



## **BOARD OF ADJUSTMENT MEETING NOTICE**

June 27, 2022

A Public Hearing will be held before the Board of Adjustment on:

**Wednesday, July 13, 2022 at 6:00 P.M**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

**CASE:** PLN-BOA-22060004

**OWNER:** FREDERICI, ANTHONY L H/E, STUMPF, DANA MARIE

**AGENT:** N/A

**ADDRESS:** 2666 GULFSTREAM LANE, FORT LAUDERDALE FL 33312

**LEGAL DESCRIPTION:** LOT 28, BLOCK 5, OF LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ZONING DISTRICT:** RS-6.85A - IRREGULAR RESIDENTIAL

**COMMISSION DISTRICT:** 4

**REQUESTING:** **Sec. 47-39.A.1.b.(5)(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of Section 47-39.A.1.b.(3)(d). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool.**

- Requesting a variance to construct a new pool at a setback distance of five (5) feet from east and south property lines, whereas the code requires a minimum setback of eight (8) feet, a total reduction of three (3) feet from south and east property lines.

Note: **Section 47-39.A.1.b.(3)(d)** as referenced above states: On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.

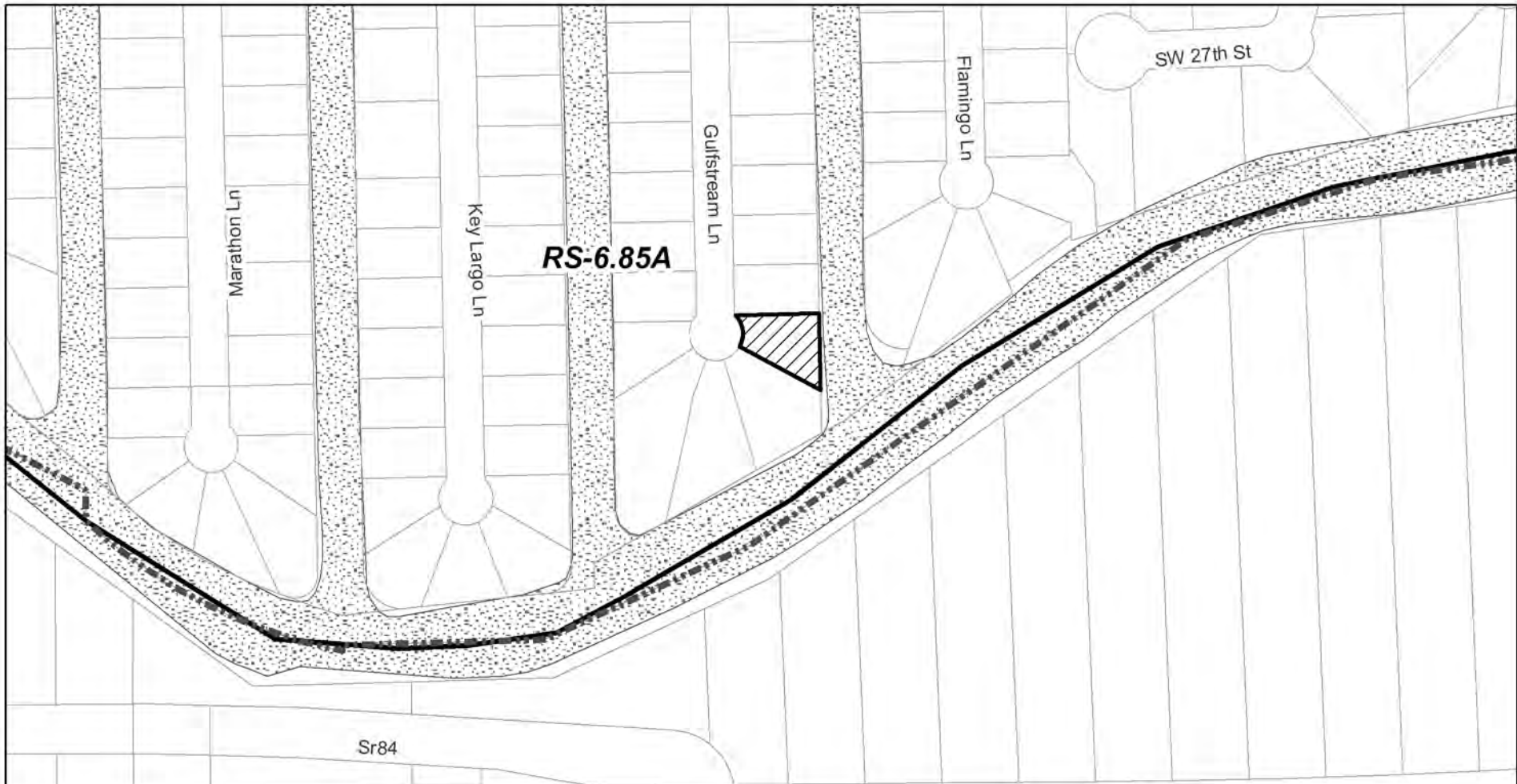
Note: To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

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.**



**Legend**

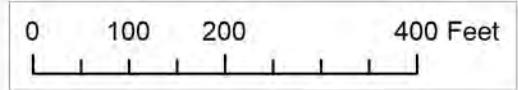
-  Subject Site
-  FTL Corp Limits

1595

Sr84



# PLN-BOA-22060004



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

DATE: JULY 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22060004

**REQUESTING: Sec. 47-39.A.1.b.(5)(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of **Section 47-39.A.1.b.(3)(d)**. For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool.**

- Requesting a variance to construct a new pool at a setback distance of five (5) feet from east and south property lines, whereas the code requires a minimum setback of eight (8) feet, a total reduction of three (3) feet from south and east property lines.

Note: **Section 47-39.A.1.b.(3)(d)** as referenced above states: On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.

**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



# BOA

DATE: 07/13/2022

AGENDA ITEM: 2

CASE:

PLN-BOA-22060004





# SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4    Revision Date: 08/23/2021 | Print Date: 08/23/2021  
I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) APPLICATION

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

**DEADLINE:** Submittals must be received by 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 the Board Liaison and 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. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

**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.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650  
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850  
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request Before The Board: \$1,150

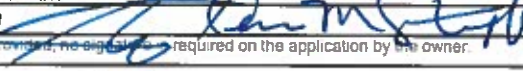
## Page 1: BOA - Applicant Information Sheet

**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	
Date of complete submittal	

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

Property Owner's Name	Anthony Frederici & Dana Stumpf
Property Owner's Signature	If a signed agent letter is provided, no signature required on the application by the owner. 
Address, City, State, Zip	2666 Gulfstream Lane Fort Lauderdale, Florida 33312
E-mail Address	anthony.frederici@whiting-turner.com
Phone Number	314-560-8567
Proof of Ownership	<input checked="" 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	not applicable
Applicant / Agent's Signature	
Address, City, State, Zip	not applicable
E-mail Address	not applicable
Phone Number	not applicable
Letter of Consent Submitted	not applicable

Development / Project Name	2666 Gulfstream Lane Backyard Pool	
Existing / New	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>
Project Address	Address: 2666 Gulfstream Lane Fort Lauderdale FL 33312	
Legal Description	LAUDERDALE ISLES NO 2 35-33 B LOT 28 BLK 5	
Tax ID Folio Numbers (For all parcels in development)	504219060260	
Variance Request (Describe)	Setback variance due to irregular shaped yard	
Applicable ULDR Sections	Sec. 47-39.A.1.b.(5)(b)	

Current Land Use Designation	Residential
Current Zoning Designation	RS-6.85A
Current Use of Property	Single Family Home
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	W		
Side	N		
Side	S	8	5
Rear	E	8	5

Reference Code Section SEC. 47-39.A.1.b.5.(b). For narrative and page 2 of the application:

(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of Section 47-39.A.1.b.(3)(d). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool or spa for fenced pools and spas, and from the exterior of the screen enclosure for screen enclosed swimming pools and spas.

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

Reference ULDR Code Section SEC. 47-39.A.1.b.5.(b).

Answer All questions on this page and attach narrative.

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

According to the interpretation of the code for set backs in the zone RS-6.85A, there is an additional 3 foot set back that must be maintained for pools for a total of 8ft from the edge of the pool waterline and the plot line.

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

The property at 2666 Gulfstream Lane is unique to all properties in this zone district RS-6.85A. Due to the shape of the New River our property is shaped like a triangle instead of a square.

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:

Properties located on the end of the Lauderdale Isles (front or back) are irregularly shaped. All other properties in this zoned area (RS-6.85A) have square plots.

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

Due to the irregular shape of the property, these set backs will not allow myself to construct a pool of similar size to my neighbors. Having an irregular shaped yard and following ULDR set backs will result in reducing the width and length of the pool. Neighbors with square lots do not have this reduction of pool footprint.

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

This hardship is a result of the irregular shape of the properties plot. The plot was constructed based on the natural shape of the New River.

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.

I am requesting a variance from 8ft to 5ft from the property plot lines on the South and East sides so that I can install a pool with similar dimensions as my neighbors.

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

Dana Stumpf

- 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 or 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.

[Handwritten Signature] (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of June, 2022

(SEAL)

[Handwritten Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of Section 47-39.A.1.b.(3)(d). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool or spa for fenced pools and spas, and from the exterior of the screen enclosure for screen enclosed swimming pools and spas.

## Page 3: Required Documentation & Mail Notice Requirements

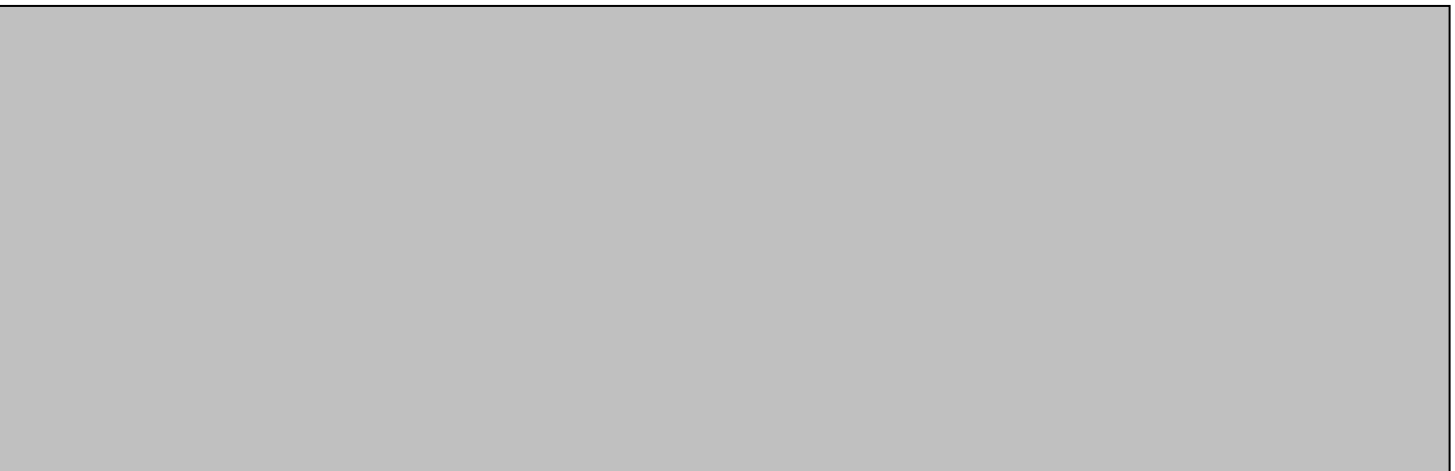
One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). The Plans and Survey must be digitally signed and sealed **AND**

Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- Property owners original 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.
  
