



**BOARD OF ADJUSTMENT MEETING NOTICE:**

JULY 20, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **August 11, 2021 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, to determine whether the following application should be granted:

**CASE:** PLN-BOA-21070001  
**OWNER:** JEFFREY ATTANASIO  
**AGENT:** MARLA WOODHOUSE  
**ADDRESS:** 800 POINCIANA DRIVE, FORT LAUDERDALE, FL 33301

**LEGAL DESCRIPTION:** IDLEWYLD 1-19 B N1/2 OF LOT 8,N1/2 9 BLK 7  
**ZONING:** RS-8  
**COMMISSION DISTRICT:** 2  
**REQUESTING:** **SECTION 47-19.2.S - Mechanical and plumbing equipment.**

Requesting a variance to install Two (2) mini split air condensing units 3' 2" from side yard property line whereas the code requires to be a minimum setback of 5', a total setback reduction of 1' 10".

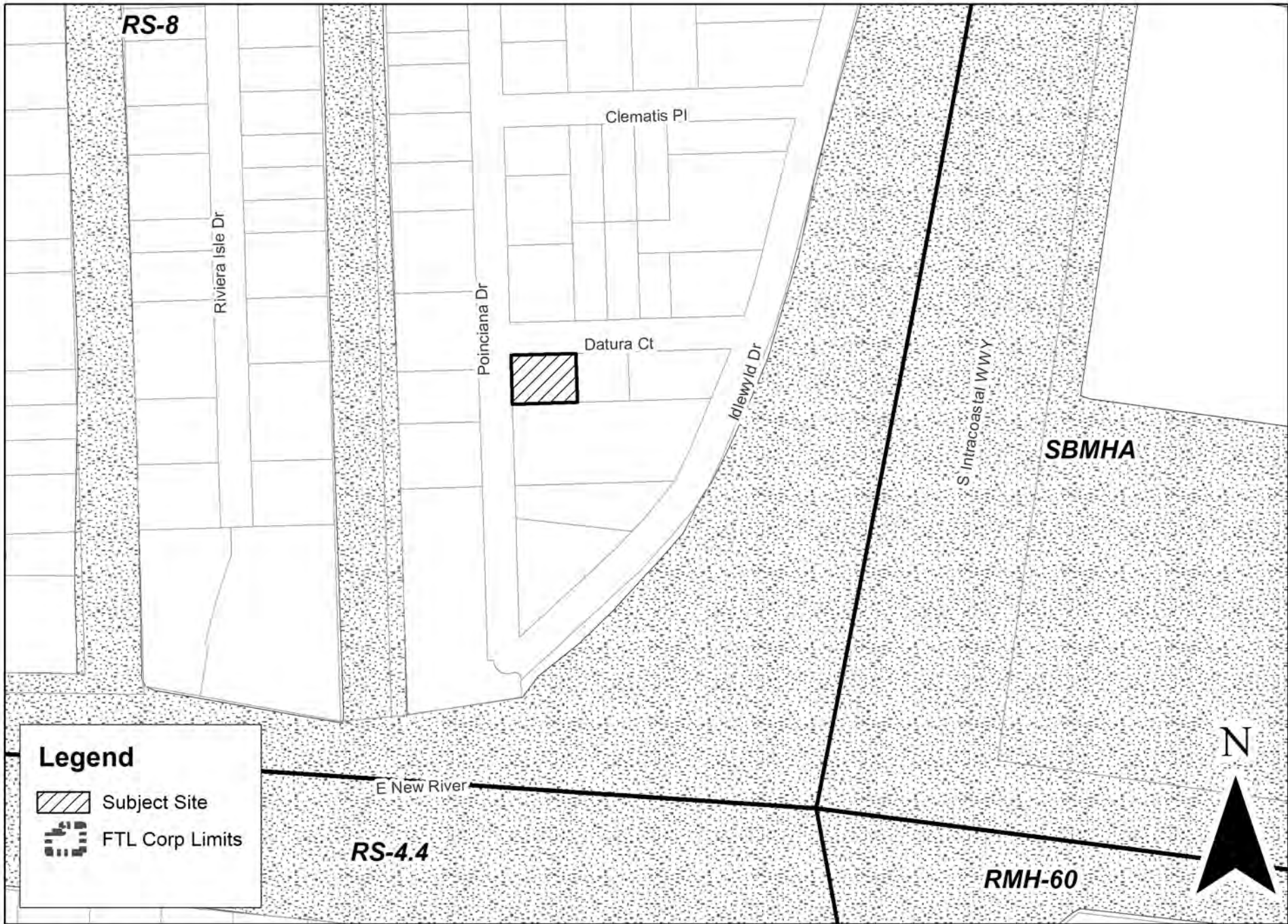
If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK**  
**ZONING ADMINISTRATOR**

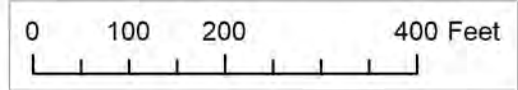
Florida Statutes, Sec. 286.0105

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-21070001



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

DATE: AUGUST 11, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21070001

REQUESTING: Sec. 47-19.2.S.- Mechanical and plumbing equipment.

Requesting a variance to install Two(2) mini split air condensing units 3' 2" from side yard property line whereas the code requires to be a minimum setback of 5', a total setback reduction of 1' 10".

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: 08/11/2021

AGENDA ITEM: 2

CASE: 2

PLN-BOA-21070001

**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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	Jeffrey Attanasio
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	437 NE 8th Ave. Fort Lauderdale, FL 33301
<b>E-mail Address</b>	jeffrey.attanasio@gmail.com
<b>Phone Number</b>	518.949.4348
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	Marla Woodhouse
<b>Applicant / Agent's Signature</b>	<i>MM Woodhouse</i>
<b>Address, City, State, Zip</b>	3000 Holiday Drive #906 Fort Lauderdale, FL 33316
<b>E-mail Address</b>	marla@woodhousearchitecture.com
<b>Phone Number</b>	305-794-8184
<b>Letter of Consent Submitted</b>	yes

<b>Development / Project Name</b>	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 800 Poinciana Drive, Fort Lauderdale, FL 33301
<b>Legal Description</b>	IDLEWYLD 1-19 B N1/2 OF LOT 8,N1/2 9 BLK 7
<b>Tax ID Folio Numbers</b> (For all parcels in development)	<del>504212020490</del> 504212020700 <i>MM Woodhouse</i>
<b>Request / Description of Project</b>	Interior remodel, new AC equipment and pool equipment fall in side set backs asking for variance to locate them here
<b>Applicable ULDR Sections</b>	section 47-19.2.S

<b>Current Land Use Designation</b>	
<b>Current Zoning Designation</b>	RS-8
<b>Current Use of Property</b>	home
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/> W <input type="checkbox"/> E	25'-0"	29'-0" existing historic house
Side <input type="checkbox"/> S <input type="checkbox"/> N	5'-0"	3'-2" for equipment only existing house is 5'-2", existing pool house 0'-0"
Side <input type="checkbox"/> N <input type="checkbox"/> S	15'-0"	10'-10" for equipment only existing grandfathered house is 14'-4"
Rear <input type="checkbox"/> E <input type="checkbox"/> W	15'-0"	Existing grandfathered 0'-0"

equipment only existing house is 5'-2", existing pool house 0'-0"  
10'-10" for equipment only existing grandfathered house is 14'-4"

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.

Variance to locate new, code compliant pool equipment and smaller "mini-split" AC compressors in walled and private back yard area outside of current required set backs (Zoning section RS8 required inner side setback is 5'-0", requested variance is for 3'-2" for AC unit. Also, the required corner side setback is 15'-0" and we request a variance to 10'-10" for pool equipment)

**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 home is a significant historic property with unique existing conditions and grandfathered elements inconsistent with current set back requirements. For example, pool house is on zero set back for 2 sides, the garden wall is on the property line and portions of the existing home fall outside of current set backs.

