

# SETBACKS VARIANCE REQUEST 1260 NE 27<sup>TH</sup> WAY

BEALECON ENGINEERING, LLC.

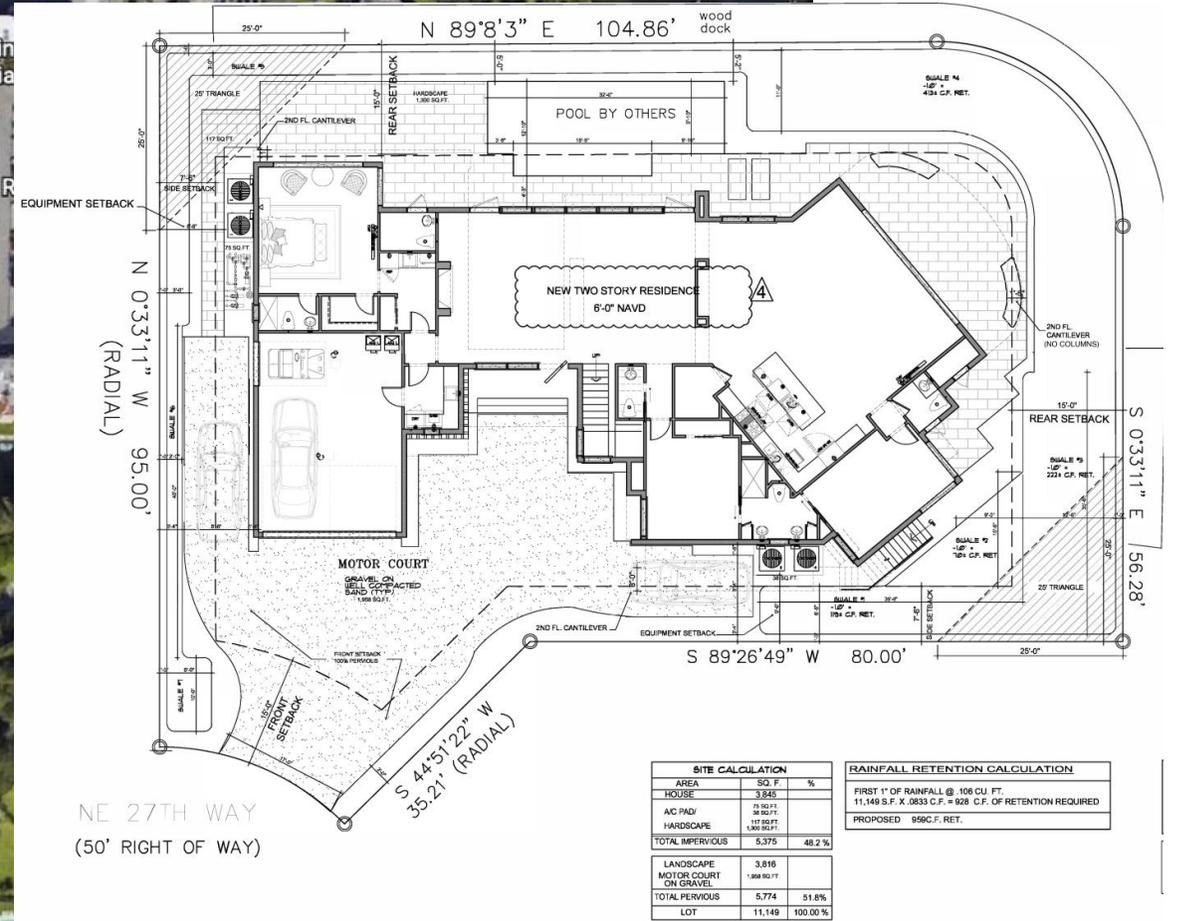