- 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 folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



**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 owner 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 -BOA  
700 NW 19<sup>th</sup> 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.
- **To order a tax map and notice list, please email Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855. You may also contact Kenny Gibbs, [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503.**



# Page 4: Sign Notification Requirements and Affidavit

## SIGN NOTICE

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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

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STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, 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**

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES:**

## 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 (i.e. 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

# Narrative

## **Introduction:**

Anthony Frederici & Dana Stumpf, the property owners off 2666 Gulfstream Lane, are trying to construct a new pool in their backyard. The dimensions and overall size of the pool were inspired by neighbors and adjacent houses in the neighborhood. It was through touring pools in our neighborhood which helped us develop the design and features for our new pool.

## **The Problem:**

We have designed and submitted our pool construction plans to the Fort Lauderdale City Building Department. We received a comment from the zoning reviewer that our plans indicate the pool will have a 5ft set back form the property plot line when in fact it needs to be 8ft. Please reference the code sections **Sec. 47-39.A.1.b.(5)(b)**. If we follow the setbacks our pool footprint will need to be significantly reduced in order to be in compliance.

## **Code Section Description**

Swimming pools and spas. All residential swimming pools and spas shall be constructed in conformity with the following requirements:

*(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of Section 47-39.A.1.b.(3)(d). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool or spa for fenced pools and spas, and from the exterior of the screen enclosure for screen enclosed swimming pools and spas.*

## **Reason For Variance:**

We are requesting for a variance on the property setbacks from 8ft to 5ft. The reason why we are requesting this variance is due to the irregular shape of the property. The property's irregular shape was created because of the natural curve of the New River. The majority of houses in our zoning district are rectangular shaped. Following the 8ft setback on a rectangular shaped lot makes sense. However, our lot is unique in that we are not able to install an equivalent size pool as a neighbor with a rectangular shape yard. It for this reason we are asking for the 3ft variance so that we can install a similar sized pool as our neighbors.

**Sec. 47-39.A.1.b.(5)(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of [Section 47-39.A.1.b.\(3\)\(d\)](#). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool.**

(5). *Swimming pools and spas.* All residential swimming pools and spas shall be constructed in conformity with the following requirements:

- (b). On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of Section 47-39.A.1.b.(3)(d). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the waterline of the swimming pool or spa for fenced pools and spas, and from the exterior of the screen enclosure for screen enclosed swimming pools and spas.

(3). *Yard encroachments.* All required yards shall be open and unobstructed from ground to sky except as follows or as otherwise permitted in this article for zero lot line developments:

- (d). On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.



Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Street #	Street Name	Type	Opened Date	Status
PLN-BOA-22060004		2666 Gulfstream Lane Pool Variance	Z- Board of Adjustment (BOA)	0	2666	GULFSTREAM	LN	6/3/2022	Open
BLD-RPSF-22020020	New pool construction and paver deck 9,000 gallons	2666 GULFSTREAM LN - Federici	Residential Pool- Spa-Fountain Permit	580	2666	GULFSTREAM	LN	2/13/2022	Awaiting Client Reply
BLD-FEN-21120061	RETAINING WALL	Retaining Wall	Fence Permit	0	2666	GULFSTREAM	LN	12/28/2021	Complete
BLD-ROOF-21040298	REPLACE ROOF WITH SHINGLE NOC	RE ROOF	Re-Roof Permit	0	2666	GULFSTREAM	LN	4/29/2021	Complete
PM-19081670	A/C CHANGE OUT	A/C CHANGE OUT	Mechanical HVAC Changeout Permit	0	2666	GULFSTREAM	LN	8/16/2019	Complete
PM-08020848	REPLACE 16 WINDOWS & 3 FRENCH DOORS IMPACT	REPLACE 16 WINDOWS & 3 FRENCH DOORS IMPACT	Window and Door Permit	0	2666	GULFSTREAM	LN	2/13/2008	Complete
PM-08011700	INSTALL PVC T&G FENCE 6X70 2-46" GATES& 6X10 PVC ~PICKET rebuild wood dock 80' X 5' ~ ~	INSTALL PVC T&G FENCE 6X70 2-46" GATES& 6X10 PVC	Fence Permit	0	2666	GULFSTREAM	LN	1/28/2008	Complete
PM-08011270	~EXPEDITED PERMIT reroof shingle 1501sf sfr ~revision submitted 4/19/06	rebuild wood dock 80' X 5'	Boatlift-Dock- Seawall-Pile Permit	0	2666	GULFSTREAM	LN	1/22/2008	Complete
PM-06031619		reroof shingle 1501sf sfr	Re-Roof Permit	0	2666	GULFSTREAM	LN	3/13/2006	Complete



## Page 4: Sign Notification Requirements and Affidavit

### SIGN NOTICE

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- 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-20030009

APPLICANT: Anthony Frederici & Dana Stumpf

PROPERTY: 2666 Gulfstream Lane Fort Lauderdale Florida 33312

PUBLIC HEARING DATE: July 13, 2022

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

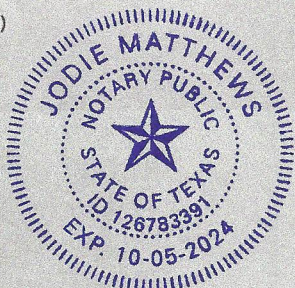
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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. AK (Initial here)

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28th day of June, 2022

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Oct. 5, 2024





**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**  
 DATE: JULY 13, 2022      TIME: 6:00 PM      CASE: PLN-BOA-2206004

**REQUESTING:** Sec. 47-3F A. 1.b. (3)(b) On plots containing a one- or two-family dwelling, swimming pools and spas may be placed in required side or rear yards subject to the limitations of Section 47-3F A. 1.b. (3)(c). For purposes of this subsection, the minimum setback from a plot line shall be measured beginning three (3) feet from the outermost edge of the structure of the swimming pool.

- Requesting a variance to construct a new pool at a setback distance of five (5) feet from east and south property lines, whereas the code requires a minimum setback of eight (8) feet, a total reduction of three (3) feet from south and east property lines.

Note: Section 47-3F A. 1.b. (2)(b) as referenced above states: On a plot containing a one-family detached or two-family dwelling, side and rear yards not resulting a street may be reduced to five (5) feet for accessory uses and buildings.

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

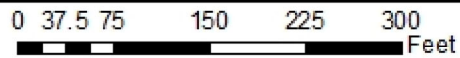
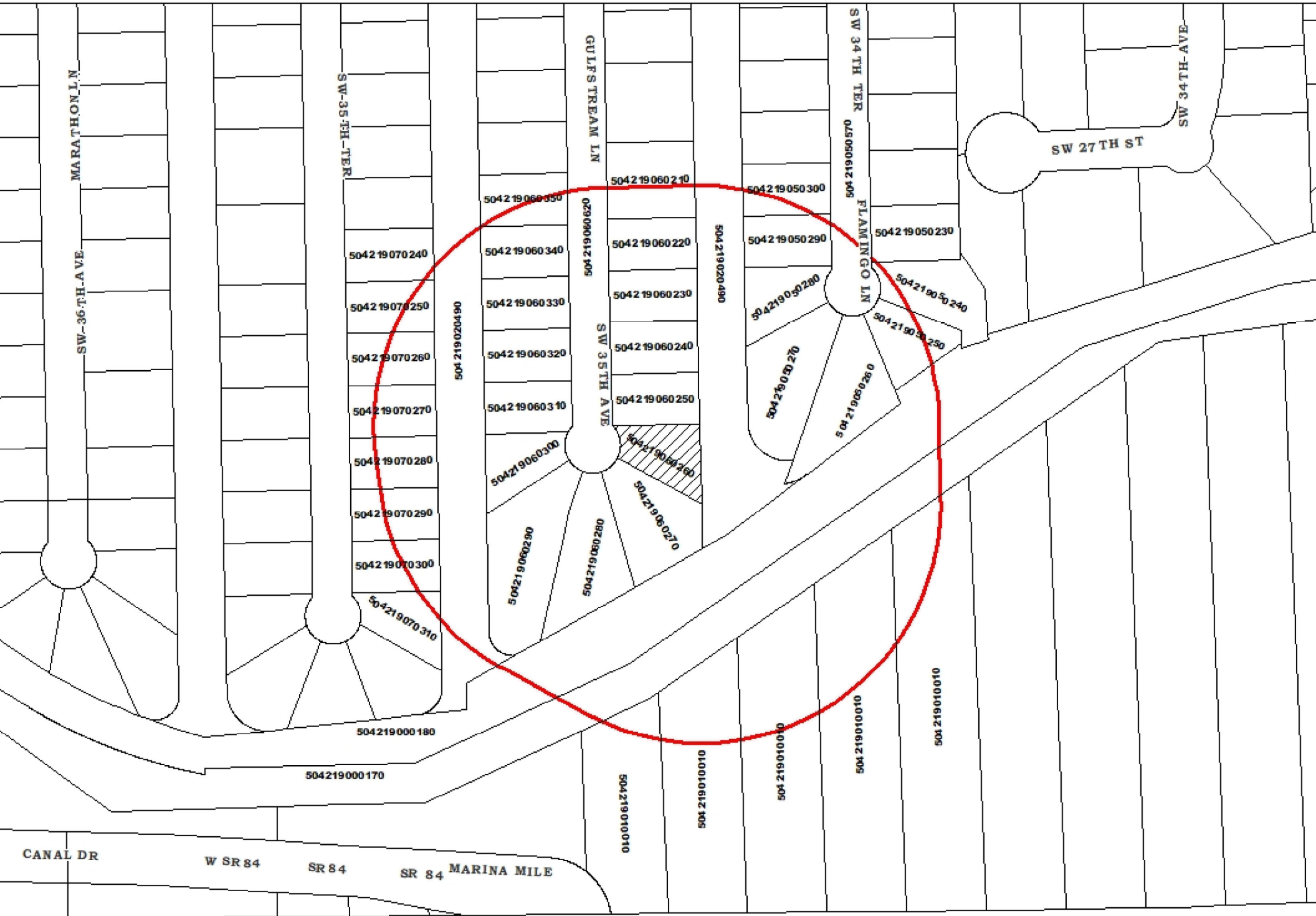
**INFORMATION:** CONTACT (954) 828-4504  
<http://www.fortlauderdale.gov>











MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER

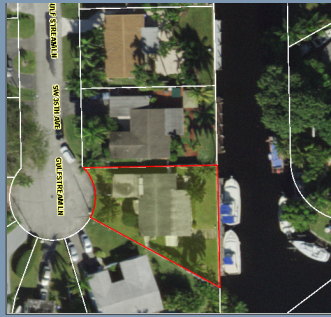


2666 GULFSTREAM LANE BACKYARD POOL  
DATE OF PRINT: 06/01/2022



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST	ZIP
504219050570	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504219060620	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504219000170	TIITF/STATE OF FLORIDA		3900 COMMONWEALTH BLVD M/S 115	TALLAHASSEE	FL	32399
504219060210	BRAGG,STELLA B H/E	TAYLOR,CHRISTOPHER & T B REV TR	2636 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219050300	WEISMAN,PAUL		2637 FLAMINGO LN	FORT LAUDERDALE	FL	33312
504219060350	HOLM,MARLYS J		2637 GULFSTREAM LANE	FORT LAUDERDALE	FL	33312
504219050230	VELASQUEZ,ALVARO		2636 FLAMINGO LN	FORT LAUDERDALE	FL	33312
504219050290	PACE,JASON EDWARD	JASON EDWARD PACE TR	2643 FLAMINGO LN	FORT LAUDERDALE	FL	33312
504219060220	BALPH,WILLIAM C & HERMOINE S		2642 GULFSTREAM LANE	FORT LAUDERDALE	FL	33312
504219060340	CHERRY HOUSE LLC		852 NW 81 AVE	PLANTATION	FL	33324
504219070240	MITCHELL-ROSEN,MARY ELLEN		2636 KEY LARGO LN	FORT LAUDERDALE	FL	33312
504219050240	BAKER,MORGAN & NALENE R		3701 BEACH WAY	COOPER CITY	FL	33026
504219050280	BELL,MICHAEL J & DORIS C		2649 FLAMINGO LN	FORT LAUDERDALE	FL	33312
504219060230	ALLAIN,KENYATA D		2648 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219060330	GLIDDEN,TIMOTHY J & LISA C		2649 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219070250	ESTEVEZ,KEVIN DANIEL		2642 KEY LARGO LN	FORT LAUDERDALE	FL	33312
504219050250	ZVILIUS,MARK B H/E	FOX,LINDA LOUISA	2648 FLAMINGO LN	FORT LAUDERDALE	FL	33312
504219050270	BARNABY,CYNTHIA V		2655 FLAMINGO LANE	FORT LAUDERDALE	FL	33312
504219060240	LUGO,AMELIS & JESSY		2654 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219060320	BLYWEISS,DAVID J		2655 GULFSTREAM LANE	FORT LAUDERDALE	FL	33312
504219070260	SALVATORE,ESTEBAN		2648 KEY LARGO LN	FORT LAUDERDALE	FL	33312
504219060250	SANDRA G KATULKA REV TR	KATULKA,SANDRA G TRSTEE	2300 SW 154 AVE	DAVIE	FL	33326
504219060310	EDWARDS,THOMAS P & AUDREY J		2661 GULFSTREAM LANE	FORT LAUDERDALE	FL	33312
504219070270	LINCOLN,SUSAN		2654 KEY LARGO LANE	FORT LAUDERDALE	FL	33312
504219060260	FREDERICI,ANTHONY L H/E	STUMPF,DANA MARIE	2666 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219060300	SPOKAS,NEIL & ANDREA	NEIL & ANDREA SPOKAS REV LIV TR	2667 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219070280	TOUPIN,JUSTIN		2660 KEY LARGO LN	FORT LAUDERDALE	FL	33312
504219060270	MERTZ,JAMES LOUIS		2672 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219060280	LEWIS,KEITH A	LIM,JEANNIE Z	2678 GULFSTREAM LN	FORT LAUDERDALE	FL	33312
504219010010	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504219070290	WILSON,JOHN		2301 SW 43 AVE	FORT LAUDERDALE	FL	33317
504219060290	MARINE PROPERTY MANAGEMENT INC		257 OLD CHURCHMANS RD	NEW CASTLE	DE	19720
504219010010	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504219070300	PINKHAM,GILBERT C		2672 KEY LARGO LANE	FORT LAUDERDALE	FL	33312
504219010010	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504219070310	BORK,REBECCA MAY	BROWNFIELD,JONATHAN DAVID	2678 KEY LARGO LN	FORT LAUDERDALE	FL	33312
504219010010	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504219010010	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504219020490	PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL	33312
504219050260	BOX,DANNY LEE		2652 FLAMINGO LN	FORT LAUDERDALE	FL	33312
504219000180	TIITF/STATE OF FLORIDA		3900 COMMONWEALTH BLVD M/S 115	TALLAHASSEE	FL	32399
504219020490	PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL	33312

ORDERED BY:



PROPERTY ADDRESS: 2666 GULFSTREAM LN, FORT LAUDERDALE, FLORIDA 33312

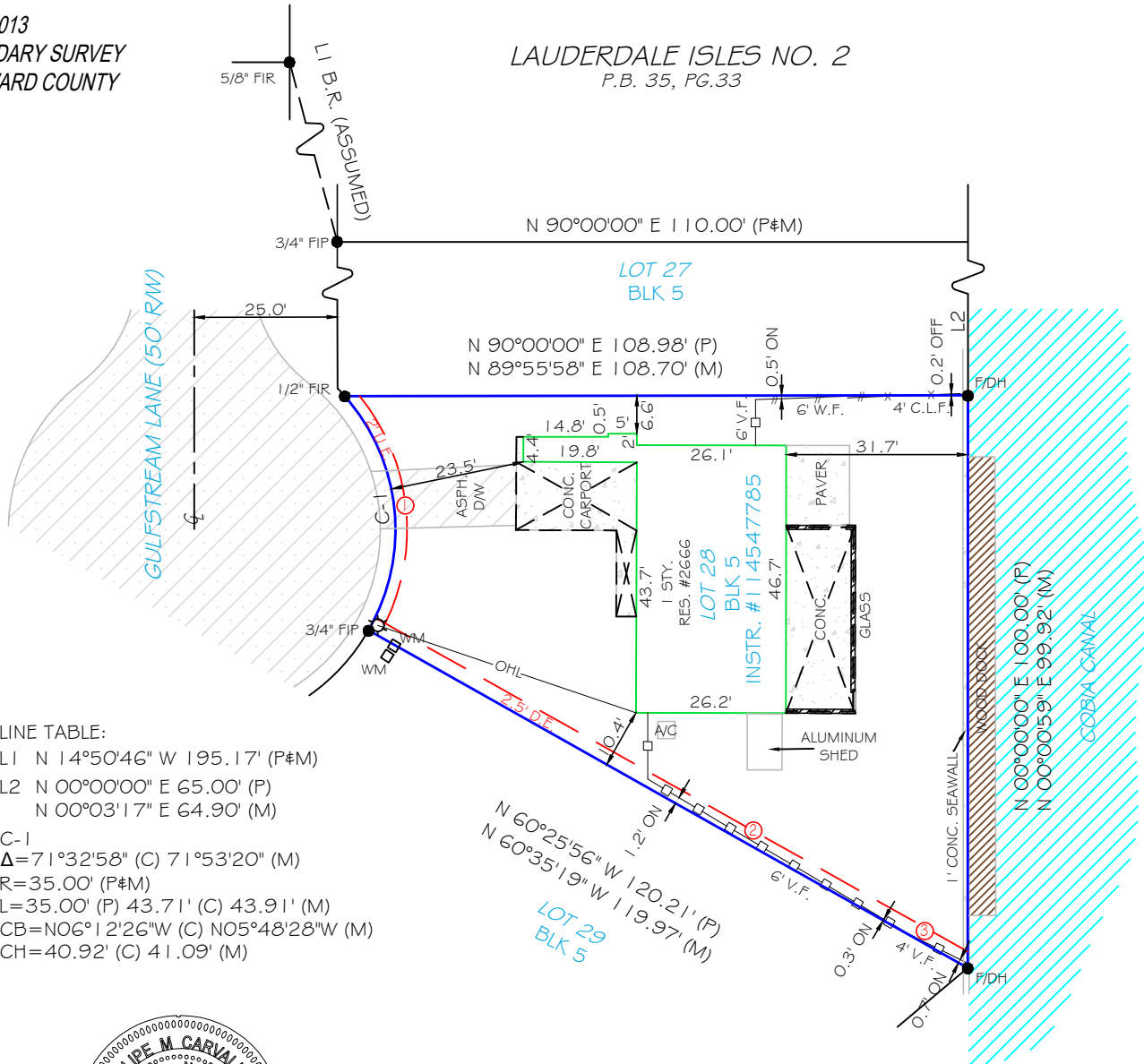
SURVEY NUMBER: 2103.0013

FIELD WORK DATE: 3/12/2021

REVISION DATE(S): (REV0 3/13/2021)

2103.0013  
BOUNDARY SURVEY  
BROWARD COUNTY

LAUDERDALE ISLES NO. 2  
P.B. 35, PG.33



LINE TABLE:

L1 N 14°50'46" W 195.17' (P#M)

L2 N 00°00'00" E 65.00' (P)  
N 00°03'17" E 64.90' (M)

C-1  
Δ=71°32'58" (C) 71°53'20" (M)

R=35.00' (P#M)

L=35.00' (P) 43.71' (C) 43.91' (M)

CB=N06°12'26"W (C) N05°48'28"W (M)

CH=40.92' (C) 41.09' (M)

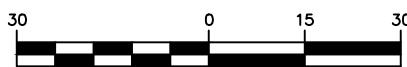


I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and correct representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G01 of the Florida Administrative Code.

