



BOARD OF ADJUSTMENT MEETING NOTICE

September 5, 2023

A Public Hearing will be held before the Board of Adjustment on: **Thursday, September 21, 2023 at 6:00 P.M.**

This meeting will be held in-person at: **Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-23080002
OWNER:	FRETHAM, CURT JOHN
AGENT:	ANDREW J. SCHEIN ESQ. / LOCHRIE & CHAKAS, P.A.
ADDRESS:	SW 14 WAY; 301 SW 14 WAY, FORT LAUDERDALE FL 33312
LEGAL DESCRIPTION:	LOT 3, 4, 5, 6 AND THE NORTH-HALF (N ½) OF LOT 7, BLOCK 2, RIVER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 31,298 SQUARE FEET OF 0.7185 ACRES, MORE OR LESS. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.</u> <ul style="list-style-type: none"> • Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet on the waterway. A total reduction of 18.75 feet for each lot, as per the plans and narrative. <u>Sec. 47-24.5. D.3.c. ii.- Lots.</u> <ul style="list-style-type: none"> • Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet. A total reduction of 18.75 feet for each lot, as per attached plans and narrative.

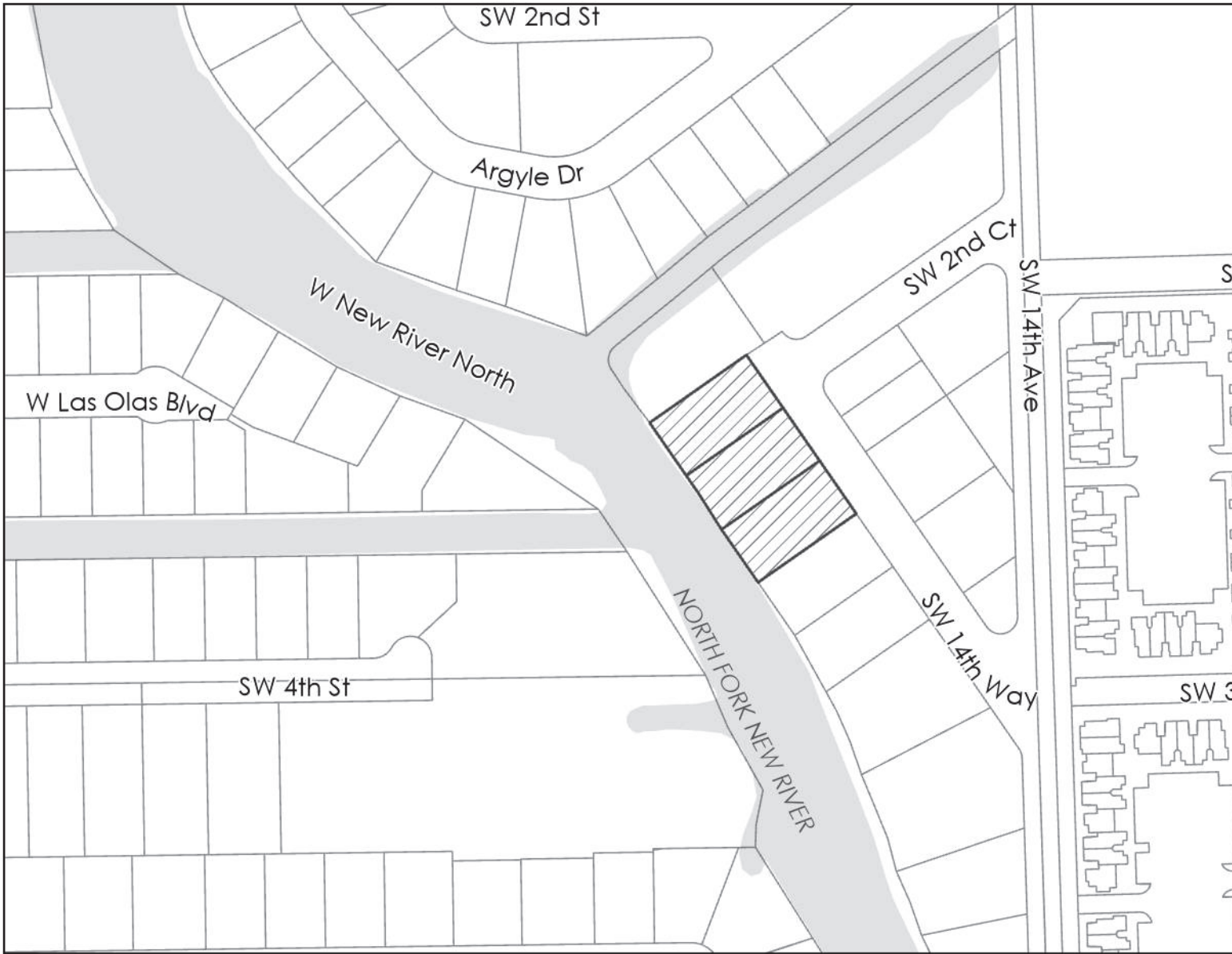
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale

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-23080002

LEGEND

-  Municipal Boundary
-  Subject Site



CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 21, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23080002

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

- Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet on the waterway. A total reduction of 18.75 feet for each lot, as per the plans and narrative.

Requesting: Sec. 47-24.5. D.3.c. ii.- Lots.

- Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet. A total reduction of 18.75 feet for each lot, as per attached plans and narrative.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale



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





BOARD OF ADJUSTMENT (BOA)

Rev: 6 Revision Date: 06/23/2023 Print Date: 00/00/0000
I.D. Number: Z&L- BOA

BOARD OF ADJUSTMENT (BOA) INFORMATION AND APPLICATION

- Cover : Deadlines, Fees and General Information
- Page 1 : Applicant Information Sheet
- Page 2 : Criteria for Variance Request
- Page 3 : Checklist for submittal and completeness
- Page 4 : Notice Requirements and Affidavit
- Page 5 : Technical Specifications

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. A meeting can be requested by emailing staff or submitting an email request to the [Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable deadline dates can be found on the City's website at the [Board of Adjustment](#) webpage.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the City's online citizen access portal and payment of fees [LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

PAYMENT OF 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. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

Select the application type.	Fees
<input checked="" type="radio"/> Variance/Special Exception/Interpretation (Before):	\$2200.00
<input type="radio"/> Variance/Special Exception/Interpretation (After):	\$2800.00
<input type="radio"/> Variance/Special Exception/Interpretation (Before): Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only)	\$650.00
<input type="radio"/> Variance/Special Exception/Interpretation (After): Residential Accessory Structures & Existing Non-Conforming Structures (Homestead Only)	\$850.00
<input type="radio"/> Request for Continuance	\$900.00
<input type="radio"/> Request for Rehearing	\$300.00
<input type="radio"/> Rehearing Request before the board	\$1150.00

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

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

Property Owner's Name	Curt Fretham
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Andrew J. Schein / Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 E. Broward Boulevard, Suite 110, Fort Lauderdale, FL 33301
E-mail Address	ASchein@lochrielaw.com
Phone Number	954-617-8919
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Development / Project Name	301 SW 14th Way
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 301 SW 14th Way
Legal Description	see survey
Tax ID Folio Numbers <small>(For all parcels in development)</small>	504209170052, 504209170051 and 504209170050
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Variance to allow minimum lot widths of 56.25', where Section 47-5.31 requires minimum lot widths of 75'
Applicable ULDR Sections <small>(Include all code sections)</small>	47-5.31

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

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	E	25'	64.5' (EXISTING)
Side	N	5'	N/A
Side	S	5'	N/A
Rear	W	25'	22.9' (EXISTING)

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

Variance to allow minimum lot widths of 56.25', where Section 47-5.31 requires minimum lot widths of 75'

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

See 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:

See 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

See 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

See 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.

See narrative

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

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

[Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4 day of August, 2023

(SEAL)



Christi Anna Haga
Comm.: HH 380426
Expires: May 7, 2027
Notary Public - State of Florida

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Checklist for submittal and completeness: The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information below will result in your application being deemed incomplete.

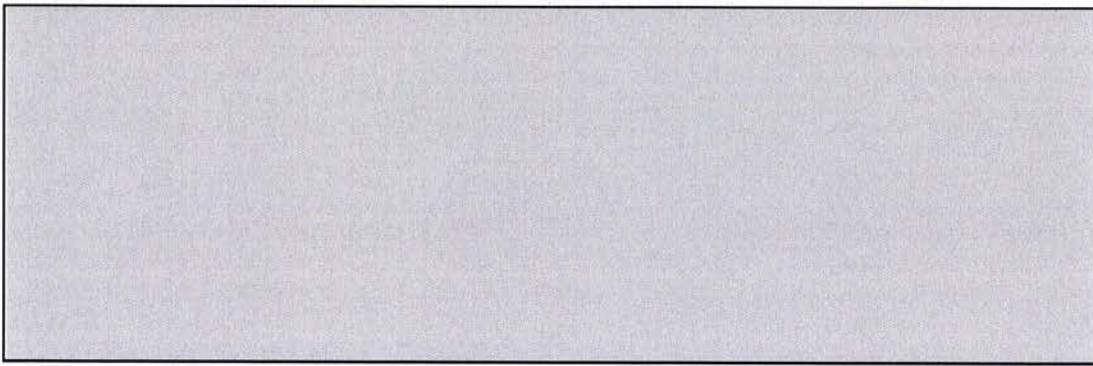
- > Application submittals must be conducted through the City's Online Citizen Access Portal [LauderBuild](#).
- > **Submit One** (1) complete submittal by uploading all documents listed below through our City's online citizen access portal [LauderBuild](#) (<https://aca-prod.accela.com/FTL>). Note: The survey and plans must be digitally signed and sealed when submitting through the [LauderBuild Portal](#) OR submit an Original Signed and Sealed Survey and Plans at 24" x 36". Click here for [Plans room requirements](#).
- > **Submit 14** copy sets of each item listed below **AFTER** the complete application submittal has been Deemed Complete. Note: The survey and plans must be at half-size scale 11X17". One (1) complete original application submittal is required.

-
- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
 - Mail notification documents** (mail notification instructions at bottom of page).
 - Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
 - Agent Authorization Form.** Property owner(s) original notarized signature(s) is required (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. *Survey should be less than 1 year.

 - 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 14 copy sets must be clear and legible. Copy sets are due **AFTER** All deficiencies have been MET.

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
Zoning & Landscaping Division -BOA
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- To order a Tax Map and Notice List, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs at kqibbs@bcpa.net or call 954-357-5503.

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-23080002

APPLICANT: Andrew J. Schein, Esq.

PROPERTY: 301 SW 14th Way

PUBLIC HEARING DATE: September 21, 2023

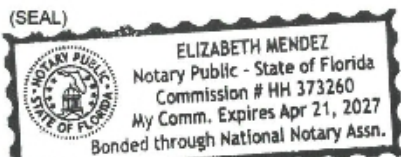
BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, who upon being duly sworn and cautioned, under oath deposes and says:

- 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 Zoning & Landscaping Division 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.

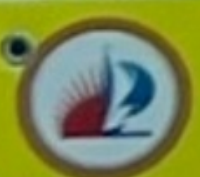
NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit, \$5 (initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of September 2023



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: September 21, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23080002

Requesting: Sec. 47-5.31. - Table of dimensional requirements for the R5-B district
• Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet on the waterway. A total reduction of 18.75 feet for each lot, as per the plans and narrative.

Requesting: Sec. 47-24.5, D.3.c. II. - Lots
• Requesting a variance to allow a minimum lot width of 56.25 feet for each lot, whereas the code requires a minimum lot width of 75 feet. A total reduction of 18.75 feet for each lot, as per attached plans and narrative.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
707 NE 8TH AVENUE (LOBBY)
FORT LAUDERDALE, FL 33311
CONTACT: 954-828-4554

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.com/citygovernment/BOA>
www.fortlauderdale.com/citygovernment/BOA



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

CITY COMMISSION MEETING

DATE: SEPTEMBER 19, 2023
TIME: 6:00 P.M.
CASE: UDP-HP23016
PROJECT: 301 SW 14TH WAY

DE NOVO HEARING FOR CERTIFICATE OF APPROPRIATENESS REQUEST: FOR DEMOLITION
Demolition of a One-Story Single-Family Residence, a Metal Shed, and Two Wood Frame Sheds



LOCATION: **THE PARKER**
707 NE 8TH STREET
FORT LAUDERDALE, FLORIDA 33304

FOR MORE INFORMATION: CONTACT (954) 828-4320
<https://www.fortlauderdale.gov>

This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-25, it shall be returned to the City of Fort Lauderdale if it is not used for the purpose for which it was issued. It is the responsibility of the recipient to ensure that this notice is returned to the City of Fort Lauderdale if it is not used for the purpose for which it was issued. It is the responsibility of the recipient to ensure that this notice is returned to the City of Fort Lauderdale if it is not used for the purpose for which it was issued.

