'-0" (CORNER SIDE - 5'-0" REAR - 20'-0" ALL DIMENSIONS  
 LISTED ARE CLOSEST POINT FROM EITHER STRUCTURE TO PROPERTY LINE. SEE SURVEY AND SITE  
 PLAN FOR LOCATIONS.

**HEIGHT:**  
 ALLOWABLE MAXIMUM 30'-0"  
 PROVIDED: 15'-0" HAVD @ HIGHEST POINT OF ROOF OF BUILDING 1 (NO CHANGE)

**FLOOR AREA RATIO:**  
 REQUIRED: 30% COVERAGE IN BMD (MAX 60% OPEN SPACE / 5000 SF. = 1500 SF.) = 30%  
 PROVIDED: 1466.5 SF. / 5000 SF. = 0.29 (29%) = 30%

**PARKING:**  
 CITY OF FT. LAUDERDALE U.L.D.R. PARKING AND LOADING REQUIREMENTS - SECTION  
 41-30

REQUIRED: 2 / RESIDENTIAL UNIT PLUS 25 / UNIT GUEST - 5 SPACES TOTAL  
 PROVIDED: 4 / UNITS 1 + 2 AND 1 / GUEST - 5 SPACES TOTAL

**BUILDING CODES:**  
 FLORIDA BUILDING CODE AND FLORIDA BUILDING CODE / RESIDENTIAL, 2010 EDITION AND  
 FLORIDA BUILDING CODE / EXISTING, 2010 EDITION.

**OCCUPANCY GROUP:** RESIDENTIAL GROUP-T, SUB CLASSIFICATION-RD (SINGLE FAMILY  
 RESIDENCE) FBC/FLDA, CH-3.

**CONSTRUCTION TYPE:** V-B, UNPROTECTED, FBC/FLDA, CH-3.

**ALTERATION CLASSIFICATION:** LEVEL-3, CH-3. RECONSTRUCTING, REQUIRED UPGRADES ARE TO BE  
 INCLUDED IN THE OVERALL SCOPE OF WORK OUTLINED IN THE PLANS.