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:

The walled back yard of the historic property provides a visual and acoustic barrier therefor, the requested variance will have no negative impact neighboring properties or individuals.

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

The grandfathered elements of the home; pool house and walled pool patio/garden, are located such that adherence to the current equipment set backs would greatly compromise the historic integrity and use of the property.

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

The applicant (owner) wishes to restore and maintain the historic integrity of the property with the grandfathered locations of the existing site elements. Current equipment set back requirements are not consistent with the existing historic elements of the property.

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 proposed locations for equipment represent only a minor (yet necessary) variance to current requirements and will preserve the historic design with no negative impact on the surrounding homes or neighborhood. Alternate equipment locations under current requirements were studied and were determined to be problematic (negative impact) to both the historic property and the neighbors.

Jeffrey Attanasio

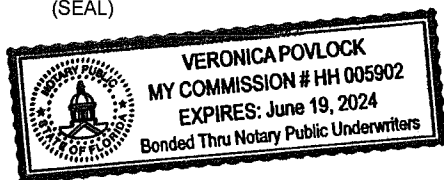
**AFFIDAVIT:** I, \_\_\_\_\_ the Owner/Agent of said property ATTEST that I am aware of the following:

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 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.

\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23rd day of June, 2023

(SEAL)



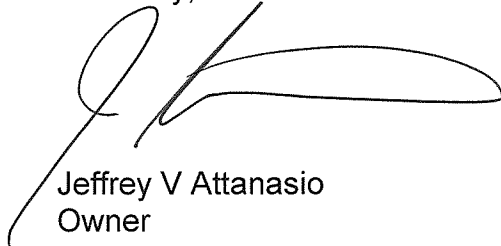
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Veronica Povlock

June 23, 2021

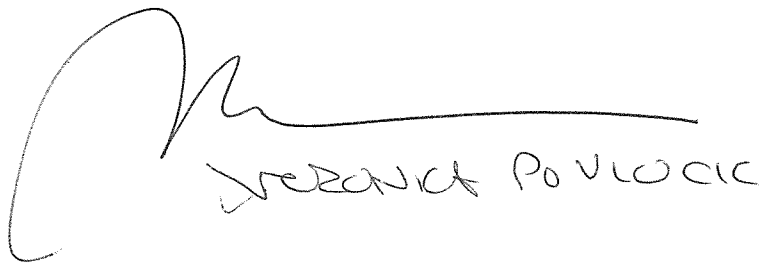
To whom it may concern,

I authorize Marla Woodhouse (Woodhouse Architecture), to act as my agent for Board of Adjustments meetings, applications and submissions for variance request for my property at 800 Poinciana Drive, Fort Lauderdale, Florida.

Sincerely,

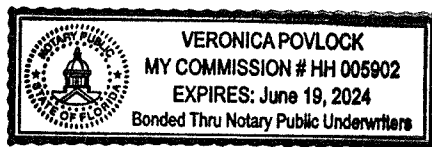


Jeffrey V Attanasio  
Owner



VERONICA POVLOCK

6-23-2021  
NOTARY





# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020  
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.

- Variance/Special Exception/Interpretation: Before \$2,200
- Variance/Special Exception/Interpretation: After \$2800
- Parking Variance (per space) \$2600
- Variance/Special Exception/Interpretation Before- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$650
- Variance/Special Exception/Interpretation After- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$850
- Request for Continuance \$900
- Rehearing before the Board \$1150
- Request for Rehearing \$300

**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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	Jeffrey Attanasio
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	437 NE 8th Ave. Fort Lauderdale, FL 33301
<b>E-mail Address</b>	jeffrey.attanasio@gmail.com
<b>Phone Number</b>	518.949.4348
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	
<b>E-mail Address</b>	
<b>Phone Number</b>	
<b>Letter of Consent Submitted</b>	

<b>Development / Project Name</b>	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 800 Poinciana Drive, Fort Lauderdale, FL 33301
<b>Legal Description</b>	IDLEWYLD 1-19 B N1/2 OF LOT 8,N1/2 9 BLK 7
<b>Tax ID Folio Numbers</b> (For all parcels in development)	504212020490
<b>Request / Description of Project</b>	Interior remodel, new AC equipment and pool equipment fall in side set backs asking for variance to locate them here
<b>Applicable ULDR Sections</b>	section 47

<b>Current Land Use Designation</b>	
<b>Current Zoning Designation</b>	RS-8
<b>Current Use of Property</b>	home
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front <input type="checkbox"/> W <input type="checkbox"/> E	25'-0"	29'-0" existing historic house
Side <input type="checkbox"/> S <input type="checkbox"/> N	5'-0"	3'-2" for equipment only existing house is 5'-2", existing pool house 0'-0"
Side <input type="checkbox"/> N <input type="checkbox"/> S	15'-0"	10'-10" for equipment only existing grandfathered house is 14'-4"
Rear <input type="checkbox"/> E <input type="checkbox"/> W	15'-0"	Existing grandfathered 0'-0"

equipment only existing house is 5'-2", existing pool house 0'-0"  
10'-10" for equipment only existing grandfathered house is 14'-4"

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.

Variance to locate new, code compliant pool equipment and smaller "mini-split" AC compressors in walled and private back yard area outside of current required set backs (Zoning section RS8 required inner side setback is 5'-0", requested variance is for 3'-2" for AC unit. Also, the required corner side setback is 15'-0" and we request a variance to 10'-10" for pool equipment)

**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 home is a significant historic property with unique existing conditions and grandfathered elements inconsistent with current set back requirements. For example, pool house is on zero set back for 2 sides, the garden wall is on the property line and portions of the existing home fall outside of current set backs.

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:

The walled back yard of the historic property provides a visual and acoustic barrier therefor, the requested variance will have no negative impact neighboring properties or individuals.

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

The grandfathered elements of the home; pool house and walled pool patio/garden, are located such that adherence to the current equipment set backs would greatly compromise the historic integrity and use of the property.

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

The applicant (owner) wishes to restore and maintain the historic integrity of the property with the grandfathered locations of the existing site elements. Current equipment set back requirements are not consistent with the existing historic elements of the property.

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 proposed locations for equipment represent only a minor (yet necessary) variance to current requirements and will preserve the historic design with no negative impact on the surrounding homes or neighborhood. Alternate equipment locations under current requirements were studied and were determined to be problematic (negative impact) to both the historic property and the neighbors.

Jeffrey Attanasio

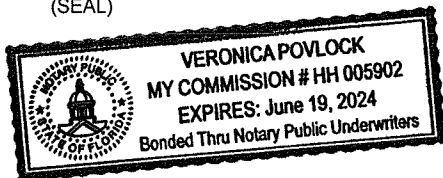
**AFFIDAVIT:** I, \_\_\_\_\_ the Owner/Agent of said property ATTEST that I am aware of the following:

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 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.

\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23rd day of June, 2023

(SEAL)



NOTARY PUBLIC  
MY COMMISSION EXPIRES:  
Veronica Povlock



WOODHOUSE  
— ARCHITECTURE —

3000 HOLIDAY DRIVE #906  
FORT LAUDERDALE, FL 33316

| [WOODHOUSEARCHITECTURE@GMAIL.COM](mailto:WOODHOUSEARCHITECTURE@GMAIL.COM) |

305.794.8184

[Code Section 47-19.2.S](#)

## Narrative for Board of Adjustment - Fort Lauderdale

August 11, 2021

Re: Equipment Set Back Variance Request for Historic Residence at 800 Poinciana Drive, Fort Lauderdale 33301

Dear Members of the Board,

Our client, Jeffery Attanasio is seeking a minor variance for the above referenced property in the Idyllwild neighborhood where he is restoring and renovating an historic 1920's home designed by celebrated south Florida Architect Francis Abreu. The historic significance of the home is considerable, as few such original examples have survived the indiscriminate swing of the developers' wrecking ball.

As the plans, photos and supporting documentation will show the requested set back variance for new, quieter and more efficient mini-split compressors and pool equipment is minor and in no way compromises the surrounding properties and neighborhood.