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



Site Address	SW 14 WAY, FORT LAUDERDALE FL 33312	ID #	5042 09 17 0052
Property Owner	FRETHAM, CURT JOHN	Millage	0312
Mailing Address	14525 HWY 7 STE 265 MINNETONKA MN 55345	Use	00
Abbr Legal Description	RIVER HIGHLANDS 10-3 B LOT 3 & N1/2 LOT 4 BLK 2 AKA: PARCEL 1		

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)**.

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$517,500		\$517,500	\$512,320	
2022	\$465,750		\$465,750	\$465,750	\$8,627.97
2021					

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$517,500	\$517,500	\$517,500	\$517,500
Portability	0	0	0	0
Assessed/SOH	\$512,320	\$517,500	\$512,320	\$512,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$512,320	\$517,500	\$512,320	\$512,320

Sales History			
Date	Type	Price	Book/Page or CIN
9/21/2021	WD*-E	\$1,842,000	117608751

Land Calculations		
Price	Factor	Type
\$50.00	10,350	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	SW 14 WAY, FORT LAUDERDALE FL 33312	ID #	5042 09 17 0051
Property Owner	FRETHAM, CURT JOHN	Millage	0312
Mailing Address	14525 HWY 7 STE 265 MINNETONKA MN 55345	Use	01-01
Abbr Legal Description	RIVER HIGHLANDS 10-3 B S1/2 LOT 4 & LOT 5 BLK 2 AKA: PARCEL 2		

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)**.

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$520,000	\$211,000	\$731,000	\$611,530	
2022	\$468,000	\$87,940	\$555,940	\$555,940	\$10,877.99
2021					

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$731,000	\$731,000	\$731,000	\$731,000
Portability	0	0	0	0
Assessed/SOH	\$611,530	\$731,000	\$611,530	\$611,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$611,530	\$731,000	\$611,530	\$611,530

Sales History			
Date	Type	Price	Book/Page or CIN
9/21/2021	WD*-E	\$1,842,000	117608751

Land Calculations		
Price	Factor	Type
\$50.00	10,400	SF
Adj. Bldg. S.F. (Card, Sketch)		532
Units		1
Eff./Act. Year Built: 1976/1971		

* Denotes Multi-Parcel Sale (See Deed)

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



Site Address	301 SW 14 WAY, FORT LAUDERDALE FL 33312-7550	ID #	5042 09 17 0050
Property Owner	FRETHAM, CURT JOHN	Millage	0312
Mailing Address	14525 HWY 7 STE 265 MINNETONKA MN 55345	Use	01-01
Abbr Legal Description	RIVER HIGHLANDS 10-3 B LOT 6 & N1/2 LOT 7 BLK 2 AKA: PARCEL 3		

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)**.

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$525,000	\$56,210	\$581,210	\$581,210	
2022	\$472,500	\$109,460	\$581,960	\$581,960	\$11,360.01
2021	\$843,750	\$98,190	\$941,940	\$426,350	\$7,711.28

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$581,210	\$581,210	\$581,210	\$581,210
Portability	0	0	0	0
Assessed/SOH	\$581,210	\$581,210	\$581,210	\$581,210
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$581,210	\$581,210	\$581,210	\$581,210

Sales History			
Date	Type	Price	Book/Page or CIN
9/21/2021	WD*-E	\$1,842,000	117608751
3/29/1997	QCD	\$100	26264 / 685
12/1/1986	WD	\$141,300	14120 / 661
2/1/1969	WD	\$6,800	

Land Calculations		
Price	Factor	Type
\$50.00	10,500	SF
Adj. Bldg. S.F. (Card, Sketch)		647
Units		1
Eff./Act. Year Built: 1976/1971		

* Denotes Multi-Parcel Sale (See Deed)

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

BOA CASE #PLN-BOA-2308002

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-23080002		Fretham Residence	Z- Board of Adjustment (BOA)	0		301	SW	14	WAY	8/4/2023	Open
UDP-HP23015	Lot 2: New Construction of Two-Story Single Family Residence	Certificate of Appropriateness for New Construction	HP- Historic Preservation - Certificate of A 0		Trisha Logan	301	SW	14	WAY	3/31/2023	Withdrawn
UDP-HP23014	Lot 1: New Construction of Two-Story Single Family Residence	Certificate of Appropriateness for New Construction	HP- Historic Preservation - Certificate of A 0		Trisha Logan		SW	14	WAY	3/31/2023	Withdrawn
UDP-HP23017	Lot 3: New Construction of Two-Story Single Family Residence	Certificate of Appropriateness for New Construction	HP- Historic Preservation - Certificate of A 0		Trisha Logan	301	SW	14	WAY	3/31/2023	Withdrawn
UDP-HP23016	Demolition of One-Story Single-Family Residential Structure	Certificate of Appropriateness for Demolition	HP- Historic Preservation - Certificate of A 0		Trisha Logan	301	SW	14	WAY	3/31/2023	Open
CE23010271	RUNNING A PARTY BOAT BUSINESS FROM PROPERTY. DOCK RENTAL		Code Case	0	Manuel Garcia	301	SW	14	WAY	1/9/2023	Closed
VR-RENEWAL-22060006			Vacation Rental Registry Renewal	0		301	SW	14	WAY	6/3/2022	Closed
VR-22050049		Vacation Rental Registry Application	Vacation Rental Registry	0		301	SW	14	WAY	5/19/2022	About to Expire
BT-GEN-22020009	VACATION RENTAL	FRETHAM,CURT JOHN	General Business Tax Receipt	0		301	SW	14	WAY	2/2/2022	Open
VR-APP-22020005			Vacation Rental Registry Application	0		301	SW	14	WAY	2/1/2022	Issued
VIO-CE15090686_2	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	WILKIN,DONALD M & SHARON R	Violation-BLD Hearing	0		301	SW	14	WAY	9/10/2015	Closed
VIO-CE15090686_1	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	WILKIN,DONALD M & SHARON R	Violation-BLD Hearing	0		301	SW	14	WAY	9/10/2015	Closed
CE15090686	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, , BUILDING PERMIT #02040835 (INSTALL REROOF 1900 SQF WITH RAS 150 IN KIND REPLACEMENT	WILKIN,DONALD M & SHARON R	Building Code Case	0		301	SW	14	WAY	9/10/2015	Closed
			REROOF 1900 SQF WITH RAS 150 IN KIND REPLACEMENT								
PM-11120330	~MEMBRANE & FASCIA		Re-Roof Permit	0		301	SW	14	WAY	12/6/2011	Complete
PM-11101333	PLUMBING FOR ADDITION BP 11101330	PLUMBING FOR ADDITION BP 11101330	Plumbing Residential Permit	0		301	SW	14	WAY	10/19/2011	Complete
PM-11101334	SFR ADDITION STEEP SHINGLE ROOF BP 11101330	SFR ADDITION STEEP SHINGLE ROOF BP 11101330	Re-Roof Permit	0		301	SW	14	WAY	10/19/2011	Complete
PM-11101332	ELECTRIC FOR ADDITION BP 11101330	ELECTRIC FOR ADDITION BP 11101330	Electrical Residential Permit	0		301	SW	14	WAY	10/19/2011	Complete
	SFR ADDITION 1 BEDROOM 1 BATHROOM SERVANT QUARTER	SFR ADDITION 1 BEDROOM 1 BATHROOM SERVANT QUARTER									
	~										
	~										
	~										
	~										
	~										
	~										
PM-11101330	~NOC RECVD		Residential Addition Permit	0		301	SW	14	WAY	10/19/2011	Complete
PL-5H115B	H6 -	WILKEN RESIDENCE ACCESSORY STRUCTURE	HP- Historic Preservation - Certificate of A 0			301	SW	14	WAY	5/10/2011	Closed
PM-06120979	ELECT SERV CHG TO 300 AMD	ELECT SERV CHG TO 300 AMD	Electrical Services Permit	0		301	SW	14	WAY	12/12/2006	Complete
PM-05122299	REPLACE WOOD DOCK 900SF	REPLACE WOOD DOCK 900SF	Boatlift-Dock-Seawall-Pile Permit	0		301	SW	14	WAY	12/20/2005	Complete
PM-02040837	MECHANICAL FOR NEW POOL	MECHANICAL FOR NEW POOL	Mechanical Residential Permit	0		301	SW	14	WAY	4/11/2002	Complete
PM-02040839	ELECTRIC FOR NEW POOL	ELECTRIC FOR NEW POOL	Electrical Residential Permit	0		301	SW	14	WAY	4/11/2002	Complete
	INSTALL 18X30 POOL:	INSTALL 18X30 POOL:									
PM-02040835	~ RENEWAL AND CHG OF CONTR 9/29/15		Residential Pool-Spa-Fountain Permit	0		301	SW	14	WAY	4/11/2002	Complete
PM-02040836	PLUMBING FOR NEW POOL	PLUMBING FOR NEW POOL	Plumbing Residential Permit	0		301	SW	14	WAY	4/11/2002	Complete

EXHIBIT "A"