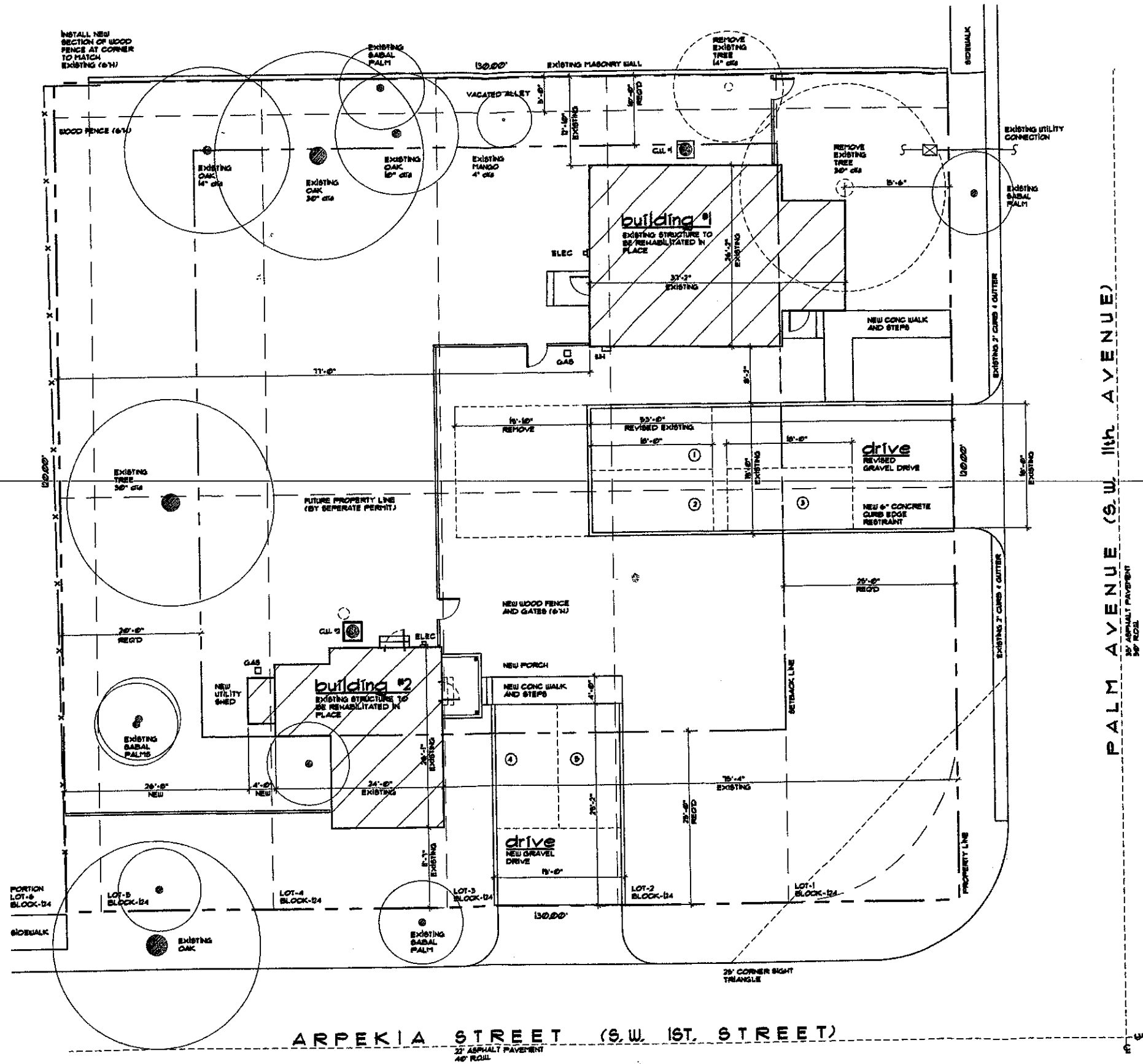
**HISTORIC STRUCTURE:** RECONSTRUCTING, CH-3. DESIGNATED CONTRIBUTING HISTORIC STRUCTURE  
 WITHIN A DESIGNATED MUNICIPAL HISTORIC DISTRICT.

**STRUCTURAL DESIGN:** EXISTING PER RECONSTRUCTING, CH-3. NEW STRUCTURAL AND WIND LOAD  
 RESISTANCE PER ASCE 7-10. FBC/FLDA, CH-3. SEE STRUCTURAL.

**FLOOD ZONE:**  
 FEMA BASE FLOOD ZONE AND REQUIRED MINIMUM ELEVATION - 'AE' - 1.00' HAVD

**BUILDING AREAS:**  
 REQUIRED: 750 SF. PER RESIDENTIAL UNIT IN BMD  
 PROVIDED: UNIT 1 = 883.5 SF., UNIT 2 = 866.5 SF. (NO CHANGE IN LIVING AREA)

