



BOARD OF ADJUSTMENT NOTICE

November 25, 2019

A Public Hearing will be held before the Board of Adjustment on: Wednesday, December 11, 2019 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: **PLN-BOA-19110006**
OWNER: STEPHANIE J. TOOTHAKER
AGENT: N/A
ADDRESS: 901 PONCE DE LEON DRIVE, FORT LAUDERDALE, FL., 33316
LEGAL DESCRIPTION: RIO VISTA ISLES UNIT 3 7-47 B LOT 1,2 BLK 23
ZONING: RS-8
COMMISSION DISTRICT: 4
REQUESTING: Section 47-5.31.- Table of dimensional requirements for the RS-8 district. (Note A)

1. Requesting a variance from the 25 feet minimum rear north yard requirements of Sec. 47-5.31 Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at **23'-2" from the rear north yard property line;**
2. Requesting a variance from the 25 feet minimum rear north yard requirements of Sec. 47-5.31 Table of Dimensional Requirements for the RS-8 zoning district to allow the construction of a new open roof structure and breeze block wall with bar and kitchen **equipment 12'-4" from the rear north yard property line; Side (East) Setback**
3. Requesting a variance from the 5 feet minimum side east yard requirements of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to allow the construction of a new pool house **1'-3" (including an overhang of 6") from the east side yard property line; Front (South) Setback**
4. Requesting a variance from the 25 feet minimum front south yard requirements of Sec.47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at **19'-5" from the front south yard property line; and Corner (West) Setback**
5. Requesting a variance from the **24'-8½"** corner west yard requirements (25% of the lot width) of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 9.4 feet from the corner yard west property line.

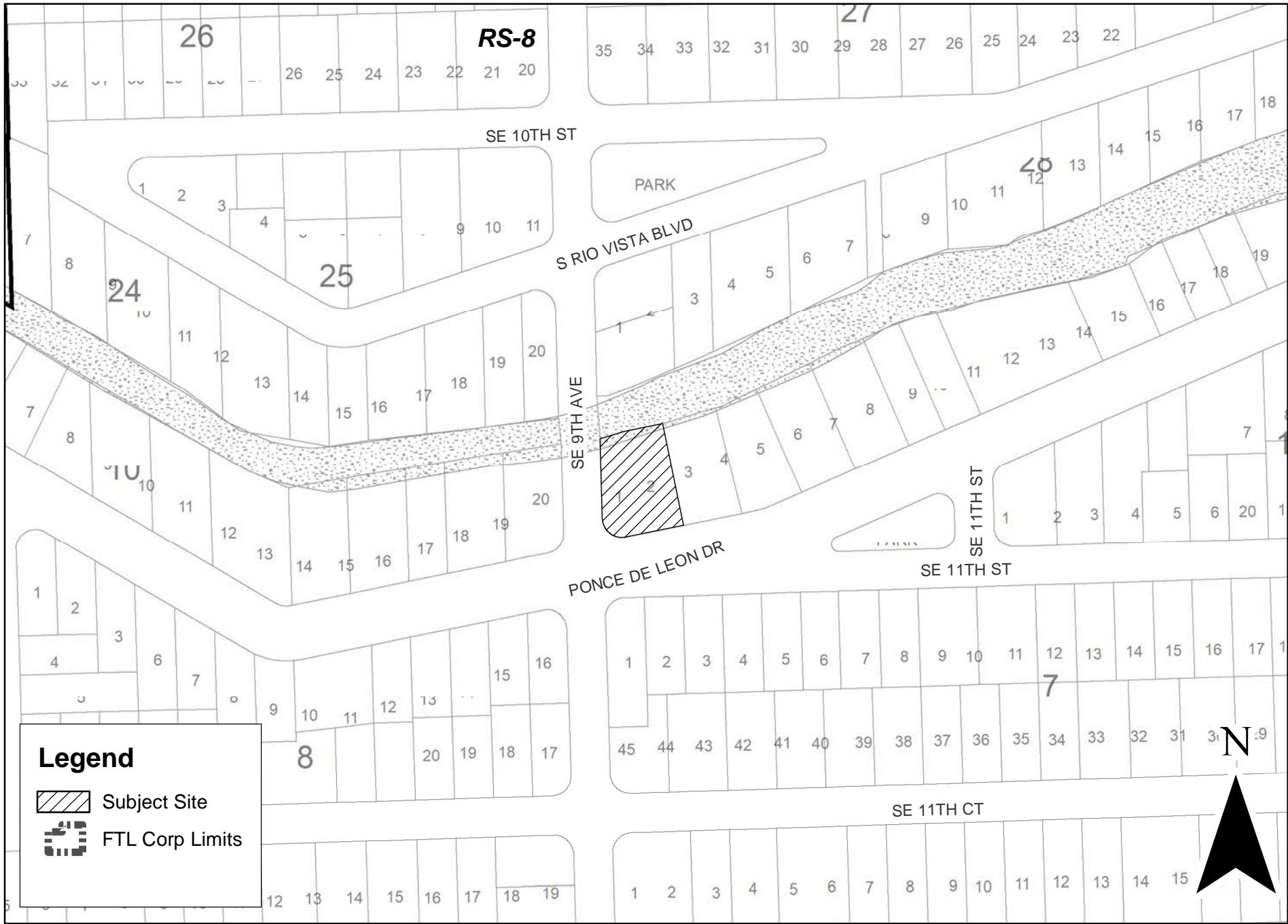


If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR

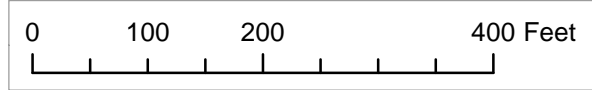
Florida Statutes, Sec. 286.0105

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

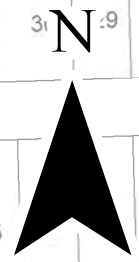


PLN-BOA-19110006

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Graphic Scale





CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: DECEMBER 11, 2019

TIME: 6:30 PM

CASE: PLN-BOA-19110006

Section 47-5.31.- Table of dimensional requirements for the RS-8 district. (Note A)