242 SW 14TH AVE LLC
411 N NEW RIVER DR #2201
FORT LAUDERDALE, FL 33301

ABRAMS,TARA
239 SW 13 TER
FORT LAUDERDALE, FL 33312

ANDREA M MADAR 2016 REV TR &
MADAR,GREGORY S TRSTEE ETAL
35 CLEARVIEW DR
WALLINGFORD, CT 06492

ATKIN,CHRISTOPHER
334 SW 14 AVENUE
FORT LAUDERDALE, FL 33312

AYANDEH,GHAZAL
241 SW 13 TER
FORT LAUDERDALE, FL 33312

BALLARD,MATTHEW
230 SW 14 AVE #230
FORT LAUDERDALE, FL 33312

BAMBERG,LOUIS M
310 N GORDON RD
FORT LAUDERDALE, FL 33301

BC CAPITAL PROPERTIES LLC
PO BOX 2521
SANTA ROSA BEACH, FL 32459

BEAVERHAUSEN,ANASTASIA
240 SW 14 AVE
FORT LAUDERDALE, FL 33312

BECKER,JOANNE T H/E & JOANNE T
BECKER REV TR ETAL
1500 SW 4 ST
FORT LAUDERDALE, FL 33312

BEYRENT,SASHA
304 SW 14 AVE
FORT LAUDERDALE, FL 33312

BISANTI,ERNESTO & MARIA A &
BISANTI,MARIA G
4480 DOGWOOD CIR
WESTON, FL 33331

BOLTON,MATTHEW
310 SW 14 AVE
FORT LAUDERDALE, FL 33312

CAPUTO FAM TR & CAPUTO,LAWRENCE
& SHARON TRSTEEES
743 NE 12 TER APT 6
BOYNTON BEACH, FL 33435

CARBO,SEBASTIAN
246 SW 14 AVE
FORT LAUDERDALE, FL 33312

CARDONA,RODRIGO & CARDONA,ZAIRI
610 W LAS OLAS BLVD APT 213
FORT LAUDERDALE, FL 33312

CASTANEDA,CARLOS FELIPE &
FARRETTA,REECE JAMES
1333 SW 3 CT
FORT LAUDERDALE, FL 33312

CEPERO,JORGE
18181 NE 31 CT #1105
AVENTURA, FL 33160

CHEN,HUAIWEN & PENG,HUI
416 DUNDONALD DR
*NEPEAN ON, CA K2J 0

CHIANG,EDWARD
256 SW 14 AVE
FORT LAUDERDALE, FL 33312

CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

CLARKE,RUTH & RUTH CLARKE REV TR
1504 ARGYLE DR
FORT LAUDERDALE, FL 33312

CLIFFORD PERRY REV TR &
PERRY,CLIFFORD TRSTEE
6600 ALTURA PL
BOCA RATON, FL 33433

CLOSE TO THE EDGE LLC
411 NORTH NEW RIVER DR E #2201
FORT LAUDERDALE, FL 33301

COMPTON,GEORGIA M
1352 SW 2 CT #1352
FORT LAUDERDALE, FL 33312

DE JESUS,ROBSON L
4954 NW 52 AVE
COCONUT CREEK, FL 33073

DEGRACE,JULIETTE H/E &
DEGRACE,ANA
255 SW 13 TER
FORT LAUDERDALE, FL 33312

DOLAN,PETER J
331 SW 13 TER
FORT LAUDERDALE, FL 33312

DUPOUX,JEAN
&MOHAMMED,NAZEERA
3627 DAVIE BLVD
FORT LAUDERDALE, FL 33312

EASTLAND TR & DENG,RU BIN TRSTEE
ETAL
APT 11B BLOCK 7 ENNA BLVD RIVA 1
*YING HO RD YUEN LONG NT, HK

EASTLAND TR & LAM, MAN KWAN
TRSTEE ETAL
FLAT E 10F BLK M1 9 YUEN LUNG ST
*YUEN LONG NT HONG KONG, CH

FIACCO, MELISSA L & FIACCO, NICHOLAS
A
942 JEFFERY ST
BOCA RATON, FL 33487

FRETHAM, CURT JOHN
14525 HWY 7 STE 265
MINNETONKA, MN 55345

GREENFIELD TR & LAM, YUK KUEN &
LEUNG, KAI WING
FLAT B 1F BLK3 GENOVA RIVA 1 RD
*YUEN LONG NEW TERRITORIES, HK

HAUTIGAN, MARIE
1350 SW 2 CT
FORT LAUDERDALE, FL 33312

HIRTLE, ROYAL T
1705 W LAS OLAS BLVD
FORT LAUDERDALE, FL 33312

JOHNSON, ANTONYA K
2170 NW 6 ST
FORT LAUDERDALE, FL 33311

KILAR, SEYFETTIN
243 SW 13 TER
FORT LAUDERDALE, FL 33312

KRYSHKA, LINDSAY
17285 LAKE PARK RD
BOCA RATON, FL 33487

LISCANO, VANESSA
317 SW 13 TER
FORT LAUDERDALE, FL 33312

FAERMAN, ADRIANA
20201 E COUNTRY CLUB DR APT 2307
MIAMI, FL 33180

FREEDMAN, JENNIFER LISA
313 SW 13 TER
FORT LAUDERDALE, FL 33312

GERBER, SEAN C
328 SW 14 AVE
FORT LAUDERDALE, FL 33312

HANNA, BRIDGETTE
306 SW 14 AVE
FORT LAUDERDALE, FL 33312

HERRERA, EMILIO & CHEMELLO, MARIA
ELENA
PO BOX 25323
MIAMI, FL 33102

HULETT, JENNIFER
1335 SW 3 CT
FORT LAUDERDALE, FL 33312

JONES, BARRY NEILL
5485 BETHELVIEW RD
CUMMING, GA 30040

KINGSTON, EDWARD JAMES
250 SW 14 AVE
FORT LAUDERDALE, FL 33312

LANIER, DENISE
325 SW 13 TER
FORT LAUDERDALE, FL 33312

LUBELL, ANDREA & ANDREA LUBELL REV
TR
339 SW 13 TER
FORT LAUDERDALE, FL 33312

FARRELL, SUMMER M
1516 SE 11 ST
FORT LAUDERDALE, FL 33316

FREEMAN, THOMAS RICHARD
1508 ARGYLE DR
FORT LAUDERDALE, FL 33312

GIOMMONI, FRANCO & CHIES, LORETTA
309 SUNSET DR APT 3
FORT LAUDERDALE, FL 33301

HARRIS, ANTONIO
332 SW 14 AVE
FORT LAUDERDALE, FL 33312

HINDS, KAREN
235 SW 13 TER
FORT LAUDERDALE, FL 33312

ITAVEN LLC
10193 SWEET BAY MNR
PARKLAND, FL 33076

KHAN, SHAHEED & KHAN, SOFIA
2793 LAKE RIDGE LN
WESTON, FL 33332

KORE NY LLC
10 WOODY CT
WATER MILL, NY 11976

LIBERTO, ROBERT & SHERRIFFS, JASON
M
316 SW 14 AVE
FORT LAUDERDALE, FL 33312

MARSHALL, JEFFREY T
1600 SW 4 ST
FORT LAUDERDALE, FL 33312

MARTELL,RICHARD & RICHARD
MARTELL REV TR
1700 W LAS OLAS BLVD
FORT LAUDERDALE, FL 33312

MARTINEZ,BEATRIZ J
100 S BIRCH RD #802C
FORT LAUDERDALE, FL 33316

MATMON,SHACHAR & LEVY,SHLOMIT
3640 N 53 AVE
HOLLYWOOD, FL 33021

MCGINLEY,BLAISE E
1500 ARGYLE DR
FORT LAUDERDALE, FL 33312

MCSWINEY,CLAIRE P & KLATT,SUZANNE
M
91 GEORGE RD
ROCK HILL, CT 06067

MENDOZA,JEREMY DE
MENDOZA,VERONICA ZIMMER
750 SAN REMO DR
WESTON, FL 33326

MERRILL,DANIEL
1334 SW 2 CT
FORT LAUDERDALE, FL 33312

MOORE-STURRUP,CAROLE A &
STURRUP,KEVIN M
1420 ARGYLE DR
FORT LAUDERDALE, FL 33312

NOTHARD,KIM
215 SW 14 WAY
FORT LAUDERDALE, FL 33312

OH,JENNY
1342 SW 2 CT
FORT LAUDERDALE, FL 33312

ONTANEDA,STEVEN
1341 SW 3 CT
FORT LAUDERDALE, FL 33312

ORTIZ,JOSE L
3909 SW 137 AVE
DAVIE, FL 33330

PEIRO DE MARTINEZ,MARIA M
713 NW 1 AVE
FORT LAUDERDALE, FL 33311

RG HOLDING DELAWARE LLC
17830 ENGLEWOOD DR #14
MIDDLEBURG HEIGHTS, OH 44130

RICHARD MARTELL REV TR &
MARTELL,RICHARD TRSTEE
1701 W LAS OLAS BLVD
FORT LAUDERDALE, FL 33312

RONG,FEI
580 CALIFORNIA ST SUITE 2050
SAN FRANCISCO, CA 94104

ROZHON,VICTORIA J
254 SW 14 AVE
FORT LAUDERDALE, FL 33312

SAPOROWSKI,BETTY
232 SW 14 AVE
FORT LAUDERDALE, FL 33312

SARRACINO,ANDREA
301 SW 13 TER
FORT LAUDERDALE, FL 33312

SCOTTI,DANIEL M
1330 SW 2 CT
FORT LAUDERDALE, FL 33312

SEDAMA LLC
15491 SW 12TH ST STE 405
SUNRISE, FL 33326

SIMONS,SHAWN P
1516 ARGYLE DR
FORT LAUDERDALE, FL 33312

SINKOE,ROGER E
249 SW 13 TER
FORT LAUDERDALE, FL 33312

SOUTH FLORIDA WATER MANAGEMENT
DISTRICT
PO BOX 24680
WEST PALM BEACH, FL 33416

SPOSATO,JENNIFER ELIZABETH
248 SW 14 AVE
FORT LAUDERDALE, FL 33312

STEL,GEORGE
1512 ARGYLE DR
FORT LAUDERDALE, FL 33312

STOTSKY HOLDINGS LLC
728 SW 4 ST #1
FORT LAUDERDALE, FL 33312

SUHYDA,EDWARD W
2470 SW 28 TER
FORT LAUDERDALE, FL 33312

SUTTON,ABBEY & PHELPS,CODY
326 SW 14 AVE
FORT LAUDERDALE, FL 33312

TECEDOR,ADRIANA MARIA &
TECEDOR,SILVERIO L ETAL
7200 NW 11 CT
PLANTATION, FL 33313

TIMOTHY J BRENNAN REV TR &
BRENNAN,TIMOTHY J TRSTEE
181 GOLFPOST CT
MARCO ISLAND, FL 34145

TORRES,NICHOLLE
1349 SW 3 CT
FORT LAUDERDALE, FL 33312

TRUEBLOOD,BLAKE
4956 WHISPERING WAY
FORT LAUDERDALE, FL 33312

V & PAMELA CEFALU REV LIV TR &
CEFALU,VINCENT & PAMELA TRSTEEES
311 SW 13 TER
FORT LAUDERDALE, FL 33312

VAUGHN,KELSEY
5414 W 200 S
NEW PALESTINE, IN 46163

VICA HOME LLC
3441 SPRING BLUFF PL
LAUDERHILL, FL 33319

VILLAGE AT SAILBOAT BEND MASTER
ASSOC INC
6256 NW 175 TER
HIALEAH, FL 33015

VINCENT & PAMELA CEFALU REV TR &
CEFALU,VINCENT & PAMELA TRSTEEES
600 W LAS OLAS BLVD #408
FORT LAUDERDALE, FL 33312

VLADIMIR VINOGRADOV REV LIV TR &
MARINA VINOGRADOV REV LIV TR
1734 145 ST
*SURREY BC, CA V4A 5

WEINTRAUB,CHARLES SAMUEL
&SCHWAB,SAMANTHA
1290 20 AVE APT 206
SAN FRANCISCO, CA 94122

WILLARD,MISTY
946 SW 20 ST
FORT LAUDERDALE, FL 33315

WILLIAMS,ALESSANDRA
4420 NE 15 TER
OAKLAND PARK, FL 33334

WOO CHING,CHRISTINA F
236 SW 14 AVE
FORT LAUDERDALE, FL 33312

YAVUZ,HAKKI SARUHAN
4461 NW 8 PL
PLANTATION, FL 33317

YU,XINMING & ZHENG,SHUWEN
5760 LONGHEARTH WAY
*MANOTICK ON, CA K4M 1

FRETHAM, CURT
 BOARD OF ADJUSTMENT
 300 Meeting

	FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	ST/ZIP	LEGAL_TOTAL
1	504209AL0070	242 SW 14TH AVE LLC	411 N NEW RIVER DR #2201	FORT LAUDERDALE	FL 33301	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 242 BLDG 7PER CDO BK/Pg: 39725/1253
2	504209AL0310	ABRAMS, TARA	239 SW 13 TER	FORT LAUDERDALE	FL 33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 239 BLDG 11PER CDO BK/Pg: 39725/1253
3	504209170070	ANDREA M MADAR 2016 REV TR & MADAR, GREGORY S TRSTEE ETAL	35 CLEARVIEW DR	WALLINGFORD	CT 06492	RIVER HIGHLANDS 10-3 BLOTS 10 S1/2, 11 & 12 BLK 2
4	504209AM0160	ATKIN, CHRISTOPHER	334 SW 14 AVENUE	FORT LAUDERDALE	FL 33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 334 BLDG 8PER CDO BK/Pg: 39816/1505
5	504209AL0320	AYANDEH, GHAZAL	241 SW 13 TER	FORT LAUDERDALE	FL 33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 241 BLDG 11PER CDO BK/Pg: 39725/1253
6	504209AL0010	BALLARD, MATTHEW	230 SW 14 AVE #230	FORT LAUDERDALE	FL 33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 230 BLDG 7PER CDO BK/Pg: 39725/1253
7	504209AL0300	BAMBERG, LOUIS M	310 N GORDON RD	FORT LAUDERDALE	FL 33301	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 237 BLDG 11PER CDO BK/Pg: 39725/1253
8	504209170060	BC CAPITAL PROPERTIES LLC	PO BOX 2521	SANTA ROSA BEACH	FL 32459	RIVER HIGHLANDS 10-3 BSWLY 1/2 OF LOT 7, ALL OF LOT 8BLK 2
9	504209170063	BC CAPITAL PROPERTIES LLC	PO BOX 2521	SANTA ROSA BEACH	FL 32459	RIVER HIGHLANDS 10-3 BLOT 9, NWLY 1/2 OF LOT 10BLK 2
10	504209AL0060	BEAVERHAUSEN, ANASTASIA	240 SW 14 AVE	FORT LAUDERDALE	FL 33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 240 BLDG 7PER CDO BK/Pg: 39725/1253
11	504209010020	BECKER, JOANNE T H/E & JOANNE T BECKER REV TR ETAL	1500 SW 4 ST	FORT LAUDERDALE	FL 33312	VALENTINES SUB B-29 DLOT 2 N 201 LESS W 860, LESS N25 OF W 180 FOR R/W TOG WITHGILL ISLES 44-13 B LOT 15 N 11, LOT 16 N 10, LOT 18 N 4
12	504209AM0030	BEYRENT, SASHA	304 SW 14 AVE	FORT LAUDERDALE	FL 33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 304 BLDG 8PER CDO BK/Pg: 39816/1505
13	504209AM0280	BISANTI, ERNESTO & MARIA A & BISANTI, MARIA G	4480 DOGWOOD CIR	WESTON	FL 33331	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 303 BLDG 10PER CDO BK/Pg: 39816/1505