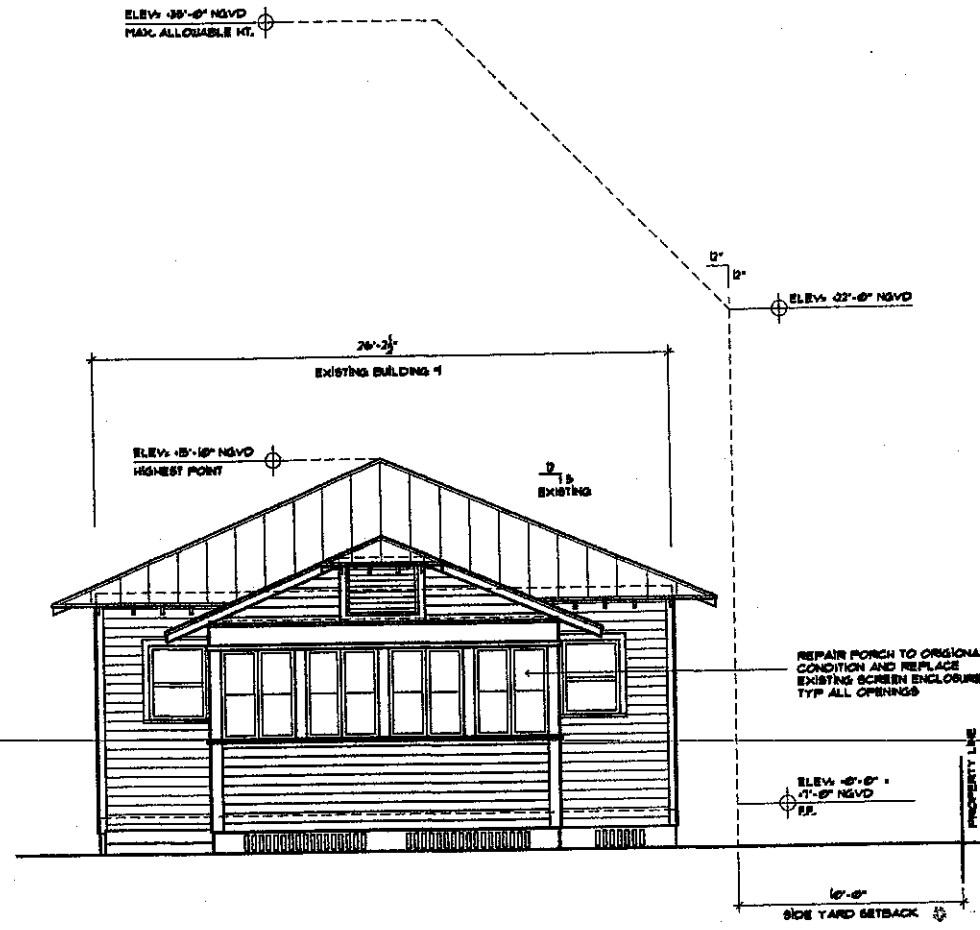
EXISTING BUILDING 1 (UNIT 1) ——— 883.5 SQ. FT. (NO CHANGE IN LIVING AREA)  
 EXISTING BUILDING 2 (UNIT 2) ——— 866.5 SQ. FT. (NO CHANGE IN LIVING AREA)  
 SUBTOTAL GROSS LIVING AREA (UNITS 1 + 2) ——— 1750.0 SQ. FT. (NO CHANGE IN LIVING AREA)  
 NEW UTILITY SHED (UNIT 3) ——— 26.1 SQ. FT.  
 NEW PORCH (UNIT 2) ——— 56.0 SQ. FT.  
 TOTAL ALTERED GROSS BUILDING AREA ——— 1,446.5 SQ. FT.



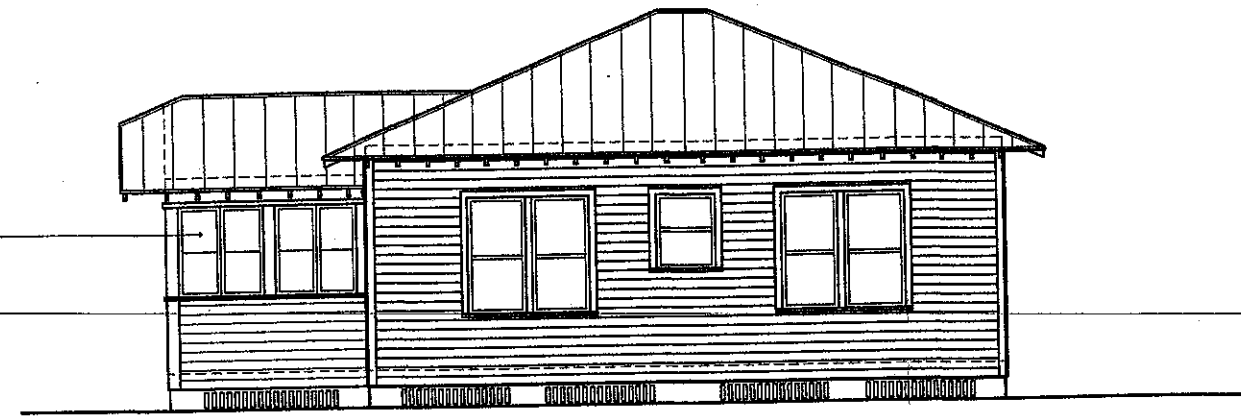
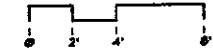
**PROPOSED SITE PLAN**  
 SCALE: 1" = 8'-0"  
 SEE SURVEY PREPARED BY: ACCURATE LAND SURVEYORS, INC., DATED: 03-23-2005



