



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**APRIL 21, 2022**

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

**Wednesday, May 11, 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-22040002

**OWNER:** STEPHEN CAREY VILLENEUVE & STEPHANIE LAVIGNE VILLENEUVE

**AGENT:** N/A

**ADDRESS:** 400 NE 9TH AVENUE, FORT LAUDERDALE, FL., 33301

**LEGAL DESCRIPTION:** LOT 23 AND THE SOUTH 10 FEET OF LOT 22, BLOCK 8, OF HOLMBERG & MC KEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD

**ZONING DISTRICT:** RS-8 -RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

**COMMISSION DISTRICT:** 2

**REQUESTING:** **Sec. 47-5.31 -Table of dimensional requirements for the RS-8 district**

- Requesting a variance from the 5 feet minimum side yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow an existing structure to remain at a side yard (North) setback of 2.88 feet, a total reduction request of 2.12 feet.
- Requesting a variance from the 15 feet minimum corner yard requirement (25% of lot width but not greater than 25 ft.) of Section 47-5.31 Table of Dimensional Requirements to allow an existing structure to remain at a corner yard (South) setback of 12.63 feet, a total reduction request of 2.37 feet.

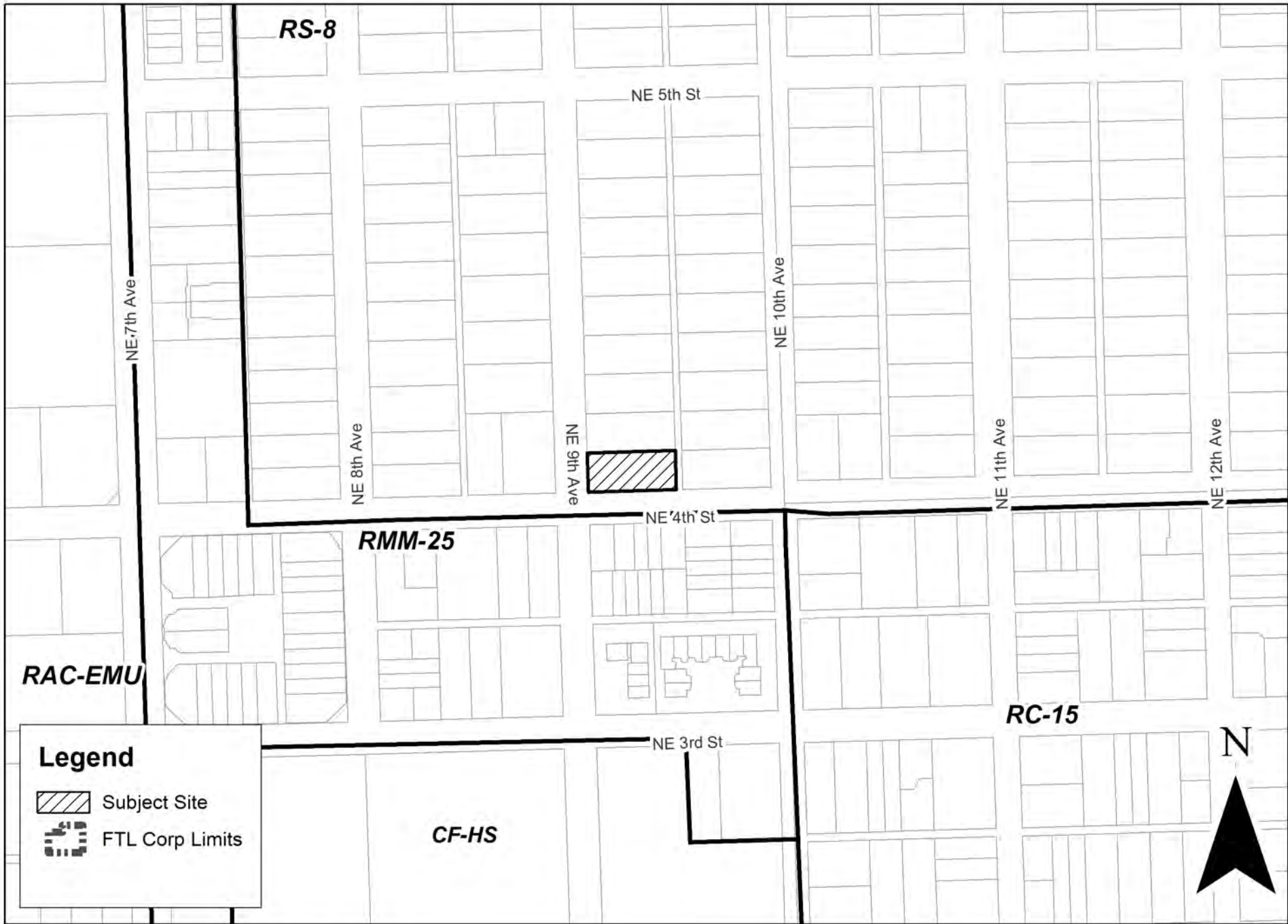
Note: To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

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

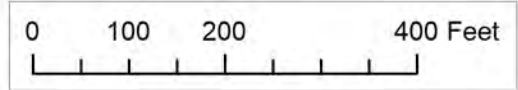
MOHAMMED MALIK  
ZONING ADMINISTRATOR

**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.**



**PLN-BOA-22040002**



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENT MEETING

**DATE: MAY 11, 2022**

**TIME: 6:00 PM**

**CASE: PLN-BOA-22040002**

**REQUESTING: Sec. 47-5.31 -Table of dimensional requirements for the RS-8 district**

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- Requesting a variance from the 15 feet minimum corner yard requirement (25% of lot width but not greater than 25 ft.) of Section 47-5.31 Table of Dimensional Requirements to allow an existing structure to remain at a corner yard (South) setback of 12.63 feet, a total reduction request of 2.37 feet.

**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: 05/11/2022**

**AGENDA ITEM: 4**

**CASE:**

**PLN-BOA-22040002**



# SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021  
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 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.

**APPLICATION SUBMITTAL:** Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. 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. To request a meeting to discuss your variance request, please contact Chakila Crawford at [chcrawford@fortlauderdale.gov](mailto:chcrawford@fortlauderdale.gov) and/or Stephanie Hughey at [shughey@fortlauderdale.gov](mailto:shughey@fortlauderdale.gov).

**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**
- Parking Variance (per space): **\$2,600**
- 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**
- Request for Rehearing: **\$300**
- Rehearing 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

<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>	Stephen Carey Villeneuve and Stephanie Lavigne Villeneuve	
<b>Property Owner's Signature</b>	<small>If the signature is not that of the owner, it must be required on the signature by the Department.</small> 	
<b>Address, City, State, Zip</b>	406 NE 9th Avenue, Fort Lauderdale, FL 33301	
<b>E-mail Address</b>	carey.villeneuve@bjpc.com	
<b>Phone Number</b>	954-609-9714	
<b>Proof of Ownership</b>	<input checked="" type="checkbox"/> <b>Warranty Deed</b> or	<input type="checkbox"/> <b>Tax Record</b>

**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>	400 NE 9th Ave.	
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>
<b>Project Address</b>	Address: 400 NE 9th Ave., Fort Lauderdale, FL 33301	
<b>Legal Description</b>	Lot 23 and the South 10 feet of Lot 22, Block 8, HOLMBERG & MCKEE'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 112 of the Public Records of Miami-Dade County, Florida, said lands situated, lying and being in Broward County, Florida	
<b>Tax ID Folio Numbers</b> <small>(For all parcels in development)</small>	504202-01-1570	
<b>Request / Description of Project</b>	1) total variance of 2.12 feet to the required 5 foot North side yard set back (per ULDR 47-5.31) to allow conversion to habitable living space; AND 2) a total variance of 2.37 feet to the required minimum South-West corner yard (per ULDR 47-5.31) to accommodate the existing house.	
<b>Applicable ULDR Sections</b>	ULDR, Sec. 47-5.31	

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

Setbacks <small>(indicate direction N, S, E, W)</small>	Required	Proposed
Front <span style="border: 1px solid black; padding: 0 2px;">W</span>	25 ft per ULDR Sec. 47-5.31	25 ft. (EXISTING)
Side <span style="border: 1px solid black; padding: 0 2px;">N</span>	5 ft per ULDR Sec. 47-5.31	2.88 ft (EXISTING)
Side <span style="border: 1px solid black; padding: 0 2px;">S</span>	5 ft per ULDR Sec. 47-5.31	5 ft. (EXISTING)
Rear <span style="border: 1px solid black; padding: 0 2px;">E</span>	15 ft per ULDR Sec. 47-5.31	15 ft. (EXISTING)

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

Complete this page and an attached narrative.

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

Please see attached narrative.

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

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

Please see attached narrative.

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:

Please see attached narrative.

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

Please see attached narrative.

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

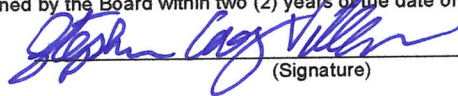
Please see attached narrative.

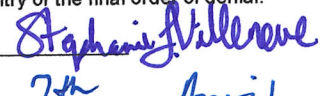
e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise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

Please see attached narrative.

**AFFIDAVIT:** I, Stephen Carey Villeneuve and Stephanie L. Villeneuve 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.