1. Requesting a variance from the 25 feet minimum rear north yard requirements of Sec. 47-5.31 Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 23'-2" from the rear north yard property line;
2. Requesting a variance from the 25 feet minimum rear north yard requirements of Sec. 47-5.31 Table of Dimensional Requirements for the RS-8 zoning district to allow the construction of a new open roof structure and breeze block wall with bar and kitchen equipment 12'-4" from the rear north yard property line; Side (East) Setback;
3. Requesting a variance from the 5 feet minimum side east yard requirements of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to allow the construction of a new pool house 1'-3" (including an overhang of 6") from the east side yard property line; Front (South) Setback;
4. Requesting a variance from the 25 feet minimum front south yard requirements of Sec.47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 19'-5" from the front south yard property line; and Corner (West) Setback
5. Requesting a variance from the 24'-8½" corner west yard requirements (25% of the lot width) of Sec. 47-5.31, Table of Dimensional Requirements for the RS-8 zoning district to permit the existing residence to remain at 9.4 feet from the corner yard west property line.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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

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





SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 7/25/2019 | Print Date: 7/25/2019

I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input checked="" type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (per space)	\$ 530.00
<input type="checkbox"/>	Request for Continuance	\$ 190.00
<input type="checkbox"/>	Rehearing before the Board	\$ 70.00
<input type="checkbox"/>	Request for Rehearing	\$ 240.00

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

NOTE: To be filled out by Department

Case Number	PLN-BOA-19110006
Date of complete submittal	11/8/19

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

Property Owner's Name	Stephanie J. Toothaker
Property Owner's Signature	<i>Stephanie J. Toothaker</i>
Address, City, State, Zip	901 Ponce de Leon Drive, Fort Lauderdale, FL 33316
E-mail Address	stephanie@toothaker.org
Phone Number	954.648.9376
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	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Toothaker House	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>	
Project Address	Address: 901 Ponce de Leon Drive, Fort Lauderdale, FL 33316	
Legal Description	Lot 1 and 2, Block 23 RIO VISTA ISLES UNIT 3, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of Broward County.	
Tax ID Folio Numbers (For all parcels in development)	504211181930	
Request / Description of Project	The scope of the proposed project includes the demolition of the patio's existing rear wall and roof. The exterior patio deck, new patio roof and breezeblock wall under the roof will be extended up to the existing at-grade wood deck. A new pool house will be located to the east of the existing pool. Please refer to the narrative.	
Applicable ULDR Sections	ULDR, Sec. 47-5.31	

Current Land Use Designation	Residential Low-Medium
Current Zoning Designation	RS-8
Current Use of Property	Single-Family
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [S]	25'-0" MIN	25'-3" (EXISTING)
Side [E]	5'-0" MIN	18'-0" (EXISTING)
Side [W]	5'-0" MIN	10'-0" (EXISTING)
Rear [N] (WATERWAY)	25'-0" MIN	22'-0" (EXISTING)

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

Please see attached narrative.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12.A.4.

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

- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

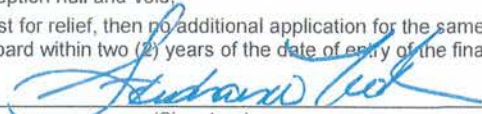
- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

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

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8th day of NOVEMBER 2019




NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

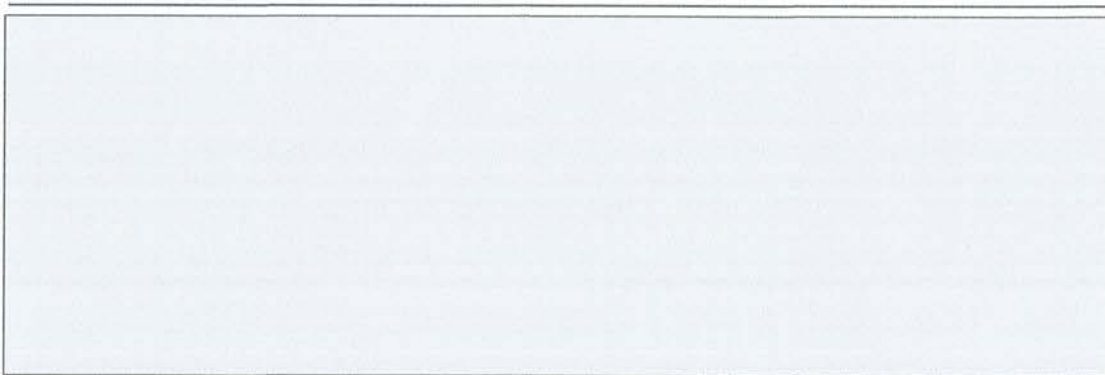
Fourteen (14) copy sets, with plans at half-size scale 11" x 17"

One (1) electronic version (CD or USB) of complete application and plans in PDF format

- Completed application (all pages must be filled out where applicable)
- Mail notification documents (mail notification instructions at bottom of page)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)
 - Landscape Plan (if applicable)
 - Elevations (if applicable)
 - Additional plan details as needed

Note: All copy sets must be clear and legible.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue, Fort Lauderdale, FL 33311.

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

November 8, 2019

VIA ELECTRONIC SUBMISSION

Mr. Douglas Reynolds, Chair
 Mr. Howard Nelson, Vice Chair
 Ms. Eugenia Ellis
 Mr. Blaise McGinley
 Mr. Patrick McTigue
 Mr. Carey Villeneuve
 Mr. Chadwick Maxey
 City of Fort Lauderdale
 100 North Andrews Avenue
 Fort Lauderdale, FL 33301

*Re: 901 Ponce de Leon Drive, Fort Lauderdale, FL 33316 (the "Property") —
 Board of Adjustment Variance Request*

Dear Members of the Board of Adjustment:

I am the owner of the property located at 901 Ponce de Leon Drive, Fort Lauderdale, 33316 (the "Property"), Folio No. 504211181930. The Property is zoned Residential Single Family/Low Medium Density ("RS-8") and has an underlying land use designation of Low-Medium. I am respectfully requesting approval of the following variances: 1) maintain the existing 22-foot north rear yard between the existing residence and property line where the code requires a minimum rear setback of 25-feet, 2) permit the proposed open roof structure and breeze block wall to encroach 11-feet into the north rear yard from the existing north rear yard line up to the existing at-grade wood deck where the code requires a minimum rear setback of 25-feet, and 3) permit the proposed pool house to encroach 3-feet 9-inches into the east side yard. Please see a detail description below.