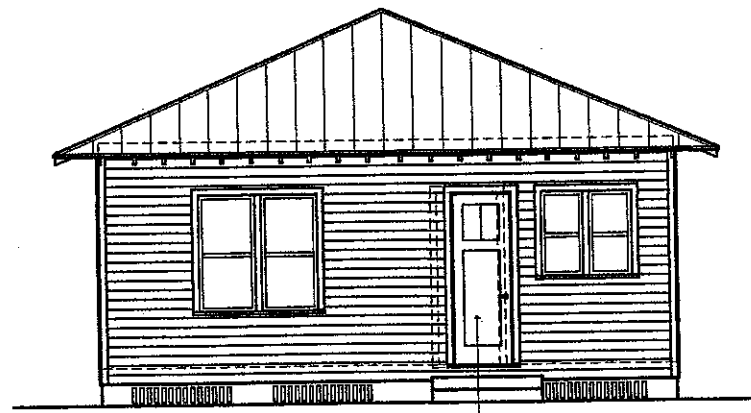




EAST ELEVATION



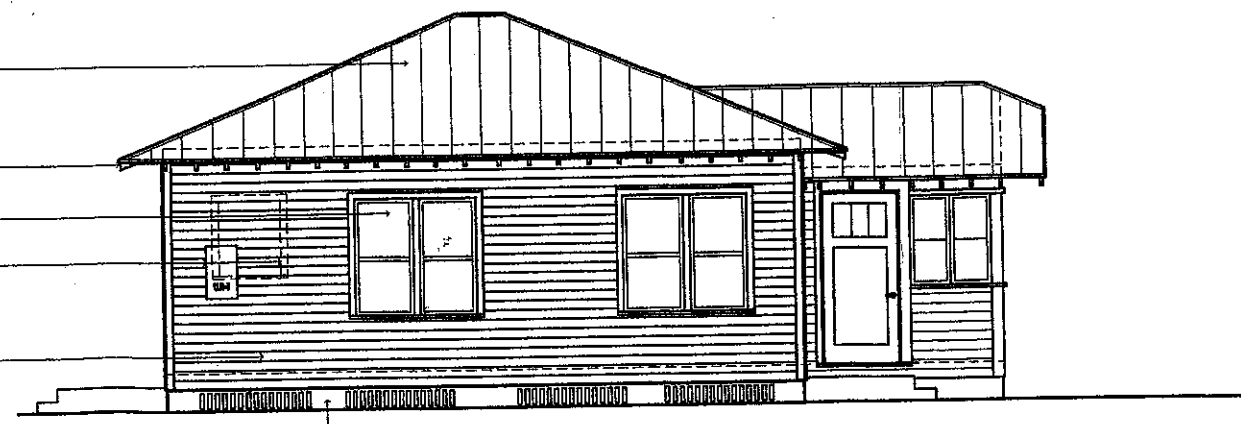
NORTH ELEVATION



WEST ELEVATION

RELOCATE EXISTING DOOR OPENING FOR NEW KITCHEN CLEARANCES AND INSTALL NEW DOOR STOOP. SEE PLANS

- 3-1/2" CRISP GALVANIZED METAL ROOFING
- EXPOSED RAFTER OVERHANG
- WOOD CLAD DOORS AND SINGLE HUNG WINDOWS WITH PAINTED WOOD TRIM
- REMOVE EXISTING WINDOW FOR NEW KITCHEN RANGE AND GAS APPLIANCE CLEARANCES PER CODE REQUIREMENT. SEE PLANS
- RESTORE EXISTING PAINTED HORIZONTAL BUNGALOW / NOVELTY WOOD SIDING
- EXISTING RAISED CONCRETE MASONRY UNIT FOUNDATION WITH STUCCO FINISH AND VENT BLOCKS

