



VILLAGE OF SEA RANCH LAKES

1 Gatehouse Road, Sea Ranch Lakes, FL 33308

Phone: 954 943-8862 Fax: 954 943-5808

VARIANCE APPLICATION FORM

1. Date of Application: 8-10-2021

2. Name of Applicant: Both: David Geduld, MD Renovation 7, LLC

3. Address: 7 Seneca Road, Sea Ranch Lakes, FL 33308

4. Telephone: 305-345-7757

5. Describe your request here: A request for, a variance for front loading garage doors due to septic tank & leaching septic tank field, turning radius for garages and the need because of increasing costs of property to hold more garage storage to keep up with current evolving trends of homes.

6. Attach a sketch describing your request for this application

7. Date of Hearing: 8-25-2021

8. All property owners within 300 feet must be notified of hearing.

I do hereby attest that all the information on this application is true and all facts presented are represented accurately.

Signature of Applicant: _____

Recommendation of Village Council: _____

Special Conditions imposed are:

Please Note Garages will look like the Architectural details (decorative doors) landscaping in front of House.

LEGEND

- ☐ CABLE JUNCTION BOX
- ▨ CATCH BASIN
- CLEAN OUT
- ⊠ CONTROL VALVE
- ⊞ ELECTRIC SERVICE
- ⊕ FIRE HYDRANT
- ☐ FP&L PAD
- GUY ANCHOR
- MANHOLE
- ⊞ POOL EQUIPMENT
- ⊞ POWER/LIGHT POLE
- ⊞ SPRINKLER SYSTEM
- ⊞ WATER METER
- ⊞ WATER VALVE
- ☐ WELL
- ▨ BRICK PAVERS
- CENTERLINE
- ▨ CONCRETE/CHAT
- ▨ CONCRETE WALL
- 0.00 ELEVATION
- x—x— METAL FENCE
- — — — — OVERHEAD WIRES
- ▨ WOOD DECK/DOCK
- x—x— WOOD FENCE

ABBREVIATIONS

- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- E/F END OF FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT RECORD
- R RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495
- CNF CORNER NOT FOUND

LEGAL DESCRIPTION

LOT 17, BLOCK E, OF "SEA RANCH LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 40, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
Renovation7,LLC