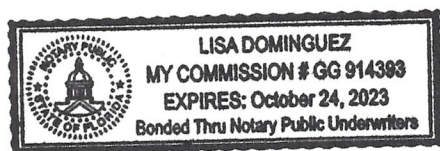
  
(Signature)



SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7<sup>th</sup> day of April, 2022

(SEAL)

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 3: Required Documentation & Mail Notice Requirements

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

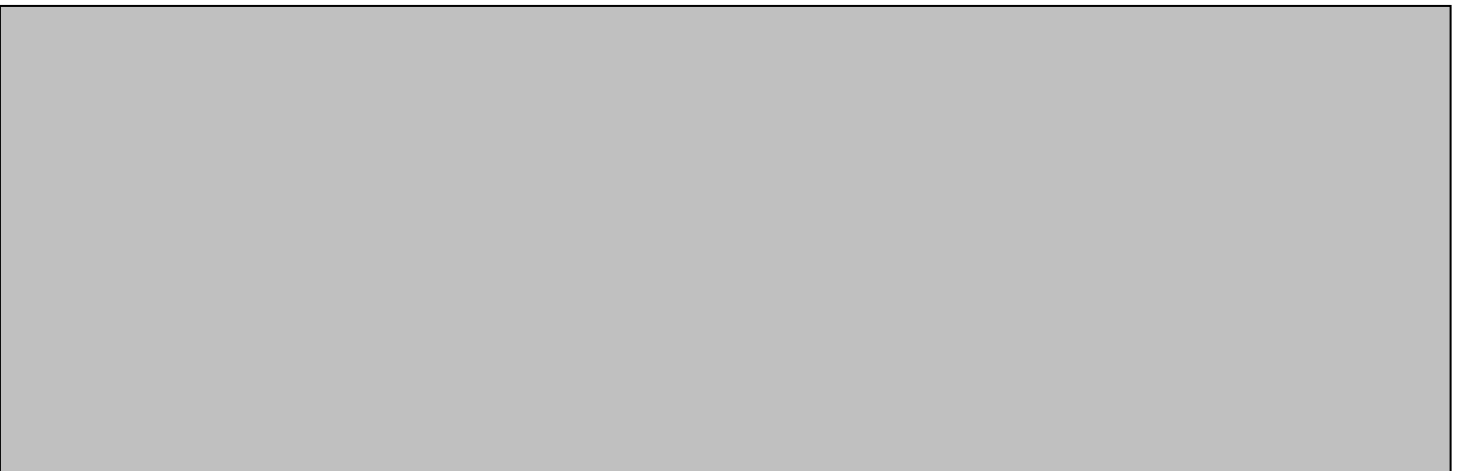
**One (1) electronic version (CD or USB) of complete application and plans in PDF format**

**Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"**

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed, Sunbiz and/or tax record), 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. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- 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.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** 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, [kjgibbs@bcpa.net](mailto:kjgibbs@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

April 07, 2022

**VIA ELECTRONIC SUBMISSION**

Fort Lauderdale Board of Adjustment

*Re: 400 NE 9<sup>th</sup> Ave, Fort Lauderdale, FL 33301 (the “Property”) – Board of Adjustment  
Variance Requests*

Dear Members of the Board of Adjustment,

My wife and I own two side-by-side properties in Victoria Park. They are both single family residential homes.

Our current domicile is 406 NE 9<sup>th</sup> Ave, Fort Lauderdale, FL (“Current Domicile”). The property that is the subject of this variance request is immediately next door (to the south) at 400 NE 9<sup>th</sup> Ave, Fort Lauderdale, FL 33301 (the “Property”).

We are requesting:

- 1) that the north side yard set back of the Property – which is the side yard between our Current Domicile and the Property – be reduced from 5 feet to 2.88 feet, in order to permit us to convert the existing garage/carport space into habitable living space (a total reduction of 2.12 feet); and
- 2) that the existing 15-foot minimum corner yard requirement (25% of lot width but not greater than 25 ft.) be reduced to 12.63 feet, to accommodate the position of the currently existing (legal non-conforming) house (a total reduction of 2.37 feet).

**I. BACKGROUND**

My wife and I bought our Current Domicile in 2012. In 2018, our neighbor who owned the Property at the time, informed us that he was planning to sell the Property. At the time he was in discussions with a developer to whom he was going to sell, whose intention it was to tear down the Property. Our neighbor ended up selling the Property to us, in early 2019.

The Property has three bedrooms and one bathroom. It was originally our intention to move into the Property and then rent out our Current Domicile. However, moving a family of 5 (which includes three young children) into a house with only one bathroom turned out to be infeasible.

It is unclear from the City’s records whether the Property was developed with a carport or an enclosed garage when built – however, the space was converted to a room long ago (I do not know when, but it was prior to our purchasing it, and I believe prior to us moving into our Current

Domicile next door in 2012). We would like to convert the garage/carport into a bedroom with a bathroom in order to make the house functional. The north facing wall of the garage/carport is 2.88 feet from the north property line (abutting our Current Domicile), and thus is within the 5-foot setback.

Additionally, the Property was built such that the south corner yard setback is at 12.63 feet from the property line. The lot is 60 feet wide, and ULDR § 47-5.31 provides for a minimum corner yard of 25% of the lot width, which equals 15 feet. The existing 12.63 foot set back was allowed at the time the house was built, thus it is legally non-conforming, and we are seeking a variance to enable us to make future necessary improvements to the house..

## **II. REQUESTED VARIANCES**

We are requesting a variance from the ULDR § 47-5.31, which requires a 5-foot side yard setback. We are requesting that the side yard setback for the north side yard be reduced to 2.88 feet (a total reduction of 2.12 feet) (the “Side Yard Request”).

Additionally, we are requesting a variance from the ULDR § 47-5.31, which requires (for a 60 foot wide lot) a 15-foot minimum corner yard setback (25% of lot width but not greater than 25 ft.). We are requesting that the minimum corner yard setback for the south corner yard be reduced to 12.63 feet (a total reduction of 2.37 feet) (the “Corner Yard Request”).

## **III. BASIS FOR REQUEST**

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

### **Side Yard Request**

The Property was built in approximately 1939. Original houses like it in Victoria Park are being voraciously bought up and torn down to build spec homes (most all of which look the same, and do not reflect the original character or architecture of Victoria Park). We would like to avoid doing that with the Property, however, currently the Property cannot be adequately used or enjoyed (particularly by a family). It has three very small bedrooms, a small bathroom, and no master bedroom. Given the basic expectations for modern residences – particularly as more people work from home – the house cannot be properly used or enjoyed without adding a master bedroom and additional bathroom. As such, not granting a variance so the existing and longstanding enclosed structure can be converted to a bedroom and bathroom would deprive us of the reasonable use of the Property. The only adjacent single family home (owned by us) is in full support of this variance request.

### **Corner Yard Request**

When the Property was built it was in compliance with the then-applicable south minimum corner yard requirement. As a result of subsequent changes to the code it no longer is in compliance, thus is legally non-conforming as to the south minimum corner yard. This limits the ability to make future needed improvements to the home to allow for the reasonable use of the

Property. The only adjacent single family home (owned by us) is in full support of this variance request (there is no adjacent home to the south of the Property).

- b. *That the 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.*

### **Side Yard Request**

While many other properties throughout the neighborhood (including our Current Domicile) were constructed with carports within the 5-foot side yard setback, many of those properties have been demolished and replaced with larger modern structures. Some of the remaining original structures have subsequently enclosed the carports and garages and have converted those existing non-conforming garage/carports into living spaces. In fact, the adjacent property located at 406 NE 9<sup>th</sup> Ave. (i.e. our Current Domicile) received a variance from the City in 1986 to allow the constructed carport to be enclosed and converted to a bedroom with an existing 3.9' side yard setback (See **Exhibit "A"**). Of note, it appears that the two homes were constructed around the same time period by the same builder and have almost identical original floorplans. Accordingly, granting the variance is in conformity with other properties in the neighborhood, and would allow the Property to be usable and preserved, rather than demolished and replaced with a spec home. Further, this application presents a unique scenario, as there is only a single adjacent property<sup>1</sup>, which we, the applicants, own (i.e. our Current Domicile). Thus, granting the variance would not have an impact on anyone other than the applicants. As such, it would not alter the character of the neighborhood (to the contrary, it would help preserve it) nor would it be detrimental to the public welfare.

### **Corner Yard Request**

Likewise, the application as to the corner yard presents a unique scenario in that the placement of the home on the Property was permitted at the time, and is less than 3 feet into the now applicable setback. Allowing the house to remain in its current location, yet to be able to be subsequently improved in ways that legally non-conforming uses cannot would allow the Property to be usable and preserved, rather than demolished and replaced with a spec home. Again, the only adjacent property is owned by applicants, thus granting the variance would not have an impact on anyone other than the applicants, and it would not alter the character of the neighborhood (but to the contrary, would help preserve it) nor would it be detrimental to the public welfare.

- c. *That the 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*

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<sup>1</sup> There is no adjacent property to the East because the Property is bordered by an alleyway to the East. There is no adjacent property to the South because the Property is bordered by NE 4<sup>th</sup> St. to the South. There is no adjacent property to the West because the Property is bordered by NE 9<sup>th</sup> Ave. to the North. The adjacent property to the North is our Current Domicile.

*property, provided the provisions of the ULDR still allow a reasonable use of the property.*

### **Side Yard Request**

Given the demands and expectations of modern living, the house cannot be reasonably used and enjoyed in its current state (i.e. with only three small bedrooms, no master bedroom, and only one bathroom). This has only increased as working from home has become more common, thus creating the additional need for dedicated workspaces within homes. Further, since other similarly situated properties have received a variance to allow exactly the same conversion of the existing carport within the setback to a living space, literal application of the ULDR would deprive us of substantial property rights enjoyed by others.

### **Corner Yard Request**

Likewise, literal application of the ULDR's current minimum corner yard requirement would deprive us of substantial property rights enjoyed by others by preventing us from making necessary improvements to the home due to it being less than 3 feet into the current setback, particularly where the placement of the home was permitted at the time it was built.

- d. *That 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.*

### **Side Yard Request**

Nothing herein was self-created. The application is in furtherance of making the Property able to be used and enjoyed, and preserved, rather than torn down and replaced. Granting the variance would be in keeping with the character of the neighborhood, would help preserve original Victoria Park architecture, and would only impact us, the applicants, as we own the only adjacent property.

### **Corner Yard Request**

Likewise, nothing as to the corner yard request was self-created. Allowing changes in the code to render homes (that were compliant when built) incapable of being updated so as to be reasonably used and enjoyed constitutes an undue hardship that is not self-created.

- e. *That 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.*

### Side Yard Request

We have asked for the minimum variance needed based on the existing exterior wall of the enclosed garage/carport to be converted. Additionally, granting the variance would not effectuate any actual change to the physical distance between the home on the Property and the adjacent Current Domicile, as the existing enclosed garage/carport already extends into the setback between the Property and the Current Domicile. This variance would simply allow that exterior wall to be the exterior wall of a bedroom rather than the exterior wall of a garage/carport.