FRETHAM, CURT
BOARD OF ADJUSTMENT

14	504209AM0060	BOLTON, MATTHEW	310 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 310 BLDG 8PER CDO BK/Pg: 39816/1505
15	504209AM0050	CAPUTO FAM TR & CAPUTO, LAWRENCE & SHARON TRSTEEES	743 NE 12 TER APT 6	BOYNTON BEACH	FL	33435	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 308 BLDG 8PER CDO BK/Pg: 39816/1505
16	504209AL0090	CARBO, SEBASTIAN	246 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 246 BLDG 7PER CDO BK/Pg: 39725/1253
17	504209AM0390	CARBO, SEBASTIAN	246 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 329 BLDG 10PER CDO BK/Pg: 39816/1505
18	504209AM0350	CARDONA, RODRIGO & CARDONA, ZAIRI	610 W LAS OLAS BLVD APT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 321 BLDG 10PER CDO BK/Pg: 39816/1505
19	504209AM0180	CASTANEDA, CARLOS FELIPE & FARRETTA, REECE JAMES	1333 SW 3 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1333 BLDG 9PER CDO BK/Pg: 39816/1505
20	504209AL0120	CEPERO, JORGE	18181 NE 31 CT #1105	AVENTURA	FL	33160	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 252 BLDG 7PER CDO BK/Pg: 39725/1253
21	504209AM0010	CHEN, HUIWEN & PENG, HUI	416 DUNDONALD DR	*NEPEAN ON	CA	K21 0	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 300 BLDG 8PER CDO BK/Pg: 39816/1505
22	504209AL0140	CHIANG, EDWARD	256 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 256 BLDG 7PER CDO BK/Pg: 39725/1253
23	504209170130	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOTS 1 THRU 7 BLK 3 & TOGETHRWITH E1/2 OF VAC POR OF SW 14THWAY LYING W & ADJ TO SAID LOT 1K/A SAILBOAT BEND PRESERVE
24	504209170150	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOT 1 BLK 4K/A SAILBOAT BEND PRESERVE
25	504209170152	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOT 2 BLK 4K/A SAILBOAT BEND PRESERVE
26	504209170153	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOTS 3 & 4 BLK 4K/A SAILBOAT BEND PRESERVE
27	504209170160	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOTS 5 & 6 BLK 4K/A SAILBOAT BEND PRESERVE

FRETHAM, CURT
BOARD OF ADJUSTMENT

28	504209170161	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOTS 7 & 8 BLK 4K/A SAILBOAT BEND PRESERVE
29	504209170162	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BLOTS 9 & 10 BLK 4K/A SAILBOAT BEND PRESERVE
30	504209180190	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS AMEN PLAT15-69 BLOT 24 THRU 28 BLK 1K/A SAILBOAT BEND PRESERVE
31	504209180150	CLARKE,RUTH & RUTH CLARKE REV TR	1504 ARGYLE DR	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLAT15-69 BLOT 20 BLK 1
32	504209AM0250	CLIFFORD PERRY REV TR & PERRY,CLIFFORD TRSTEE	6600 ALTURA PL	BOCA RATON	FL	33433	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1347 BLDG 9PER CDO BK/Pg: 39816/1505
33	504209AM0380	CLOSE TO THE EDGE LLC	411 NORTH NEW RIVER DR	FORT LAUDERDALE	FL	33301	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 327 BLDG 10PER CDO BK/Pg: 39816/1505
34	504209AL0260	COMPTON,GEORGIA M	1352 SW 2 CT #1352	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1352 BLDG 7PER CDO BK/Pg: 39725/1253
35	504209AM0170	DE JESUS,ROBSON L	4954 NW 52 AVE	COCONUT CREEK	FL	33073	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1331 BLDG 9PER CDO BK/Pg: 39816/1505
36	504209AL0390	DEGRACE,JULIETTE H/E & DEGRACE,ANA	255 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 255 BLDG 11PER CDO BK/Pg: 39725/1253
37	504209AM0400	DOLAN,PETER J	331 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 331 BLDG 10PER CDO BK/Pg: 39816/1505
38	504209AL0080	DUPOUX,JEAN &MOHAMMED,NAZEERA	3627 DAVIE BLVD	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 244 BLDG 7PER CDO BK/Pg: 39725/1253
39	504209AM0140	EASTLAND TR & DENG,RU BIN TRSTEE ETAL	APT 11B BLOCK 7 ENNA BLV	*YING HO RD YUEN LONG N	HK		THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 330 BLDG 8PER CDO BK/Pg: 39816/1505
40	504209AM0360	EASTLAND TR & LAM,MAN KWAN TRSTEE ETAL	FLAT E 10F BLK M1 9 YUEN	*YUEN LONG NT HONG KO	CH		THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 323 BLDG 10PER CDO BK/Pg: 39816/1505
41	504209AL0190	FAERMAN,ADRIANA	20201 E COUNTRY CLUB DR	MIAMI	FL	33180	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1338 BLDG 7PER CDO BK/Pg: 39725/1253

FRETHAM, CURT
BOARD OF ADJUSTMENT

42	504209AMM0410	FARRELL,SUMMER M	1516 SE 11 ST	FORT LAUDERDALE	FL	33316	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 333 BLDG 10PER CDO BK/Pg: 39816/1505
43	504209AMM0290	FIACCO,MELISSA L & FIACCO,NICHOLAS A	942 JEFFERY ST	BOCA RATON	FL	33487	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 305 BLDG 10PER CDO BK/Pg: 39816/1505
44	504209AMM0330	FREEDMAN,JENNIFER LISA	313 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 313 BLDG 10PER CDO BK/Pg: 39816/1505
45	504209180140	FREEMAN,THOMAS RICHARD	1508 ARGYLE DR	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLATT15-69 BLOT 19 BLK 1
46	504209170050	FRETHAM,CURT JOHN	14525 HWY 7 STE 265	MINNETONKA	MN	55345	RIVER HIGHLANDS 10-3 BLOT 6 & N1/2 LOT 7 BLK 2AKA: PARCEL 3
47	504209170051	FRETHAM,CURT JOHN	14525 HWY 7 STE 265	MINNETONKA	MN	55345	RIVER HIGHLANDS 10-3 BS1/2 LOT 4 & LOT 5 BLK 2AKA: PARCEL 2
48	504209170052	FRETHAM,CURT JOHN	14525 HWY 7 STE 265	MINNETONKA	MN	55345	RIVER HIGHLANDS 10-3 BLOT 3 & N1/2 LOT 4 BLK 2AKA: PARCEL 1
49	504209AMM0130	GERBER,SEAN C	328 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 328 BLDG 8PER CDO BK/Pg: 39816/1505
50	504209AL0380	GIONIMONI,FRANCO & CHIES,LORETTA	309 SUNSET DR APT 3	FORT LAUDERDALE	FL	33301	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 253 BLDG 11PER CDO BK/Pg: 39725/1253
51	504209AL0410	GREENFIELD TR & LAM,YUK KUEN & LEUNG,KAI WING	FLAT B 1F BLK3 GENOVA RI	**YUEN LONG NEW TERRITC	HK		THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 259 BLDG 11PER CDO BK/Pg: 39725/1253
52	504209AMM0040	HANNA,BRIDGETTE	306 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 306 BLDG 8PER CDO BK/Pg: 39816/1505
53	504209AMM0150	HARRIS,ANTONIO	332 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 332 BLDG 8PER CDO BK/Pg: 39816/1505
54	504209AL0250	HAUTIGAN,MARIE	1350 SW 2 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1350 BLDG 7PER CDO BK/Pg: 39725/1253
55	504209AMM0310	HERRERA,EMILIO & CHEMELLO,MARIA ELENA	PO BOX 25323	MIAMI	FL	33102	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 309 BLDG 10PER CDO BK/Pg: 39816/1505

FRETHAM, CURT
BOARD OF ADJUSTMENT

56	504209AL0290	HINDS, KAREN	235 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 235 BLDG 11PER CDO BK/Pg: 39725/1253
57	504209220203	HIRTLE, ROYAL T	1705 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 BPOR LOTS 11 & 12 DESC AS BEGMOST WLY COR LOT 11, SELY ALGSLY/L LOT 11 20.70, SWLY 7.5, SELY 80.66 FOR POB, SELY 80, NELY 95.56 TO PT ON S BANKN FORK NEW RIVER, NWLY ALG S BK80 M/L, SWLY 101.45 TO POB BLK 2
58	504209AMM0190	HULETT, JENNIFER	1335 SW 3 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1335 BLDG 9PER CDO BK/Pg: 39816/1505
59	504209AMM0230	ITAVEN LLC	10193 SWEET BAY MNR	PARKLAND	FL	33076	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1343 BLDG 9PER CDO BK/Pg: 39816/1505
60	504209AL0400	JOHNSON, ANTONYA K	2170 NW 6 ST	FORT LAUDERDALE	FL	33311	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 257 BLDG 11PER CDO BK/Pg: 39725/1253
61	504209AL0420	JONES, BARRY NEILL	5485 BETHELVIEW RD	CUMMING	GA	30040	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 261 BLDG 11PER CDO BK/Pg: 39725/1253
62	504209AMM0430	KHAN, SHAHEED & KHAN, SOFIA	2793 LAKE RIDGE LN	WESTON	FL	33332	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 337 BLDG 10PER CDO BK/Pg: 39816/1505
63	504209AL0330	KILAR, SEYFETTIN	243 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 243 BLDG 11PER CDO BK/Pg: 39725/1253
64	504209AL0110	KINGSTON, EDWARD JAMES	250 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 250 BLDG 7PER CDO BK/Pg: 39725/1253
65	504209AL0160	KORE NY LLC	10 WOODY CT	WATER MILL	NY	11976	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1332 BLDG 7PER CDO BK/Pg: 39725/1253
66	504209AL0200	KRYSHKA, LINDSAY	17285 LAKE PARK RD	BOCA RATON	FL	33487	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1340 BLDG 7PER CDO BK/Pg: 39725/1253
67	504209AMM0370	LANIER, DENISE	325 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 325 BLDG 10PER CDO BK/Pg: 39816/1505

FRETHAM, CURT
BOARD OF ADJUSTMENT

68	504209AM0090	LIBERTO, ROBERT & SHERRIFFS, JASON M	316 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 316 BLDG 8PER CDO BK/Pg: 39816/1505
69	504209AM0340	LISCANO, VANESSA	317 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 317 BLDG 10PER CDO BK/Pg: 39816/1505
70	504209AM0440	LUBELL, ANDREA & ANDREA LUBELL REV TR	339 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 339 BLDG 10PER CDO BK/Pg: 39816/1505
71	504209220410	MARSHALL, JEFFREY T	1600 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 BLOT 20 BLK 3 LESS POR DESC'D IN INSTR# 115335686
72	504209220411	MARSHALL, JEFFREY T	1600 SW 4 ST	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 BLOT 19 & POR LOT 20 BLK 3 DESCAS: BEG SW COR OF SAID LOT 19, N120, E 115, S 55, 30, SW 61, 96 TOP ON CUR, WLY 35, 18, SLY 26, 18, W16, 70 TO POB
73	504209220200	MARTELL, RICHARD & RICHARD MARTELL REV TR	1700 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 BPT LOT 12 AS DESC INOR 3030/106 AKA PARCEL G BLK 2
74	504209AM0240	MARTINEZ, BEATRIZ J	100 S BIRCH RD #802C	FORT LAUDERDALE	FL	33316	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1345 BLDG 9PER CDO BK/Pg: 39816/1505
75	504209AL0240	MATMON, SHACHAR & LEVY, SHLOMIT	3640 N 53 AVE	HOLLYWOOD	FL	33021	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1348 BLDG 7PER CDO BK/Pg: 39725/1253
76	504209180160	MCGINLEY, BLAISE E	1500 ARGYLE DR	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLATT5-69 BLOT 21 BLK 1
77	504209170080	MCSWINEY, CLAIRE P & KLATT, SUZANNE M	91 GEORGE RD	ROCK HILL	CT	06067	RIVER HIGHLANDS 10-3 BLOT 13 TO 15 BLK 2
78	504209AL0230	MENDOZA, JEREMY DE MENDOZA, VERONICA ZIMMER	750 SAN REMO DR	WESTON	FL	33326	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1346 BLDG 7PER CDO BK/Pg: 39725/1253
79	504209AL0170	MERRILL, DANIEL	1334 SW 2 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1334 BLDG 7PER CDO BK/Pg: 39725/1253
80	504209180180	MOORE-STURRUP, CAROLE A & STURRUP, KEVIN M	1420 ARGYLE DR	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLATT5-69 BLOT 23 BLK 1
81	504209170020	NOTHARD, KIM	215 SW 14 WAY	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS 10-3 BLOTS 1, 2 BLK 2 & TOGETHER WITH W1/2 OF VAC POR OF SW 14THWAY LYING E & ADJ TO SAID LOTS