**FELIPE M. CARVALHO**  
State of Florida Professional Surveyor  
and Mapper License No. 7137

NOTE:

- LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FORT LAUDERDALE, COMMUNITY NUMBER 125105, DATED 08/18/2014.

POINTS OF INTEREST

1. ASPHALT DRIVEWAY OVER 2' U.E.
2. 6' VINYL FENCE OVER 2.5' D.
3. 4' VINYL FENCE OVER 2.5' D.E.

CLIENT NUMBER: 21210325

DATE: 03/13/21

BUYER: ANTHONY FREDERICI AND DANA STRUMPF

SELLER: THE ESTATE OF VIRGINIA A. CHIN

CERTIFIED TO: ANTHONY FREDERICI AND DANA STRUMPF; ASSURE AMERICA TITLE COMPANY; STEWART TITLE GUARANTY COMPANY; WELLS FARGO; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

**GEOMATICS TOP TEAM INC.**  
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE  
MARGATE, FL 33063

LB#8200  
gtt@geotopteam.com



LEGAL DESCRIPTION:

LOT 28, BLOCK 5, OF LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 14 DEGREES 50 MINUTES 46 SECONDS WEST IS BASED ON A LINE BEGINNING AT THE N.W. CORNER OF LOT 27, BLOCK 5, AND ENDING AT THE N. E. CORNER OF LOT 36, BLOCK 5, LOCATED WITHIN LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

LEGEND:

SURVEYOR'S LEGEND

Table with columns for LINETYPES, SURFACE TYPES, SYMBOLS, and various survey abbreviations (A/C, B.R., B.C., etc.) and their corresponding descriptions.

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html

PRINTING INSTRUCTIONS:

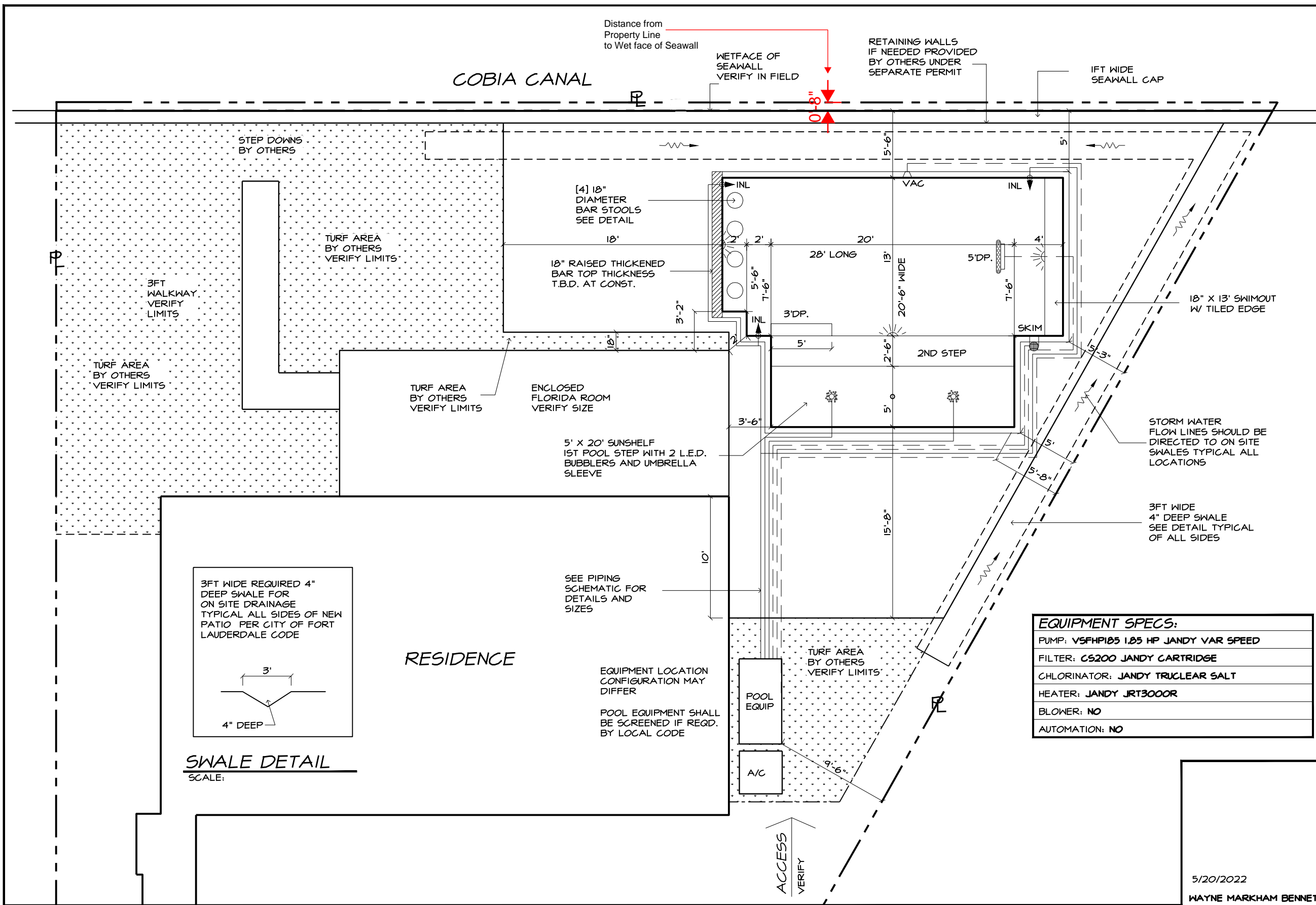
- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

POWERED BY:



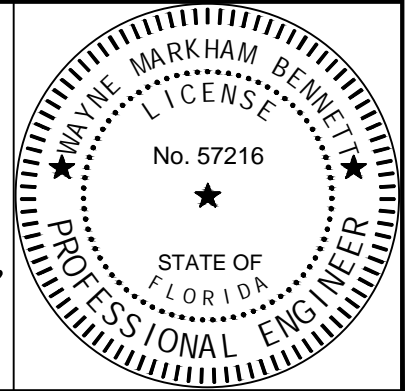
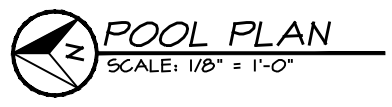
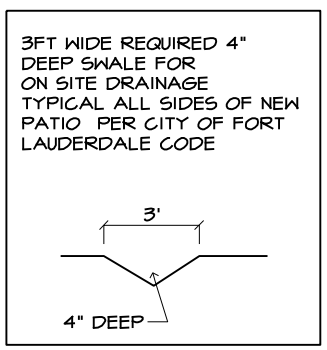


FILE: 6:MY DRIVE\2021 PLANS\FM POOLS\FREDERICI - STRUMPF.DWG



POOL SPECS:	
SIZE:	20'-6" X 28'
DEPTH:	3' TO 5'
PERIMETER:	
AREA:	
VOLUME:	
TURNOVER:	6 HR. MIN.
COPING:	MARBLE
TILE:	6"
SKIMMER:	1
RETURNS:	3
VAC LINE:	YES
LIGHT:	3-24W JANDY NICHELESS L.E.D.
SWIMOUT:	18" X 13'
FINISH:	DIAMOND BRITE
RAILINGS:	NO
PATIO:	12" X 24" MARBLE PAVERS
ENCLOSURE:	VERIFY
FOOTERS:	NO
DECK-O-DRAIN:	IF NEEDED
4 BAR STOOLS W/ 18" RAISED BAR TOP, 5' X 20' SUNSHELF/1ST STEP WITH 2 L.E.D. BUBBLERS AND UMBRELLA SLEEVE	

EQUIPMENT SPECS:	
PUMP:	V5FHPI05 1.85 HP JANDY VAR SPEED
FILTER:	CS200 JANDY CARTRIDGE
CHLORINATOR:	JANDY TRUCLEAR SALT
HEATER:	JANDY JRT3000R
BLOWER:	NO
AUTOMATION:	NO



5/20/2022  
**WAYNE MARKHAM BENNETT, P.E. #57216**  
 MARKHAM SERVICES, INC. (CA 33018)  
 1820 N.E. JENSEN BEACH BLVD., #685  
 JENSEN BEACH, FL 34957  
 (954) 818-3825 / wayne@wmb-pe.com

IF SIGNED DIGITALLY ABOVE, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**FM POOLS & OUTDOOR LIVING**  
 2550 N. POWERLINE RD # 105  
 POMPANO BEACH, FL. 33064