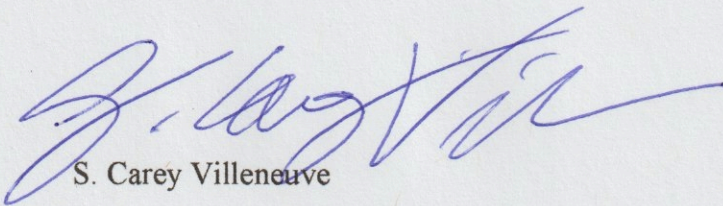
### Corner Yard Request

We have asked for the minimum variance needed based on the existing exterior south wall of home. Additionally, granting the variance would not effectuate any actual change to the physical distance between the structure on the Property and the adjacent property line, as the existing south wall of the home already sits at 12.63 feet from the property line at the south corner yard. This variance would simply allow that exterior wall to remain where it is without precluding future necessary improvements to the home.

As such, we respectfully request this Board grant our variance requests to: 1) permit the existing garage/carport structure that is 2.88 feet from the north property line to remain so that it can be converted to habitable living space in accordance with building code requirements; and 2) permit the south corner yard setback to be 12.63 feet from the south property line to accommodate the current location of the house.

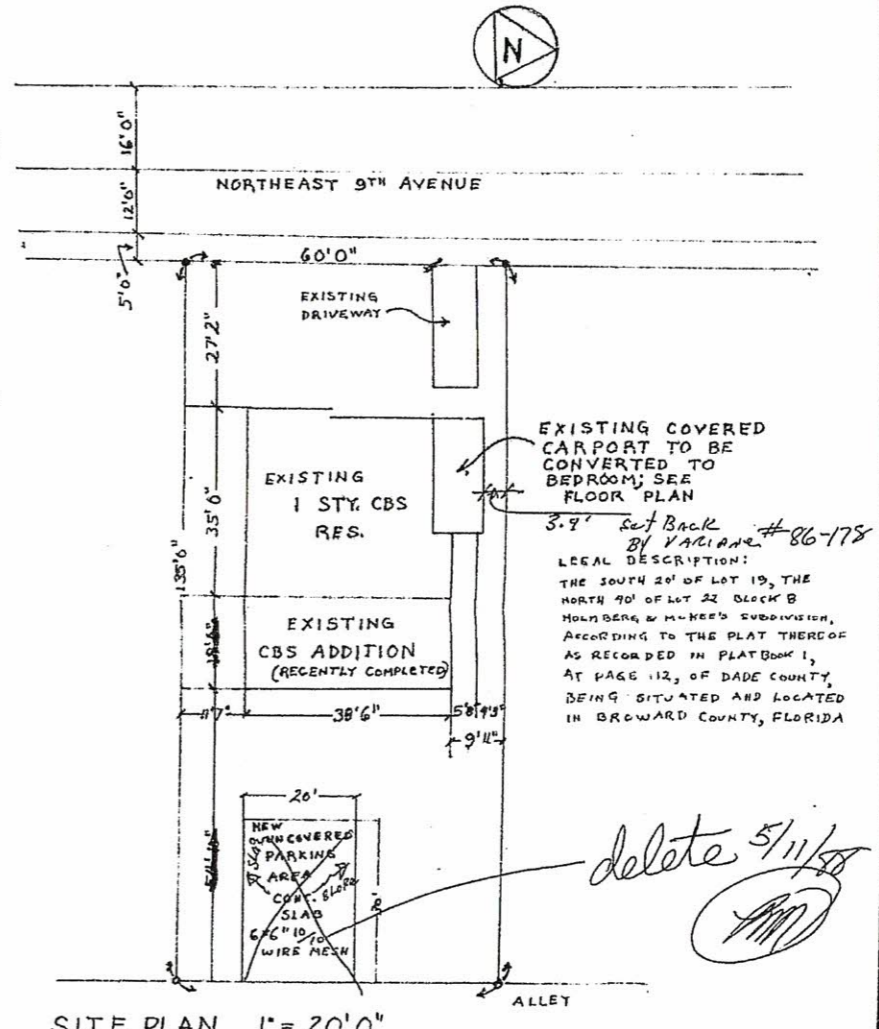
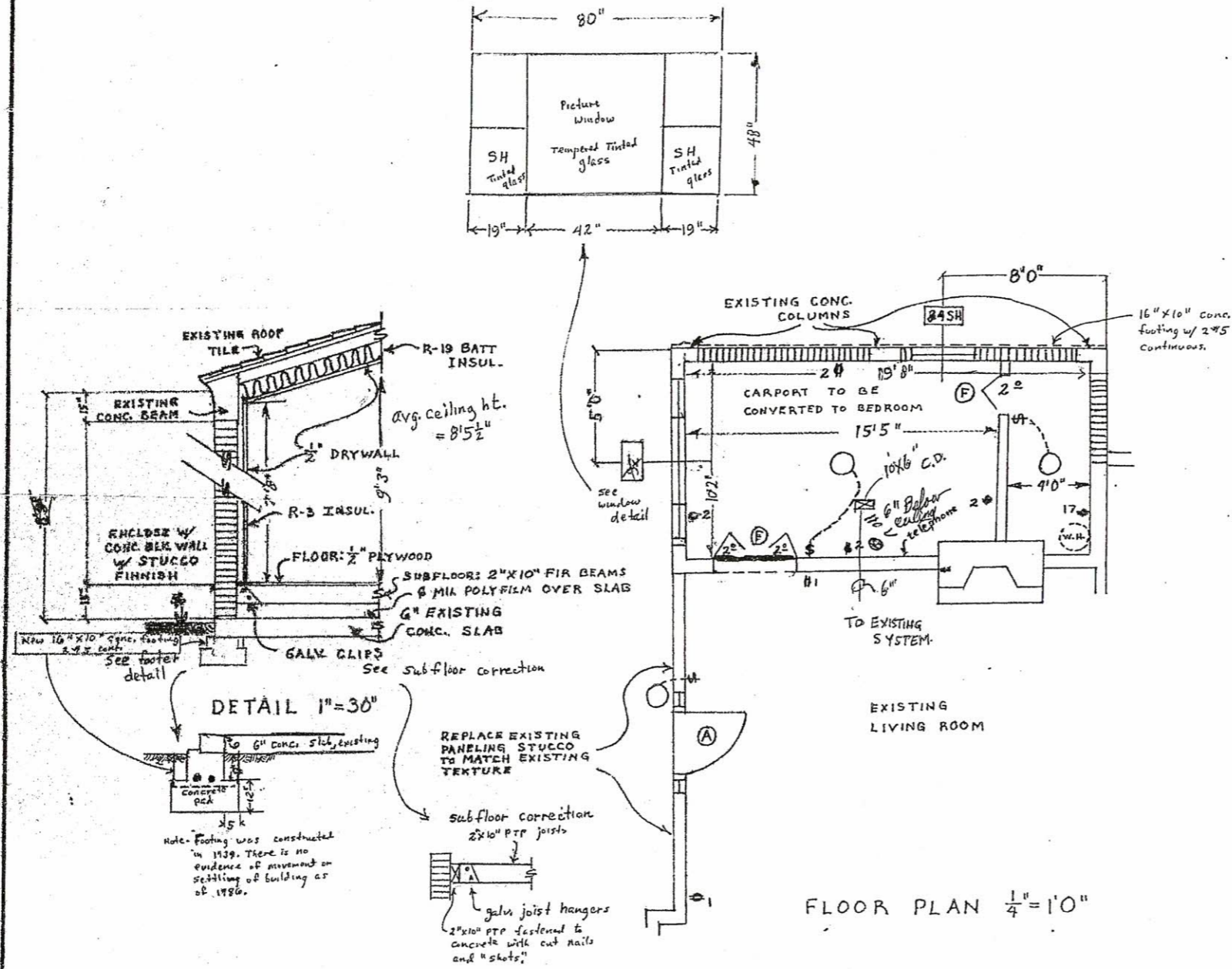
Thank you for your time and consideration.

Respectfully,



S. Carey Villeneuve

Ex. A



EXISTING COVERED CARPORT TO BE CONVERTED TO BEDROOM; SEE FLOOR PLAN  
 3.9' Set Back #86-178  
 BY VARIANCE  
 LEGAL DESCRIPTION:  
 THE SOUTH 20' OF LOT 19, THE NORTH 90' OF LOT 22 BLOCK B HOLMBERG & M-KEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 112, OF DADE COUNTY, BEING SITUATED AND LOCATED IN BROWARD COUNTY, FLORIDA

*delete 5/11/88*

ROOM FINNISH SCHEDULE				
ROOM NAME	FLOOR	WALLS	CEILING	BASE
BEDROOM	1	DRYWALL	DRYWALL	WOOD

DOOR SCHEDULE			
	SIZE	DESCRIPTION	HARDWARE
A	30" x 81"	SOLID WOOD	COMB. LATCH + DEAD BOLT
F	2' 0"	WOOD, BIFOLD	WOOD KNOBS

ELECTRIC PANEL SCHEDULE					
CIRC.	APPLICATION	TRIP	CON.	WIRE	KW
2	LIGHTS & REC.	15	1/2	14	0.75
17	WATER HEATER	30	1/2	10	5.0

**HOWARD RESIDENCE REMODELING:**  
 CONVERSION OF CARPORT TO ROOM, REPLACEMENT OF FRONT WALL PANELING, CONSTRUCTION OF REAR PARKING AREA

SCALE: SEE DRAWING	APPROVED BY:	DRAWN BY: FOREST HOWARD
DATE: October 1, 1986		REVISED:
		DRAWING NUMBER:
		1 of 1

**PLN-BOA-22040002**

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height

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

	The Landings Rio Nuevo Isle—Block 1				
Minimum distance between buildings	None				None
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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