1. PROJECT DESCRIPTION

The Property currently accommodates the following setbacks:

	RS-8 Requirement	Existing
Minimum Front Yard (south – Ponce de Leon Drive)	25 feet	25'-3"
Minimum Side Yard (east – adjacent property)	5 feet	18'-0" (east)
Minimum Side Yard (west – SE 9 th Street)	5 feet	10'-0" (west)
Minimum Rear Yard (abutting waterway)	25 feet	22 feet

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

The backyard contains an existing pool, patio pool deck, and at-grade wooden deck. The at-grade patio pool deck and wooden deck are permitted to be located in the rear setback pursuant to ULDR, Sec. 47-19.2. The scope of the proposed project on the Property includes the demolition of the patio's rear wall and roof. The exterior patio deck, patio roof, and breezeblock wall under the roof will be extended 11-feet from the existing rear yard line up to the existing at-grade wooden deck. The bar and barbecue station and kitchen equipment will be located beneath the proposed improvement. A pool house is proposed east of the existing pool. A 4-foot wide walkway between the existing pool and proposed pool house is accommodated which pushes the proposed pool house to encroach approximately 3-feet, 9-inches into the required 5-foot east side yard.

2. REQUESTED VARIANCES

The following variances from ULDR, Sec.47-5.31 are requested:

North (Rear) Setback

- maintain the existing 22-foot north rear yard between the existing residence and property line, where the code requires a minimum rear yard setback of 25-feet
- permit the proposed open roof structure and breeze block wall with bar/kitchen equipment to encroach 11 feet into the north rear yard from the existing north rear yard line up to the existing at-grade wood deck where the code requires a minimum rear yard setback of 25-feet

East (Side) Setback

- permit the proposed pool house to encroach 3-feet 9-inches into the east side yard, where the code requires a minimum side yard of 5-feet

3. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST (SEC. 47-24.12.A.4)

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

Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property. The house was built in 1950 by the City of Fort Lauderdale's then - Building Official who was the original owner and prior to the completion of the SE 9th Street bridge over the Tarpon River in 1970¹ as well as prior to the codification of today's RS-8 dimensional requirements. The front entry of the house and the garage originally faced west to SE 9th Street. The setbacks were arranged so that the front yard was on the west, the rear on the east, and the sides on the north and south. When the City installed the 9th Street Bridge the then owners lost the entrance to their garage because of the necessary pitch of the right of way toward driving north over the bridge. Together with the City of Fort Lauderdale the owners re-oriented the front of the house to Ponce de Leon Drive and the majority of the house's setbacks became not only awkward but legal non-conforming.

¹ Source: <https://bridgereports.com/1087299>

Although the orientation of the front entry has changed, the original yard dimensions between the property line and the building have been maintained which have created a situation in which the north rear yard (originally the north side yard) is only 22 feet and the east side yard (originally the rear yard) is 18 feet. Thus, this has created special circumstances in which the existing setbacks and location of the existing residence, pool and pool patio deck have limited the area where the proposed improvements can be located. The location of the original pool is not changing, simply being improved, so the location of the adjacent amenities is driven completely by the existing location of the 1950's house and pool.

- b. *Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exception to other properties in the same zoning district; and*

As explained in 2.a., there are circumstances which cause special conditions that are peculiar to the Property. The Property is located at the corner of SE 9th Street and Ponce de Leon Drive. The construction of the SE 9th Street bridge over the Tarpon River and the codification of the RS-8-yard requirements occurred *after the fact* that the house was built. The original yard dimensions between the property line and the building associated with the building's original orientation have been maintained. These circumstances have created special conditions peculiar to the Property whereby, with the official relocation of the front entry of the house to the south, the north rear setback is only 22 feet and the east side yard is 18 feet. The existing setbacks and location of the existing residence, pool and pool deck have limited the area where the proposed improvements can be located.

- c. *Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district; and*

Literal application of the provisions of the ULDR would deprive me from improving my Property which is a right enjoyed by other property owners in the same zoning district. Consideration should be given that, historically, the building's front entry faced SE 9th Street, which is likely because the house was built prior to the construction of the bridge over the Tarpon River. The original yard dimensions between the property line and the building, which predated the RS-8 dimensional requirements, have been maintained which have created a situation in which the north rear yard (originally the north side yard) is only 22 feet and the east side yard (originally the rear yard) is 18 feet.

- d. *The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and*

The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations. The house was built decades prior to the construction and completion of the SE 9th Street bridge over the Tarpon River and prior to the codification of today's RS-8 dimensional requirements. Although the orientation of the front entry has since changed, the original yard dimensions between the property line and the building have been maintained which have created a situation in which the north rear yard (originally the north side yard) is only 22 feet and the east side yard (originally the rear yard) is 18-feet. Thus, this has created special circumstances in which the existing setbacks and location of the existing residence,

pool and pool deck have limited the area where the proposed improvements can be located without minor encroachment.

- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.*

The variance is the minimum variance that will make possible a reasonable use of the property, and the variance will be in harmony with the general purposes and intent of the ULDR. The requested variances will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. The proposed encroachments are within the property lines.