FRETHAM, CURT
BOARD OF ADJUSTMENT

82	504209AL0210	OH, JENNY	1342 SW 2 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1342 BLDG 7PER CDO BK/Pg: 39725/1253
83	504209AM0220	ONTANEDA, STEVEN	1341 SW 3 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1341 BLDG 9PER CDO BK/Pg: 39816/1505
84	504209AM0080	ORTIZ, JOSE L	3909 SW 137 AVE	DAVIE	FL	33330	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 314 BLDG 8PER CDO BK/Pg: 39816/1505
85	504209AL0050	PEIRO DE MARTINEZ, MARIA M	713 NW 1 AVE	FORT LAUDERDALE	FL	33311	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 238 BLDG 7PER CDO BK/Pg: 39725/1253
86	504209170190	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS 10-3 BALL STREETS, ROADS, AVENUES ORPT THEREOF DEDICATED PER PLAT10-3 B, LESS POR VAC PER ORD39084/1712
87	504209180450	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER HIGHLANDS AMEN PLAT15-69 BALL STREETS, AVENUES, THOROUGHFARES DEDICATED PER PLAT, LESS VAC POR OF SW 15TH TER ASDISC IN INSTR# 117386397
88	504209220412	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	RIVER VISTA 22-38 BTHE WATERWAYS ARE HEREBYDEDICATED TO THE PUBLIC FORPROPER PURPOSES
89	504209390012	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	ADMINISTRATIVE FACILITY 137-19 BTHOROUGHFARE DEDICATED BY PLAT
90	504209AM0020	RG HOLDING DELAWARE LLC	17830 ENGLEWOOD DR #14	MIDDLEBURG HEIGHTS	OH	44130	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 302 BLDG 8PER CDO BK/Pg: 39816/1505
91	504209220201	RICHARD MARTELL REV TR & MARTELL, RICHARD TRSTEE	1701 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312	RIVER VISTA 22-38 BTHAT PT OF LOT 12 AS DESC INOR 3420/795 BLK 2 AKA PARCELS D & F
92	504209AM0420	RONG, FEI	580 CALIFORNIA ST SUITE 25	SAN FRANCISCO	CA	94104	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 335 BLDG 10PER CDO BK/Pg: 39816/1505
93	504209AL0130	ROZHON, VICTORIA J	254 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 254 BLDG 7PER CDO BK/Pg: 39725/1253

FRETHAM, CURT
BOARD OF ADJUSTMENT

94	504209AL0020	SAPOROWSKI, BETTY	232 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 232 BLDG 7PER CDO BK/Pg: 39725/1253
95	504209AM0270	SARRACINO, ANDREA	301 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 301 BLDG 10PER CDO BK/Pg: 39816/1505
96	504209AL0150	SCOTTI, DANIEL M	1330 SW 2 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1330 BLDG 7PER CDO BK/Pg: 39725/1253
97	504209AM0300	SEDAMA LLC	15491 SW 12TH ST STE 405	SUNRISE	FL	33326	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 307 BLDG 10PER CDO BK/Pg: 39816/1505
98	504209180120	SIMONS, SHAWN P	1516 ARGYLE DR	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLAT15-69 BLOT 17 BLK 1
99	504209AL0360	SINKOE, ROGER E	249 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 249 BLDG 11PER CDO BK/Pg: 39725/1253
100	504209000060	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	9-50-42 THAT PORTION OF NORTH FORK OF NEW RIVER (C-12) CANAL LYING INN 1/2 OF SEC 9, SW 1/4 OF SEC4-50-42 & SE 1/4 OF SEC 5-50-42, SAID POR ALSO BEING WITHIN FORTLAUDERDALE CITY LIMITS
101	504209AL0100	SPOSATO, JENNIFER ELIZABETH	248 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 248 BLDG 7PER CDO BK/Pg: 39725/1253
102	504209180130	STEL, GEORGE	1512 ARGYLE DR	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLAT15-69 BLOT 18 BLK 1
103	504209180170	STOTSKY HOLDINGS LLC	728 SW 4 ST #1	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLAT15-69 BLOT 22 BLK 1
104	504209180110	SUHYDA, EDWARD W	2470 SW 28 TER	FORT LAUDERDALE	FL	33312	RIVER HIGHLANDS AMEN PLAT15-69 BLOT 16 BLK 1
105	504209AM0120	SUTTON, ABBEY & PHELPS, CODY	326 SW 14 AVE	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 326 BLDG 8PER CDO BK/Pg: 39816/1505
106	504209AM0070	TECEDOR, ADRIANA MARIA & TECEDOR, SILVERIO L ETAL	7200 NW 11 CT	PLANTATION	FL	33313	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 312 BLDG 8PER CDO BK/Pg: 39816/1505

FRETHAM, CURT
BOARD OF ADJUSTMENT

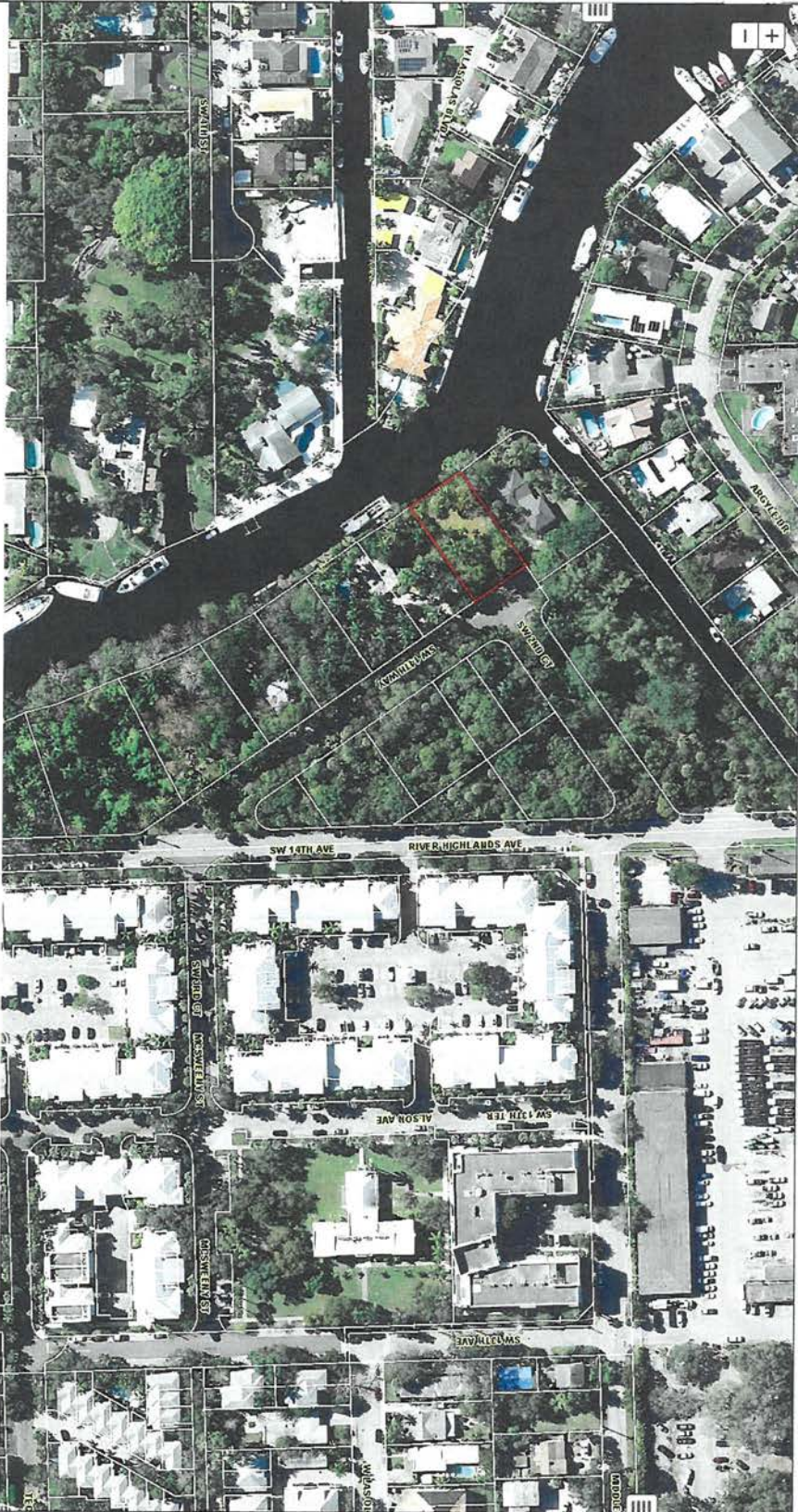
107	504209AM0210	TIMOTHY J BRENNAN REV TR & BRENNAN, TIMOTHY J TRSTEE	181 GOLFPST CT	MARCO ISLAND	FL	34145	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1339 BLDG 9PER CDO BK/Pg: 39816/1505
108	504209AM0260	TORRES, NICHOLLE	1349 SW 3 CT	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1349 BLDG 9PER CDO BK/Pg: 39816/1505
109	504209AL0350	TRUEBLOOD, BLAKE	4956 WHISPERING WAY	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 247 BLDG 11PER CDO BK/Pg: 39725/1253
110	504209AM0320	V & PAMELA CEFALU REV LIV TR & CEFALU, VINCENT & PAMELA TRSTEE	311 SW 13 TER	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 311 BLDG 10PER CDO BK/Pg: 39816/1505
111	504209AM0200	VAUGHN, KESEY	5414 W 200 S	NEW PALESTINE	IN	46163	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 1337 BLDG 9PER CDO BK/Pg: 39816/1505
112	504209AM0110	VICA HOME LLC	3441 SPRING BLUFF PL	LAUDERHILL	FL	33319	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 324 BLDG 8PER CDO BK/Pg: 39816/1505
113	504209390110	VILLAGE AT SAILBOAT BEND MASTER ASSOC. INC	6256 NW 175 TER	HALEAH	FL	33015	ADMINISTRATIVE FACILITY 137-19 BPORTION OF PACEL A AS FULLY DESCIN OR 42236/181AKA:ROADSVILLAGE AT SAILBOAT BEND
114	504209AL0370	VINCENT & PAMELA CEFALU REV TR & CEFALU, VINCENT & PAMELA TRSTEE	600 W LAS OLAS BLVD #408	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 251 BLDG 11PER CDO BK/Pg: 39725/1253
115	504209AL0270	VLADIMIR VINOGRADOV REV LIV TR & MARINA VINOGRADOV REV LIV TR	1734 145 ST	*SURREY BC	CA	V4A 5	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 231 BLDG 11PER CDO BK/Pg: 39725/1253
116	504209AL0180	WEINTRAUB, CHARLES SAMUEL & SCHWAB, SAMANTHA	1290 20 AVE APT 206	SAN FRANCISCO	CA	94122	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1336 BLDG 7PER CDO BK/Pg: 39725/1253
117	504209AL0030	WILLARD, MISTY	946 SW 20 ST	FORT LAUDERDALE	FL	33315	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 234 BLDG 7PER CDO BK/Pg: 39725/1253
118	504209AL0280	WILLIAMS, ALESSANDRA	4420 NE 15 TER	OAKLAND PARK	FL	33334	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 233 BLDG 11PER CDO BK/Pg: 39725/1253

FRETHAM, CURT
BOARD OF ADJUSTMENT

119	504209AL0040	WOO CHING, CHRISTINA F	236 SW 14 AVE <small>300' Manilla</small>	FORT LAUDERDALE	FL	33312	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 236 BLDG 7PER CDO BK/Pg: 39725/1253
120	504209AM0100	YAVUZ, HAKKI SARUHAN	4461 NW 8 PL	PLANTATION	FL	33317	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM BUNIT 320 BLDG 8PER CDO BK/Pg: 39816/1505
121	504209AL0340	YU, XINMING & ZHENG, SHUWEN	5760 LONGHEARTH WAY	* MANOTICK ON	CA	K4M 1	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 245 BLDG 11PER CDO BK/Pg: 39725/1253
122	504209AL0220	YU, XINMING & ZHENG, SHUWEN	5760 LONGHEARTH WAY	* MANOTICK ON	CA	K4M 1	THE VILLAGE AT SAILBOAT BENDCONDOMINIUM AUNIT 1344 BLDG 7PER CDO BK/Pg: 39725/1253

EXHIBIT "B"

Mary Kay Broward County Property Appraiser Florida



Parcel Information

Parcel Id: 50529912052
 Owner: FRET HAM CURT JOHN
 State Address: SW 14 WAY FORT LAUDERDALE
 FL 33312
 Parcel: RIVER HIGHLANDS 10.3 B LOT 3
 Parcel 1
 Parcel 1

Millage Code: 0312
 Use Code: 00
 Land Value: \$ 517,500
 Building Value: 0
 Other Value: 0
 Total Value: \$ 517,500
 SOI Copied Value: \$ 512,320
 Homestead Exempt: \$ 0
 WVD Exempt: Ave: \$ 0
 Other Exempt: Ave: \$ 0
 Taxable Value: \$ 512,320
 Sale Date 1: 08/21/2021
 Sale Price 1: \$ 1,842,000
 Deal Type 1: VFD*

Sale Date 2:
 Sale Price 2: 0
 Deal Type 2:
 Adj Bkg S.F.: 0
 Neighborhood: DB1
 Land Tag: 08