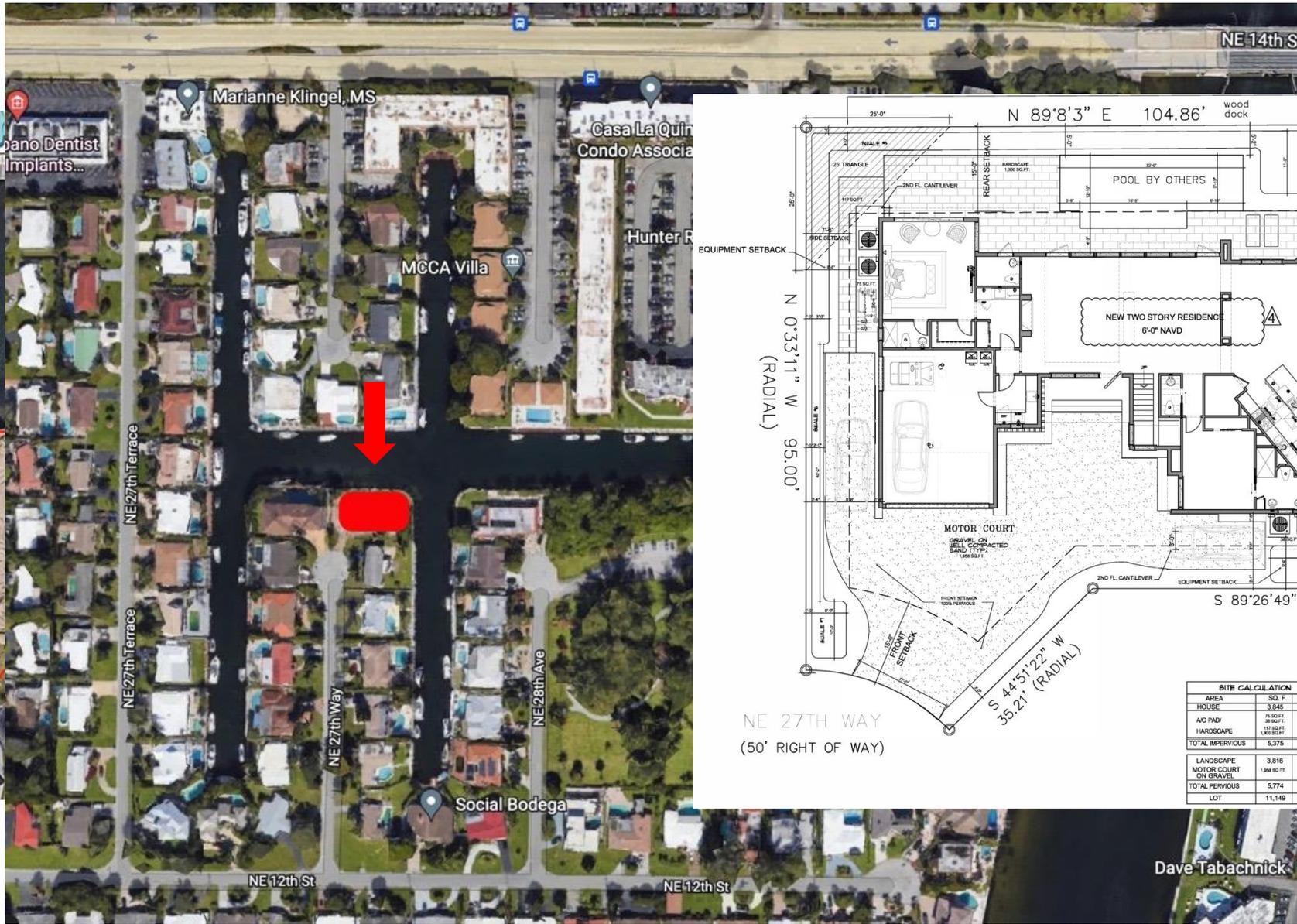
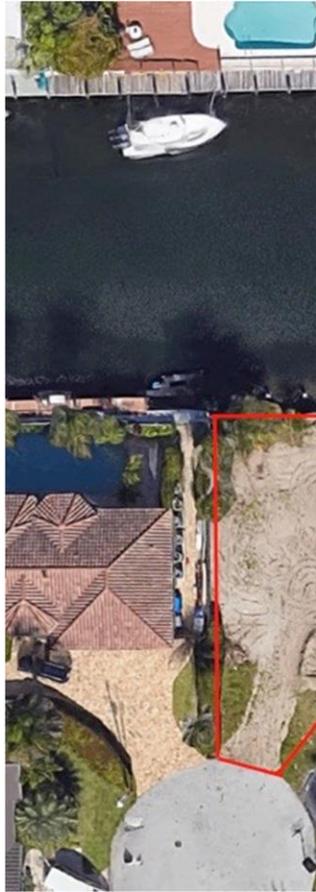
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NE 27TH WAY  
(50' RIGHT OF WAY)