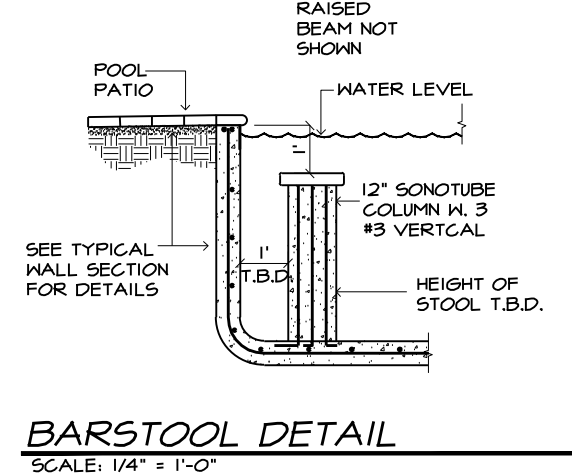
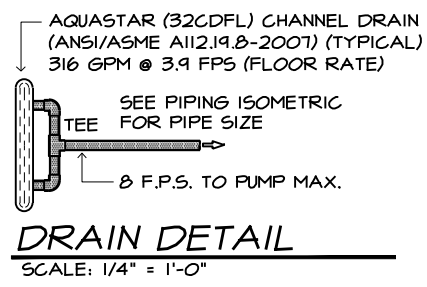
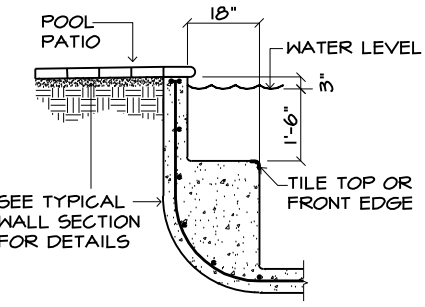
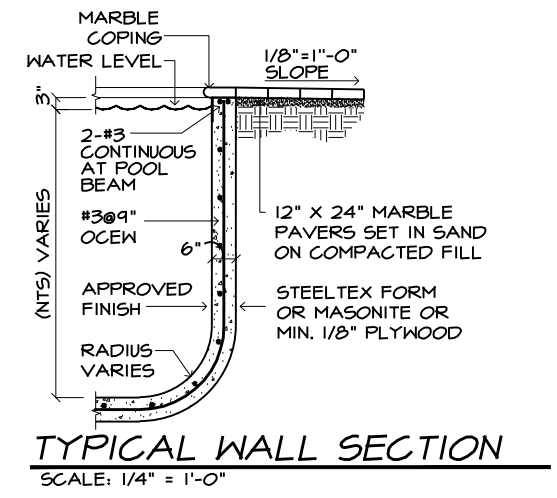
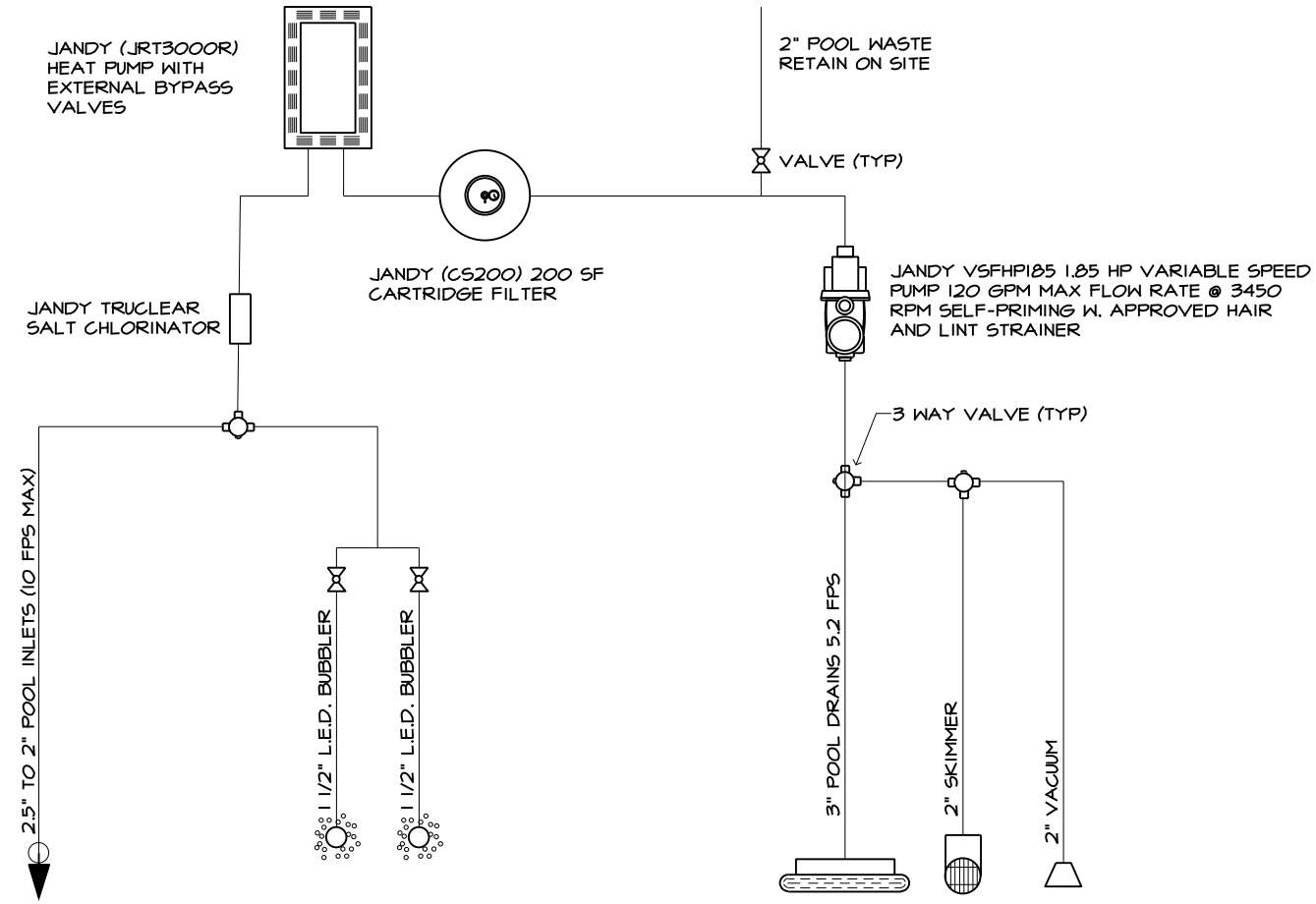
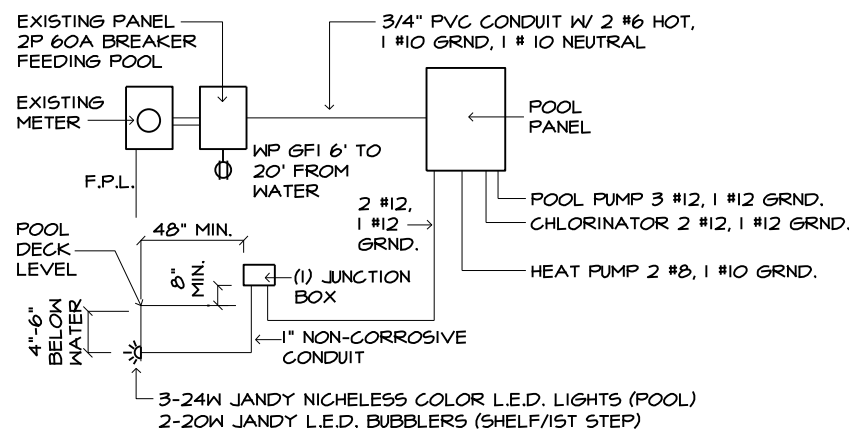
**JOB SITE SPECIFICATIONS**  
 LOT: 28      BLOCK: 5  
 SUBDIVISION: LAUDERDALE ISLES NO. 2  
 PLAT BOOK: 35      PAGE: 33  
 COUNTY: BROWARD

**SWIMMING POOL PLAN FOR:**  
**FREDERICI - STRUMPF**  
**2666 GULFSTREAM LANE**  
**FORT LAUDERDALE, FL. 33312**

**DRAWING ITEMS**  
 DATE: 1-18-2022  
 ORDER # 1320 W WALK  
 DRAWN BY: N.A.S.  
 PLAN # 21999-90  
 SHEET: 1 OF 3

**REVISIONS:**

PLOT DATE: 5/20/2022 FILE: G:\MY DRIVE\2021 PLANS\FM POOLS FREDERICI - STRUMPF.DWG



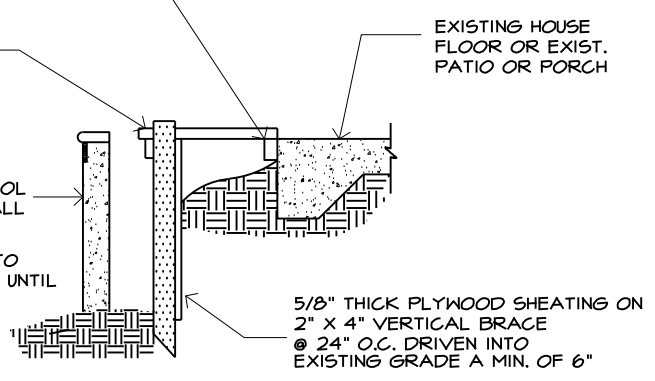
**SWIMOUT SECTION**  
SCALE: 1/4" = 1'-0"

2" x 6" LEDGER BOARD TO BE 1/2" x 4" TAPCON @ 12" O/C WITH MIN. 2 1/2" EMBEDMENT

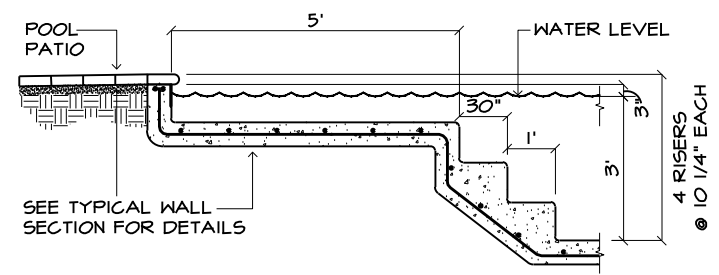
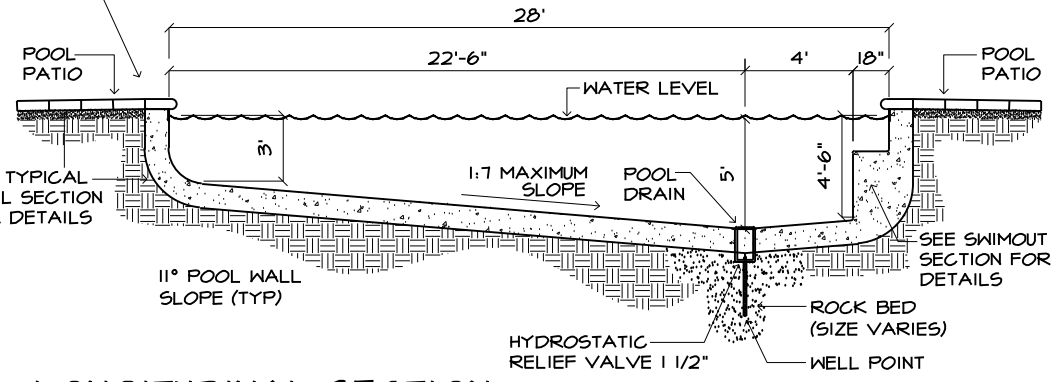
2" x 4" BRACE @ 24" O.C. ATTACHED TO 2" x 6" LEDGERBOARD WITH 1/2" WEDGE ANCHOR AND NAILED TO SHORING W. 2-16d

EXISTING HOUSE FLOOR OR EXIST. PATIO OR PORCH

NOTE: SHEETING TO REMAIN IN PLACE UNTIL BACKFILL



RAISED BEAM OR BAR STOOLS NOT SHOWN



NOTE: STEP STEEL NOT REQUIRED

**ENTRY STEP SECTION**  
SCALE: N.T.S.

**FM POOLS & OUTDOOR LIVING**  
2550 N. POWERLINE RD # 105  
POMPANO BEACH, FL. 33064

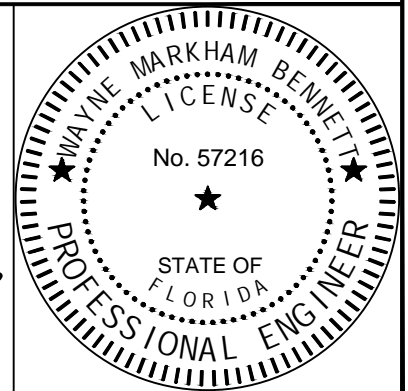
**JOB SITE SPECIFICATIONS**  
LOT: 28 BLOCK: 5  
SUBDIVISION: LAUDERDALE ISLES NO. 2  
PLAT BOOK: 35 PAGE: 33  
COUNTY: BROWARD