Price	Factor	Type
5100	10.350/100	SF

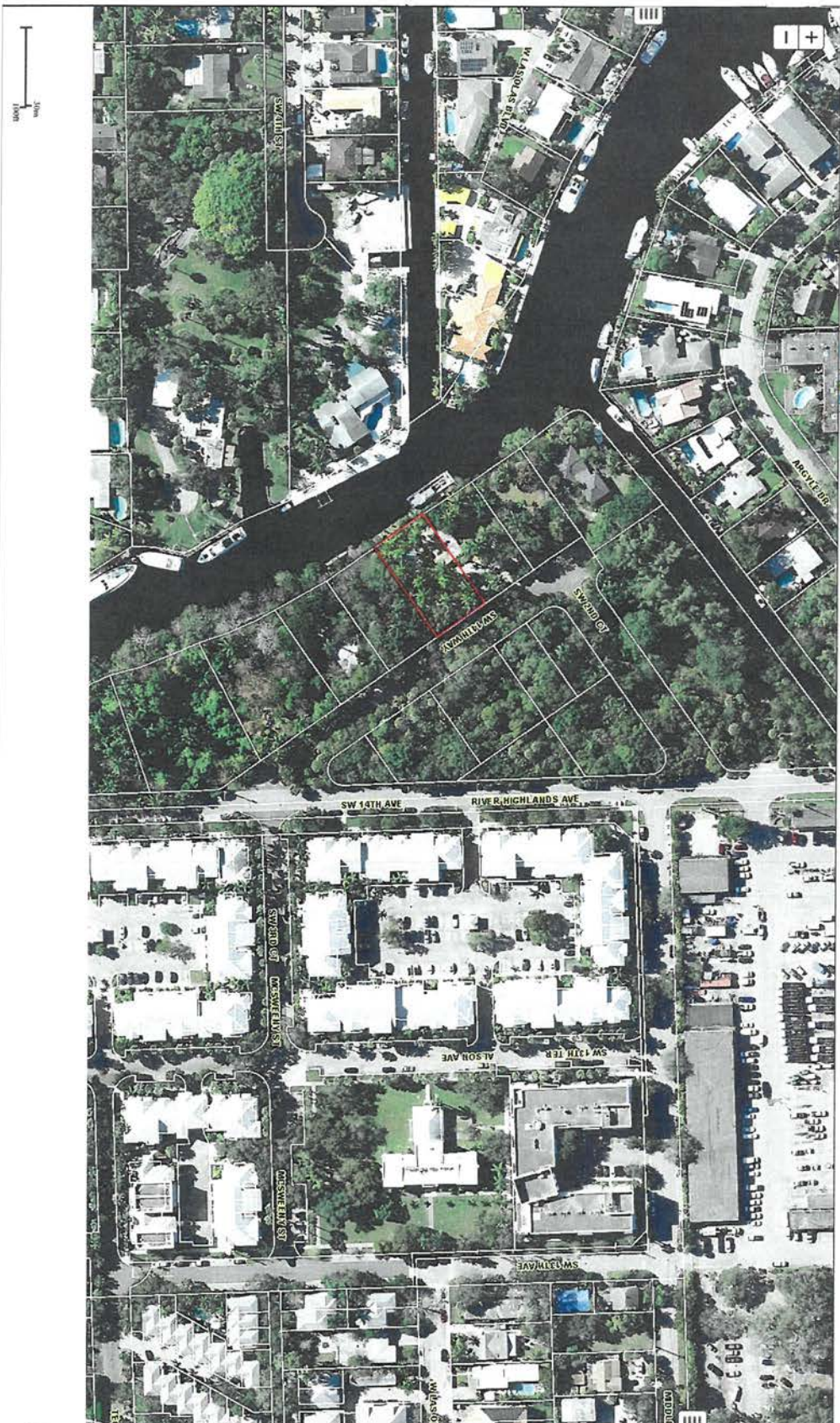


Parcel Information

Parcel ID: 505208170061
 Owner: FRETNAM CURT JOHN
 SW 14 WAY FORT LAUDERDALE
 FL 33312
 RIVER HIGHLANDS 10.3 B S1/2
 LOG # 107 5 BLK 2 AKA
 Parcel 2

Maple Creek 0312
 Use Code: 01
 Land Value: \$ 520,000
 Building Value: \$ 211,000
 Other Value: 0
 Total Value: \$ 731,000
 SOH Capped Value: \$ 611,530
 Homestead Exempt: \$ 0
 WVD Exempt Amt: \$ 0
 Other Exempt Amt: \$ 0
 Taxable Value: \$ 611,530
 Sale Date 1: 09/21/2021
 Sale Price 1: \$ 1,842,000
 Sale Type 1: WVD
 Sale Date 2:
 Sale Price 2: 0
 Sale Type 2:
 And Reg. S.F.: 532
 Neighborhood: 061
 Land Tag: 08

Price	Factor	Type
50.00	10,400.00	SF



Parcel Information

Parcel ID: 504209170050
 Owner: FRETNAM CURT JOHN
 Site Address: 301 SW 14 WAY FORT
 LAUDERDALE FL 333127550
 Legal & NIZ: LOT 7 BLK 2 AKA
 PARCEL 3

Map Code: 0312
 Use Code: 01
 Land Value: \$ 525,000
 Building Value: \$ 56,210
 Other Value: 0
 Total Value: \$ 581,210
 SOH Capped Value: \$ 581,210
 Homestead Exempt: \$ 0
 WVD Exempt: Amt: \$ 0
 Other Exempt: Amt: \$ 0
 Taxable Value: \$ 581,210
 Sale Date 1: 09/27/2021
 Sale Price 1: \$ 1,842,000
 Deed Type 1: VDP
 Sale Date 2: 03/29/1997
 Sale Price 2: \$ 100
 Deed Type 2: OCC
 Ad 189 S.F.: 647
 Neighborhood: D61
 Land Reg: 08

Price	Factor	Type
50.00	10,500.00	SF



FREETHAM
DATE OF PRINT: 08/08/2023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER





DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Curt Fretham ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner]
property located at 301 SW 14th Way ("Property"), do hereby authorize
[Print Property Address]
Andrew J. Schein, Esq. ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding
all issues related to my pending variance/special exception application. I understand and agree that, as the
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception
application, all required hearing appearances related to my variance/special exception application, and any
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and
agree, the City will mail or deliver all notices relating to my pending variance/special exception application to
my property address, as listed on my variance/special exception application. I further understand and agree,
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants,
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FOR

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunbiz.**

WITNESSES:

[Handwritten Signature]
Witness Signature
Kelsey J. Thompson
Print Name:

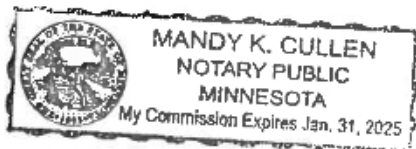
[Handwritten Signature]
Witness Signature
Stephen Jensen
Print Name:

[Handwritten Signature]
[Owner's signature]
Curt Fretham
[Print Owner's name]

STATE OF MN
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2023, by Curt Fretham an individual.

[SEAL]



[Handwritten Signature]
(Signature of Notary Public- State of Florida)

Mandy Cullen
(Print, Type, or Stamp Commissioned Name of Notary Public)

BOA CASE # PLN-BOA-23080002

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.	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.

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

	Golf Estates Imperial Pt.—4th Sec. 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)

BOA CASE # PLN-BOA-23080002

Sec. 47-24.5.D.3.c.ii.

3. *Lots.*
 - a. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.
 - b. Lot dimensions and areas shall be not less than specified by applicable provisions of the zoning regulations in effect, and shall further conform to these regulations
 - c. Lots for detached single family and duplex dwellings shall provide lot sizes not less than the following:
 - i. In the RS-4.4 district, lot area of ten thousand (10,000) square feet and width of one hundred (100) feet.
 - ii. In the RS-8 district, lot area of seven thousand five hundred (7,500) square feet and width of seventy-five (75) feet.
 - iii. In the RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 districts, lot area of seven thousand five hundred (7,500) square feet and width of seventy-five (75) feet.
 - d. It is recommended that corner lots for residential use have such additional width, greater than a corresponding interior lot, as may be necessary to provide appropriate building setbacks and orientation to both streets.
 - e. Side lot lines shall be substantially at right angles or radial to street lines.
 - f. Double frontage and reverse frontage lots for residential use shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific handicaps of topography and orientation. A planting strip of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous situation.
 - g. Street frontage. Every lot shall abut upon and have permanent access to a public street.
 - h. Lot arrangement and design shall be properly related to topography, to nature of contiguous property and to the character of surrounding development. Where existing lots are replatted or the size and shape of a tract to be platted makes conformance with the provisions of these subdivision regulations unreasonable and impracticable in the judgment of the planning and zoning board, the board is hereby authorized to vary the requirement in appropriate cases in such manner as to carry out the spirit and purpose of the subdivision regulations.
 4. *Canals.* Canals and waterways, other than drainage ditches, shall be dedicated to public use. Canals shall be not less than sixty (60) feet in width. Canals which connect to navigable waterways shall have a center line water depth of at least nine (9) feet at mean high tide, or if not subject to tidal flow shall have a center line water depth of at least six and one-half (6½) feet at all times.
- E. *Required subdivision improvements.*
1. *Preparation of plans.* Receipt of the signed copy of the approved preliminary plat is authorization for the subdivider to proceed with the plans and specification for the minimum improvements required under this section and with the preparation of the final plat. Prior to the construction of any

improvements required or to the submission of a bond in lieu thereof, the subdivider shall furnish the city engineer all plans, information, and data necessary to determine the character of said improvements and compliance with city standards and specifications. These plans shall be examined by the city engineer and will be approved if in accordance with all requirements. Following this approval, construction can be started or the amount of a bond determined. Construction shall be subject to supervision of the city engineer.

2. *Subdivision improvements bond.* No final plat of any subdivision shall be approved unless the subdivider shall file with the city a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the city commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the city in a sum at least equal to one and one-half (1½) times the cost of constructing the improvements as estimated by the city engineer and in form with surety and conditions approved by the city attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the city shall proceed with the improvements to the extent of the available money realized from such forfeiture.
3. *Subdivision improvements required.* The following minimum subdivision improvements shall be provided and installed by the subdivider, provided that the city commission may waive the provision or installation of such portions of these improvements by the subdivider on or in streets on the exterior boundary or perimeter of the subdivision, under one (1) of the following circumstances: Where the city commission finds that it would be unreasonable and inequitable to require the subdivider to be responsible for the entire cost of such improvements and the commission finds there is a reasonable probability that the remaining portion of such improvements will be provided through the subdividing of the contiguous property, or where the city commission finds that such improvements can be reasonably and satisfactorily provided through special assessments for local improvements:
 - a. *Monuments.* The subdivider shall provide and install monuments as follows:
 - i. At intersection of center lines of all streets install a one-inch pipe, three (3) feet long, embedded in concrete, top flush with finished pavement.
 - ii. Permanent reference monuments as required by Florida Plat Law.
 - b. *Grading.* All streets, crosswalks and alleys shall be graded to their full width by the subdivider in accordance with city specifications. Due to special topographical conditions, deviation from the above will be allowed only with special approval of the city engineer.
 - c. *Storm drainage.* An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided by the subdivider for the proper drainage of all surface water. In cases where a subdivision is located at such a distance from waterways, main drains or drainage canals that the board finds a complete storm drainage system for the subdivision to be impracticable and unreasonable, the board may waive or reduce this requirement.
 - d. *Paving.*
 - i. All streets of a subdivision shall be paved by the subdivider in full accordance with specifications of the city.
 - ii. *Minimum widths.* All minor and collector streets in residential areas shall be paved to a minimum width of thirty (30) feet and provided with concrete curbs and gutters where storm drainage is required. Where storm drainage is waived by the board, the minimum pavement width shall be twenty-four (24) feet and there shall be no curbs and gutters. On primary arterials, major thoroughfares, and secondary thoroughfares where storm

drainage is required the subdivider shall have the option of providing the minimum twenty-four-foot pavement without curbs and gutters, or providing curbs and gutters with a pavement in excess of thirty (30) feet as determined by the city engineer.