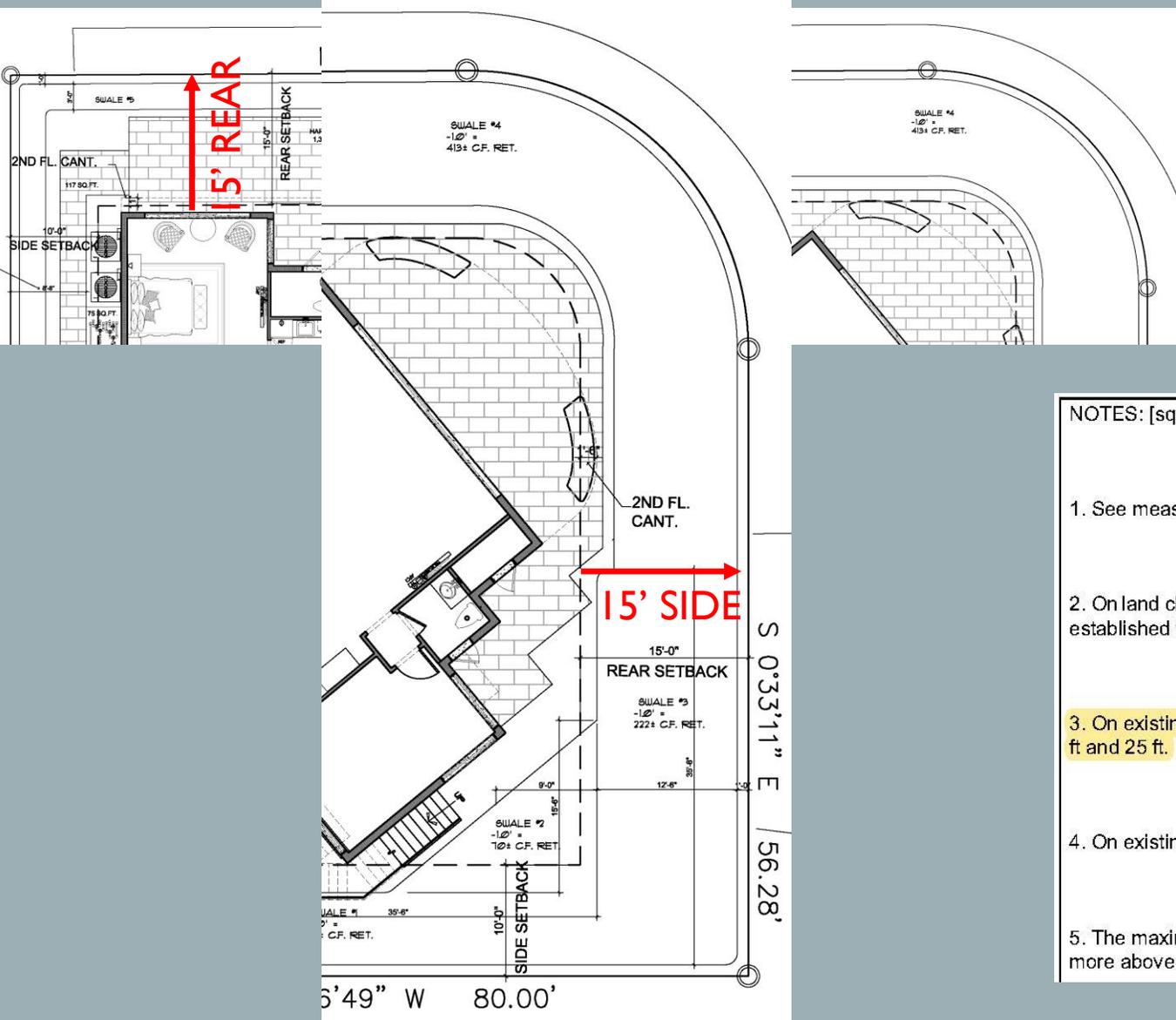
SITE CALCULATION		
AREA	SQ. FT.	%
HOUSE	3,845	
AC PADI	17,927	
HARDSCAPE	1,305	
TOTAL IMPERVIOUS	5,375	48.2 %
LANDSCAPE MOTOR COURT ON GRAVEL	3,816	
TOTAL PERVIOUS	5,774	51.8%
LOT	11,149	100.00 %

RAINFALL RETENTION CALCULATION	
FIRST 1" OF RAINFALL @ 106 CU FT.	
11,149 S.F. X .0033 C.F. = 369.9 C.F. OF RETENTION REQUIRED	
PROPOSED 956C.F. RET.	