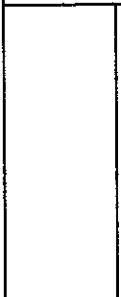


SOUTH ELEVATION

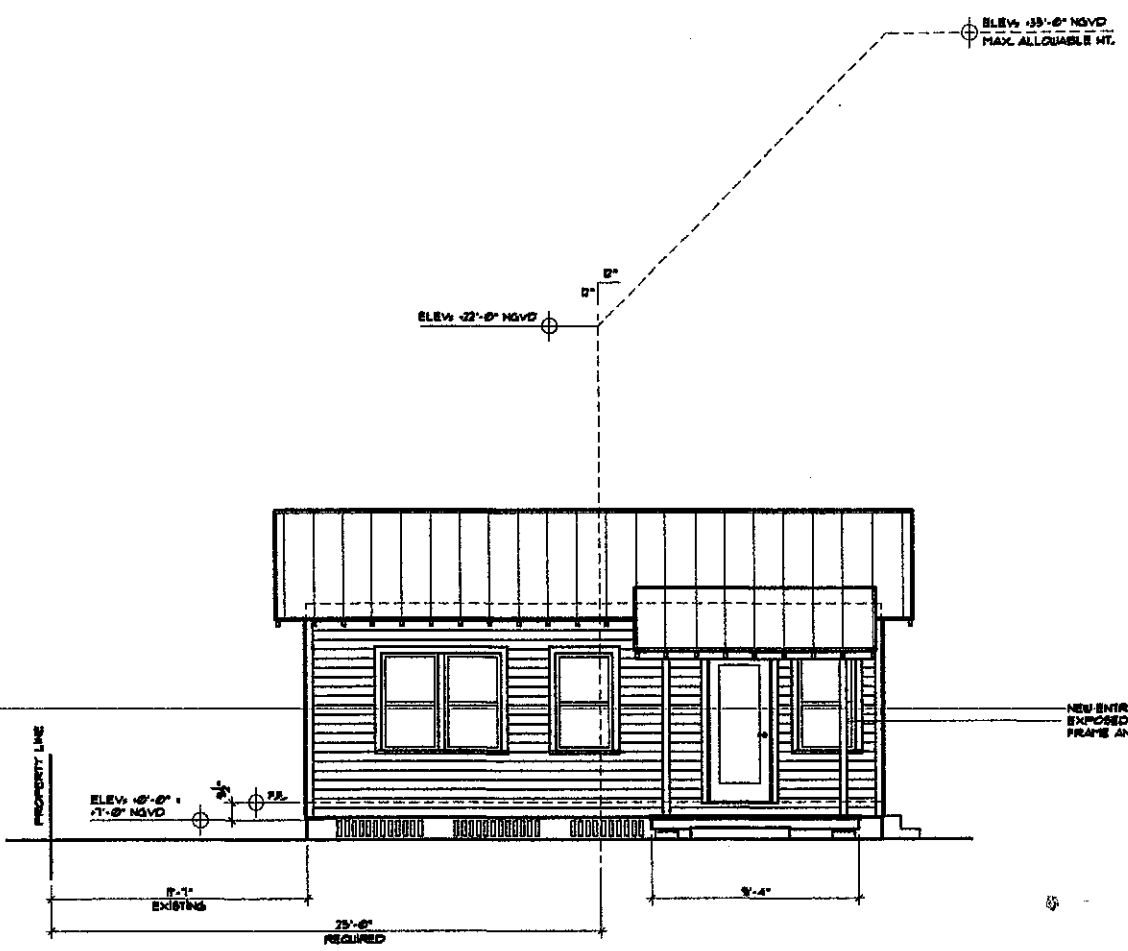
PALM AVENUE ALTERATIONS  
 11 SW PALM AVENUE (s.w. 11th Avenue)  
 FORT LAUDERDALE, FLORIDA 33315