Respectfully,

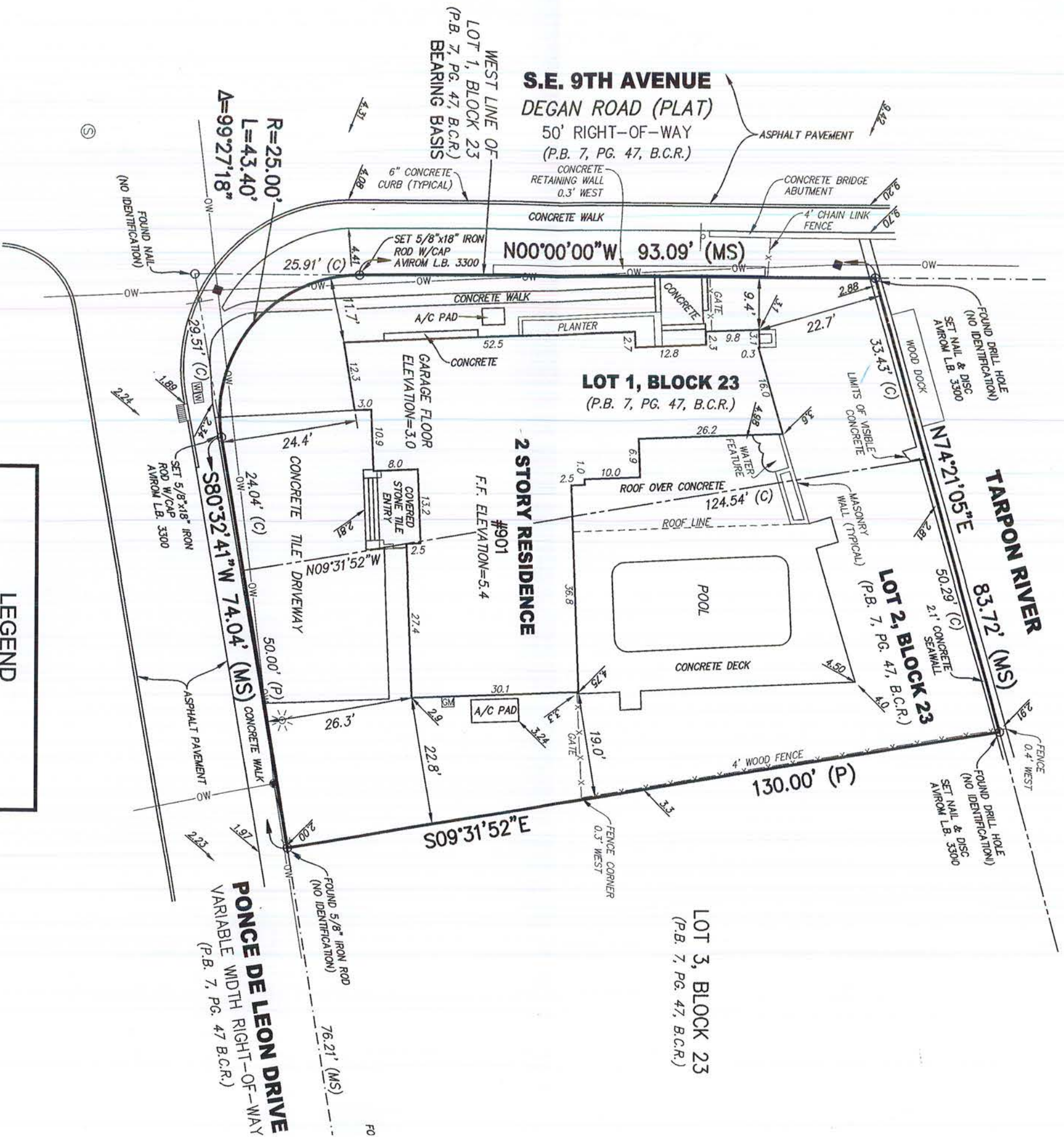


Stephanie J. Toothaker, Esq.