The proposed locations sought in the variance are in fact within the property's existing (and grandfathered) garden wall and are to be located in a manner that will preserve the aesthetic and functional integrity of the existing eastern patio and pool area (please see supporting documents). The eastern garden and patio areas are, and have since the 1920s, been integral features of the original home and the overall historic design of the property. The minor variance requested would ensure that the exterior areas of the home remain as intended with no negative impact to the surrounding properties.

Conversely, adherence to the current, contemporary set back requirements would require the equipment to fall directly within the historic walled patio and pool area. Such a location would visually and functionally compromise the Abreu design with no resultant benefit to the surrounding homes.

FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_L1	CITY	STATE	ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_U_1	LEGAL_U_2	LEGAL_U_3	LEGAL_U_4	LEGAL_U_5	LEGAL_U_6
504212081540	ABUTTING LOT OWNERS	% RIVIERA ISLES HOA INC	2319 N ANDREWS AVE	WILTON MANORS	FL	33311	WILTON MANORS	FL33311 RIVIERA 6-17 B	WATERWAYS AS SHOWN PER PLAT/LESS	POR DESC IN INSTR# 116741406 &	INSTR# 116741407			
504212020630	MOOREHEAD,MELODIE K		2616 CLEMATIS PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 15 BLK 6					
504212020621	YOLDAS,DANIELLE P		2614 CLEMATIS PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 14 BLK 6					
504212020620	FORREST,ANDREW J		2612 CLEMATIS PL	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 13 BLK 6					
504212020600	MAHONEY,BARBARA E	BARBARA E MAHONEY REV TR	700 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 11 N 75',LOT 12 N 75' BLK 6					
504212020540	AURORA HOLDINGS LLC		7845 CHESTNUT RIDGE ROAD	HUBBARD	OH	44425	HUBBARD	OH44425 IDLEWYLD 1-19 B	LOT 2 TO 4 BLK 6					
504212040020	HERSKOWITZ,KENNETH &	HERSKOWITZ,ELENA R	705 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD RESUB BLKS 8 TO 11	3-4 B	LOT 2,3 N 25' BLK 9				
504212040610	BATHA,EDOUARD M		710 SE 26 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 9 N 30 FT 8 IN,10 N 30 FT	8 IN,LOT 11 LESS N 75' & LOT 12	LESS N 75' BLK 6			
504212040030	ATLASS,FRANK & SALLY KOPPEIN		715 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD RESUB BLKS 8 TO 11	3-4 B	LOT 3 LESS N 25,4 & 5 BLK 9				
504212020571	STRAUB, JEREMY M & MAUREEN M		2609 DATURA CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 8 BLK 6					
504212080040	TANER,DEREF & ROBERTA		712 SE 25 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 RIVIERA 6-17 B	LOT 13,14 BLK 1					
504212020580	OLIVER,JANE B		PO BOX 501134	ST THOMAS	VI	00805	ST THOMAS	VI00805 IDLEWYLD 1-19 B	LOT 9 LESS N 30 FT 8 IN,10 LESS	N 30 FT 8 IN BLK 6				
504212020550	MAGGIORE,PAUL J	721 IDLEWYLD REALTY TR	721 IDLEWYLD DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 5 LESS W 48' & E LESS W 48'	BLK 6				
504212020560	DIONNE,PIERRE		2617 DATURA CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 5 W 48,E W 48 BLK 6					
504212040040	SBC 2012 FAM TR	CLUDE,SEAN TRSTEE	725 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD RESUB BLKS 8 TO 11	3-4 B	LOT 6,7 & N 20 OF 8 BLK 9				
504212080030	724 RIVIERA ISLES DRIVE LLC		2325 DESOTA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 RIVIERA 6-17 B	LOT 11,12 BLK 1					
504212020540	SCOTT,JOE H JR		801 IDLEWYLD DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 1 LESS W 80' & N1/2 OF LOT	2 LESS W 80' BLK 7				
504212020650	POWERS,MARIBETH		2608 DATURA CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 1 W 80'W 80' OF N1/2 LOT 2	BLK 7				
504212020700	ATTANASIO,JEFFREY		800 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	N1/2 OF LOT 8,N1/2 9 BLK 7					
504212080020	MURPHY,WILLIAM M & LINA		800 SE 25 AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 RIVIERA 6-17 B	LOT 8 TO 10 BLK 1					
504212040050	REISS,MATTHEW J &	REISS,JENNIFER M	807 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD RESUB BLKS 8 TO 11	3-4 B	LOT 8 S 30,9 BLK 9				
504212020660	REHEM,ISA INC		809 IDLEWYLD DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 2 S1/2,LOTS 3 & 4,LOT 8 S1/2	9 S1/2 BLK 7				
504212040050	STETSON,TARRA		811 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD RESUB BLKS 8 TO 11	3-4 B	LOT 10,11 BLK 9				
504212080010	LIMA FAM TR		4 DRUMSNAB RD	*TORONTO ON	CA	M4W 3	*TORONTO ON	CAM4W 3 RIVIERA 6-17 B	LOT 6,7 BLK 1					
504212020690	LAND TR NO 1		815 IDLEWYLD DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 7, LOT 8 LESS BEG NW COR LOT	6, E 202.55 TO NE COR, SW ON E/B	35.12, NW 180 TO POB, BLK 7			
504212000010	MAROONE,MICHAEL E & MONICA L		909 POINCIANA DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 THE J-R-P PLAT 80-4B B,TRACT A &	TOGETHER WITH LOTS 12 & 13 OF	IDLEWYLD RESUB BLKS 8 TO 11,3-4B	& VACATED 30' R/W,PER ORD'	C-89-123,OR 17411/612,LYING	BETWEEN SAID TR A & LOTS 12 & 13	
504212020570	POZZUOLI,EDWARD J & GEORGINA		2613 DATURA CT	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 7 BLK 6					
504212020680	DESANTIS,DEAN & LAURA	LAND TR NO 1	815 IDLEWYLD DR	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	LOT 5 & BEG NW COR LOT 6, E	202.55 TO NE COR, SW ON E/B	35.12, NW 180 TO POB, BLK 7			
504212020820	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 IDLEWYLD 1-19 B	ROAD RIGHT OF WAYS DEDICATED PER	PLAT LESS P/P/A IDLEWYLD RESUB	BLKS 8 TO 11 3-4 B AND LESS	P/P/A RIVIERA 6-17 B LESS POR IN	OR 32121/1189	
494307000460	TITF/STATE OF FLORIDA	% FL INLAND NAVIGATION DISTRICT	1314 MARCINSKI RD	JUPITER	FL	33477	JUPITER	FL33477 FLORIDA EAST COAST CANAL 17-1 B	POR OF THE FLA EAST COAST CANAL	LOCATED IN THE CITY OF FORT	LAUDERDALE			