**SWIMMING POOL PLAN FOR:**  
**FREDERICI - STRUMPF**  
2666 GULFSTREAM LANE  
FORT LAUDERDALE, FL. 33312

**DRAWING ITEMS**  
DATE: 1-18-2022  
ORDER # 1320 W WALK  
DRAWN BY: N.A.S.  
PLAN # 21999-90  
SHEET: 2 OF 3

REVISIONS:

5/20/2022  
**WAYNE MARKHAM BENNETT, P.E. #57216**  
MARKHAM SERVICES, INC. (CA 33018)  
1820 N.E. JENSEN BEACH BLVD., #685  
JENSEN BEACH, FL 34957  
(954) 818-3825 / wayne@wmb-pe.com



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GOVERNING CODES AND GENERAL NOTES

2020 FLORIDA BUILDING CODE (FBC), 7TH EDITION AND ALL OTHER CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION ON THE PROJECT SHALL GOVERN INCLUDING FBC 7TH EDITION BUILDING, RESIDENTIAL, FUEL GAS AND ENERGY CONSERVATION

FBC 7TH EDITION ENERGY CONSERVATION C404.2. SERVICE WATER HEATING EQUIPMENT PERFORMANCE EFFICIENCY: GAS POOL HEATERS 82%, HEAT PUMP 4.0 COP, SHALL BE MET FOR THIS PROJECT

FBC 7TH EDITION RESIDENTIAL CHAPTER 45: SWIMMING POOLS AND BUILDING CHAPTER 4, SECTION 454 SWIMMING POOLS AND BATHING PLACES (PUBLIC AND PRIVATE) SHALL SPECIFICALLY GOVERN

FBC 7TH EDITION R4501.6.1 CONFORMANCE STANDARD: DESIGN, CONSTRUCTION AND WORKMANSHIP SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF ANSI/APSP/ICC3; ANSI/APSP/ICC4; ANSI/APSP/ICC5; ANSI/APSP/ICC6; ANSI/APSP/ICC7;

FBC 7TH EDITION BUILDING CHAPTER 4, SECTION 454.1.6.5.10.4 IF THE AREA IS SUBJECT TO HIGH GROUND WATER, THE POOL SHALL BE DESIGNED TO WITHSTAND HYDRAULIC UPLIFT OR SHALL BE PROVIDED WITH HYDROSTATIC RELIEF DEVICES. FBC 7TH EDITION SECTION 454.2.21.4 AND R4501.21.4 HYDROSTATIC RELIEF DEVICE. IN AREAS OF ANTICIPATED WATER TABLE AN APPROVED HYDROSTATIC RELIEF DEVICE SHALL BE INSTALLED

FBC 7TH EDITION R4501.6.3 WATER VELOCITY. POOL PIPING IS DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND FOR PRESSURE PIPING AND 8 FEET PER SECOND FOR SUCTION PIPING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC7. EXCEPTION: JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT

CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI 301 AND ACI 318, WITH MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3500 PSI. POOL CONCRETE CAN BE APPLIED PNEUMATICALLY AND SHALL CONFORM TO THE LATEST EDITION OF ACI 506.2

REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF ASTM A615, GRADE 40 (#3, #4), GRADE 60 (#5) AND HAVE A MINIMUM LAP DISTANCE OF 18" FOR #3, 24" FOR #4 AND 30" FOR #5 TO MEET THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318. DISCONTINUOUS REINFORCEMENT BARS SHALL TERMINATE IN STANDARD ACI HOOKS. ALL HOOKS ARE STANDARD UNLESS OTHERWISE NOTED

FBC 7TH EDITION BUILDING 1903.3 GLASS FIBER REINFORCED CONCRETE GFRG AND THE MATERIALS USED IN SUCH CONCRETE SHALL BE IN ACCORDANCE WITH THE PCI MNL 128 STANDARD, IF SHOWN ON THE DRAWINGS

POOL PIPING SHALL BE N.S.F. APPROVED AND MINIMUM SCHEDULE 40

NDFES: A SILT FENCE AND ANY OTHERS ITEM, SUCH AS CONSTRUCTION ENTRANCE, WITH TIRE WASH STATION SHALL BE INSTALLED AND INSPECTED, IF REQUIRED, PRIOR TO CONSTRUCTION SURROUNDING THE WORK AREA MEETING THE REQUIREMENTS OF THE AHJ

OSHA 1926: SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION SHALL BE FOLLOWED ESPECIALLY DURING OPEN EXCAVATION AND TRENCHING

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE, SHALL RESTORE ALL AREAS IMPACTED BY THE CONSTRUCTION WORK TO THE PREEXISTING CONDITION OR BETTER AND SHALL NOT IMPACT DRAINAGE/LAKE, RIGHT OR WAY OR ANY OTHER EASEMENTS WITHOUT CONSENT

EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS THE ENGINEER HAS NOT BEEN TO THE LOCATION. TYPICAL FIELD CONDITIONS ARE ASSUMED IN THE DESIGN. SHOULD ANYTHING DIFFER FROM THAT SPECIFIED HEREIN OR STANDARD FIELD CONDITIONS, ADDITIONAL ENGINEERING MAY BE REQUIRED AND THE ENGINEER SHALL BE CONTACTED TO PROVIDE DIRECTION. CARE SHALL BE TAKEN BY CONTRACTOR IN ALL APPLICATIONS OF THE DRAWINGS. THE EQUIPMENT AND PIPING PHYSICAL LOCATION MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. THESE DRAWINGS SHALL NOT BE SCALED, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ITEMS IN A LOCATIONS THAT MEETS LOCAL CODES.

THESE DRAWINGS ARE THE PROPERTY OF WAYNE MARKHAM BENNETT, P.E. USE OF THESE DRAWINGS WITHOUT PERMISSION FROM THE ENGINEER IS PROHIBITED. THE ENGINEER DOES NOT REVIEW THE DRAWINGS FOR COMPLIANCE WITH THE AGREEMENT BETWEEN CONTRACTOR AND HOMEOWNER. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ENCROACHMENT INTO EASEMENTS OR SETBACKS, EVEN IF APPROVED BY THE AHJ. THE CONTRACTOR SHALL VERIFY COMPLIANCE WITH SETBACKS AND EASEMENTS. THE ENGINEER REVIEWS THE PLANS FOR CODE COMPLIANCE TO THE BEST OF HIS KNOWLEDGE. USE OF THESE DRAWINGS BY THE CONTRACTOR AND HOMEOWNER INDENIFIES AND HOLDS HARMLESS THE ENGINEER FOR ALL COSTS AND DAMAGES INCLUDING LEGAL FEES RESULTING FROM MATERIAL FABRICATIONS, SYSTEM ERECTION AND CONSTRUCTION PRACTICES BEYOND WHICH IS CALLED FOR LOCAL, STATE AND FEDERAL CODES AND FROM DEVIATIONS OF THESE PLANS EXCEPT AS EXPRESSLY PROVIDED HEREIN. THE ENGINEER IS NOT RESPONSIBLE FOR AND HAS NO LIABILITY FOR CONSTRUCTION IN SETBACKS OR EASEMENTS, AND CONTRACTOR AND/OR HOMEOWNER REQUIREMENTS AND/OR AGREEMENTS RELATED TO THE POOL AND/OR SPA. REGARDLESS OF CAUSE, THE ENGINEER'S LIABILITY IN RELATION TO THESE PLANS IS LIMITED TO THE LESSER OF \$500 OR THE FEE CHARGED BY THE ENGINEER FOR THESE PLANS.

WARNING: TO EMPTY POOL OF WATER AFTER CONSTRUCTION FOR ANY REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. OWNER MUST CONSULT A POOL CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURE

POOL EQUIPMENT AND ANCHORING

POOL EQUIPMENT ELEVATION SHALL BE AT A MINIMUM OF THE DESIGN FLOOD ELEVATION (FBC 7TH EDITION RESIDENTIAL R322.1.4) PLUS 1 FOOT OR ACCORDING TO THE AUTHORITY HAVING JURISDICTION

FBC 7TH EDITION BUILDING 1620 HVHZ WIND LOADS AND 1621 HVHZ OVERTURNING MOMENT AND UPLIFT POOL EQUIPMENT SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO MEET THE REQUIREMENTS OF ASCE 7. EQUIPMENT TIE DOWN SHALL BE AS FOLLOWS, HEATERS 4 TOTAL (1 PER SIDE OR 2 PER OPPOSITE SIDES); OTHERS 2 TOTAL: 3-1/2" MINIMUM THICK, 3000 PSI CONCRETE SLAB, 3" LARGER THAN ON EACH SIDE THAN THE EQUIPMENT; 1/4" DIAMETER TAPCON CONCRETE SCREWS (1600# TENSION, 1290# SHEAR, 1-1/2" EMBEDMENT IN 2000 PSI CONCRETE) OR EQUAL WITH STAINLESS STEEL FENDER WASHER INTO FACTORY PROVIDED HOLD DOWNS OR 1" WIDE, 14 GAUGE GALVANIZED STRAPS WITH 2 STAINLESS STEEL, #10 X 3/4" PAN HEAD PHILLIPS SS SCREWS EACH STRAP INTO METAL FRAME OF EQUIPMENT

FBC 7TH EDITION BUILDING 1907.1 GENERAL THE THICKNESS OF CONCRETE EQUIPMENT SLAB SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3-1/2 INCHES THICK AND SHALL NOT REQUIRE A VAPOR BARRIER.