- e. *Sidewalks.*
 - i. Sidewalks shall be installed on both sides of all streets designated as primary arterials, major thoroughfares and secondary arterials, and for streets zoned or intended for business or industrial development, unless deemed unnecessary for pedestrian travel by the board.
 - ii. Sidewalks shall be installed on both sides of all streets in residential areas, except that the board may modify this requirement where it can be shown that they are not needed for the protection of pedestrians and school children.
 - iii. All sidewalks shall be at least five (5) feet in width, constructed of portland cement concrete, and constructed to the specifications of the city. Sidewalks of greater width may be required on major streets and heavy pedestrian travel areas as provided for in this section.
 - iv. The board, upon recommendation of the city engineer, may waive the requirement for sidewalks on streets where the average width of lots is two hundred (200) feet or more, or where a park, railroad, canal, or other use on one (1) side of a street makes a sidewalk not essential for safety of pedestrians, or where the requirement for sidewalks would cause a storm drainage problem in a location where the requirement for storm drainage has been found impracticable by the board, or on finger islands where they are deemed impracticable by the board.
 - v. Where it appears that a previously dedicated street forms a boundary of a subdivision, the subdivider must dedicate proper sidewalk areas upon the side of the street abutting the lands subdivided.
 - f. *Water supply system.* Water mains properly connected with the city water supply system shall be provided by the subdivider in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be designed and installed by or under the supervision of the city engineer.
 - g. *Sanitary sewers.* Sanitary sewers shall be installed by the subdivider in areas where a sanitary sewerage system is available or has been authorized and financed. Such sanitary sewers, mains and laterals shall be properly connected to a city sewage disposal system or arranged for suitable future connection, and shall be designed by a registered engineer, subject to the approval of the city engineer. The installation shall be made under the supervision and inspection of the city engineer. Expense of design, supervision and inspection of the sewage disposal system shall be borne by the developer. In addition to sewer mains, laterals shall be installed to each platted lot and stubbed off at the property line for future connection. The sanitary sewer system shall also be subject to the approval of the state board of health. The use of individual septic tanks in lieu of a sanitary sewer system shall not be permitted without county health department approval, and only in cases where connection to the sanitary sewerage system is impracticable.
 - h. *Canals and waterways.* All canals and other dedicated waterways shall be excavated by the subdivider to the width and length shown on the plat, and to the minimum depth specified in this section.
- F. *Recordation and expiration of plat.* Proof must be submitted to the city commission prior to the adoption of a resolution approving the plat that the persons signing the plat and executing the dedication are all of the owners of all of the property platted or replatted. The approval of all persons holding mortgage liens against

any property platted or replatted shall appear upon the plat. Such plat or replat must be recorded in the official records of the county within three (3) years after the adoption of the resolution approving same; otherwise the approval is automatically rescinded and canceled, and the plat shall become null and void.

(Ord. No. C-97-19, § 1(47-24.5), 6-18-97; Ord. No. C-21-12 , § 2, 4-6-21)

Applicant: Andrew J. Schein / Lochrie & Chakas, P.A.
Owner/Developer: Curt Fretham (“Owner”)
Address: 301 SW 14th Way (“Property”)
Request: Variance from ULDR Section 47-5.31

Narrative

1. General Information and Request

Owner is the owner of 301 SW 14th Way, which consists of three (3) parcels with a total lot width of 225’, which consist of 4.5 platted 50’ lots. The Property is located in the Sailboat Bend Historic District. Most of the Property is vacant, however there is an existing single family structure on the southern ~1/3 of the Property.

The structure on the southern portion of the Property is a “non-contributing property” in Sailboat Bend. A non-contributing property is defined as:

“A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district [sic] and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.”¹ (emphasis added)

Owner purchased the Property knowing that it was a non-contributing property in Sailboat Bend. Owner purchased the Property with the intent of demolishing the existing structure and constructing three (3) single-family homes on the Property, each with a 75’ lot width. Under Section 47-24.11.D.4.c of the ULDR, properties in historic districts may receive approval for a demolition if any of the following criteria are met:

- i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or
- ii. The property or building no longer has significance as a historic architectural or archeological landmark; or
- iii. The demolition or redevelopment project is of major benefit to a historic district.

As a non-contributing property, criteria (i) and (ii) are both met. Knowing that the Property was not contributing to the historic district and knowing the criteria for demolition, Owner

¹ Fort Lauderdale ULDR Section 47-24.11.B.32

applied to the Historic Preservation Board for a Certificate of Appropriateness for Demolition. On May 1, 2023, the City's Historic Preservation Board approved the demolition by a vote of 6-1. Although approved overwhelmingly by the Historic Preservation Board, one of the City Commissioners initiated the Commission Request for Review procedure found in Section 47-26A.2 of the ULDR, allowing the Commission to review Historic Preservation Board decisions.

Rather than moving forward with the City Commission hearing (even though the Historic Preservation Board's vote was overwhelmingly in favor of demolition), Owner sought to hear the concerns of interested parties and to try to come to a resolution without demolishing the house, though it appears that he had every legal right to demolish the house. Discussions ensued regarding the possibility of relocating the house on-site to a more convenient location, or to relocate the house off-site.

Owner determined that relocating the house on-site would be the most feasible option. However, Owner purchased the Property with the intent of developing three (3) single-family homes, knowing that the criteria for demolition were met with the existing single-family home.

Owner is therefore seeking a variance to divide the 225' Property into four (4) lots – one lot will contain the relocated non-contributing house, and the remaining lots will be developed with new single-family homes.

2. Code Provision

ULDR Section 47-5.31: Minimum lot width: 75 ft. when abutting a waterway on any side.

3. Variance Criteria

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

RESPONSE: The reasonable use of the Property, which is a 225' lot in the RS-8 zoning district, is to develop three (3) single-family homes each having a 75' lot width. While still possible as the existing structure meets the criteria for demolition, Owner has opted to work with the interested parties to keep the existing structure.

The reasonable use of the Property cannot be accomplished while meeting the minimum lot width of the ULDR and keeping the existing structure. Getting approval from the Historic Preservation Board to demolish a non-contributing property, then demolishing the non-contributing property, is fairly common. However, getting approval from the Historic Preservation Board to demolish a non-contributing property, then finding ways to keep the structure, is not common. Owner's willingness to keep the structure while acknowledging that they meet the criteria for demolition is very unusual and is a special condition of this Property.

- 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;

RESPONSE: Applicant is unaware of any other property in Sailboat Bend that received demolition approval from the Historic Preservation Board that did not end up being demolished. Owner's willingness to keep the existing structure, knowing that they likely have every legal right to demolish it, is peculiar to this property and clearly constitutes a marked exception.

- 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;

RESPONSE: In 2021, the City adopted the Property Rights Element of the Comprehensive Plan. Among other principles, the City adopted the principle of "Predictability" into the Comprehensive Plan, which states in part:

"Predictability means a local government follows rules that are clear and unambiguous. Real estate investors should be able to read the rules and know whether local government will permit a development proposal."

Owner read the rules regarding the Property, including that the Property is non-contributing property in the historic district, meaning that it met the criteria for demolition under the City's code. Owner intended to demolish the structure on the Property and construct three (3) single-family homes; as mentioned above, developing one's property under the local government rules is a recognized property right under the City's comprehensive plan.

The City has not yet the Owner of this right as of the date of this application. However, after hearing from interested parties, Owner has decided to submit this variance application to protect the existing structure prior to any final determination being made on the demolition and, if granted, Owner intends to relocate the structure to a different part of the Property and protect said structure.

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

RESPONSE: The provisions of the ULDR would allow for demolition of the existing structure, as evidenced by the overwhelming demolition approval from the Historic Preservation Board and the plain language in the ULDR. The hardship of balancing the Owner's known property rights with the feelings of the third parties was not created by the

Owner. Owner is merely attempting to create a “win-win” scenario for both Owner and the neighborhood, rather than only the Owner “winning” by demolishing the house that they likely have every legal right to do.

- 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.

RESPONSE: This variance is the minimum necessary that will allow Owner to develop the Property as intended while keeping the existing structure. This variance will also be compatible with the surrounding neighborhood. Single-family structures on lots less than 75’ in width are not unusual in Sailboat Bend – being an older neighborhood, many of the waterfront houses were built on the original single platted lots on the Waverly Place (Plat Book 2, Page 19, Broward County Records) and River Highlands (Plat Book 10, Page 3, Broward County Records) plats, which mainly consisted of 50’ platted lots. This includes the Property, which consists of three (3) tax folios on 4.5 platted 50’ lots.

This variance is not expected to be detrimental to the public welfare, and will be in harmony with the general purposes and intent of the ULDR as well as the Property Rights Element of the City’s Comprehensive Plan.



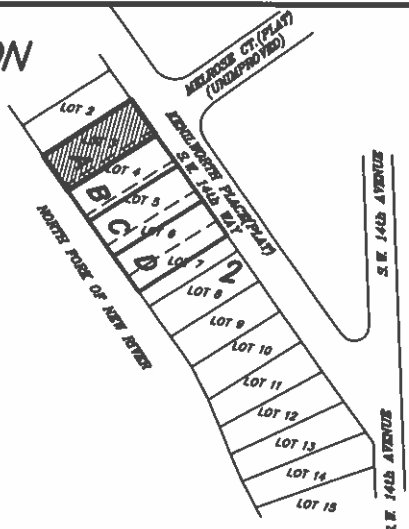
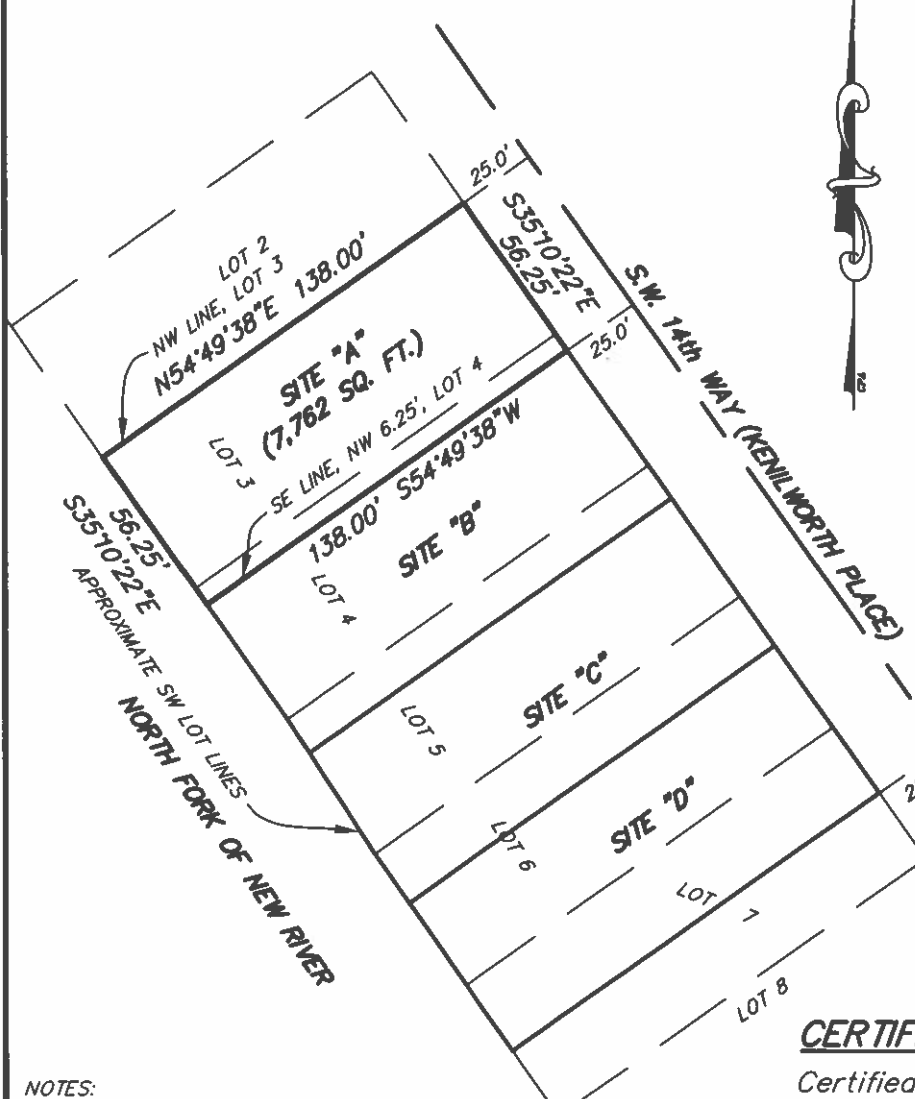
McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



SCALE 1" = 60'

SKETCH AND DESCRIPTION
301 S.W. 14th WAY
FORT LAUDERDALE, FL
SITE "A"



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

All of Lot 3; TOGETHER WITH: The Northwestern 6.25 feet of Lot 4, Block 2, RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 10, Page 3, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,762 square feet or 0.1782 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the Northeasterly line of Lots 3 to 7, as South 35°10'22" East.
- 6) The dimensions of the Southerly lines of the Lots are shown as plus or minus, to the nearest foot on record plat.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 26th day of July, 2023.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. 15-230215-00 _____

CHECKED BY: _____

REF. DWG.: 22-2-082

C: \JMMjr\2023\15-230215-00



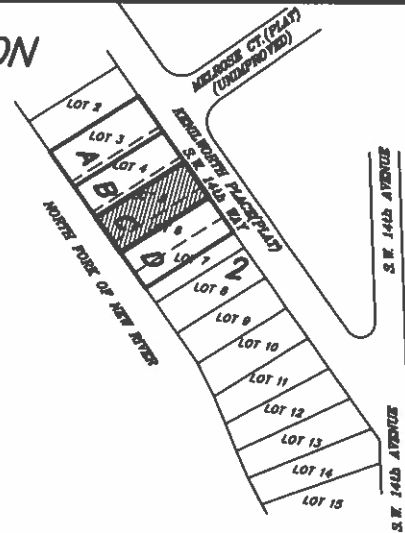
McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