BUILDING #1 ELEVATIONS

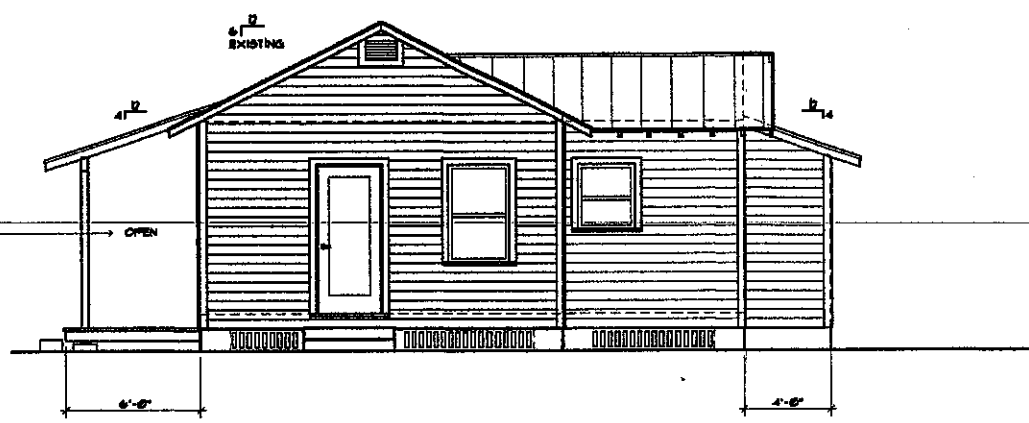
Date	03-30-2018
Scale	AS SHOWN
Drawn	JA
Job	
Sheet	



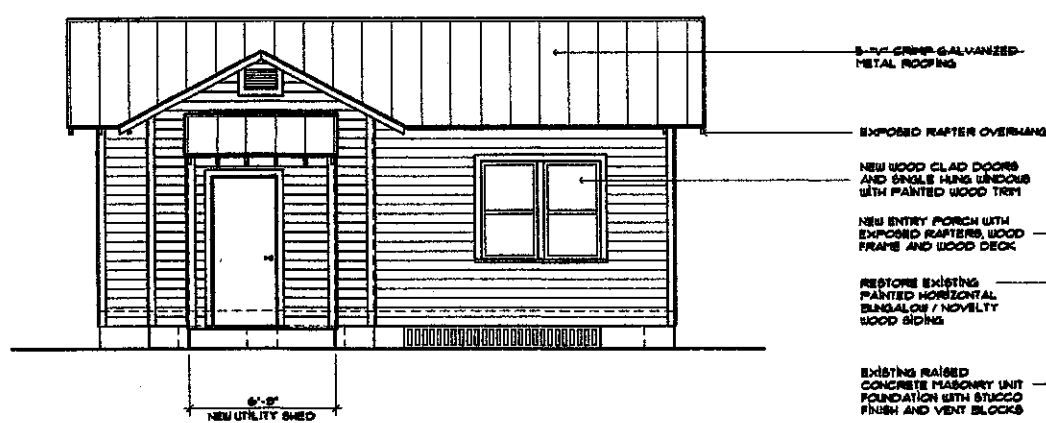
NPS REVIEW SET / NOT FOR CONSTRUCTION



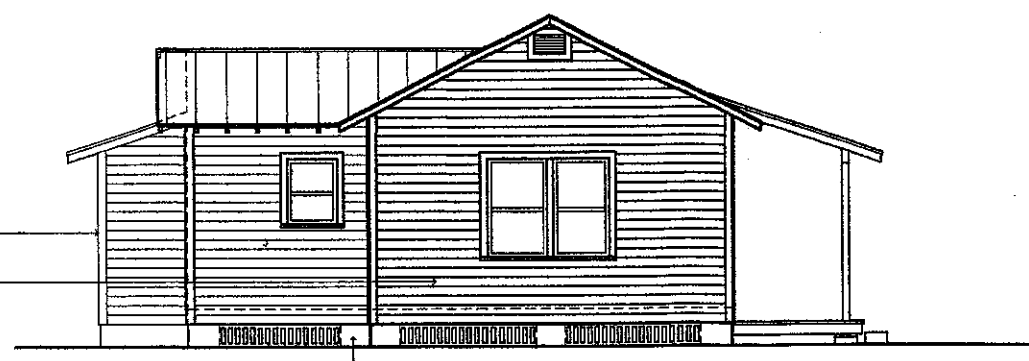
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