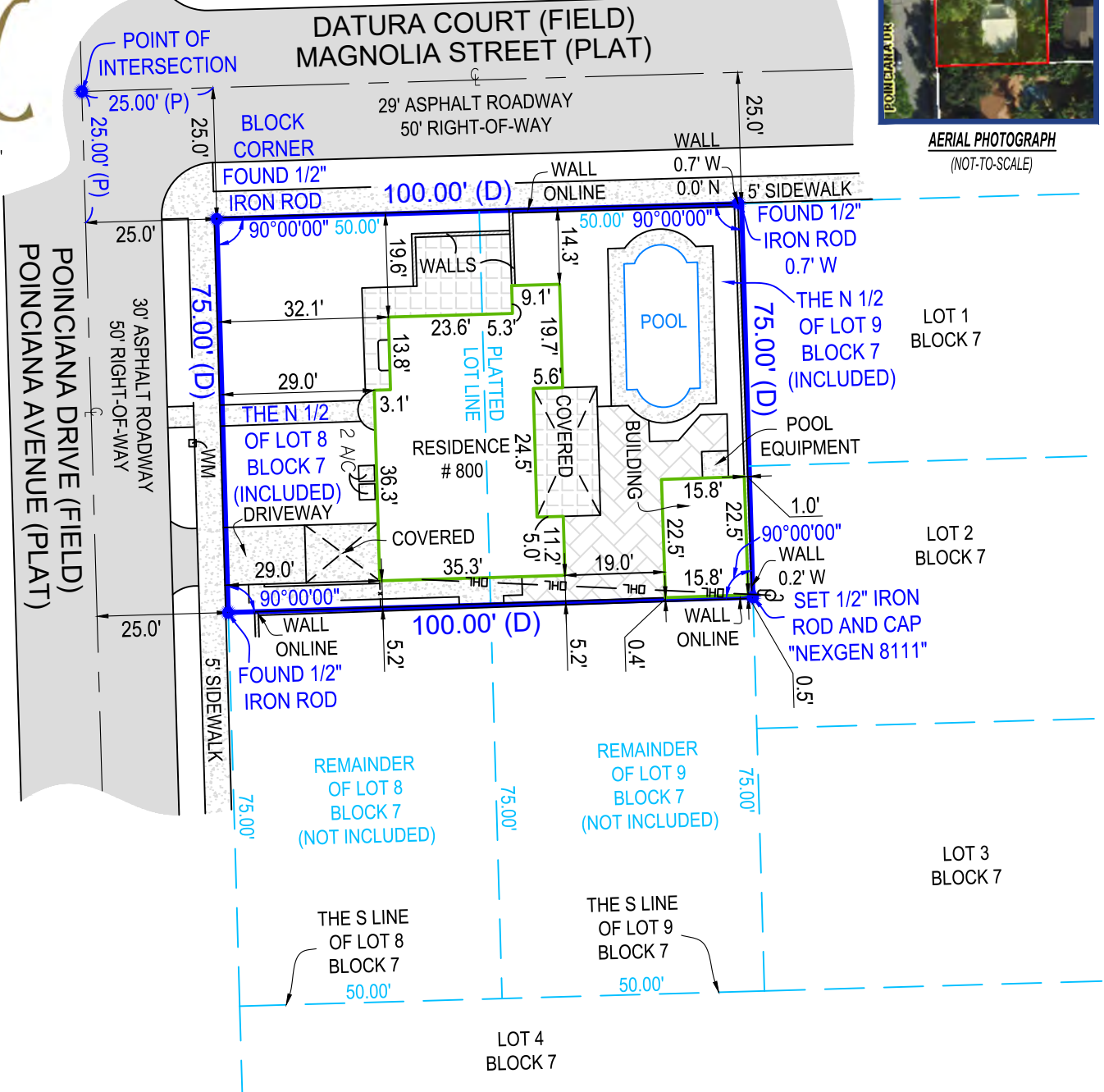
# 800 POINCIANA DRIVE, FORT LAUDERDALE, FL. 33301



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 11-20-2020  
 Drawn By: Oleg  
 Order #: 111862  
 Last Revision Date: None  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 5601 Corporate Way, Suite #103  
 West Palm Beach, FL 33407  
 561-508-6272



Clyde O McNeal  
 Digitally signed by  
 Clyde O McNeal  
 Date: 2021.05.21  
 14:17:16  
 -04'00'

**LEGAL DESCRIPTION OF: 800 POINCIANA DR, FORT LAUDERDALE, FL, 33301**

THE NORTH 1/2 OF LOTS 8 AND 9, IN BLOCK 7 OF IDLEWYLD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA

**CERTIFIED TO:**

JEFFREY ATTANASIO  
LEXANT TITLE AND ESCROW, LLC  
WFG NATIONAL TITLE INSURANCE COMPANY

**FLOOD ZONE:**

12011C0576H  
ZONE: AE  
ELEV. 5 FT.  
EFF: 08/18/2014

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EDW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
- * -	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
■	-ASPHALT
■	-CONCRETE
■	-PAVER/BRINCK
■	-WOOD
☼	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
⊖	-CATCH BASIN
⊗	-FIRE HYDRANT
⊕	-UTILITY POLE
⊖	-MANHOLE
⊗	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



[www.NexGenSurveying.com](http://www.NexGenSurveying.com)

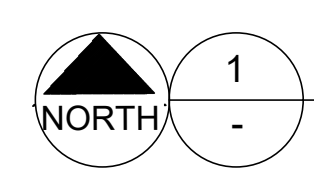
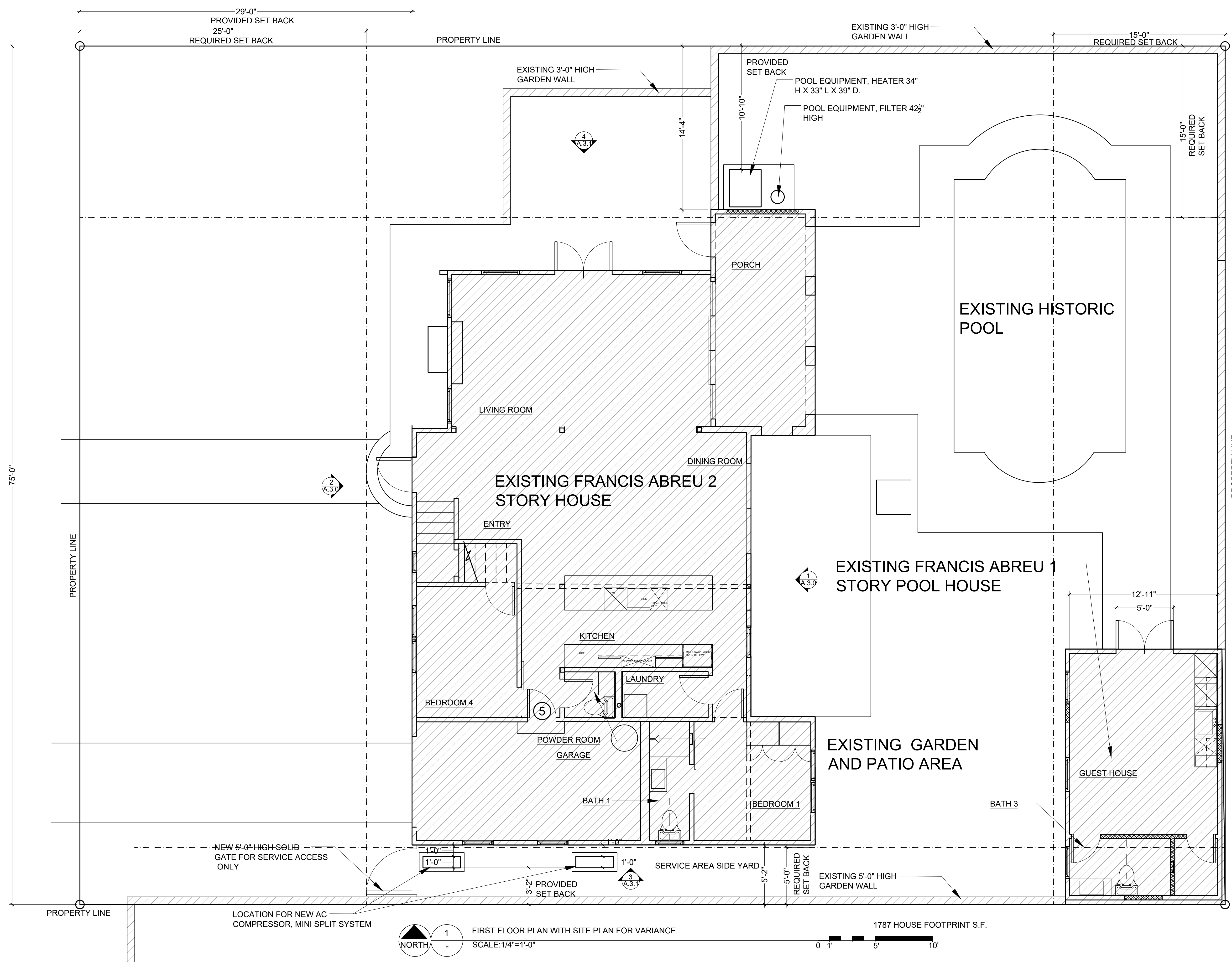
561.508.6272