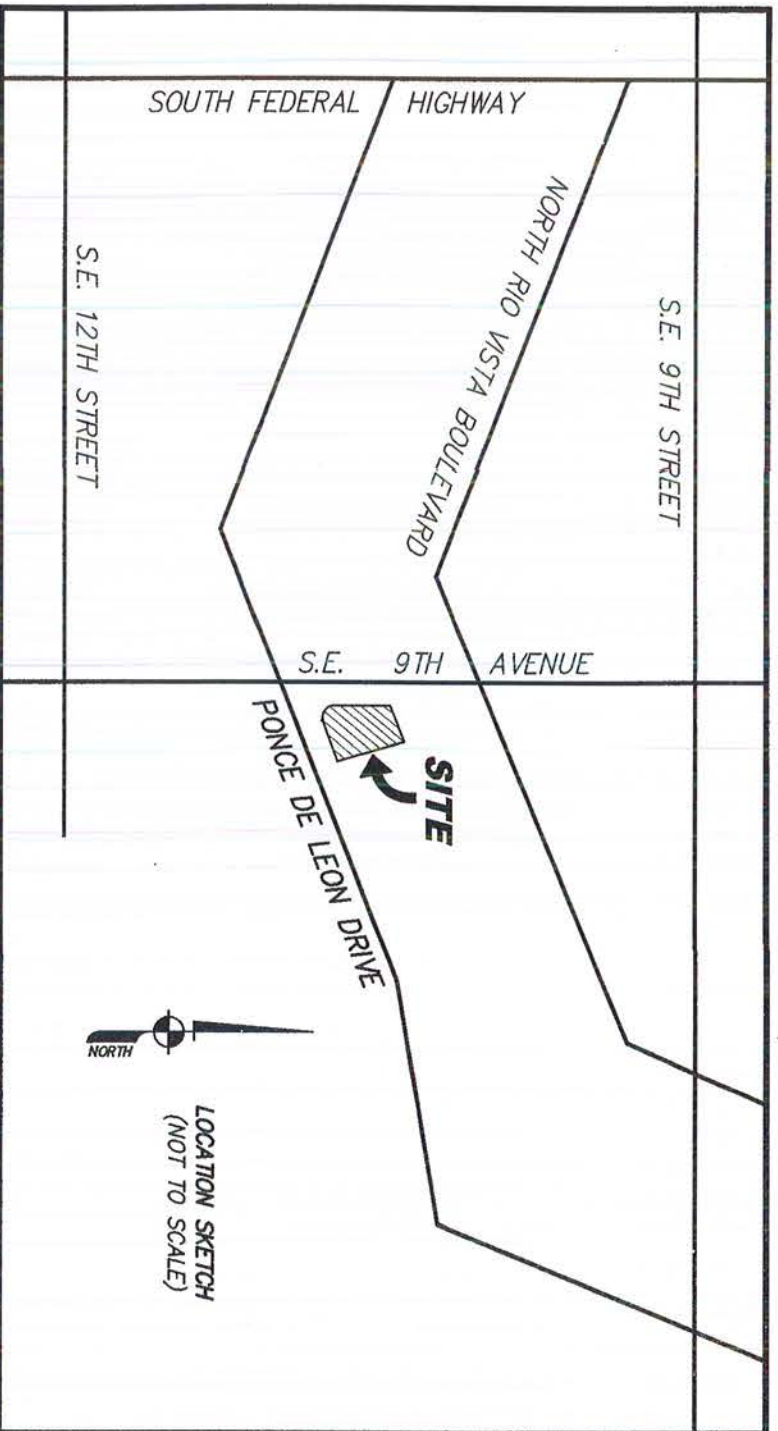
NOTE

ELEVATIONS SHOWN HEREC
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF
(NAVD 1988)



LEGEND

- CONCRETE UTILITY POLE
- ▣ CURB INLET
- ▤ EXISTING ELEVATION
- ▥ GAS METER
- ▧ GUY ANCHOR
- ▨ METAL LIGHT POLE
- ▩ SANITARY MANHOLE
- ⊙ SIGN (UNLESS NOTED)
- ⊕ WATER METER
- ⊖ WOOD UTILITY POLE



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was provided by the Client.
4. No underground improvements were located.
5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the west line of Lot 1, Block 23 having a bearing of N00°00'00"W.
6. The property described hereon lies within Flood Zone AE (EL 6), (NAVD 1988) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0557H, Community Panel Number 125105 0557-H, dated August 18, 2014.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Broward County Highway Construction Engineering Division Benchmark No. 1881, Elevation = 4.839, (NGVD 1929), Elevation = 3.254, (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1:240 (1"=20').
11. Property Address: 901 Ponce De Leon Drive, Fort Lauderdale, Florida.
12. Abbreviation Legend: A/C = Air conditioner; B.C.R. = Broward County Records; C = Calculated; Δ = Central Angle; F.B. = Field Book; F.F. = Finished Floor; L = Arc Length; L.B. = Licensed Business; MS = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lot 1 and 2, Block 23 RIO VISTA ISLES UNIT 3, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of Broward County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 11,475 square feet more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/8/2019

John T. Doogan
 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409



AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com

REVISIONS	DATE	F.B. / PG.	BY	CK'D

BOUNDARY SURVEY
LOT 1 AND LOT 2, BLOCK 23
 RIO VISTA ISLES UNIT 3
 SECTION 11-50-42
 (P R 7 PG 47 B C R)

11151
1" = 20'
03/08/2019
J.S.B.
ED: J.T.D.

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side	5 ft. - up to 22 ft. in height	For a building with a height no

<p>yard</p>	<p>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>greater than 12 ft.- 5 ft.</p> <p>For a building with a height greater than 12 ft. - 7.5 ft.</p> <p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as</p>

	Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1			provided in RS-8	
Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Record #	Assigned to Staff
PLN-BOA-19110006	Maria Roque
PM-19072150	
PM-19071954	
PM-19041654	
PM-19032895	
PM-19032890	
PM-19032888	
PM-19032656	
VIO-CE18052544_1	
CE18052544	
PM-16062135	
PM-16061000	
VIO-CE14121100_1	
CE14121100	
PM-12110147	
PM-12082051	
PM-12081095	
PM-12051933	
PM-12040858	
PM-11121660	
PM-11110651	
PM-11110650	
PM-11110649	
PM-11110648	
PM-11110641	
PM-11011367	
PM-10121384	
PM-10121383	
PM-10121378	
BL-1802695	
AB-0071828	
PM-07040491	
PM-05122458	
PM-00071222	

Record Type

Board of Adjustment

Plumbing Residential Permit

Plumbing Residential Permit

Plumbing Gas Permit

Plumbing Residential Permit

Plumbing Residential Permit

Electrical Residential Permit

Residential Pool-Spa-Fountain Permit

Violation-CODE Hearing

Code Case

Window and Door Permit

Awning-Canopy Permit

Violation-CODE Hearing

Code Case

Electrical Burglar Alarm

Residential Paving Permit

Awning-Canopy Permit

Electrical 30 Day Temp For Test

Plumbing Gas Permit

Electrical Residential Permit

Plumbing Residential Permit

Mechanical HVAC New Install Permit

Electrical Residential Permit

Re-Roof Permit

Residential Addition Permit

Residential Alteration Permit

Electrical Residential Permit

Mechanical HVAC New Install Permit

Residential Alteration Permit

Professional Business Tax Receipt (State,County,Federal,Registered, etc.)

Resident/Business Alarm Registration

Re-Roof Permit

Mechanical HVAC Changeout Permit

Fence Permit

Contact Organization Name	Status	Balance
	Awaiting Client Reply	0
P S PLUMBING INC	Void	127
P S PLUMBING INC	Issued	0
P S PLUMBING INC	Issued	0
UNLIMITED POOLS & WATER FEATURES IN	Issued	0
UNLIMITED POOLS & WATER FEATURES IN	Issued	0
UNLIMITED POOLS & WATER FEATURES IN	Issued	0
UNLIMITED POOLS & WATER FEATURES IN	Issued	0
TOOTHAKER,STEPHANIE J	Closed	0
TOOTHAKER,STEPHANIE J	Closed	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Closed	0
TOOTHAKER,STEPHANIE J	Closed	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
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TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Complete	0
TOOTHAKER,STEPHANIE J	Void	2239.9
TOOTHAKER,STEPHANIE J	Void	334.8
TOOTHAKER,STEPHANIE J	Void	171.34
TOOTHAKER,STEPHANIE J	Void	449.4
TOOTHAKER,STEPHANIE J	Closed	0
BLANK	Active	0
TOOTHAKER,STEPHANIE J	Complete	0
WALKER,JOHN A 1/2 INT EA	Expired	0
WALKER,JOHN A 1/2 INT EA	Void	0