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

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

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

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

Record, Permit, or Account #	Record Description	Application Name	Record Type Z- Board of Adjustment (BOA)	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22040002		Variance Request			400	NE	9 AVE		4/7/2022	Open
BLD-WIN-20080135	(EMAILED) REPLACE 8 WINDOWS (EMAILED) INSTALL WOOD FENCE 100 LF	400 NE 9 AVE - (EMAILED) REPLACE 8 WINDOWS	Window and Door Permit		400	NE	9 AVE		8/20/2020	Complete
BLD-FEN-20060008	NOC	(EMAILED) INSTALL WOOD FENCE	Fence Permit		400	NE	9 AVE		6/3/2020	Void
ELE-SERV-20040010	CONVERT OH/UG SERVICE & REPLACE PANELS	CONVERT OH/UG SERVICE & REPLACE PANELS	Electrical Services Permit		400	NE	9 AVE		4/6/2020	Void
ELE-SERV-20040011	CONVERT OH/UG SERVICE & REPLACE PANELS	CONVERT OH/UG SERVICE & REPLACE PANELS	Electrical Services Permit		400	NE	9 AVE		4/6/2020	Complete
CE19060719	MATRESSES AND TRASH WERE DUMPED ON THE NE 4 ST, SIDE OF THE PROPERTY. I POSTED A 48 HOUR NOTICE ON, THE NEW OWNER'S DOOR, WHO LIVES AT 406 NE 9 AVE,, BUT SHE CALLED AND INDICATED THE PILE DOES NOT, BELONG TO HER,, , THEREFORE, TURNING IN THE CASE AS AN ILLEGAL DUMP, WITH THE OWNER NOT TO BE CHARGED. PICTURES, ATTACHED.	PAETRO,VICTOR J	Code Case		400	NE	9 AVE		6/11/2019	Closed
VIO-CE19060719_1	MATRESSES AND TRASH WERE DUMPED ON THE NE 4 ST	PAETRO,VICTOR J	Violation-CODE Hearing		400	NE	9 AVE		6/11/2019	Closed
CE19011384	L/S CLEAR CHOICE -1- CASE FOUND, CE18010559	PAETRO,VICTOR J	Code Case		400	NE	9 AVE		1/18/2019	Closed
VIO-CE19011384_1	L/S RELIABLE LIEN -1- CASE FOUND, CE18010559	PAETRO,VICTOR J	Violation-CODE Hearing		400	NE	9 AVE		1/18/2019	Closed
CE18051336	L/S FLORIDA PROPERTY - 1- CASE FOUND,, CE18010559	PAETRO,VICTOR J JESSIE PAETRO REV I	Code Case		400	NE	9 AVE		5/15/2018	Closed
VIO-CE18051336_1	L/S FLORIDA PROPERTY - 1- CASE FOUND,, CE18010559	PAETRO,VICTOR J JESSIE PAETRO REV I	Violation-CODE Hearing		400	NE	9 AVE		5/15/2018	Closed
CE18040912	TO COVER BROKEN PARTS., EXTERIOR PAINT IS INCONSISTENT; RUST STAINS ARE, VISIBLE ON EXTERIOR AS WELL. FRONT PORCH IS, UNTREATED/UNSTAINED /UNPAINTED. WINDOWS HAVE TAPE, , HAND DELIVERED INSPECTION REPORT TO OWNER, VICTOR,, WITH 30 DAYS TO CURE VIOLATIONS. PICTURES, ATTACHED.	PAETRO,VICTOR J JESSIE PAETRO REV I	Code Case		400	NE	9 AVE		4/11/2018	Closed
VIO-CE18040912_1	TO COVER BROKEN PARTS., EXTERIOR PAINT IS INCONSISTENT; RUST STAINS ARE, VISIBLE ON EXTERIOR AS WELL. FRONT PORCH IS, UNTREATED/UNSTAINED /UNPAINTED. WINDOWS HAVE TAPE, , HAND DELIVERED INSPECTION REPORT TO OWNER, VICTOR,, WITH 30 DAYS TO CURE VIOLATIONS. PICTURES, ATTACHED.	PAETRO,VICTOR J JESSIE PAETRO REV I	Violation-CODE Hearing		400	NE	9 AVE		4/11/2018	Closed
CE18010559	EXTERIOR PAINT IS INCONSISTENT; RUST STAINS ARE	PAETRO,VICTOR J	Code Case		400	NE	9 AVE		1/5/2018	Closed
VIO-CE18010559_1	EXTERIOR PAINT IS INCONSISTENT; RUST STAINS ARE	PAETRO,VICTOR J	Violation-CODE Hearing		400	NE	9 AVE		1/5/2018	Closed
VIO-CE18010559_2	EXTERIOR PAINT IS INCONSISTENT; RUST STAINS ARE	PAETRO,VICTOR J	Violation-CODE Hearing		400	NE	9 AVE		1/5/2018	Closed
VIO-CE18010559_3	EXTERIOR PAINT IS INCONSISTENT; RUST STAINS ARE	PAETRO,VICTOR J	Violation-CODE Hearing		400	NE	9 AVE		1/5/2018	Closed
PM-00032316	AFT/FACT*REMOVE BLACK OLIVE TREE	AFT/FACT*REMOVE BLACK OLIVE TREE	Relocation Permit		400	NE	9 AVE		3/30/2000	Complete
AB-0040496		PAETRO VICTOR / JESSIE	ss Alarm Registration		400	NE	9 AVE		12/3/1998	Possible Duplicate

Page 4: Sign Notification Requirements and Affidavit

**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-22040002

APPLICANT: Stephen Carey Villeneuve

PROPERTY: 400 NE 9th Ave, Fort Lauderdale, FL 33301

PUBLIC HEARING DATE: May 11, 2022

BEFORE ME, the undersigned authority, personally appeared Stephen Carey Villeneuve, 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.

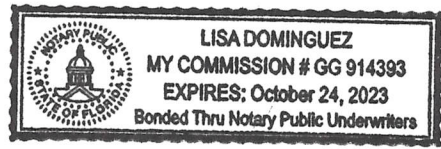
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. SCV (initial here)

Stephen Carey Villeneuve  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2nd day of May, 2022

(SEAL)

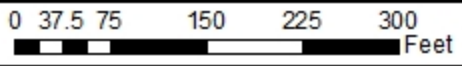
Lisa Dominguez  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:





**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: MAY 11, 2022 TIME: 6:00 PM CASE: PLN 2020-0005  
REGULATORY: Sec. 47-8.11, Code of Ordinances/Amendments to the Z.O. Ordinance  
- This meeting is conducted in accordance with the provisions of the Florida Administrative Code, Chapter 1G01, and the Florida Board of Professional Regulation, Chapter 65B, Florida Statutes, and the Florida Board of Professional Regulation, Chapter 65B, Florida Statutes, and the Florida Board of Professional Regulation, Chapter 65B, Florida Statutes.  
- Any person who wishes to speak at the meeting should contact the City Clerk's Office at least 10 business days before the meeting.  
- The meeting will be held at the City Commission Chambers, 200 N. University Avenue, Fort Lauderdale, Florida 33301.  
- For more information, please contact the City Clerk's Office at (954) 350-4400 or visit the City's website at [www.fortlauderdale.gov](http://www.fortlauderdale.gov).  
LOCATION: CITY COMMISSION CHAMBERS 200 N. UNIVERSITY AVENUE FORT LAUDERDALE, FL 33301  
FOR MORE INFORMATION, CONTACT (954) 350-4400  
WWW.FORTLAUDERDALE.GOV





MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



400 NE 9 AVE  
DATE OF PRINT: 04/05/2022

FOLIO_NU_1	NAME_LINE_1	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP
504202011270	GREMILLION,VALERIAN		431 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011290	LANE,KELLY ELIZABETH	SMITH,ANTHONY RYAN	425 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011300	PECK,MARK R & KELSEY		417 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011310	ROSENBERG,DENISE H		416 NE 8 AVE	FORT LAUDERDALE	FL 33301
504202011320	JANE L VREELAND REV LIV TR	VREELAND,JANE LORRAINE TRSTEE	831 SW 27 ST	FORT LAUDERDALE	FL 33315
504202011330	FAJARDO,MARY K	FAJARDO,ANTHONY & WATKIN,JOHN R	413 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011340	EWING,RANDALL JR H/E	GOMEZ,YASMANY	408 NE 8 AVE	FORT LAUDERDALE	FL 33301
504202011350	PERUCHA,EVA MARIA HERNANDEZ		991 SE 9 AVE	POMPANO BEACH	FL 33060
504202011360	CRAIG,DIANE & SCOTT		817 NE 4 ST	FORT LAUDERDALE	FL 33301
504202011370	DUNN,WILLIAM P IV		400 NE 8 AVE	FORT LAUDERDALE	FL 33301
504202011371	SCHMIDT-TRENZ,HANS JOERG	SCHMIDT-TRENZ,VERA ETAL	MELLENBERGWEG 61A D-22359	*HAMBURG	DE
504202011440	SALMELA,LAWRENCE M		428 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011460	LEEDS,JOHN C	STOCKARD,EMILY E	425 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202011470	SORENSEN,DONNA I		424 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011480	M & B HOME PROPERTY	INVESTMENTS LLC	421 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202011490	PETERS,STAN & JENNIFER		420 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011500	CRAIG,JAMES STEPHEN	CRAIG,SAMANTHA JANE	416 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011510	POIRIER,JOAN A		417 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202011520	GALLAGHER,MARGARET ROSE		413 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202011530	BANKS,LOU ANNE		408 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011540	LAVIGNE,STEPHANIE	VILLENEUVE,STEPHEN CAREY	406 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011550	ADAMS,DOROTHY E		407 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202011560	ROBSON,DONNA H/E	BURKE,KATHLEEN M	401 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202011570	VILLENEUVE,STEPHEN CAREY	VILLENEUVE,STEPHANIE LAVIGNE	406 NE 9 AVE	FORT LAUDERDALE	FL 33301
504202011610	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504202020150	RICHARDS,PHILLIP	RICHARDS,JANET	811 NE 3 ST	FORT LAUDERDALE	FL 33301
504202020160	TORANO,MARIA L		813 NE 3 ST	FORT LAUDERDALE	FL 33301
504202020170	WEISS,MATTHEW L & SUZANNE Z		817 NE 3 ST	FORT LAUDERDALE	FL 33301
504202020180	824 NE 4 STREET LLC		210 SW 15 ST	FORT LAUDERDALE	FL 33315
504202020190	MDG REALTY INVESTMENTS LLC		PO BOX 2506	FORT LAUDERDALE	FL 33303
504202020200	810 & 812 NE 4TH STREET LLC		PO BOX 7415	FORT LAUDERDALE	FL 33338
504202020210	BALDWIN,ROBERT R		318 NE 8 AVE	FORT LAUDERDALE	FL 33301
504202020260	804 NE 4TH STREET LLC		PO BOX 7415	FORT LAUDERDALE	FL 33338
504202030910	AIMI,VICTOR	QUIROGA,MARIA	1001 NE 4 ST	FORT LAUDERDALE	FL 33301
504202030920	VADIVELLO,ENRIQUE & LAUREN M		1009 NE 4 ST	FORT LAUDERDALE	FL 33301
504202030930	WILLINGHAM,VICTORIA	VICTORIA WILLINGHAM TR	408 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202030940	WILSON,WESLEY RALPH		24 ROY ST #107	SEATTLE	WA 98109
504202030950	PUDNEY,BRUCE	DUPONT,NATHALIE Y	416 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202030960	DARLAND,CATHERINE R	RICHARD L & C R DARLAND REV TR	420 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202031620	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504202060730	SEITZ,WILLIAM F		1015 NE 3 ST	FORT LAUDERDALE	FL 33301
504202060790	KNOTH,MARK	JOHNSON,STEVEN	1012 NE 4 ST	FORT LAUDERDALE	FL 33301
504202060791	MORALES,EBEN		1000 NE 4 ST	FORT LAUDERDALE	FL 33301
504202060800	LEWELLYN,AMY		390 NE 10 AVE	FORT LAUDERDALE	FL 33301
504202650010	HEN,ELI	GREATON,KRISTINA	900 NE 4 ST #A-1	FORT LAUDERDALE	FL 33301
504202650020	FERREIRA,EDUARDO	EDUARDO FERREIRA REV TR	900 NE 4 ST UNIT A-2	FORT LAUDERDALE	FL 33301
504202650030	SLUBOWSKI,JERRY		900 NE 4 ST #A-3	FORT LAUDERDALE	FL 33301
504202650040	GEDEON,SABRINA	SABRINA GEDEON LIV TR	900 NE 4 ST #A4	FORT LAUDERDALE	FL 33301
504202650050	SOLDATKIN,DIMITRY V & ELENA		900 NE 4 ST #A5	FORT LAUDERDALE	FL 33301
504202650060	RODGERS,JOHN		900 NE 4 ST #B1	FORT LAUDERDALE	FL 33301
504202650070	GIORDANO,DANIELLE		900 NE 4 ST #B2	FORT LAUDERDALE	FL 33301