Fax: 561.508.6309

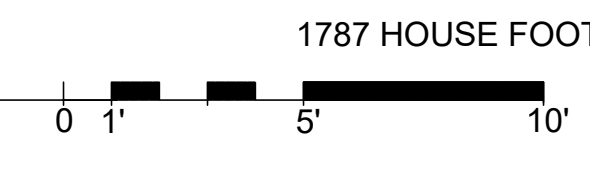
LB 8111

5601 Corporate Way | Suite 103

West Palm Beach, FL 33407



FIRST FLOOR PLAN WITH SITE PLAN FOR VARIANCE  
SCALE: 1/4"=1'-0"



NEW WALL [hatched pattern]

**\*\*THIS IS AN UNDER 50% IMPROVEMENT INTERIOR REMODEL**

No.	Revision / Issue	Date

General Notes

**FIRST FLOOR PLAN**

Marla Woodhouse  
Digitally signed by Marla Woodhouse  
Date: 2021.07.02 12:25:56 -04'00'

Architect: AR 0091511  
Marla N. Woodhouse

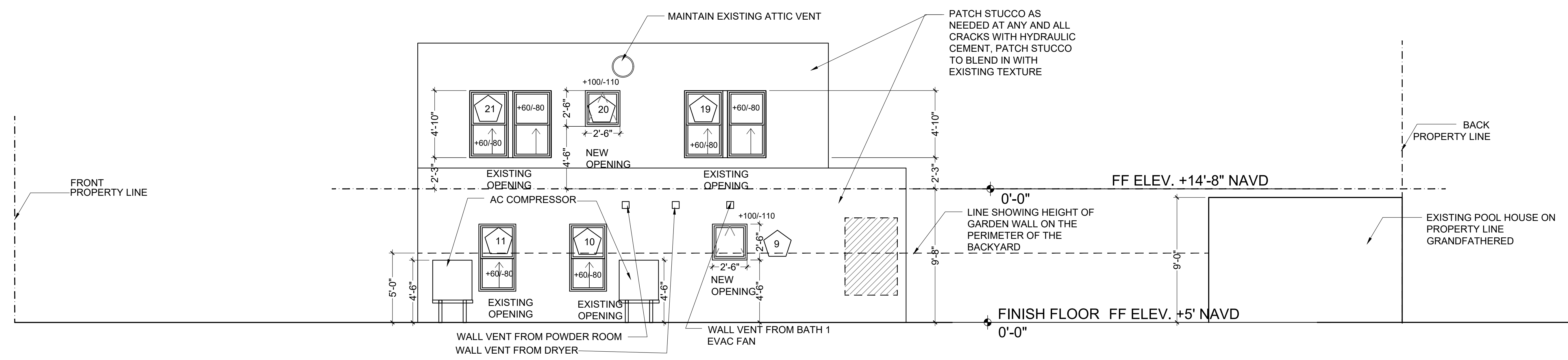
Project Name & Address  
JEFFREY ATTANASIO  
800 POINCIANA DRIVE  
FORT LAUDERDALE, FL

Date  
6/25/2021

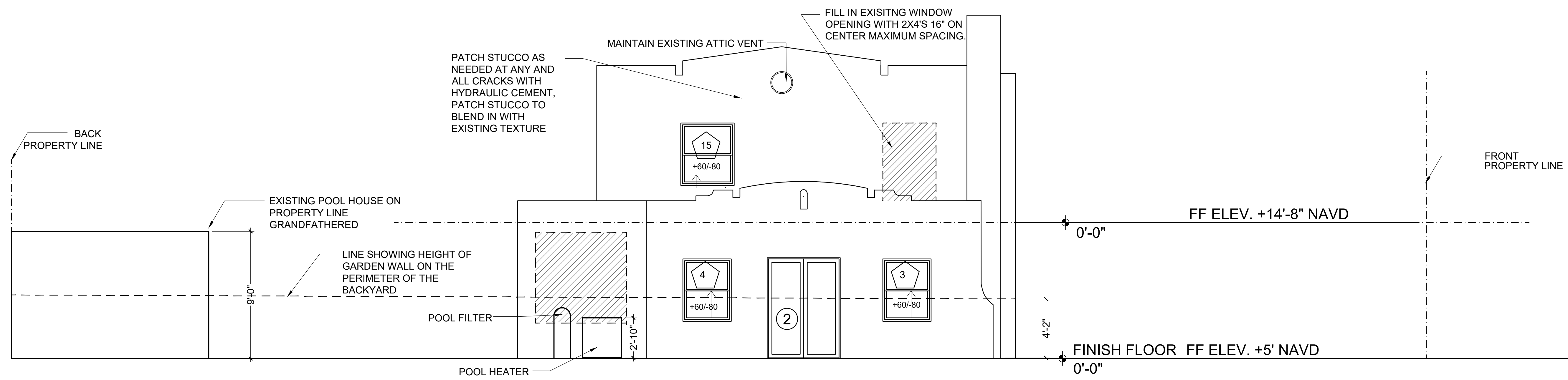
Sheet #

No.	Revision / Issue	Date

General Notes



3 EXTERIOR ELEVATION SOUTH  
A.3.1 SCALE: 1/4"=1'-0"



4 EXTERIOR ELEVATION NORTH  
A.3.1 SCALE: 1/4"=1'-0"

**\*\*THIS IS AN UNDER 50% IMPROVEMENT INTERIOR REMODEL**

EXTERIOR ELEVATIONS

Marla Woodhouse  
Digitally signed by Marla Woodhouse  
Date: 2021.07.02 12:27:03 -04'00'

Architect: AR 0091511  
Marla N. Woodhouse

Project Name & Address  
JEFFREY ATTANASIO  
800 POINCIANA DRIVE  
FORT LAUDERDALE, FL