EQUIPMENT LOCATION AND SCREENING: THE EQUIPMENT AND PIPING PHYSICAL LOCATION MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ITEMS IN A LOCATION THAT MEETS LOCAL ZONING CODE AND TO PROVIDE CODE COMPLIANT LANDSCAPE OR FENCE SCREENING

FLOOD ZONE

FBC 7TH EDITION RESIDENTIAL R322 FLOOD-RESISTANT CONSTRUCTION STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOOD HAZARD AREAS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION, ESPECIALLY R322.1.2 STRUCTURAL SYSTEMS, 322.1.3 FLOOD-RESISTANT CONSTRUCTION AND R322.2.5 POOLS IN FLOOD HAZARD AREAS. IF STRUCTURES CONSTRUCTED IN WHOLE OR PART IN FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24 AND THE CONSTRUCTION OF THIS POOL WILL NOT INCREASE THE DESIGN FLOOD ELEVATION

ELECTRICAL CODE, NOTES AND BONDING

NATIONAL ELECTRICAL CODE (NEC), NFPA 70-2017 SHALL SPECIFICALLY GOVERN, INCLUDING ARTICLE 680 SWIMMING POOLS, FOUNTAINS, AND SIMILAR INSTALLATIONS

ARTICLE 430.32 CONTINUOUS-DUTY MOTORS. EACH MOTOR USED IN CONTINUES DUTY APPLICATION SHALL BE PROTECTED AGAINST OVERLOAD

ARTICLE 680.6 GROUNDING. ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH PARTS V, VI AND VII OF ARTICLE 250 AND CONNECTED BY WIRING METHODS OF CHAPTER 3, EXCEPT AS MODIFIED BY THIS ARTICLE. THE FOLLOWING EQUIPMENT SHALL BE GROUNDED: (1) THROUGH-WALL LIGHTING ASSEMBLIES AND UNDERWATER LUMINARIES, OTHER THAN THOSE LOW-VOLTAGE LIGHTING PRODUCTS LISTED FOR THE APPLICATION WITHOUT A GROUNDING CONDUCTOR (2) ALL ELECTRICAL EQUIPMENT LOCATED WITHIN 1.5 M (5 FT) OF THE INSIDE WALL OF THE SPECIFIED BODY OF WATER (3) ALL ELECTRICAL EQUIPMENT ASSOCIATED WITH THE RECIRCULATING SYSTEM OF THE SPECIFIED BODY OF WATER (4) JUNCTION BOXES (5) TRANSFORMER AND POWER SUPPLY ENCLOSURES (6) GROUND-FAULT CIRCUIT INTERRUPTERS (7) PANELBOARDS THAT ARE NOT PART OF THE SERVICE EQUIPMENT AND THAT SUPPLY ANY EQUIPMENT ASSOCIATED WITH THE BODY OF WATER

ARTICLE 680.9 OVERHEAD CONDUCTOR CLEARANCES. OVERHEAD CONDUCTORS SHALL MEET THE CLEARANCE REQUIREMENTS IN THIS SECTION. WHERE A MINIMUM CLEARANCE FROM THE WATER LEVEL IS GIVEN, THE MEASUREMENTS SHALL BE TAKEN FROM THE MAXIMUM WATER LEVEL OF THE SPECIFIED BODY OF WATER. (A) POWER, WITH RESPECT TO SERVICE-DROP CONDUCTORS, OVERHEAD SERVICE CONDUCTORS, AND OPEN OVERHEAD WIRING, SWIMMING POOL AND SIMILAR INSTALLATIONS SHALL COMPLY WITH THE MINIMUM CLEARANCES GIVEN IN TABLE 680.9(A) AND ILLUSTRATED IN FIGURE 680.9(A). (B) COMMUNICATIONS SYSTEMS, COMMUNICATIONS, RADIO, AND TELEVISION COAXIAL CABLES WITHIN THE COPE OF ARTICLES 800 TO 820 SHALL BE PERMITTED AT A HEIGHT OF NOT LESS THAN 3.0 M (10 FT) ABOVE SWIMMING AND WADING POOLS, DIVING STRUCTURES, AND OBSERVATIONS STANDS, TOWERS, OR PLATFORMS. (C) NETWORK-POWERED BROADBAND COMMUNICATIONS SYSTEMS, THE MINIMUM CLEARANCES FOR OVERHEAD NETWORK-POWERED BROADBAND COMMUNICATIONS SYSTEMS CONDUCTORS FROM POOLS OR FOUNTAINS SHALL COMPLY WITH THE PROVISIONS IN TABLE 680.9(A) FOR CONDUCTORS OPERATING AT 0 TO 150 VOLTS TO GROUND.

ARTICLE 680.10 ELECTRIC POOL WATER HEATERS. ALL ELECTRIC POOL WATER HEATERS SHALL HAVE THE HEATING ELEMENTS SUBDIVIDED INTO LOADS NOT EXCEEDING 48 AMPERES AND PROTECTED AT NOT OVER 60 AMPERES. THE AMPACITY OF THE BRANCH-CIRCUIT CONDUCTORS AND THE RATING OR SETTING OF OVERCURRENT PROTECTIVE DEVICES SHALL NOT BE LESS THAN 125 PERCENT OF THE TOTAL NAMEPLATE-RATED LOAD.

ARTICLE 680.11 UNDERGROUND WIRING LOCATION. UNDERGROUND WIRING SHALL BE PERMITTED WHERE INSTALLED IN RIGID METAL METAL CONDUIT, INTERMEDIATE METAL CONDUIT, RIGID POLYVINYL CHLORIDE CONDUIT, REINFORCED THERMOSETTING RESIN CONDUIT, OR TYPE MC CABLE, SUITABLE FOR THE CONDITIONS SUBJECT TO THAT LOCATION. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THE POOL UNLESS THIS WIRING IS NECESSARY TO SUPPLY POOL EQUIPMENT PERMITTED BY THIS ARTICLE. MINIMUM COVER DEPTHS SHALL BE AS GIVEN IN TABLE 300.5.

ARTICLE 680.22 LIGHTING, RECEPTACLES, AND EQUIPMENT. (A) RECEPTACLES. (1) REQUIRED RECEPTACLE LOCATION. WHERE A PERMANENTLY INSTALLED POOL IS INSTALLED, NO FEWER THAN ONE 125-VOLT, 15- OR 20-AMPERE RECEPTACLE ON A GENERAL-PURPOSE BRANCH CIRCUIT SHALL BE LOCATED NOT LESS THAN 1.83 M (6 FT) FROM, AND NOT MORE THAN 6.0 M (20 FT) FROM, THE INSIDE WALL OF THE POOL. THIS RECEPTACLE SHALL BE LOCATED NOT MORE THAN 2.0 M (6 FT 6 IN.) ABOVE THE FLOOR, PLATFORM, OR GRADE LEVEL SERVING THE POOL. (2) CIRCULATION AND SANITATION SYSTEM, LOCATION. RECEPTACLES THAT PROVIDE POWER FOR WATER-PUMP MOTORS OR FOR OTHER LOADS DIRECTLY RELATED TO THE CIRCULATION AND SANITATION SYSTEM SHALL BE LOCATED AT LEAST 1.83 M (6 FT) FROM THE INSIDE WALLS OF THE POOL. THESE RECEPTACLES SHALL HAVE GFCI PROTECTION AND BE OF THE GROUNDING TYPE. (3) OTHER RECEPTACLES, LOCATION. OTHER RECEPTACLES SHALL NOT BE LESS THAN 1.83 M (6 FT) FROM THE INSIDE WALLS OF A POOL. (4) GFCI PROTECTION. ALL 15- AND 20-AMPERE, SINGLE-PHASE, 125-VOLT RECEPTACLES LOCATED WITHIN 6.0 M (20 FT) OF THE INSIDE WALLS OF A POOL SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER.

ARTICLE 680.26 EQUIPOTENTIAL BONDING. (A) PERFORMANCE. THE EQUIPOTENTIAL BONDING REQUIRED BY THIS SECTION SHALL BE INSTALLED TO REDUCE VOLTAGE GRADIENTS IN THE POOL AREA. (B) BONDED PARTS (CONDUCTIVE POOL SHELLS, PERIMETER SURFACES, METALLIC COMPONENTS, METAL FITTINGS, ELECTRICAL EQUIPMENT AND FIXED METAL PARTS) SHALL BE BONDED TOGETHER USING SOLID COPPER CONDUCTORS, INSULATED COVERED, OR BARE, NOT SMALLER THAN 8 AWG OR WITH RIGID METAL CONDUIT OF BRASS OR OTHER IDENTIFIED CORROSION-RESISTANT METAL. CONNECTIONS TO BONDED PARTS SHALL BE MADE IN ACCORDANCE WITH 250.8. AN 8 AWG OR LARGER SOLID COPPER BONDING CONDUCTOR PROVIDED TO REDUCE VOLTAGE GRADIENTS IN THE POOL AREA SHALL NOT BE REQUIRED TO BE EXTENDED OR ATTACHED TO REMOTE PANELBOARDS, SERVICE EQUIPMENT, OR ELECTRODES. (C) POOL WATER. WHERE NONE OF THE BONDED PARTS IS IN DIRECT CONNECTION WITH THE POOL WATER, THE POOL WATER SHALL BE IN DIRECT CONTACT WITH AN APPROVED CORROSION-RESISTANT CONDUCTIVE SURFACE THAT EXPOSES NOT LESS THAN 5800 MM SQUARED (9 SQUARE INCHES) OF SURFACE AREA TO THE POOL WATER AT ALL TIMES. THE CONDUCTIVE SURFACE SHALL BE LOCATED WHERE IT IS NOT EXPOSED TO PHYSICAL DAMAGE OR DISLODGEMENT DURING USUAL POOL ACTIVITIES, AND IT SHALL BE BONDED IN ACCORDANCE WITH 680.26(B).

