

STAFF REPORT
Riverland Village Section One
Plat Book 27, Page 44

A request to modify conditions of a plat approval has been filed with the Planning and Development Management Division. This plat was recorded into the public records of Broward County on September 21, 1951. The property address is 3300 Southwest 22 Street ("Property") and is located on the southwest corner of Southwest 17 Avenue and Southwest 33 Avenue in the City of Fort Lauderdale.

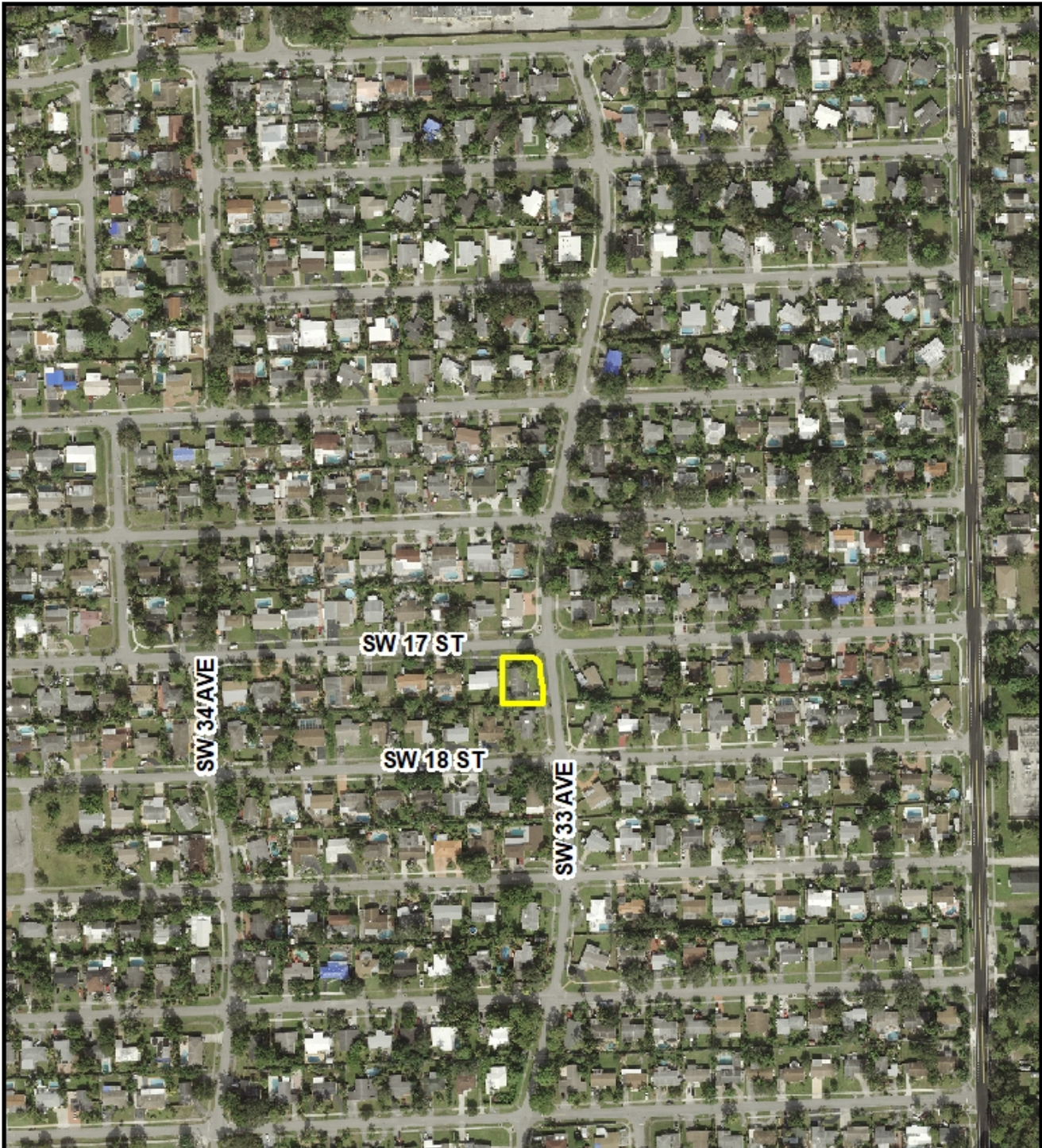
This plat was recorded with a setback line illustrated 30-feet south of the northern limits of Block 21. The applicant, owner of Property, is requesting removal of the 30-foot setback line from Lot 1 of Block 21 of the plat, because the setback requirement is neither required by Broward County's Code of Ordinances or the City of Fort Lauderdale's Land Development Regulations, nor is it consistent with the City of Fort Lauderdale's Land Development Regulation. In addition, the setback line runs through the northern portion of the existing single-family home as illustrated on the attached sketch.

The attached correspondence from the City of Fort Lauderdale indicates no objection to this request.