504202650080 SMOLEN,BENJAMIN  
504202650090 CHHABRA,ISHPAL S  
504202650100 BENNETT,DOMINIQUE  
504202650110 COVA,HALVOR  
504202660010 912 VICTORIA LLC  
504202660011 912 VICTORIA LLC  
504202660020 912 VICTORIA LLC  
504202660030 912 VICTORIA LLC  
504202660040 912 VICTORIA LLC  
504202660050 912 VICTORIA LLC  
504202660060 912 VICTORIA LLC  
504202660070 912 VICTORIA LLC  
504202660080 912 VICTORIA LLC  
504202660090 912 VICTORIA LLC  
504202AQ0010 AZDI LLC  
504202AQ0020 LEVY,VICTORIA  
504202AQ0030 WARD,EMILY L  
504202AQ0040 BOGDANOFF,ALEC SETNOR  
504202AQ0050 WARD,KEVIN J  
504202AQ0060 F3 REAL ESTATE LLC  
504202AQ0070 PFEIFER,PAUL  
504202AQ0080 MIAEZSA CORP  
504202AQ0090 EASTLAND TR  
504202AQ0100 JONES,KYLE D  
504202AQ0110 BICKWEL PROPERTIES LLC  
504202AQ0120 ALARCON,PEDRO S JR  
504202AQ0130 MARTINO,CHARLES  
504202AQ0140 SARNO,ALEXANDRA J  
504202AQ0150 GARCIA,RAFAEL SERGIO JR  
504202BJ0010 CONNOLLY,CHRISTOPHER J  
504202BJ0020 POTPARCI,ZORAN &  
504202BJ0030 CREGAN,CARI A  
504202BJ0040 HOGLE,WILLIAM B & LAURA P  
504202BJ0050 MANGOLD,CAROL A  
504202BJ0060 MALZAHN,CHRISTOPHER J & DANA G  
504202BJ0070 SDOUCOS,NICHOLAS J  
504202BJ0080 SETNOR,ELLYN PAULA  
504202BJ0090 DONDI,CAROLINE  
504202BJ0100 WADE,JEFFREY A  
504202BJ0110 RICHARDS,DONALD K

WARSHOWSKY,NICOLE  
KOHLI,KAVNEET R  
  
MATHISON-COVA,GABRIELLA

LAM,MAN KWAN & DENG,RU B TRSTEES

BASKOT,BILJANA  
CREGAN,DARREN M

CROCI,CHRISTIN M ETAL

KARWOWSKI,ELIZABETH T

<Null>

900 NE 4 ST #B3 FORT LAUDERDALE FL 33301  
900 NE 4 ST #B4 FORT LAUDERDALE FL 33301  
900 NE 4 ST #B5 FORT LAUDERDALE FL 33301  
900 NE 4 ST #B6 FORT LAUDERDALE FL 33301  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
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3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
3330 NE 190 ST #2614 AVENTURA FL 33180  
4770 BAYVIEW DR APT 307 FORT LAUDERDALE FL 33308  
2500 NE 32 AVE FORT LAUDERDALE FL 33305  
901 NE 3 ST #103 FORT LAUDERDALE FL 33301  
901 NE 3 ST #104 FORT LAUDERDALE FL 33301  
1315 W PARK AT SHADY VILLA LN HOUSTON TX 77055  
10640 GRIFFIN RD #105 COOPER CITY FL 33328  
901 NE 3 ST #202 FORT LAUDERDALE FL 33301  
2901 CLINT MOORE RD STE 9 BOCA RATON FL 33496  
11B BLK 7 ENNA BLVD RIVA \*YUEN LONG NT HK  
901 NE 3 ST #205 FORT LAUDERDALE FL 33301  
1450 WASHINGTON ST #PH 07 HOBOKEN NJ 07030  
343 ARSENAL ST WATERTOWN MA 02472  
901 NE 3 ST #303 FORT LAUDERDALE FL 33301  
540 SW 13 AVE FORT LAUDERDALE FL 33313  
901 NE 3 ST 305 FORT LAUDERDALE FL 33301  
917 NE 3 ST APT 1 FORT LAUDERDALE FL 33301  
917 NE 3 ST UNIT 2 FORT LAUDERDALE FL 33301  
917 NE 3 ST # 3 FORT LAUDERDALE FL 33301  
917 NE 3 ST UNIT 4 FORT LAUDERDALE FL 33301  
917 NE 3 ST #5 FORT LAUDERDALE FL 33301  
917 NE 3 ST #6 FORT LAUDERDALE FL 33301  
917 NE 3 ST #7 FORT LAUDERDALE FL 33301  
917 NE 3 ST #8 FORT LAUDERDALE FL 33301  
917 NE 3 ST #9 FORT LAUDERDALE FL 33301  
917 NE 3 ST #10 FORT LAUDERDALE FL 33301  
917 NE 3 ST UNIT 11 FORT LAUDERDALE FL 33301

ADDRESS__1	LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2	LEGAL_LI_3	LEGAL_LI_4
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 9,12 N 14 BLK 7			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 12 S 36,13 N 34 BLK 7			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 13 S 16,16 BLK 7			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 14,15 N 10 BLK 7			
FORT LAUDERDALE FL33315	HOLMBERG & MC KEES SUB 1-112 D	LOT 15 S 40,18 N 30 BLK 7			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 17,20 N1/2 BLK 7			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 18 S 20,19 BLK 7			
POMPANO BEACH FL33060	HOLMBERG & MC KEES SUB 1-112 D	LOT 20 W 55 OF S1/2,LOT 21	W 55,24 W 55 BLK 7		
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 20 E 80 OF S1/2,21 E 80,	24 E 80 BLK 7		
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 23 BLK 7			
*HAMBURG DE	HOLMBERG & MCKEES SUB 1-112 D	LOT 22,BLK 7			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 7 S 20,10 N 40 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 9 S 10,12 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 11,10 S 10 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 13,16 N 10 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 14,15 N 10 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 15 S 40,18 N 20 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 16 S 40,17 N 20 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 17 S 30,20 N 30 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 18 S 30,19 N 30 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 19 S 20,22 N 40 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 20 S 20,21 N 40 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 21 S 10,24 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MC KEES SUB 1-112 D	LOT 22 S 10,23 BLK 8			
FORT LAUDERDALE FL33301	HOLMBERG & MCKEES SUB 1-112 D	STREETS,AVENUES & ALLEYS	DEDICATED TO PUBLIC PER PLAT	LESS VAC ALLEY DESC'D IN INSTR#	116044223
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 15 BLK 10		
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 16 BLK 10		
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 17,18 BLK 10		
FORT LAUDERDALE FL33315	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 19 BLK 10		
FORT LAUDERDALE FL33303	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 20 BLK 10		
FORT LAUDERDALE FL33338	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 21,22 BLK 10		
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 23 S 50 & LOT 24 LESS E 2.23	OF N 90 BLK 10	
FORT LAUDERDALE FL33338	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	LOT 23 N 90,24 E 2.23 OF N 90	BLK 10	
FORT LAUDERDALE FL33301	HALLS ADD 1-134 D	LOT 13 W1/2,14 W1/2 BLK 5			
FORT LAUDERDALE FL33301	HALLS ADD 1-134 D	LOT 13 E1/2,14 E1/2 BLK 5			
FORT LAUDERDALE FL33301	HALLS ADD 1-134 D	LOT 15 BLK 5			
SEATTLE WA98109	HALLS ADD 1-134 D	LOT 16 BLK 5			
FORT LAUDERDALE FL33301	HALLS ADD 1-134 D	LOT 17 BLK 5			
FORT LAUDERDALE FL33301	HALLS ADD 1-134 D	LOT 18 BLK 5			
FORT LAUDERDALE FL33301	HALLS ADD 1-134 D	ROAD RIGHTS OF WAY AS DEDICATED	PER PLAT,LESS P/P/A WALLER RESUB	PT BLK 2 HALLS ADD 16-53 B	
FORT LAUDERDALE FL33301	STRANAHANS SUB 3-115 D 2-50-42	LOT 13,W 15 LOT 14 BLK H			
FORT LAUDERDALE FL33301	STRANAHANS SUB 3-115 D 2-50-42	LOT 21 W 35,22 BLK H			
FORT LAUDERDALE FL33301	STRANAHANS SUB 3-115 D 2-50-42	LOT 23 N 85,24 N 85 BLK H			
FORT LAUDERDALE FL33301	STRANAHANS SUB 3-115 D 2-50-42	LOT 23 S 55,24 S 55 BLK H			
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOT 24 BLK 9 DESC AS	BEG AT NW COR OF LOT 24,E 36.97,	S 71.09,W 36.52,N 71.09 TO POB
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOTS 24 & 23 BLK 9	DESC AS COMM AT NW COR LOT 24,E	36.97 TO POB,E 30.75,S 71.09,W
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOT 23 BLK 9 DESC AS	COMM AT NW COR LOT 24,E 67.72 TO	POB,CONT E 20.75,S 71.09,W 20.75
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOTS 23 & 22 BLK 9	DESC AS COMM AT NW COR LOT 24,E	88.46 TO POB,CONT E 20.75,S
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOTS 22 & 21 BLK 9	DESC AS COMM AT NW COR LOT 24,E	109.21 TO POB,CONT E 36.79,S
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOT 24 BLK 9 DESC AS	BEG AT SW COR LOT 24,E 32.07,N	68.90,W 32.51,S 68.90 TO POB
FORT LAUDERDALE FL33301	RESUB BLKS 9-12 HOLMBERG &	MC KEES 3-115 D	PORTION OF LOTS 23 & 24 BLK 9	DESC AS COMM AT SW COR OF LOT 24	E 32.07 TO POB,CONT E 19.41,N