PROPERTY ADDRESS
7 SENECA ROAD
SEA RANCH LAKES, FL 33308

BOUNDARY SURVEY
INVOICE # 40504U2
SURVEY DATE 05/18/17
UPDATED SURVEY DATE 10/13/20
UPDATED SURVEY DATE 03/24/21

FLOOD ZONE X 0.2%
MAP DATE 08/18/14
MAP NUMBER 120056 0378H



TREE TABLE

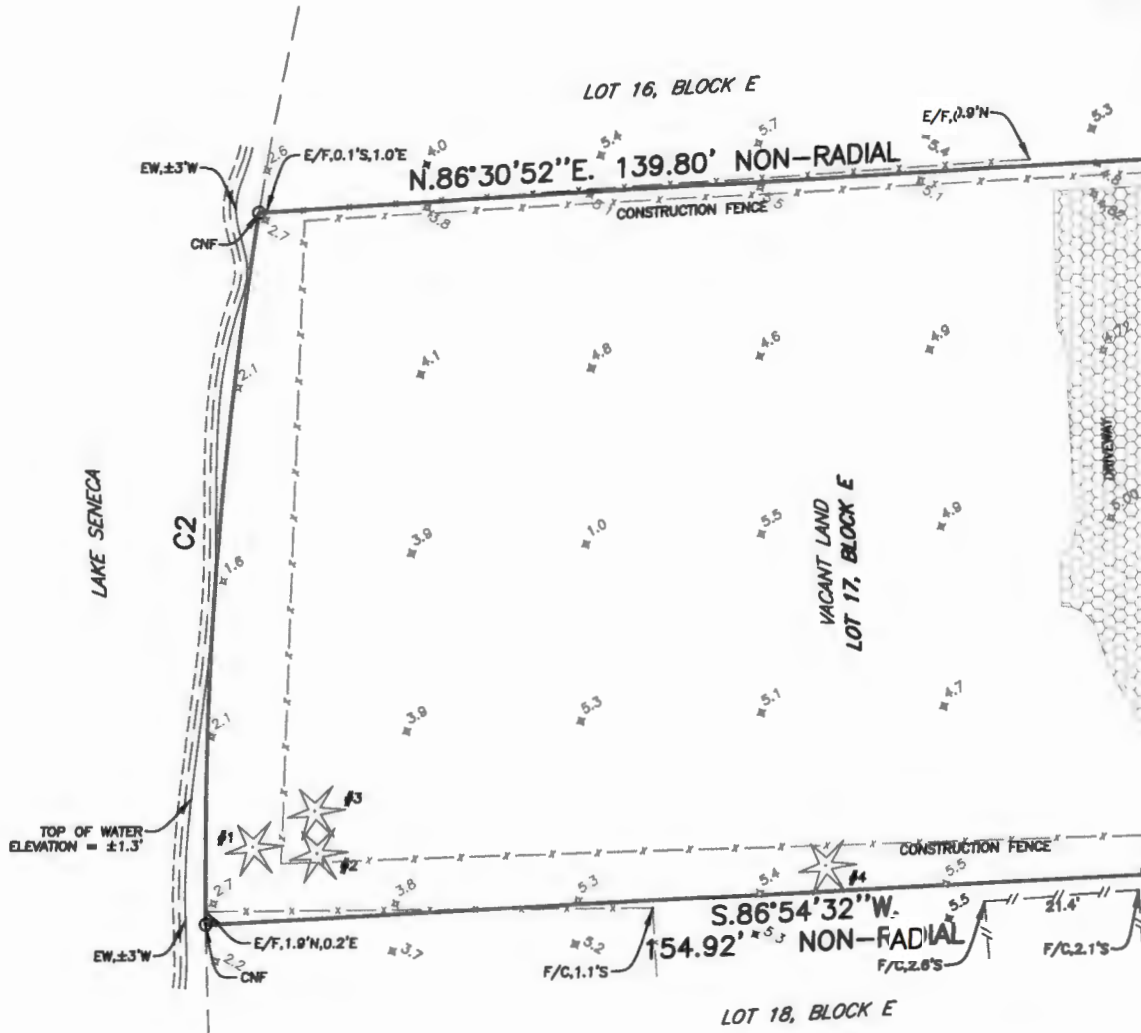
NUMBER	TYPE	SIZE
#1	PALM	9"
#2	PALM	9"
#3	PALM	8"
#4	PALM	6"
#5	OAK	16"
#6	MUMOSA	14"

SURVEYOR'S NOTES

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



Paul J. Stowell
PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418



NUMBER	DELTA	CHORD B
C1	00°42'30"	S.04°17'5"
C2	10°11'34"	N.04°23'4"
C3	01°24'41"	N.03°14'2"

HEALTH DEPARTMENT CERTIFICATE
THERE ARE NO WELLS, SEPTIC SYSTEMS, OR BODIES OF WATER WITHIN 75 FEET OF THE PROPERTY LINE EXCEPT AS SHOWN ON SURVEY. (SEE NOTE # 4)





CONCEPTUAL FRONT ELEVATION



CONCEPTUAL FRONT PERSPECTIVE

CONCEPTUAL ELEVATIONS
SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION 7/8 - 7/9

Project Number:
21241

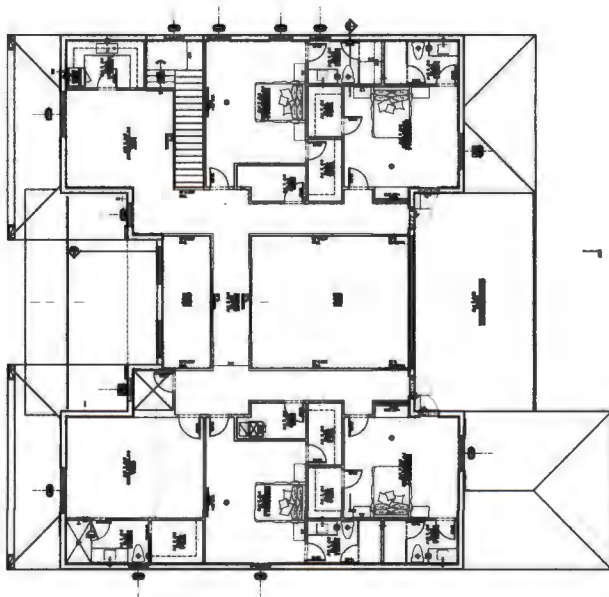
ACUSTOM RESIDENCE
7 SENECA ROAD
SEA RANCH LAKES, FLORIDA

AFFINITY
ARCHITECTS
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0446 AFFINITYARCHITECTS.COM

NOT FOR CONSTRUCTION
Date: 6/16/2021
Drawing: 04/2021
Project: 21241
Sheet: 1 of 1
Scale: 1/8" = 1'-0"