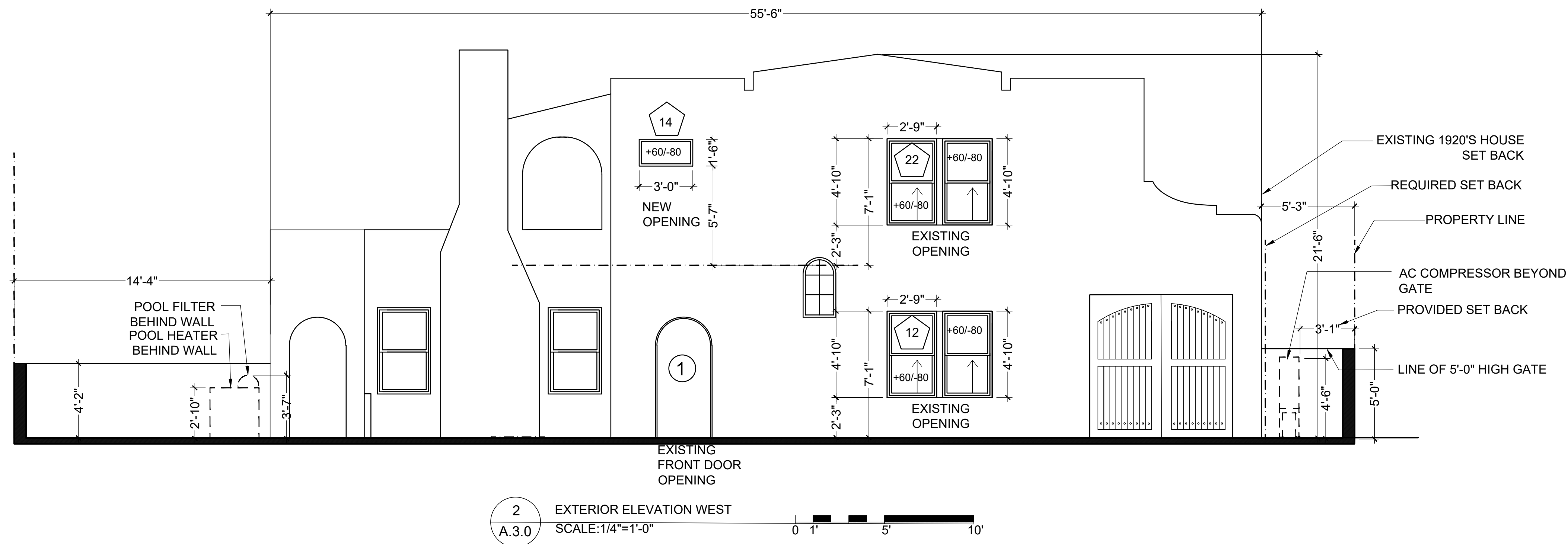
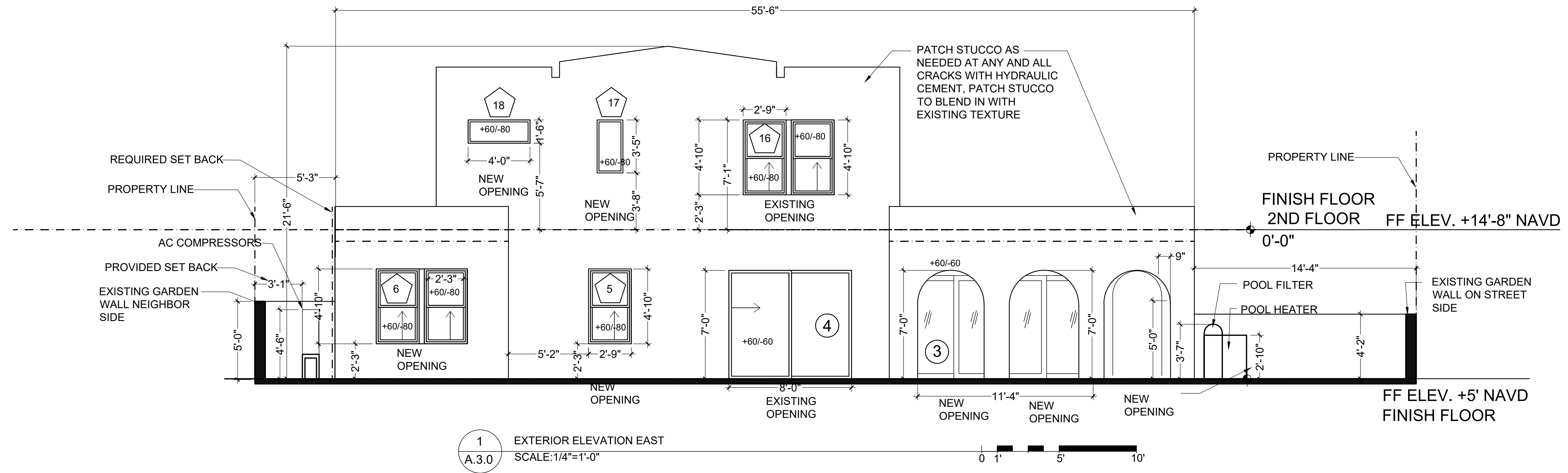
Date  
6/25/2021

Sheet #

A.3.1

No.	Revision / Issue	Date

General Notes



EXTERIOR ELEVATIONS

Digitally signed by Marla Woodhouse  
Date: 2021.07.02 12:28:58 -04'00'

Architect: AR 0091511  
Marla N. Woodhouse

Project Name & Address  
JEFFREY ATTANASIO  
800 POINCIANA DRIVE  
FORT LAUDERDALE, FL

Date  
6/29/2021

Sheet #

**\*\*THIS IS AN UNDER 50% IMPROVEMENT INTERIOR REMODEL**

A.3

# MAGNOLIA STREET

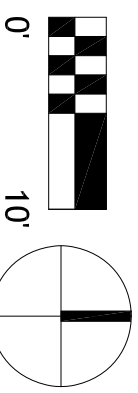
3'-0" GATE

EXISTING TREES TO REMAIN  
WITH GROUND COVER  
PLANTED BELOW, TYP.



## PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	SIZE
	ACCENT SHRUB	3 GAL
	BACKGROUND SHRUB	5 GAL
	MEDIUM SHRUB	3 GAL
	CONTAINER	--
SHRUB AREAS	BOTANICAL NAME	SIZE
	GROUND COVER 1	1 GAL
	GROUND COVER 2	1 GAL
	GROUND COVER 3	1 GAL
	GROUND COVER 4	--
GROUND COVERS	BOTANICAL NAME	SIZE
	ROCK MULCH	4"-6"
	OLD TOWN ANTIQUE	--
	PORCELAIN	--
	TUSCANY	--
TURF	BOTANICAL NAME	SIZE
	TURF	--



OWNER

PROVIDENCE NETWORK  
801 Legan Street, Denver, CO 80203  
PHONE: 303-880-5404

**BrightView** Design Group  
1845 Grant Street  
Denver, Colorado 80203  
T/ 303.825.2030  
www.brightview.com  
www.naturalgreenesign.com