Opened Date	Expiration Date	Street #	Dir	Street Name	Type	Street Suffix	Unit #
11/8/2019		901		PONCE DE LEON	DR		
7/23/2019		901		PONCE DE LEON	DR		
7/19/2019	1/19/2020	901		PONCE DE LEON	DR		
4/16/2019	10/22/2019	901		PONCE DE LEON	DR		
3/28/2019	10/22/2019	901		PONCE DE LEON	DR		
3/28/2019	10/22/2019	901		PONCE DE LEON	DR		
3/28/2019	10/22/2019	901		PONCE DE LEON	DR		
3/26/2019	10/22/2019	901		PONCE DE LEON	DR		
5/31/2018		901		PONCE DE LEON	DR		
5/31/2018		901		PONCE DE LEON	DR		
6/23/2016	1/18/2017	901		PONCE DE LEON	DR		
6/10/2016	1/18/2017	901		PONCE DE LEON	DR		
12/16/2014		901		PONCE DE LEON	DR		
12/16/2014		901		PONCE DE LEON	DR		
11/5/2012	7/23/2013	901		PONCE DE LEON	DR		
8/28/2012	2/24/2013	901		PONCE DE LEON	DR		
8/14/2012	2/18/2013	901		PONCE DE LEON	DR		
5/25/2012	12/4/2012	901		PONCE DE LEON	DR		
4/13/2012	1/13/2013	901		PONCE DE LEON	DR		
12/28/2011	1/13/2013	901		PONCE DE LEON	DR		
11/9/2011	1/13/2013	901		PONCE DE LEON	DR		
11/9/2011	1/13/2013	901		PONCE DE LEON	DR		
11/9/2011	1/13/2013	901		PONCE DE LEON	DR		
11/9/2011	1/13/2013	901		PONCE DE LEON	DR		
11/9/2011	1/14/2013	901		PONCE DE LEON	DR		
1/21/2011		901		PONCE DE LEON	DR		
12/22/2010		901		PONCE DE LEON	DR		
12/22/2010		901		PONCE DE LEON	DR		
12/22/2010		901		PONCE DE LEON	DR		
12/8/2010	8/15/2019	901		PONCE DE LEON	DR		
5/4/2009	11/21/2020	901		PONCE DE LEON	DR		
4/6/2007	10/3/2007	901		PONCE DE LEON	DR		
12/22/2005	6/21/2006	901		PONCE DE LEON	DR		
7/18/2000	2/4/2001	901		PONCE DE LEON	DR		

First Name	Last Name	Created By	Record ID	Parcel #
		JOHNCR	19CAP-00000-00THP	5.04211E+11
	TOOTHAKER,STEPHANIE J	camps	19HIS-00000-0GMF7	5.04211E+11
	TOOTHAKER,STEPHANIE J	camps	19HIS-00000-0GP9L	5.04211E+11
	TOOTHAKER,STEPHANIE J	zedes	19HIS-00000-0GA58	5.04211E+11
	TOOTHAKER,STEPHANIE J	bross	19HIS-00000-0GAMR	5.04211E+11
	TOOTHAKER,STEPHANIE J	bross	19HIS-00000-0GAD1	5.04211E+11
	TOOTHAKER,STEPHANIE J	bross	19HIS-00000-0GACZ	5.04211E+11
	TOOTHAKER,STEPHANIE J	bross	19HIS-00000-0GCEC	5.04211E+11
	TOOTHAKER,STEPHANIE J	richk	18HIS-00000-0JFV0	5.04211E+11
	TOOTHAKER,STEPHANIE J	richk	18HIS-00000-03NUI	5.04211E+11
	TOOTHAKER,STEPHANIE J	murr1	16HIS-00000-0EPNJ	5.04211E+11
	TOOTHAKER,STEPHANIE J	murr1	16HIS-00000-0ELPA	5.04211E+11
	TOOTHAKER,STEPHANIE J	shamj	14HIS-00000-0H8A8	5.04211E+11
	TOOTHAKER,STEPHANIE J	shamj	14HIS-00000-01RYQ	5.04211E+11
	TOOTHAKER,STEPHANIE J	mcinr	12HIS-00000-0CDLY	5.04211E+11
	TOOTHAKER,STEPHANIE J	conyd	12HIS-00000-0CBA2	5.04211E+11
	TOOTHAKER,STEPHANIE J	girad	12HIS-00000-0CA13	5.04211E+11
	TOOTHAKER,STEPHANIE J	feldc	12HIS-00000-0C5HM	5.04211E+11
	TOOTHAKER,STEPHANIE J	romel	12HIS-00000-0CID6	5.04211E+11
	TOOTHAKER,STEPHANIE J	murr1	11HIS-00000-0BZY3	5.04211E+11
	TOOTHAKER,STEPHANIE J	feldc	11HIS-00000-0C0PU	5.04211E+11
	TOOTHAKER,STEPHANIE J	feldc	11HIS-00000-0C0PT	5.04211E+11
	TOOTHAKER,STEPHANIE J	feldc	11HIS-00000-0C0PS	5.04211E+11
	TOOTHAKER,STEPHANIE J	feldc	11HIS-00000-0C0PR	5.04211E+11
	TOOTHAKER,STEPHANIE J	feldc	11HIS-00000-0C0FD	5.04211E+11
	TOOTHAKER,STEPHANIE J	romel	11HIS-00000-0BVBR	5.04211E+11
	TOOTHAKER,STEPHANIE J	conyd	10HIS-00000-0BKJB	5.04211E+11
	TOOTHAKER,STEPHANIE J	conyd	10HIS-00000-0BKJA	5.04211E+11
	TOOTHAKER,STEPHANIE J	conyd	10HIS-00000-0BKJ6	5.04211E+11
	TOOTHAKER,STEPHANIE J		10HIS-00000-010VI	5.04211E+11
	BLANK		09HIS-00000-005XW	5.04211E+11
	TOOTHAKER,STEPHANIE J	romel	07HIS-00000-09IUE	5.04211E+11
	WALKER,JOHN A 1/2 INT EA	larsn	05HIS-00000-08UFU	5.04211E+11
	WALKER,JOHN A 1/2 INT EA	egann	00HIS-00000-05HZ9	5.04211E+11