**LANDSCAPE DATA**  
**PROPERTY ADDRESS:**  
 11 SW PALM AVENUE (SW 11th AVENUE)  
 FORT LAUDERDALE, FLORIDA 33315

**PROPERTY ADDRESS:**  
 11 SW 11th AVENUE, LLC  
 232 OCEANIC AVENUE  
 LAUDERDALE BY THE SEA, FLORIDA 33308

**LEGAL DESCRIPTION:**  
 LOTS 1 THRU 5, EAST 1/2 AND SOUTH 1/2 VACATED ALLEY ADJUTING SAID LOTS,  
 BLOCK 24, WAVERLY PLACE, BROWARD COUNTY, FLORIDA.

**LOT AREA:**  
 REQUIRED: 8666.0 SF. AND 30'-0" FRONTAGE WIDTH / RESIDENTIAL (MINIMUM);  
 PROVIDED: 35 ACRE (5,600 SF), ADDRESS FRONTAGE: 30'-0"

**LOT COVERAGE:**  
 REQUIRED: 65% MAXIMUM COVERAGE - 36% MINIMUM LANDSCAPING  
 PROVIDED: 56 (1463 SF) / 5,600.0 SF. = 25% (150) / 56

**LANDSCAPE:**  
 CITY OF FT. LAUDERDALE WLDLR LANDSCAPE AND TREE PRESERVATION  
 REQUIREMENTS - SECTION 47-21

**LANDSCAPE AREA:**  
 REQUIRED: MINIMUM 35% OF GROSS LOT AREA INCLUDING 25% VIA PLANTING.  
 5,600.0 SF. (25% = 1,400.0 SF.)  
 PROVIDED: 56% (3,136.0 SF. LANDSCAPING (5,600.0 - 1,463.5 - (56.7) = 3,136.0 SF.  
 / 5,600.0 SF. = 56% (150) / 56% LANDSCAPING)

**PLANTING:**  
 REQUIRED: 1 TREE PER 1000.0 SF. OF NET SITE AREA (2,366.0 / 1000 = 2.5 OR 3)  
 PROVIDED: 15 - BOTH NEW AND EXISTING WITH 6 MAXIMUM OF THE SAME GENUS, 1  
 FLOWERING AND 45% MINIMUM NATIVE SPECIES