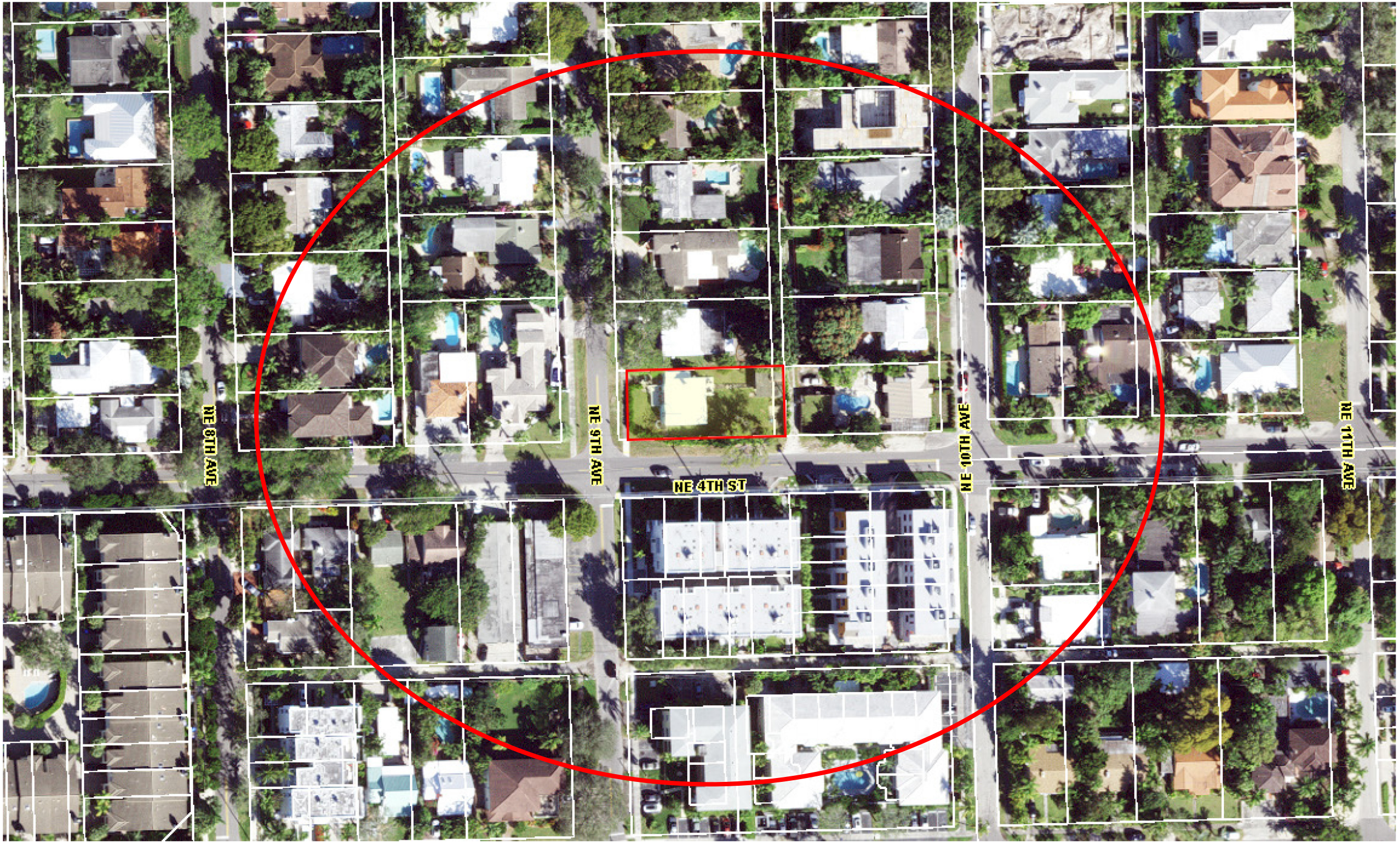
**VILLENEUVE HOUSE**  
**400 NE 9<sup>th</sup> Ave**  
**Fort Lauderdale, FL 33301**  
**Variance Request**  
**Board of Adjustment**