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use. Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-19110006

APPLICANT: Stephanie J. Toothaker

PROPERTY: 901 Ponce de Leon Drive, Fort Lauderdale

PUBLIC HEARING DATE: December 11, 2019

BEFORE ME, the undersigned authority, personally appeared Stephanie Toothaker, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit _____ (initial here)

Affiant *Stephanie Toothaker*

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26th day of November, 2019

(SEAL)



Estefania M
NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING
 DATE: DECEMBER 11, 2019 TIME: 6:30 PM CASE: PLN-BOA-19110006

Section 47-5.31 - Table of dimensional requirements for the R5-B district. (Note A)

1. Requiring a variance from the 25-foot minimum rear yard setback requirements of Sec. 47-5.31, Table of Dimensional Requirements for the R5-B district to permit the existing residence to remain at 22.4' from the rear yard setback line.
 2. Requiring a variance from the 25-foot minimum rear yard setback requirements of Sec. 47-5.31, Table of Dimensional Requirements for the R5-B district to allow the construction of a new rear yard setback and backstop block wall with bar and aluminum equipment 12'-4" from the rear yard setback line.
 3. Requiring a variance from the 5-foot minimum side yard requirements of Sec. 47-5.31, Table of Dimensional Requirements for the R5-B district to allow the construction of a new side house 1'-0" including an extension of 6' from the rear yard setback line.
 4. Requiring a variance from the 25-foot minimum front yard setback requirements of Sec. 47-5.31, Table of Dimensional Requirements for the R5-B district to permit the existing residence to remain at 17'-0" from the front yard setback line, and Corner (West) Setback.
 5. Requiring a variance from the 10'-0" corner setback requirements (CS) of the R5-B district of Sec. 47-5.31, Table of Dimensional Requirements for the R5-B district to permit the existing residence to remain at 9'-0" from the corner setback line.

LOCATION: CITY COMMISSION CHAMBERS
 CITY HALL 100 N ANDREWS AVENUE INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>



PUBLIC NOTICE
BOARD OF APPOINTMENTS MEETING
DATE: [illegible] TIME: [illegible]
LOCATION: [illegible]
AGENDA: [illegible]



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EXHIBIT A

PUBLIC
IN FAVOR
AND/OR
OBJECTION
LETTER (S)

Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Bradley Ashlin. I live at 1008 SE 11th Ct.

In Rio Vista.

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.

A handwritten signature in blue ink, appearing to read 'BA', is written below the text 'Thank you for your support.'

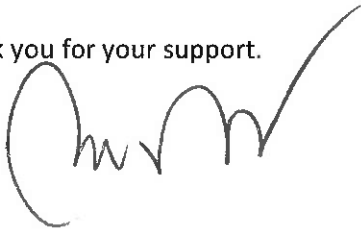
Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Mike Bondurant. I live at 1524 SE 12th St In Rio Vista.

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.

A handwritten signature in black ink, appearing to read "Mike Bondurant". The signature is fluid and cursive, with a large initial "M" and a checkmark-like flourish at the end.

Dan McCawley
1313 Ponce de Leon Drive
Fort Lauderdale, Florida 33316

December 10, 2019


Honorable Board of Adjustment
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: **Case: PLN-BOA-19110006**
901 Ponce de Leon Drive Variance Requests – Stephanie Toothaker

My name is Dan McCawley. I live at 1331 Ponce de Leon Drive in Rito Vista, Fort Lauderdale, FL 33316

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.


Dan McCawley

December 10th , 2019

Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

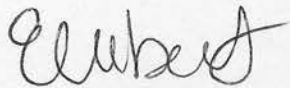
My name is Erin Gilbert. I live at 922 Se 11th Street, Fort Lauderdale, In Rio Vista.

Stephanie has shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support,

Sincerely,

Erin Gilbert

A handwritten signature in black ink, appearing to read "Erin Gilbert". The signature is written in a cursive, flowing style.

(954) 790-4611

erinhg@me.com

Honorable Board of Adjustment

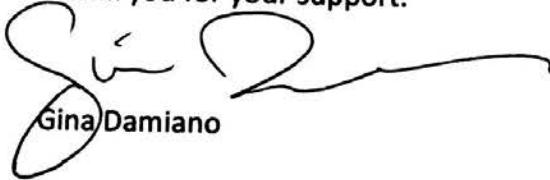
Re: 901 Ponce de Leon Drive Variance Requests

My name is Gina Damiano. I live at 616 SE 12th Terrace

In Rio Vista.

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.



Gina Damiano

Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Heidi Porritt and I live at 913 SE 11 Court in Rio Vista.

My husband and I have reviewed Stephanie's variance requests for her house, and we are fully supportive of her request.

It would benefit the neighborhood and the community for her to improve her property, and we look forward to seeing the project move forward.