SWIMMING POOL BARRIER REQUIREMENTS

FBC 7TH EDITION RESIDENTIAL R4501.17 RESIDENTIAL SWIMMING BARRIER REQUIREMENT RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.17.1 THROUGH R4501.17.3. EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346

FBC 7TH EDITION RESIDENTIAL R4501.17.1 OUTDOOR SWIMMING POOLS OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.4

A SWIMMING BARRIER AROUND THE POOL AREA THAT MEETS THE ABOVE CODE IS REQUIRED PRIOR TO FINAL POOL STRUCTURAL INSPECTION AND FILLING OF THE POOL

SOIL BEARING AND FOUNDATION NOTES

FBC 7TH EDITION BUILDING 1803 GEOTECHNICAL INVESTIGATIONS THE BUILDING OFFICIAL SHALL BE PERMITTED TO WAIVE THE REQUIREMENT. ALLOWABLE BEARING CAPACITY: BASED ON RATIONAL ANALYSIS THROUGH KNOWLEDGE OF OTHER PROJECTS IN THE VICINITY AND A VISUAL EXAMINATION OF THE SURFACE SOIL, FINDING SAND AND ROCK, THE POOL FOUNDATION HAS BEEN DESIGNED ASSUMING 2,000 PSF SOIL BEARING CAPACITY PER TABLE R401.4.1. IF DURING EXCAVATION DELETERIOUS MATERIAL (SUCH AS SILT, PEAT, MUCK, CLAY, ETC.) IS FOUND THAT CANNOT PROVIDE 2,000 PSF, THE ENGINEER SHALL BE CONTACTED TO PROVIDE DIRECTION

PLOT DATE: 5/20/2022 FILE: G:\MY DRIVE\2021 PLANS\FM POOLS FREDERICI - STRUMPF.DWG

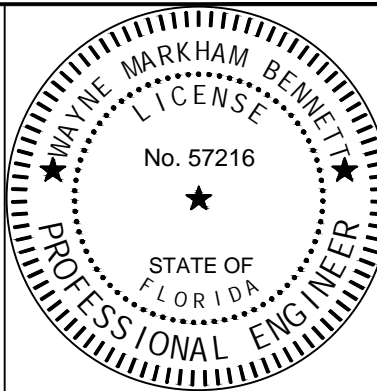
<p><b>FM POOLS &amp; OUTDOOR LIVING</b> 2550 N. POWERLINE RD # 105 POMPANO BEACH, FL. 33064</p>	<p>JOB SITE SPECIFICATIONS LOT: <b>28</b> BLOCK: <b>5</b> SUBDIVISION: <b>LAUDERDALE ISLES NO. 2</b> PLAT BOOK: <b>35</b> PAGE: <b>33</b> COUNTY: <b>BROWARD</b></p>	<p><b>SWIMMING POOL PLAN FOR:</b> <b>FREDERICI - STRUMPF</b> <b>2666 GULFSTREAM LANE</b> <b>FORT LAUDERDALE, FL. 33312</b></p>	<p>DRAWING ITEMS DATE: <b>1-18-2022</b> ORDER # <b>1320 W WALK</b> DRAWN BY: <b>N.A.S.</b> PLAN # <b>21999-90</b> SHEET: <b>3 OF 3</b></p>	<p>REVISIONS:</p>	<p>5/20/2022 <b>WAYNE MARKHAM BENNETT, P.E. #57216</b> MARKHAM SERVICES, INC. (CA 33018) 1820 N.E. JENSEN BEACH BLVD., #685 JENSEN BEACH, FL 34957 (954) 818-3825 / wayne@wmb-pe.com</p>	 <p>IF SIGNED DIGITALLY ABOVE, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p>
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Photo #1 - Front Yard  
Photo Direction - East  
Date - 05/10/22

Address  
2660

Address  
2666

Address  
2672

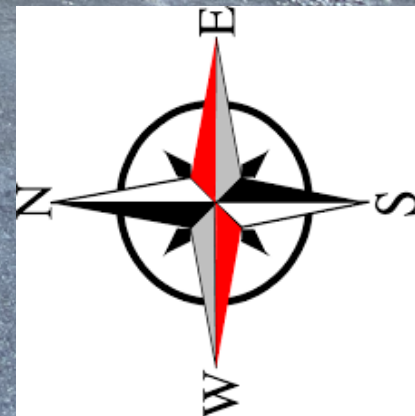




Photo #2 - Back Yard  
Photo Direction - East  
Date - 05/10/22

Address  
2655

Address  
2672

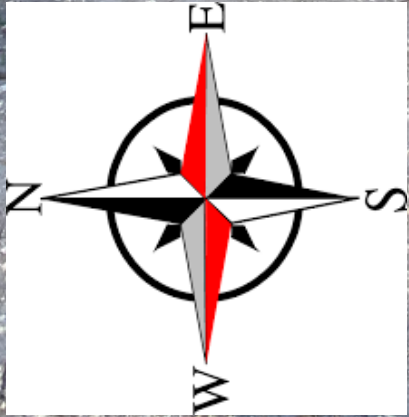




Photo #3 - Back Yard  
Photo Direction - North  
Date - 05/10/22

Address  
2666

Address  
2660

Address  
2649

Address  
2655

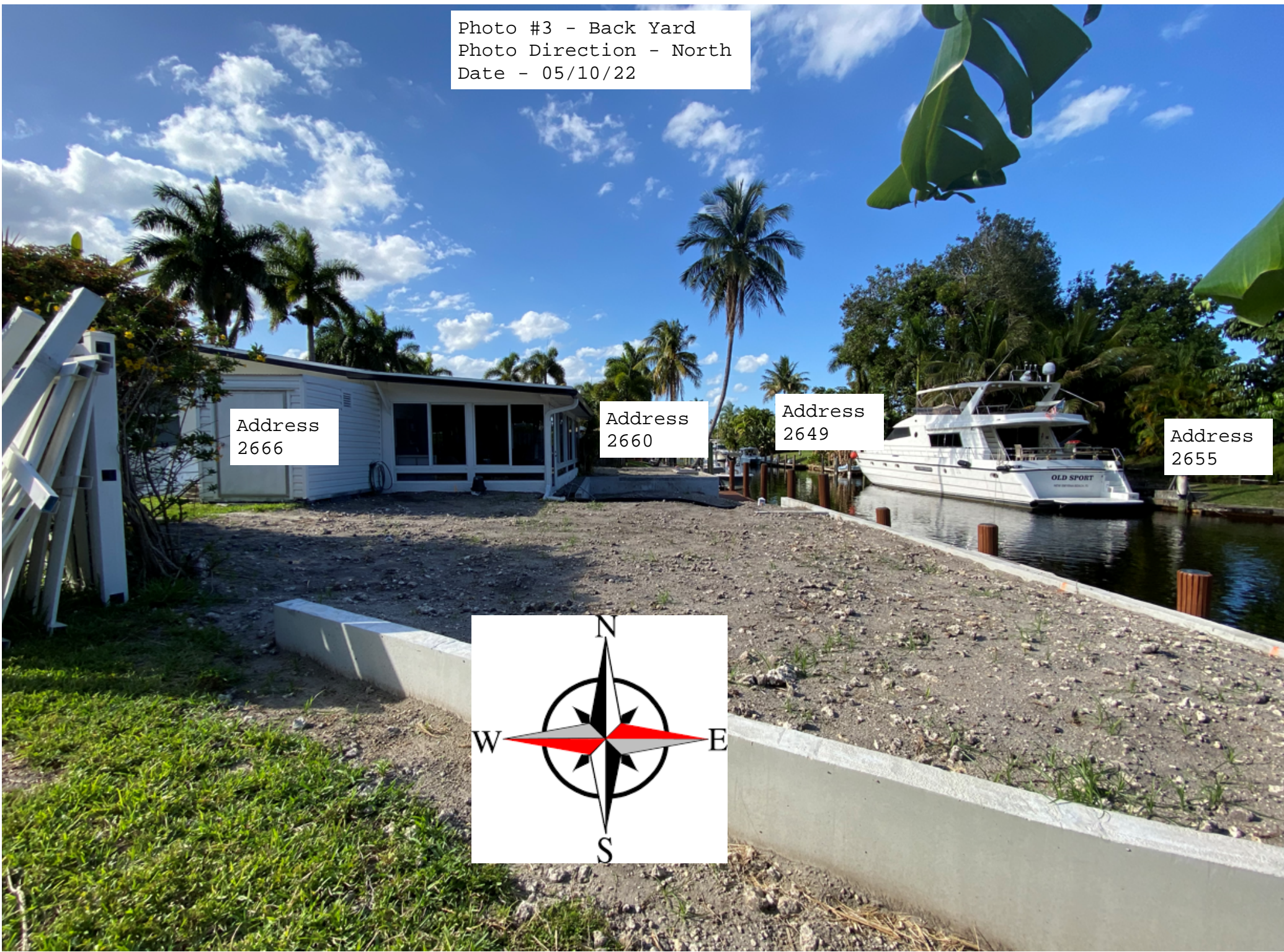
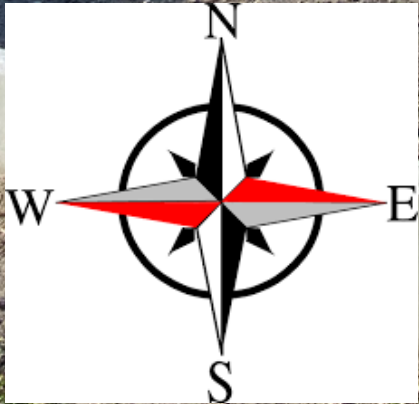




Photo #4 - Back Yard  
Photo Direction - South  
Date - 05/10/22

Address  
2672

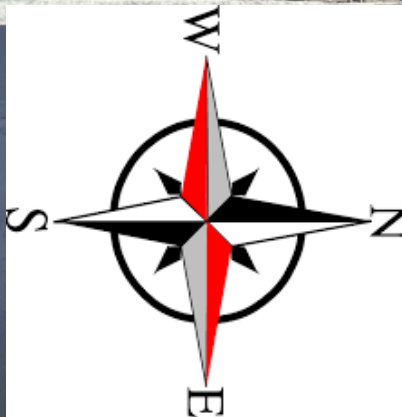




Photo #5 - Back Yard  
Photo Direction - West  
Date - 05/10/22

Address  
2672

Address  
2666







<b>Site Address</b>	2666 GULFSTREAM LANE, FORT LAUDERDALE FL 33312	<b>ID #</b>	5042 19 06 0260
<b>Property Owner</b>	FREDERICI, ANTHONY L H/E STUMPF, DANA MARIE	<b>Millage</b>	0312
<b>Mailing Address</b>	2666 GULFSTREAM LN FORT LAUDERDALE FL 33312	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	LAUDERDALE ISLES NO 2 35-33 B LOT 28 BLK 5		

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).**

\* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$181,530	\$235,580	\$417,110	\$417,110	
2021	\$181,530	\$191,510	\$373,040	\$373,040	\$7,503.34
2020	\$181,530	\$175,800	\$357,330	\$241,570	\$4,272.12

**2022\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$417,110	\$417,110	\$417,110	\$417,110
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b> 22	\$417,110	\$417,110	\$417,110	\$417,110
<b>Homestead</b> 100%	\$25,000	\$25,000	\$25,000	\$25,000
<b>Add. Homestead</b>	\$25,000	0	\$25,000	\$25,000
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$367,110	\$392,110	\$367,110	\$367,110

**Sales History**

Date	Type	Price	Book/Page or CIN
4/3/2021	WD-Q	\$510,000	117204035
8/8/2017	QCD-T	\$100	114547785
12/10/2007	WD-Q	\$460,400	44917 / 1825
11/9/2000	QCD	\$100	31120 / 1546
9/1/1993	WD	\$120,000	21124 / 410

**Land Calculations**

Price	Factor	Type
\$25.00	7,261	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1604
<b>Units</b>		1
<b>Eff./Act. Year Built: 1956/1955</b>		

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			L1			F1		
R			L1					
1						1		