ARCHITECT © 2021

A3



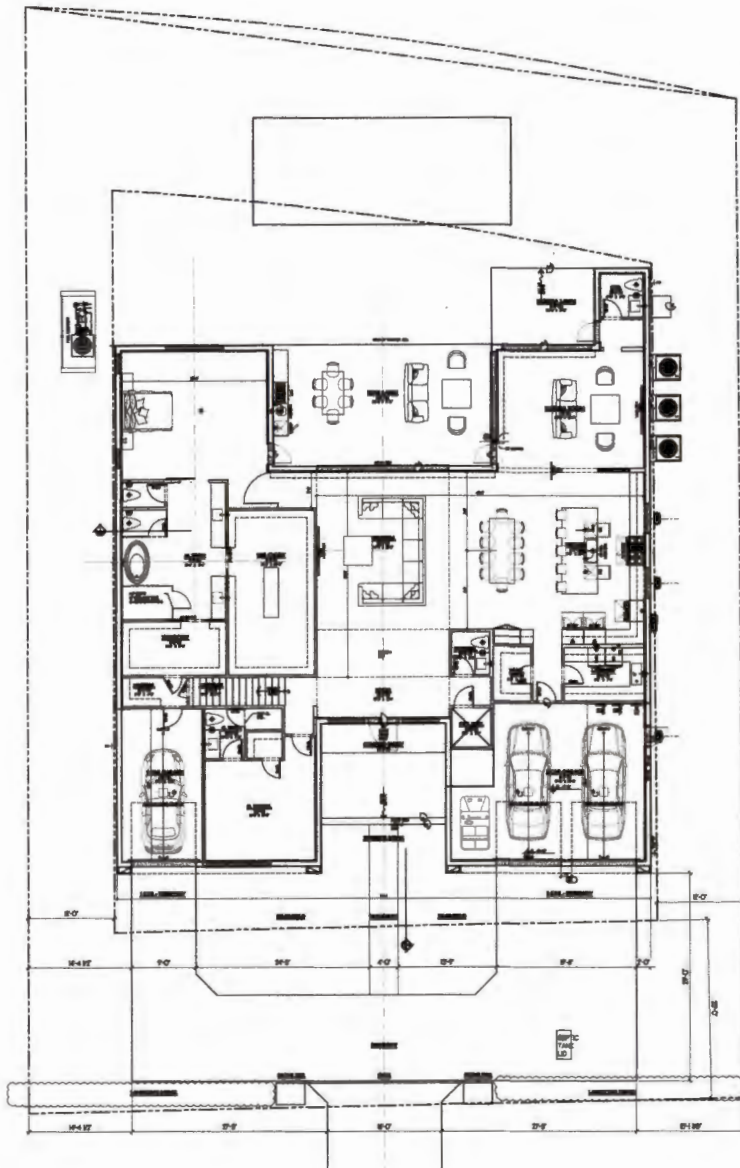
SEE LANSBOPF DRAWINGS FOR ADDITIONAL INFORMATION IS-10
2ND FLOOR PLAN

A2
 ARCHITECT © 2011

NOT FOR CONSTRUCTION
 Date Issued: 04/20/11
 Date Revised: _____
 Date Rechecked: _____
 Date Constructed: _____
 Scale: _____

AFFINITY
— architects —
 6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton FL - 33487
 561.730.0445 AFFINITYARCHITECTS.COM

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AREA CALCULATION	
1ST FLOOR A/C	383 SQ. FT.
2ND FLOOR A/C	293 SQ. FT.
TOTAL A/C	676 SQ. FT.
2 CAR GARAGE	573 SQ. FT.
1 CAR GARAGE	266 SQ. FT.
SECOND FLOOR COVERED TERRACE	59 SQ. FT.
COVERED LANAI	98 SQ. FT.
COVERED FLORIDA LANAI	84 SQ. FT.
COVERED ENTRY	73 SQ. FT.
TOTAL	8079 SQ. FT.
DATE: 8/10/22	

SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HANDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
- SITE DRAINAGE BY CIVIL ENGINEER



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Revisions

NOT FOR CONSTRUCTION

Date	8/4/2021
Drawn / Checked	- / -
Date / Approval	- / -
Date / Permit	- / -
Date / Construction	- / -

Scale

A00002340 © 2021

SITE PLAN
SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION US - F-0

A1