Thank you,

Heidi Porritt

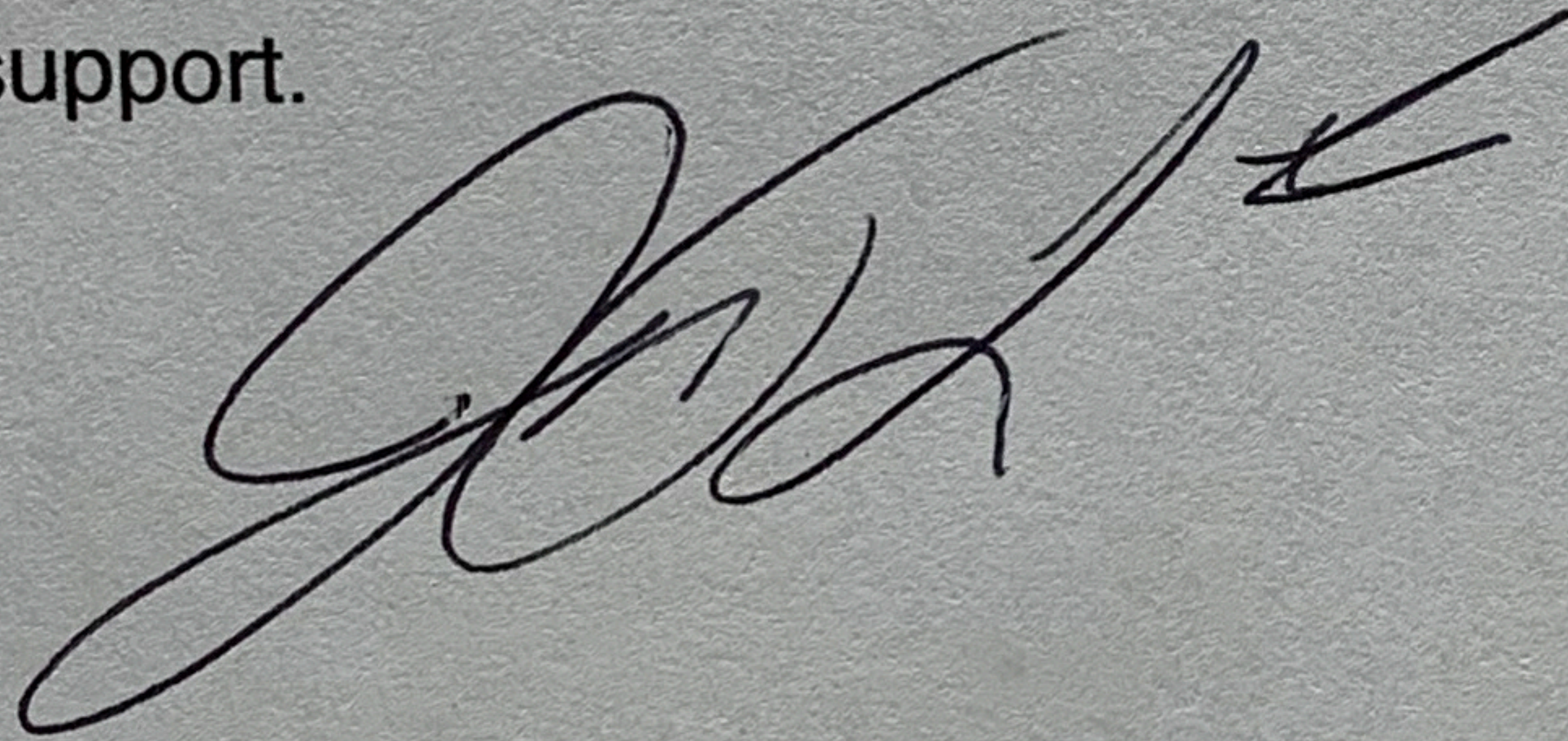
Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is John T Loos III. I live at 1651 SE 8th St Fort Lauderdale Fl 33316 in Rio Vista, I was born in the neighborhood and now continue the tradition raising my 3 children here as well.

Stephanie had shared her variance requests for her house with me and I am in full support. My family and I are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.

A handwritten signature in black ink, appearing to read "John T Loos III", with a stylized flourish at the end.

December 10, 2019

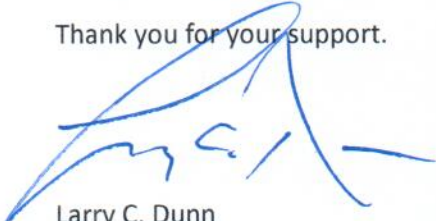
Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Larry C. Dunn. I live at 1209 SE 7th Street in Rio Vista.

Stephanie Toothaker has shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.



Larry C. Dunn
1209 SE 7th Street
Fort Lauderdale, FL 33301
(954) 612-8172

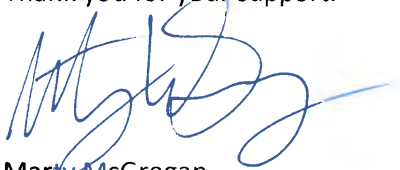
Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Marty McGrogan. I live at 721 SE 8th Street in Rio Vista.

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood. The current site plan plans she is looking to have adopted here will provide for a great upgrade to a classic home in the neighborhood.

Thank you for your support.

A handwritten signature in blue ink, appearing to read 'Marty McGrogan', with a long horizontal flourish extending to the right.

Marty McGrogan

721 SE 8th Street, Fort Lauderdale, FL 33316

Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Peggy Marker. I live at 1761 SE 9th Street

In Rio Vista.

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.

A handwritten signature in blue ink, appearing to be the name 'Peggy Marker', written in a cursive style.

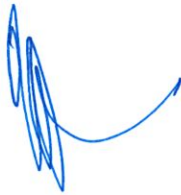
Honorable Board of Adjustment

Re: 901 Ponce de Leon Drive Variance Requests

My name is Walter Gray Morker. I live at 1701 SW 9th Street
In Rio Vista.

Stephanie had shared her variance requests for her house with me and I am in full support. We are looking forward to her being able to improve her property which is certainly for the benefit of the Rio Vista neighborhood.

Thank you for your support.

A handwritten signature in blue ink, consisting of several overlapping loops and a trailing flourish.



December 10, 2019

ATT: Honorable Board of Adjustment

RE: 901 Ponce de Leon Drive Variance Requests

My name is Susan Penrod and I live in Rio Vista (1524 SE 12th Street). Stephanie Toothaker has shared her variance requests for her home with me and I am writing this letter to express I am in full support. Stephanie's home is located on an iconic street in Rio Vista and I look forward and support the efforts to improve her property for the benefit of the Rio Vista neighborhood.

Thank you for your support.

Sincerely,

A handwritten signature in cursive script that reads "Susan Penrod".

Susan Penrod

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

December 10, 2019

The Honorable Board of Adjustment
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, Florida 33111

Re: 901 Ponce de Leon Drive Variance Requests

My name is Walter B. Duke, III and my wife and I live at 901 Southeast 5th Court, in Rio Vista.

Stephanie recently shared her variance requests for her house with us and we whole heartedly support her home improvement project.

We are looking forward to her being able to enhance her property which is certainly for the benefit of the Rio Vista neighborhood. Her home is beautiful now and I can't wait to see the finished project.

Thank you for your support.

Sincerely,



Walter B. Duke, III, MAI, SRA, CCIM

WBD/kv