POINCIANA RESIDENCE  
800 POINCIANA DR., FORT LAUDERDALE, FL. 33301

ISSUE  
ISSUE DATE 1/22/2021  
PROJECT #  
DRAWN BY RS  
CHECKED BY RS  
SHEET TITLE: SITE LAYOUT PLAN  
SHEET NO. L201





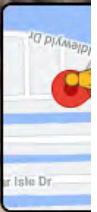












Isle Dr

Isle Dr

Isle Dr

Isle Dr

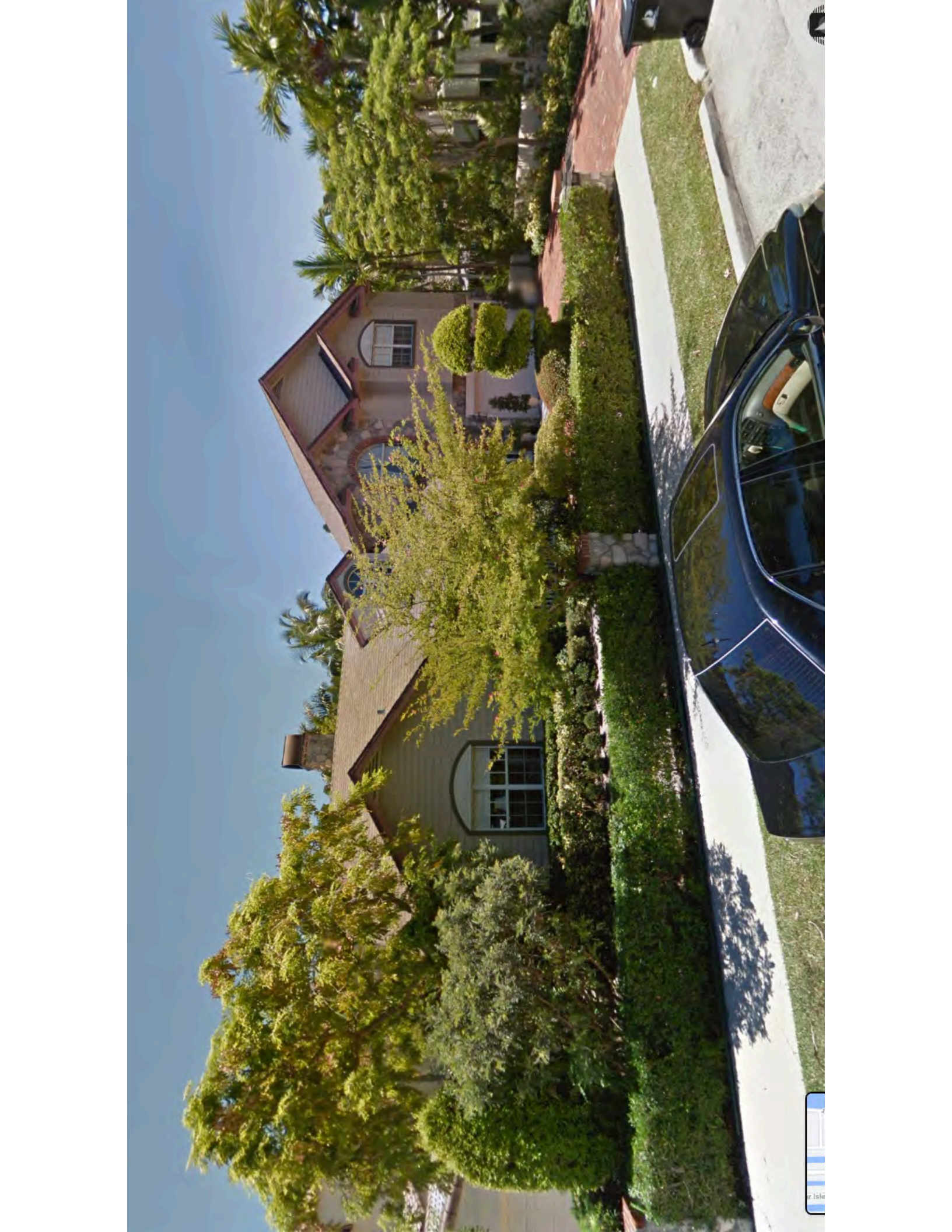






Wild Dr  
Isle Dr



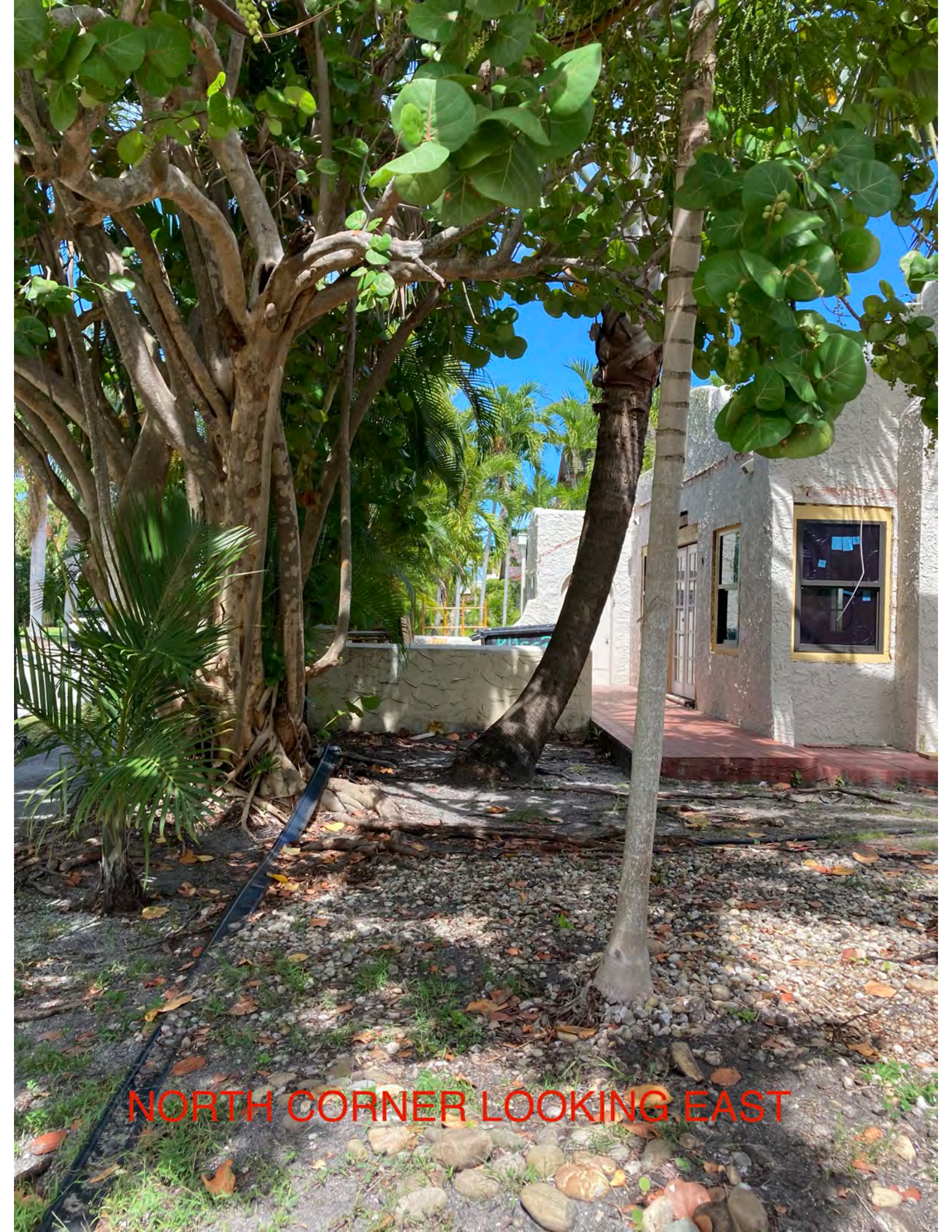


A photograph of a tropical yard. In the foreground, there is a concrete sidewalk and a patch of grass. A white, textured wall runs across the middle ground. Behind the wall, there is a dense cluster of palm trees and other tropical plants. The sky is blue and clear. The text "NORTH SIDE YARD" is overlaid in red at the bottom of the image.

NORTH SIDE YARD

A photograph showing a concrete walkway on the left side of a yard, bordered by a concrete wall and a dense line of palm trees. The palm trees have green fronds, some with yellowish-brown tips. The walkway leads towards a paved area and a building in the distance under a blue sky with light clouds. The text "NORTH SIDE YARD LOOKING EAST" is overlaid in red at the bottom left.