# 1260 NE 27<sup>TH</sup> WAY



## PROPOSED SETBACKS PER CODE



### 155.3203. SINGLE-FAMILY RESIDENCE 2 (RS-2)

A. Purpose	Typical Building Type
<p>The Single-Family Residence 2 (RS-2) district is established and intended to accommodate primarily single-family dwellings including family community residences at moderate densities on lots greater than 7,000 square feet in area. The district also accommodates accessory dwelling units and transitional community residences as well as limited nonresidential uses usually found in urban single-family neighborhoods (e.g., parks, places of worship, golf courses), generally as Special Exceptions.</p>	
B. Use Standards	

- NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4 .
  2. On land classified Residential by the Land Use Plan , maximum gross residential density may not exceed that established for the particular land use classification.
  3. On existing lot where rear yard abuts waterway or canal, setback equals the existing rear yard depth if it is between 15 ft and 25 ft.
  4. On existing lot , setback equals the existing rear yard depth if it is between 15 ft and 20 ft.
  5. The maximum height may be increased to 40 feet where the lowest structural member of a building must be 14.5 feet or more above National Geodetic Vertical Datum of 1929 (N.G.V.D)

# EXISTING CONDITIONS

- ACROSS CANAL  
1311 NE 27<sup>TH</sup> WAY  
(15' REAR SETBACK ).
- NOTIRIZED LETTER FROM  
ADJACENT OWNER  
1261 NE 27<sup>TH</sup> WAY  
SUPPORTING 15' REAR  
SETBACK.



# PERMITTING TIMELINE

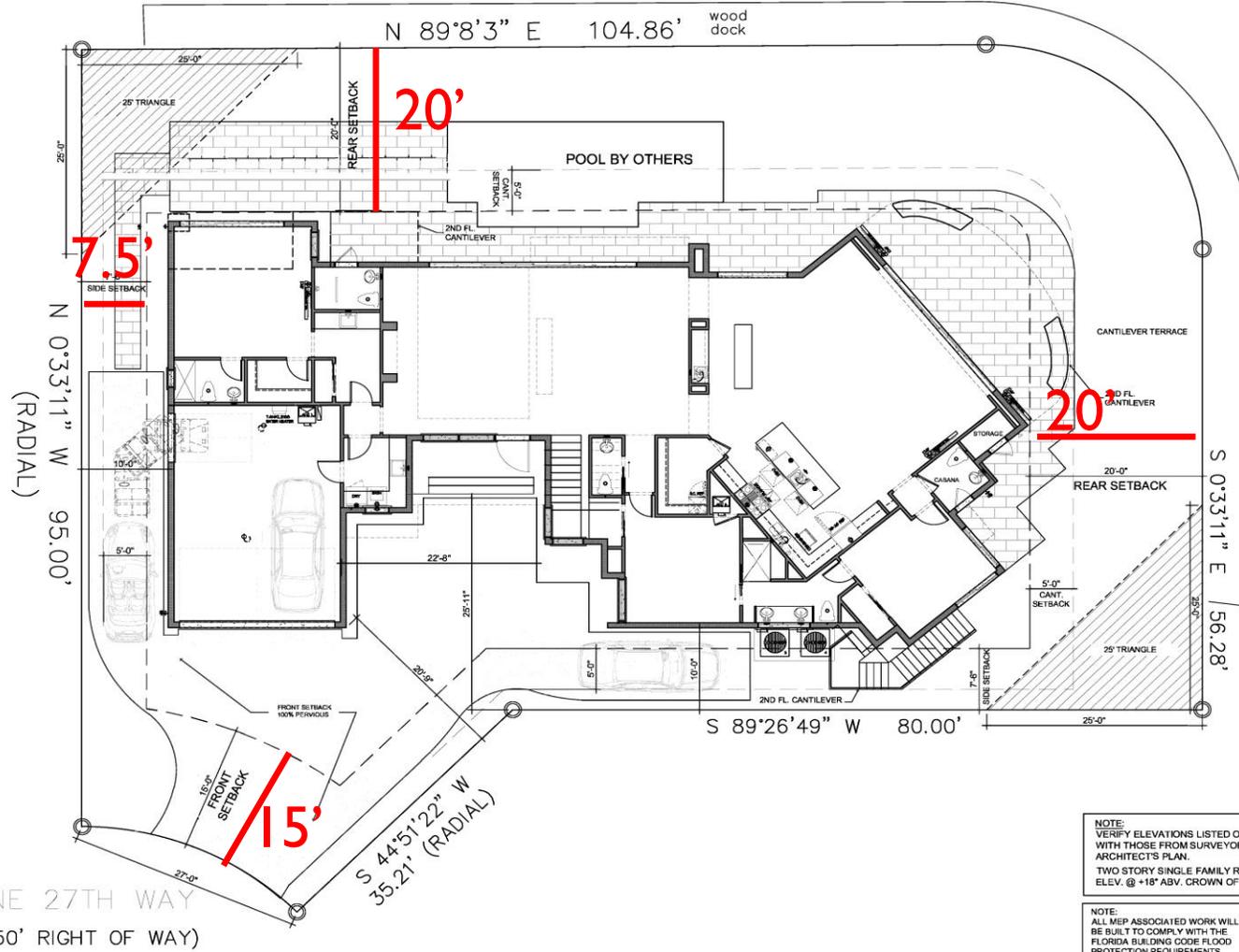
1. DESIGN TEAM CALL TO BUILDING DEPARTMENT FOR CODE SECTION CLARIFICATION (OCTOBER 2021)
2. DRY RUN SUBMITTAL (OCTOBER 2021)
3. COMMENTS PROVIDED ON FRONT SET BACK ONLY (NOVEMBER 2021)
4. FOUR (4) ROUND OF COMMENTS (9 MONTHS PROCESS) SINCE DRY RUN SUBMITTAL
5. COMMENTS RECEIVED ON REAR AND SIDE YARD SETBACKS (JULY 2022)
6. DESIGN TEAM INFORMED OF REQUIRED VARIANCE APPLICATION FOR SETBACKS APPROVAL (JANUARY 2023)