**SHRUBS:**  
 REQUIRED: 12 SHRUBS PER 1000 SF. OF NET LOT AREA (150 = 150)  
 PROVIDED: 56 NEW

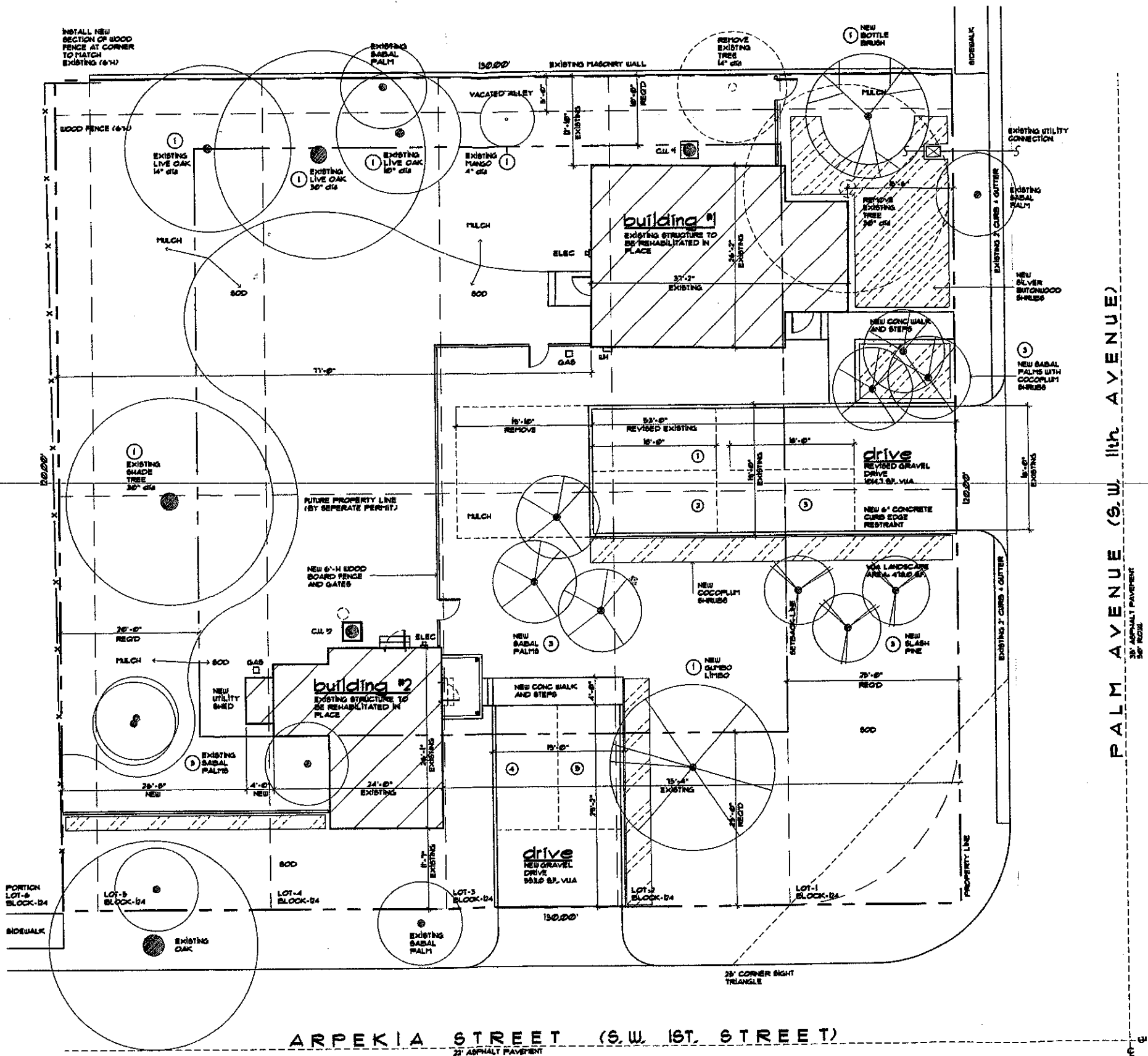
**GROUND COVER:**  
 REQUIRED: SOD  
 PROVIDED: SOD AND MULCH

**VEHICULAR USE AREA LANDSCAPE:**  
**PERIMETER LANDSCAPE AREA:**  
 REQUIRED: 25% OF GROSS VEHICLE USE AREA = (25) 56.71 SF. = 14.18 SF.  
 PROVIDED: 4,180 SF. WITHIN 10'-0" OF VIA FRONTAGE AND 5'-0" EDGES

**INTERIOR LANDSCAPE AREA:** N/A  
**PENINSULAR LANDSCAPE AREA:** N/A

**VIA LANDSCAPING:**  
 REQUIRED: 1 TREE AND 6 SHRUBS / 1000.0 SF. OF VIA  
 (156.71 / 1000) = 2 TREES AND 6 SHRUBS MIN.  
 PROVIDED: 2 TREES AND 56 SHRUBS

**GENERAL NOTE:**  
 ALL PLANT MATERIAL TO BE FLORIDA GRADE NUMBER ONE  
 PLANTED AREAS SHALL BE SUPPLIED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH  
 RAIN BUTCH FOR AUTOMATIC SHUT-OFF  
 SOODED AREAS TO BE FLORITAM OR EQUAL SHADE TOLERANT SPECIES  
 MULCHED AREAS TO HAVE MINIMUM 2" CYPRESS MULCH



**PROPOSED LANDSCAPE PLAN**  
 SCALE: 1" = 5'-0"  
 SEE SURVEY PREPARED BY: ACCURATE LAND SURVEYORS, INC. DATED: 03-23-2007

**PALM AVENUE ALTERATIONS**  
 11 SW PALM AVENUE (SW 11th AVENUE)  
 FORT LAUDERDALE, FLORIDA 33315  
 PROPOSED LANDSCAPE PLAN

Date	03-26-2013
Scale	AS SHOWN
Drawn	JA
Job	
Sheet	
	L-1
of	Sheet