Staff has reviewed this request and recommends **APPROVAL** subject to compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances. In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

JWP



Commission District No. 7
Municipality: Fort Lauderdale
S/T/R: 18/50/42



Riverland Village Section One
Plat Book 27, Page 44



0 150 300 600 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018



April 2, 2019

Thuy Turner, Planning Section Supervisor
Broward County Environmental Protection and Growth Management Department
1 North University Drive, Building A, Suite 102
Plantation, Florida 33324

RE: No Objection Letter – RIVERLAND VILLAGE, Section One PLAT
Lot 1, Block 21- 3300 SW 17th Street

Dear Ms. Turner:

The City of Fort Lauderdale has received a request for a "No Objection" letter regarding a recorded plat "RIVERLAND VILLAGE, Section One" plat. The Plat thereof as recorded in Plat Book 27, page 44, of the Public Records of Broward County, Florida. The plat was recorded on the 21 day of September, 1951.

As shown on the recorded plat, a 30 feet setback line is depicted along the north boundary (SW 17th Street) of Lot 1 through 9 of Block 21 of the plat (attached). Through-out the plat additional setback lines are indicated from all ROW lines, perhaps with the intention of widening these ROW's. The exact reason for the additional setback lines is unknown. The original surveyor, John Brenda has since passed away.

In December of 1954, REPLAT OF A PORTION OF RIVERLAND VILLAGE, Section One plat was recorded in Plat Book 35, page 40 and the additional setback lines were removed for blocks 1 through 20 (attached). There is a plat note stating all "Front" setbacks shall be 25 feet. In August of 1955, RIVERLAND VILLAGE, Section One plat was recorded and the additional setback lines were removed from Blocks 10 through 20 (attached). This revised plat is recorded as Plat Book 38, page 5, of the Public Records of Broward County, Florida.

The subject Blocks 21 was not included in either of these plat revisions, however, as the additional setback line was removed from all lots and blocks in the original RIVERLAND VILLAGE, Section One plat it would stand to reason that it was not needed or no longer needed and hence removed from all properties.

In 1957, Broward County issued building permit for the single family residence with a required setback of 25 feet from the north property line (SW 17th Street). The required setback for properties zoned RS-6.85 is 25 feet from the front property line. At the time the dwelling was approved and permitted the required 25 foot setback was met. The folio number for the subject property is: 5042 18 06 0590.

The City of Fort Lauderdale would support a plat amendment to remove the 30 foot setback line from Lot 1 through 9 of Block 21. If you have any questions or require additional information, please feel free to contact Yvonne Redding, Planner at 954-828-6495 or at yredding@fortlauderdale.gov.

Sincerely,

Mohammed Malik, Zoning Administrator
Department of Sustainable Development

Cc: Yvonne Redding, Urban Planner

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division



**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name RIVERLAND VILLAGE SECTION ONE

Plat/Site Plan Number _____ Plat Book - Page 27-44 (If recorded)

Owner/Applicant Jeanine Kuflik/DSJK, LLC Phone 954-559-7080

Address 698 NW 15 Avenue City Boca Raton State FL Zip Code 33486

Owner's E-mail Address kuflikj@yahoo.com Fax # _____

Agent _____ Phone _____

Contact Person Jeanine Kuflik

Address _____ City _____ State _____ Zip Code _____

Agent's E-mail Address kuflikj@yahoo.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) _____

Land Development Code citation(s) _____

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date Jeff Day - Planning
Thuy Turner - Planning

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

A 30foot set back needs to be removed

**Please see the reverse side of this form for Required Documentation
and Owner/Agent Certification**

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- **Letter from the applicable municipality**, dated within six (6) months of this application, stating the city's position on this request.
- **Approved or recorded plat** (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- **A check for the application fees** (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on Page 1 of this form, the following additional documents are also required:

- **The proposed site plan (2 original)** which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road.** This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of FLORIDA

County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Jeanine Kuflik

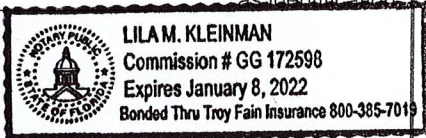
Sworn and subscribed to before me this 2nd day of April, 2019

by Jeanine Kuflik He/she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public Lila M. Kleinman

Type or Print Name LILA M. KLEINMAN



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 4/5/2019 Acceptance Date 4/18/2019

Comments Due 5/2/2019 C.C. Mtg. Date TBD Fee \$ 770

Report Due 5/9/2019 Adjacent City N/A

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) SURVEY

Title of Request N/A

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

Received by Jean-Paul Perez SENIOR PLANNER

LEGAL DESCRIPTION AND CERTIFICATION

Lot 1, Block 21, RIVERLAND VILLAGE SECTION ONE, according to the Plat thereof, as recorded in Plat Book 27, Page 44, of the Public Records of BROWARD County, Florida.

Community Number: 125105 Panel: 0552 Suffix: H Flood Zone: X Field Work: 3/22/2019

Certified To:

EVELIN MAC CLAY AND RAMIRO MAXIMILIANO MIGUELES, WIFE AND HUSBAND; ACCURATE TITLE AGENCY, INC.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; UNITED WHOLESALE MORTGAGE, its successors and/or assigns, as their interests may appear.