NORTH SIDE YARD  
LOOKING EAST



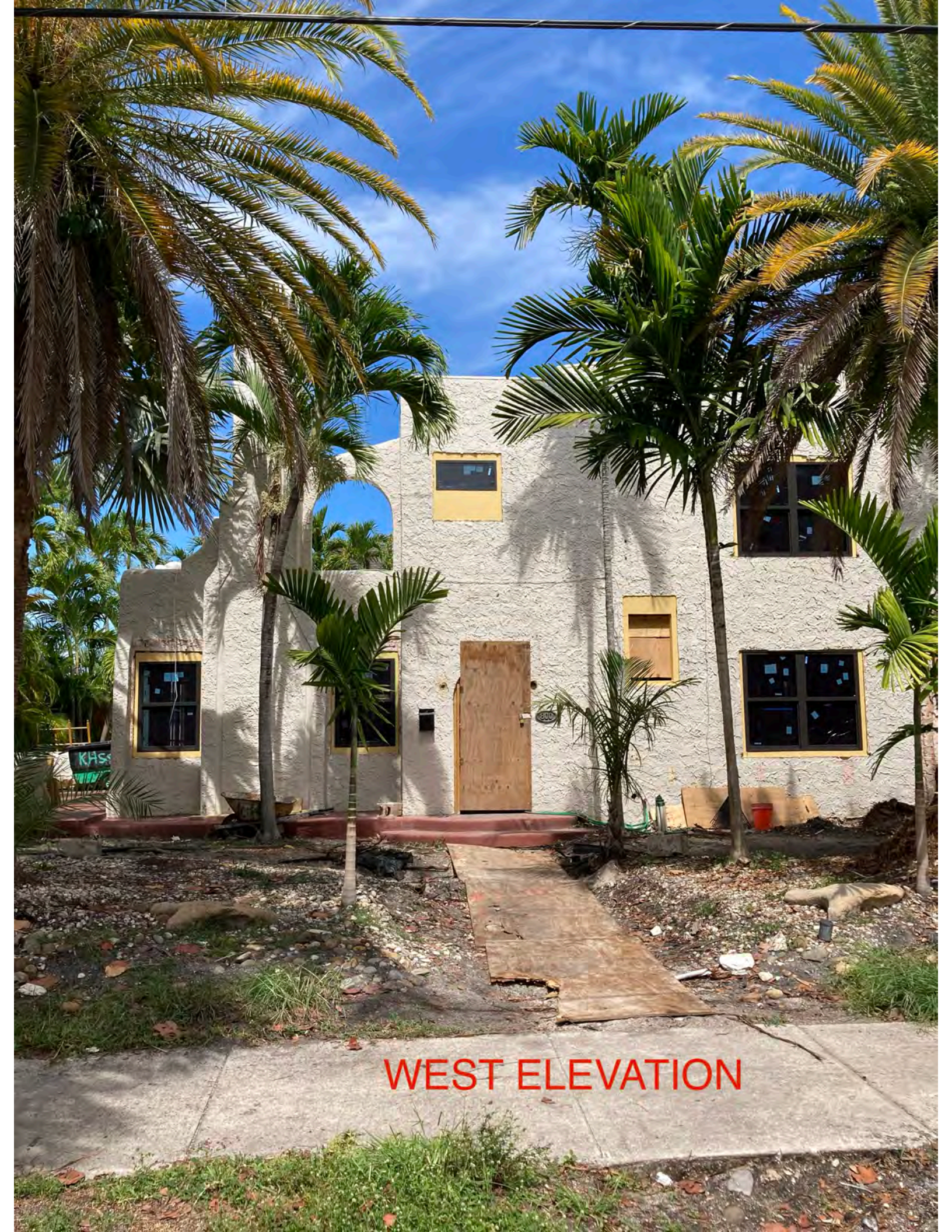
**NORTH CORNER LOOKING EAST**

A photograph of a narrow outdoor area, possibly a back alley or courtyard. The ground is paved with red bricks. On the right, there is a building with a white arched door and a window. A black trash bin with green graffiti is parked near the door. The background is filled with lush green palm trees under a blue sky. In the foreground, there is a wall with red text.

NORTH  
CORNER  
CLOSER



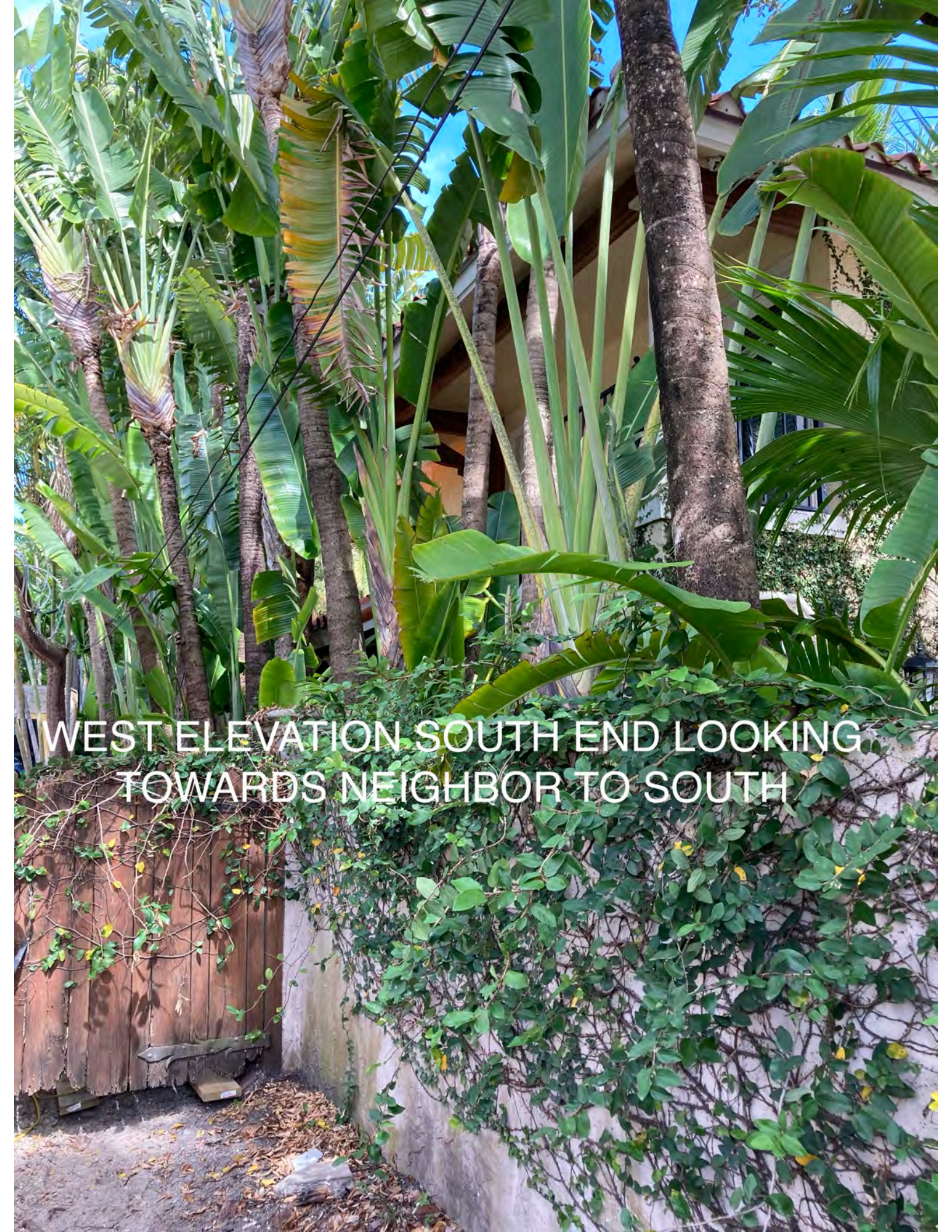
WEST  
ELEVATION



WEST ELEVATION



WEST ELEVATION



WEST ELEVATION SOUTH END LOOKING  
TOWARDS NEIGHBOR TO SOUTH



AC COMPRESSORS

SOUTH SIDE YARD SHOWING  
5'-0" HIGH GARDEN WALL,  
0'-0" SET BACK OF POOL  
HOUSE,

SOUTH SIDE YARD SHOWING  
AC COMPRESSOR LOCATION





**NORTH SIDE YARD SHOWING  
EXISTING GARDEN WALL**

**Sec. 47-19.2.S.- Mechanical and plumbing equipment.**

- Requesting a variance to install Two(2) mini split air condensing units 3' 2" from side yard property line whereas the code requires to be a minimum setback of 5', a total setback reduction of 1' 10" .



<b>Site Address</b>	800 POINCIANA DRIVE, FORT LAUDERDALE FL 33301-2712	<b>ID #</b>	5042 12 02 0700
<b>Property Owner</b>	ATTANASIO, JEFFREY	<b>Millage</b>	0312
<b>Mailing Address</b>	800 POINCIANA DR FORT LAUDERDALE FL 33301	<b>Use</b>	01
<b>Abbr Legal Description</b>	IDLEWYLD 1-19 B N1/2 OF LOT 8,N1/2 9 BLK 7		

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)**.

\* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$300,000	\$411,640	\$711,640	\$630,810	
2020	\$300,000	\$407,640	\$707,640	\$394,180	\$7,651.25
2019	\$300,000	\$380,620	\$680,620	\$385,320	\$7,022.29

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$711,640	\$711,640	\$711,640	\$711,640
<b>Portability</b>	\$80,830	\$80,830	\$80,830	\$80,830
<b>Assessed/SOH 21</b>	\$630,810	\$630,810	\$630,810	\$630,810
<b>Homestead 100%</b>	\$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>	\$580,810	\$605,810	\$580,810	\$580,810

Sales History			
Date	Type	Price	Book/Page or CIN
11/30/2020	WD-Q	\$840,000	116938521
1/16/2019	QCD-T	\$100	115567138
11/13/2003	QCD	\$100	36462 / 8
3/1/1986	WD	\$181,000	13288 / 387
11/1/1979	WD	\$210,000	

Land Calculations		
Price	Factor	Type
\$40.00	7,500	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2547
<b>Units/Beds/Baths</b>		2/4/3.1
<b>Eff./Act. Year Built: 1943/1930</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
2						2		