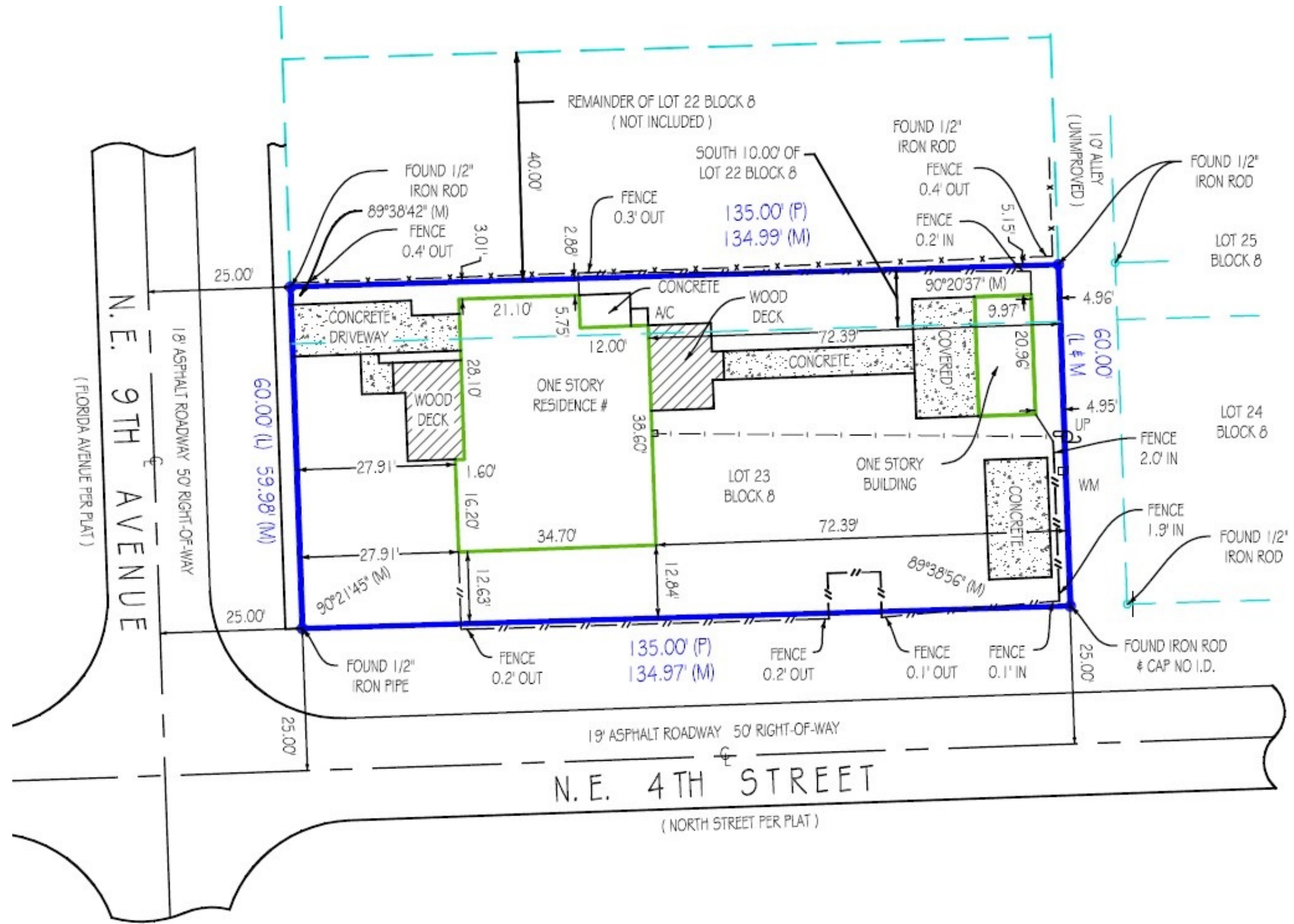


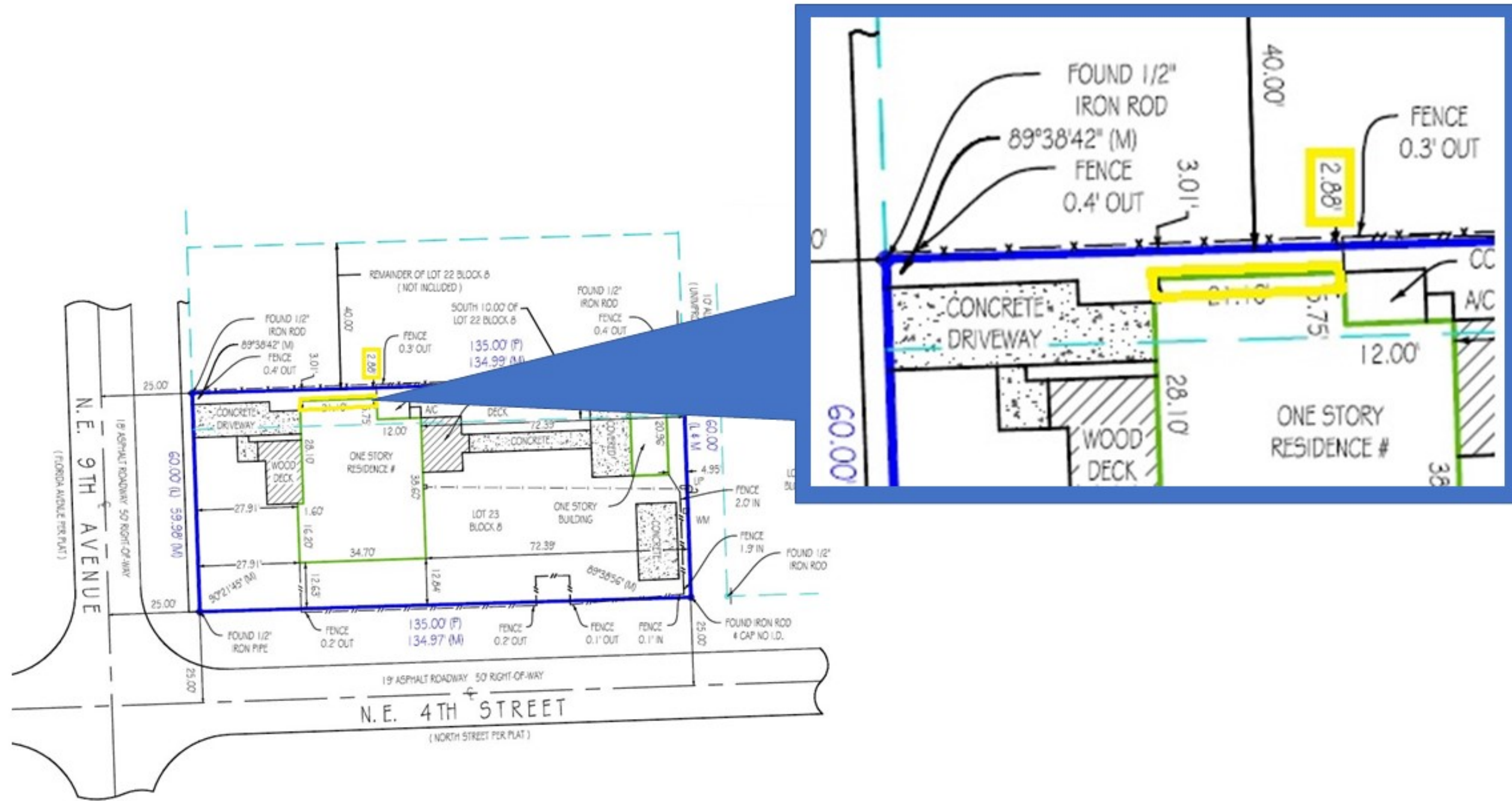
Table of Contents:

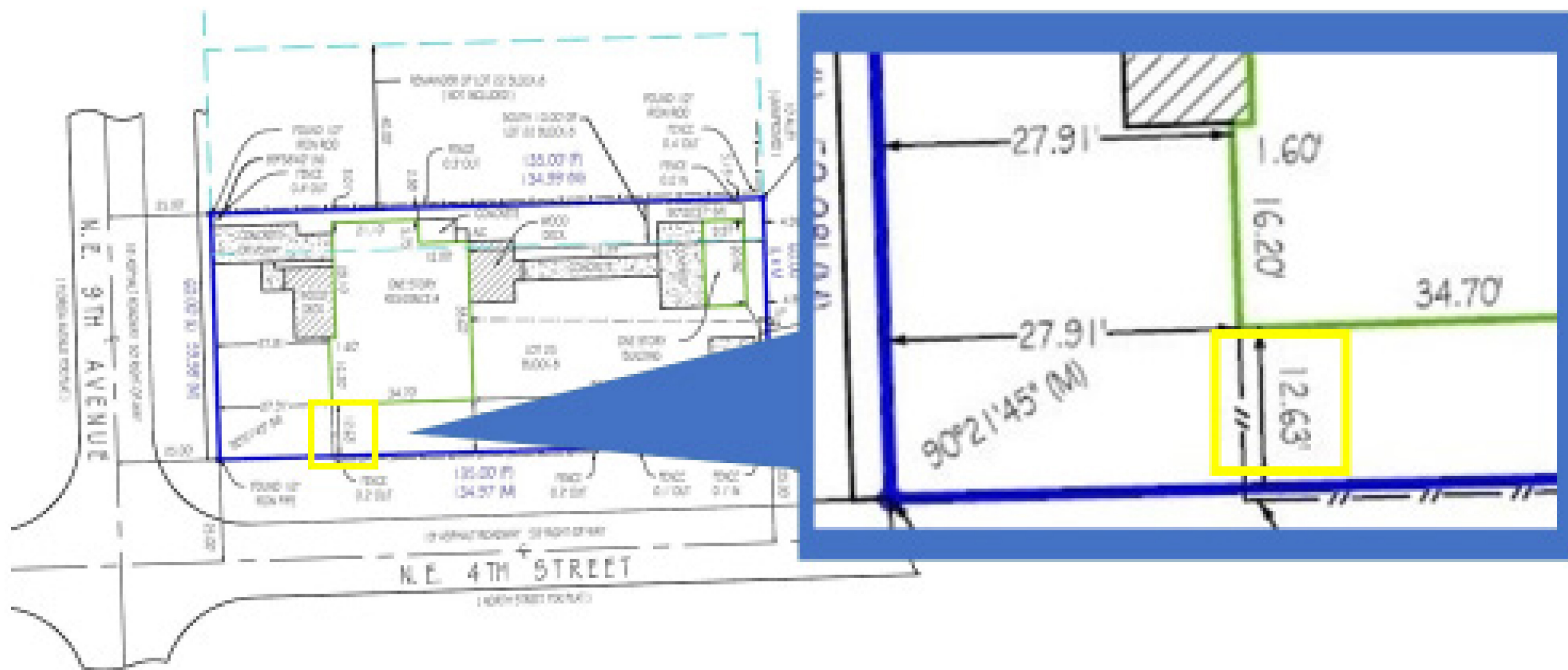
Page 1	Aerial
Page 2	Survey
Page 3	Depiction of Side Yard Setback Variance Request
Page 4	Depiction of Minimum Corner Yard Variance Request

S. Carey & Stephanie Villeneuve  
406 NE 9<sup>th</sup> Ave  
Fort Lauderdale, FL 33301









This **BOUNDARY SURVEY** has been prepared for:

**Stephen Carey Villeneuve  
and  
Stephanie LaVigne Villeneuve**



**PROPERTY ADDRESS:**

400 NE 9th Avenue  
Fort Lauderdale, FL 33301

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm. Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.

**Parady & Zikakis, P.A.**  
Attorneys at Law

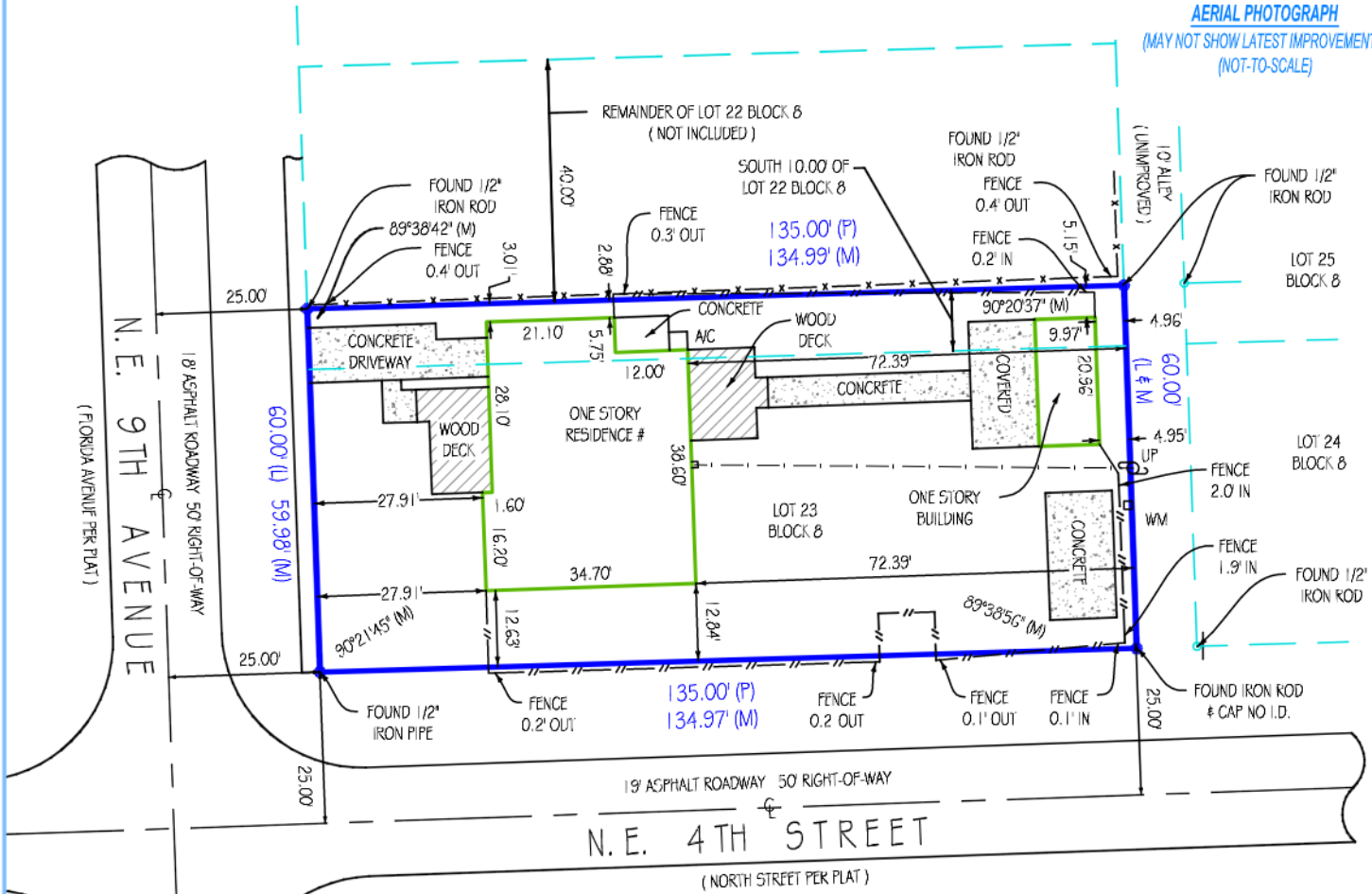


SCALE: 1"=30'