Property Address:

3300 SW 17TH STREET
FT LAUDERDALE, FL 33312














Survey Number: 361293

Client File Number: 19-018

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	(L) LENGTH	P.C.C. POINT OF COMPOUND CURVE
Δ CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D/W DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
+ X.XX = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

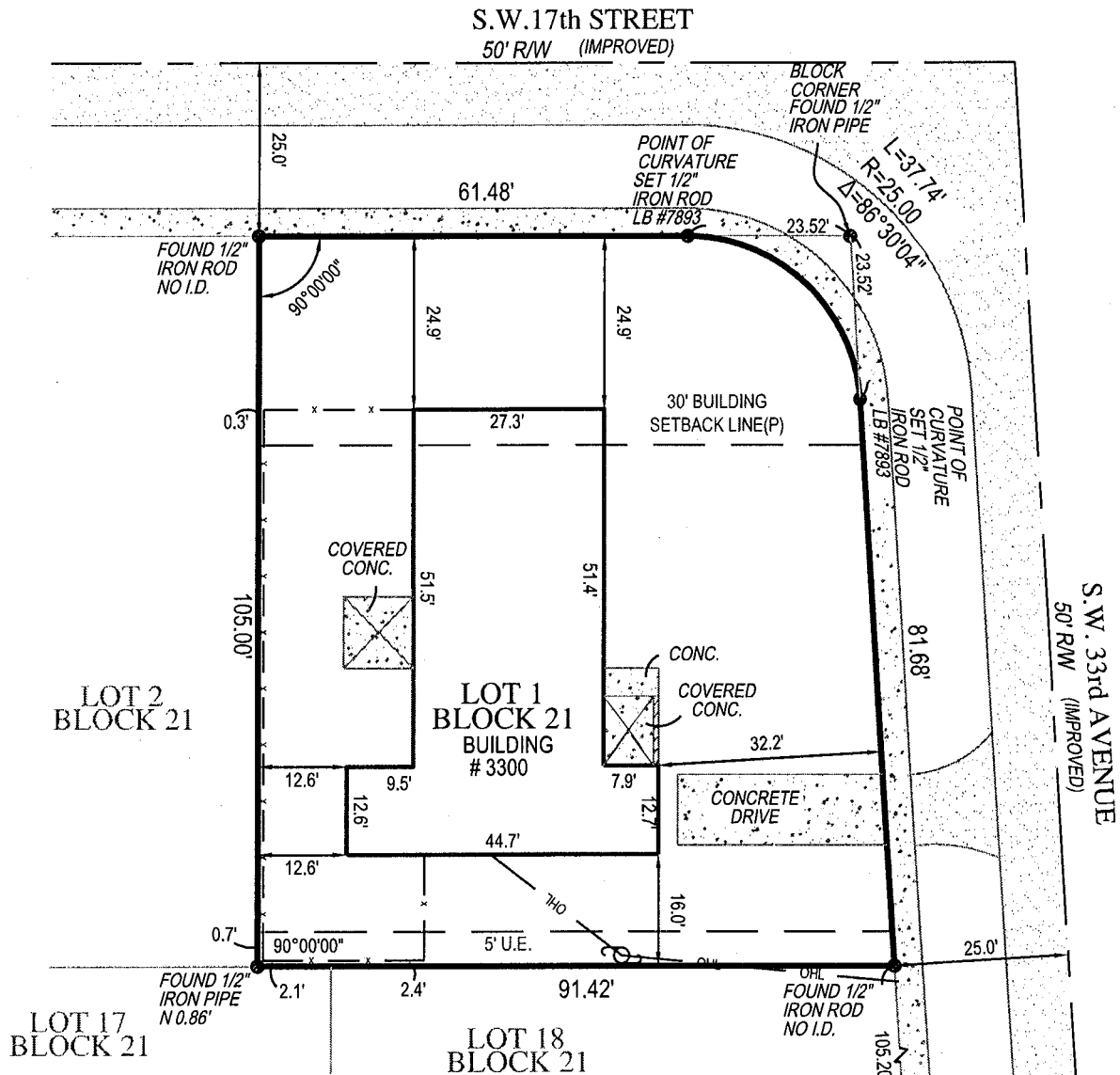
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



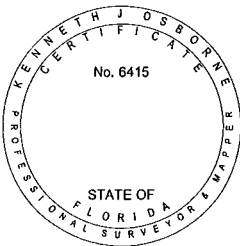
LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY



SURVEY NOTES
 CONCRETE DRIVE CROSS THE PROPERTY LINE ON EASTERLY SIDE OF LOT.
 BUILDING CROSSING INTO THE PLATTED 30' B.S.L. ON NORTHERLY SIDE OF LOT.
 PROPERTY SUPPLIED BY CITY WATER AND SEWER
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 5' U.E. ON SOUTHERLY SIDE OF LOT.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne

Digitally signed by
 Kenneth J. Osborne
 Date: 2019.03.25
 20:39:33 -04'00'



TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
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(SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)