## IMPLICATIONS OF RE-DESIGN TO OWNER

- REDUCED SQUARE FOOTAGE, THEREFORE COST OF LAND.
- ADDITIONAL COST OF REDESIGN ARCHITECTURAL AND ENGINEERING PLANS.
- EXTENDING CONSTRUCTION TIMEFRAME, MATERIALS AND SUBCONTRACTORS COST INCREASE – (REVISED CONSTRUCTION DRAWINGS/BIDS)
- POSSIBLE CHANGES ON TERMS OF CONSTRUCTION LOAN.



# OPTION 2



NOTE:  
VERIFY ELEVATIONS LISTED ON THESE PLANS  
WITH THOSE FROM SURVEYOR AND LANDSCAPE  
ARCHITECT'S PLAN.  
TWO STORY SINGLE FAMILY RESIDENCE, FIN. FL.  
ELEV. @ +18" ABV. CROWN OF ROAD

NOTE:  
ALL MEP ASSOCIATED WORK WILL  
BE BUILT TO COMPLY WITH THE  
FLORIDA BUILDING CODE FLOOD  
PROTECTION REQUIREMENTS

**SETBACKS**  
FRONT 15'  
INTERIOR SIDE 7.5'  
**WATERFRONT**  
20' NORTH x 20' EAST

**OPTION 2**  
**SITE PLAN**  
SCALE 1/8" = 1'-0"



## NEXT BEST ALTERNATIVE

- FRONT SETBACK 15'
- SIDE INTERIOR SETBACK 7.5'
- REAR SETBACK 20'
- SIDE STREET SETBACK 20'



# SUMMARY

- CONSIDERATION TO THE BOARD ON VARIANCE APPROVAL OF INITIAL PROPOSAL (OPTION 1) 15' REAR AND 15' SIDE WATER SETBACKS DUE TO DELAYED FEEDBACK DURING PERMITTING AND IMPLICATIONS TO THE OWNERS ON REDESIGN.
- EXISTING CONDITIONS ACROSS THE CANAL MATCH INITIAL PROPOSAL OF 15' REAR WATER SETBACK.
- ADJACENT NEIGHBOR SUPPORT ON THE 15' REAR WATER SETBACK.
- COMPROMISE – NEXT PREFERRED OPTION 2 – 20' REAR WATER AND 20' SIDE WATER SETBACK.

THANK YOU!  
QUESTIONS?

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