**BEARING REFERENCE:**  
 NONE. RECORD INFORMATION LACKS ANGULAR DATA.  
 ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



**AERIAL PHOTOGRAPH**  
 (MAY NOT SHOW LATEST IMPROVEMENTS)  
 (NOT-TO-SCALE)



**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**  
 NONE FOUND

This survey has been issued by the following Landtec Surveying office:  
 600 Fairway Drive - Ste. 101  
 Deerfield Beach, FL. 33441  
 Office: (561) 367-3587 Fax: (561) 465-3145  
 www.LandtecSurvey.com

**PLEASE NOTE:**  
 SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.  
 NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number : 94208-SE	Rev.:
Drawn By : B. ZAB	Rev.:
Date of Field Work : 01/23/2019	Rev.:

**LANDTEC**  
 SURVEYING  
 Proudly Serving Florida's Land Title & Real Estate Industries  
 ... measurably better!  
 LICENSED BUSINESS # 8007

**LEGAL DESCRIPTION:**

LOT 23 AND THE SOUTH 10 FEET OF LOT 22, BLOCK 8, OF HOLMBERG & MC KEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

400 NE 9TH AVENUE  
FORT LAUDERDALE, FL 33301

INVOICE NUMBER: 94208-SE

DATE OF FIELD WORK: 01/23/2019

**CERTIFIED TO**

PARADY & ZIKAKIS, P.A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CALIBER HOME LOANS, INC., ITS SUCCESSORS AND/OR ASSIGNS  
STEPHEN CAREY VILLENEUVE AND STEPHANIE LAVIGNE VILLENEUVE

FLOOD ZONE: X

FLOOD MAP: 12011C

PANEL: 0369

SUFFIX: h

PANEL DATE: 08/18/2014

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):**  
**IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**









-NONE FOUND

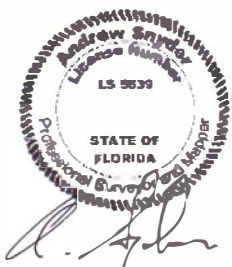
**GENERAL NOTES:**

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED 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 LANDTEC SURVEYING. LANDTEC SURVEYING 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 FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED 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. 1928) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1888) AS SHOWN ABOVE.
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 IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

**LEGEND:**

- |                                     |                               |   |                |
|-------------------------------------|-------------------------------|---|----------------|
| A - DENOTES ARC LENGTH              | P - DENOTES PLAT              |  | BOUNDARY LINE  |
| CA - DENOTES CENTRAL ANGLE          | PH - DENOTES POOL HEATER      |  | BUILDING LINE  |
| CATV - DENOTES CABLE T.V. BOX       | PP - DENOTES POOL PUMP        |  | CENTERLINE     |
| CF - DENOTES CALCULATED FROM FIELD  | R - DENOTES RADIUS            |  | EASEMENT LINE  |
| CR - DENOTES CALCULATED FROM RECORD | SV - DENOTES SEWER VALVE      |  | METAL FENCE    |
| CH - DENOTES CHORD DISTANCE         | TR - DENOTES TELEPHONE RISER  |  | WOODEN FENCE   |
| DE - DENOTES DRAINAGE EASEMENT      | UE - DENOTES UTILITY EASEMENT |  | PVC FENCE      |
| EM - DENOTES ELECTRIC METER         | UP - DENOTES UTILITY POLE     |  | OVERHEAD CABLE |
| FN - DENOTES FOUND NAIL             | WM - DENOTES WATER METER      |   |                |
| L - DENOTES LEGAL                   | WV - DENOTES WATER VALVE      |   |                |
| M - DENOTES MEASURED                |                               |   |                |
| OHC - DENOTES OVERHEAD CABLE        |                               |   |                |



Digitally signed by Andrew Snyder  
DN: c=US, o=Landtec Surveying Inc,  
ou=A01427E00000165B49526FC0006EA1, cn=Andrew Snyder  
Date: 2019.01.24 16:46:52 -05'00'  
Adobe Acrobat version:  
2019.010.20069

01/24/2019

SIGNATURE: ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



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400 NE 9th Ave, Ft. Laud., FL 33301  
04/05/2022



400 NE 9th Ave, Ft. Laud., FL 33301  
04/05/2022





406 NE 9th Ave, Ft. Laud., FL 33301  
04/05/2022



817 NE 4th St, Ft. Laud., FL 33301  
04/05/2022





900 NE 4th St., Ft. Laud., FL 33301  
04/05/2022





**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	400 NE 9 AVENUE, FORT LAUDERDALE FL 33301	<b>ID #</b>	5042 02 01 1570
<b>Property Owner</b>	VILLENEUVE, STEPHEN CAREY VILLENEUVE, STEPHANIE LAVIGNE	<b>Millage</b>	0312
<b>Mailing Address</b>	406 NE 9 AVE FORT LAUDERDALE FL 33301	<b>Use</b>	01-01
<b>Abbr Legal Description</b>	HOLMBERG & MC KEES SUB 1-112 D LOT 22 S 10,23 BLK 8		

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.

**Property Assessment Values**

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$202,500	\$344,220	\$546,720	\$546,720	
2021	\$202,500	\$344,220	\$546,720	\$546,720	\$10,709.72
2020	\$202,500	\$301,140	\$503,640	\$503,640	\$9,861.36

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

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$546,720	\$546,720	\$546,720	\$546,720
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$546,720	\$546,720	\$546,720	\$546,720
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<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>	\$546,720	\$546,720	\$546,720	\$546,720

**Sales History**

Date	Type	Price	Book/Page or CIN
2/11/2019	WD-D	\$430,000	115609155
3/11/2014	DRR-T	\$100	112166441
2/12/2014	WD-T	\$100	112117043
12/22/2008	QCD-D	\$71,000	45880 / 633
11/6/2000	QCD	\$100	31024 / 483

**Land Calculations**

Price	Factor	Type
\$25.00	8,100	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1493
<b>Units/Beds/Baths</b>		1/3/2
<b>Eff./Act. Year Built: 1950/1940</b>		

**Special Assessments**

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

**Prepared By:**

The Law Offices of David M. Bauman, PLLC  
David M. Bauman, Esq.  
6550 North Federal Highway, Suite 220  
Fort Lauderdale, FL 33308

**Return To:**

Parady & Zikakis, P.A.  
307 SE 14th Street  
Fort Lauderdale, FL 33316

Order No.: GS19-0001DMB

Property Appraiser's Parcel I.D. (folio) Number:  
504202-01-1570

**WARRANTY DEED**

THIS WARRANTY DEED dated February 11, 2019, by Victor J. Paetro, a single man, whose post office address is 6550 N Federal Highway, Suite 220, c/o David M. Bauman, PLLC, Fort Lauderdale, Florida 33308 (the "Grantor"), to Stephen Carey Villeneuve and Stephanie LaVigne Villeneuve, husband and wife, whose post office address is 406 NE 9th Avenue, Fort Lauderdale, Florida, 33301 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Broward, State of Florida, viz:

Lot 23 and the South 10 feet of Lot 22, Block 8, HOLMBERG & MCKEE'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 112, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any, none of which are hereby reimposed or preserved.

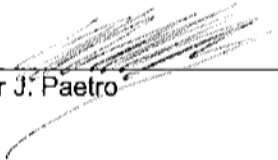
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

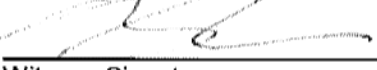
Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Victor J. Paetro

  
\_\_\_\_\_  
Witness Signature

Alisha R. Ezell  
\_\_\_\_\_  
Printed Name of First Witness


**Grantor Address:**  
6550 N Federal Highway, Suite 220, c/o David M.  
Bauman, PLLC  
Fort Lauderdale, FL 33308

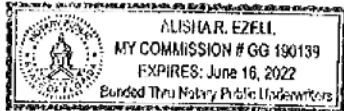
  
\_\_\_\_\_  
Witness Signature

Mitchell Koss  
\_\_\_\_\_  
Printed Name of Second Witness

State of Florida  
County of Broward

Sworn to and subscribed before me this 11th of February, 2019 by Victor J. Paetro, who ( ) is/are personally known to me, or (  ) has/have produced Florida Drivers License as identification.

  
\_\_\_\_\_  
Printed Name: Alisha Ezell  
Notary Public  
My Commission Expires: 6/16/2022



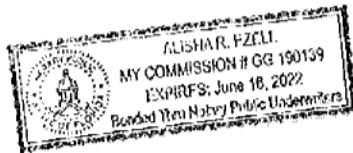
**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 11th day of February, 2019 by  
Victor Paetro, who is personally known to me or who has produced his Florida driver's license as proof  
of identity.

  
Notary



My Commission Expires: //