SCALE 1" = 50'

SKETCH AND DESCRIPTION
301 S.W. 14th WAY
FORT LAUDERDALE, FL
SITE "C"

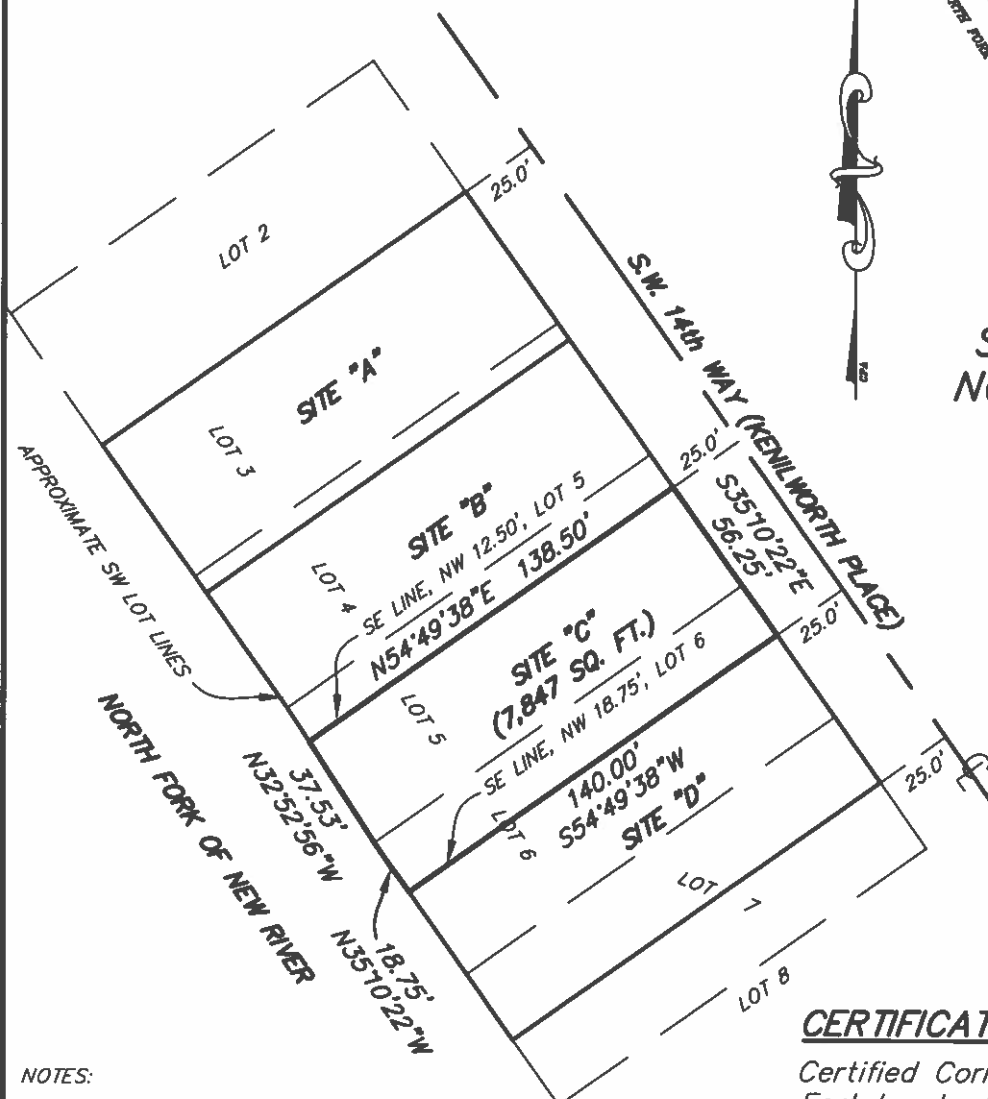


SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

Lot 5, Less the North 12.50 feet thereof;
 TOGETHER WITH: The Northwesternly 18.75 feet of Lot 6, Block 2, RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 10, Page 3, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,847 square feet or 0.1801 acres more or less.



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 26th day of July, 2023.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

[Signature]
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the Northeasterly line of Lots 3 to 7, as South 35°10'22" East.
- 6) The dimensions of the Southerly lines of the Lots are shown as plus or minus, to the nearest foot on record plat.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 15-230215-00

CHECKED BY: _____

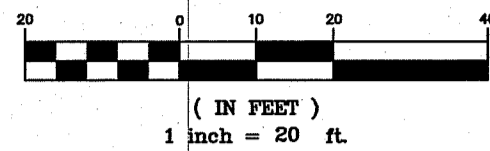
REF. DWG.: 22-2-082

C: \JMMjr/2023/15-230215-00



prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611, FAX: (954) 763-7615
 WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE



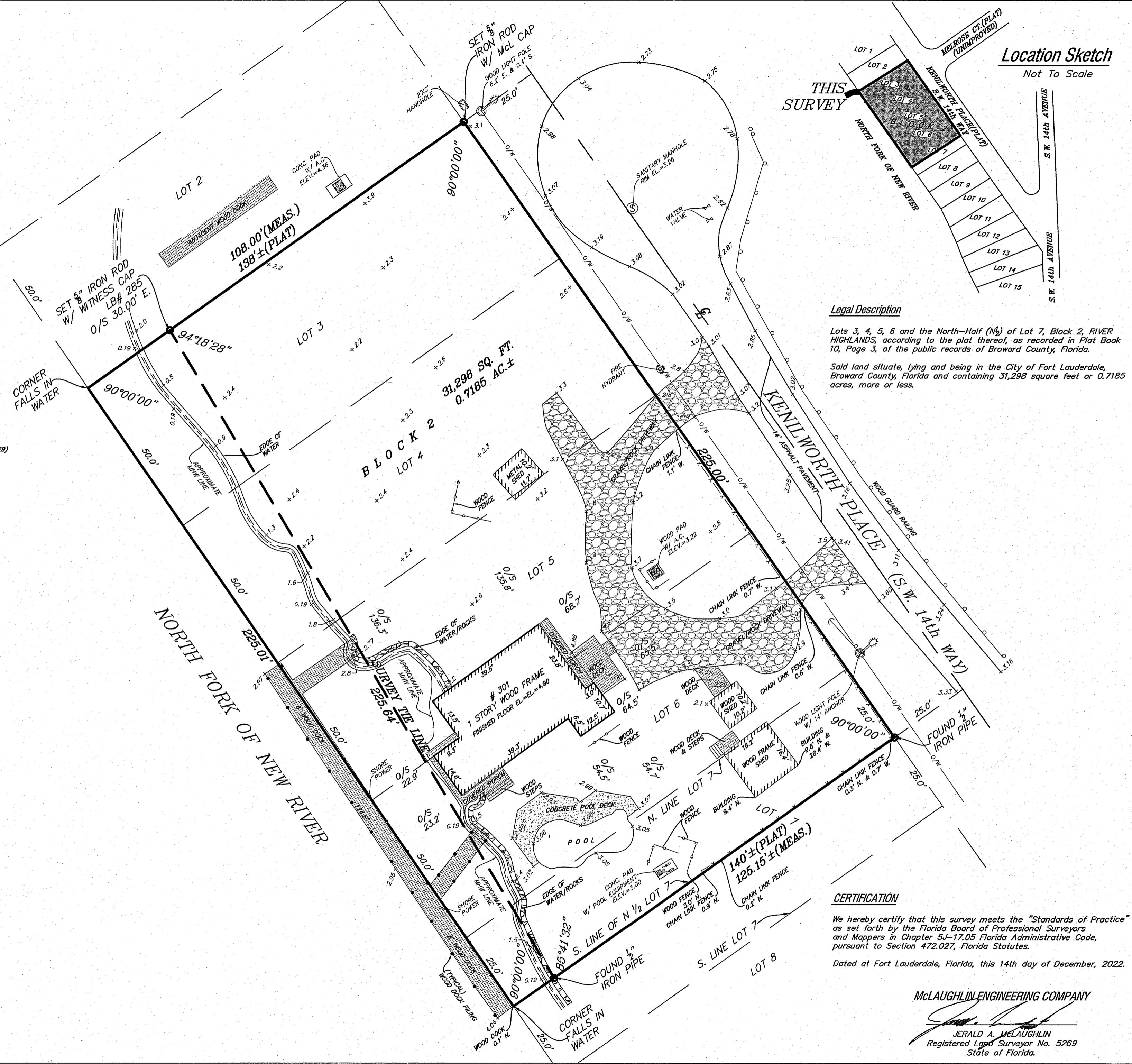
RECORD LAND SURVEY

LOTS 3, 4, 5, 6 AND THE NORTH-HALF (N1/2) OF LOT 7, BLOCK 2, RIVER HIGHLANDS, P.B. 10, PG.3, B.C.R.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC. = MISCELLANEOUS
A.K.A. = ALSO KNOWN AS	M.L.P. = METAL LIGHT POLE
A.L.P. = ALUMINUM LIGHT POLE	± = MORE AND LESS
ALTA = AMERICAN LAND TITLE ASSOCIATION	NGS = NATIONAL GEODETIC SURVEY
A OR L = ARC LENGTH	NSPS = NATIONAL SPRINGS IMPROVEMENT DISTRICT
B.C.R. = BROWARD COUNTY RECORDS	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
B.F.P. = BACK FLOW PREVENTOR	NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
B.H. = BULKHEAD	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
B. = BASE LINE	NO. = NUMBER
C.A.T.V. = CABLE TV TERMINAL OR BOX	O.R.B. = OFFICIAL RECORDS BOOK
CALC. = CALCULATED	O/S = OFFSET
C.B.S. = CONCRETE, BLOCK AND STUCCO	O/W = OVERHEAD UTILITY LINES
CL = CENTERLINE OF RIGHT-OF-WAY	PG. = PAGE
CH = CHORD	P.B. = PLAT BOOK
CH.BRG. = CHORD BEARING	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.C. = POINT OF CURVE
C.L.F. = CHAIN LINK FENCE	P.C.D. = POLLUTION CONTROL DEVICE
C.L.P. = CONCRETE LIGHT POLE	P.I. = POINT OF INTERSECTION
C.P.L.P. = CONCRETE POWER LIGHT POLE	P.I.V. = POST INDICATOR VALVE
C.P.P. = CONCRETE POWER POLE	P.O.B. = POINT OF BEGINNING
CO. = COMPANY	P.O.C. = POINT OF COMMENCEMENT
CONC. = CONCRETE	P.R.C. = POINT OF REVERSE CURVE
C/O = CLEAN OUT	R = RADIUS
D.B. = DEED BOOK	R.C.P. = REINFORCED CONCRETE PIPE
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R/W = RIGHT-OF-WAY
DIA. = DIAMETER	S.B.T. = SOUTHERN BELL TELEPHONE
D.B.H. = DIAMETER AT BREAST HEIGHT	SV = SEWER VALVE
ELEC. = ELECTRIC	S.H.W. = SEASONAL HIGH WATER LINE
ELEV. OR EL. = ELEVATION	S.T.L. = SURVEY TIE LINE
FT. = FEET	TAN. = TANGENT
F.H. = FIRE HYDRANT	TAN.BRG. = TANGENT BEARING
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	W.M. = WATER METER
F.P.L. = FLORIDA POWER AND LIGHT CO.	W.V. = WATER VALVE
G.T.M. = GREASE TRAP MANHOLE	W.B.H. = WET FACE OF BULKHEAD
H.H. = HAND HOLE	W.F. = WET FACE OF CAP
I.C.V. = IRRIGATION CONTROL VALVE	W.L.P. = WOOD STREET LIGHT POLE
INV. = INVERT	W.P.L.P. = WOOD POWER STREET LIGHT POLE
LB = LICENSE BUSINESS	W.P.P. = WOOD POWER POLE
MAG. = MAGNET	W/W.C. = WITH WITNESS CAP # 285
M.D.C.R. = MIAMI DADE COUNTY RECORDS	W/W.C. = WITH WITNESS CAP # 285
MEAS. = FIELD MEASURE	W/W.C. = WITH WITNESS CAP # 285
Ⓟ = PARKING SPACES	Ⓟ = HANDICAPPED PARKING SPACE

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale, BM # SW 707, Elevation= 3.61 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 6.59, Elev. = 6.59
- This property lies in Flood Zone "AH", Elev.=4.0 Per Flood Insurance Rate Map No. 12011C0556 H, Dated: August 18, 2014. Community Panel No. 12510S.
- Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Mean High Water Elevation (El.=0.19 NAVD88) from Florida Department of Environmental protection Tidal Water Survey Report



Legal Description
 Lots 3, 4, 5, 6 and the North-Half (N1/2) of Lot 7, Block 2, RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 10, Page 3, of the public records of Broward County, Florida.
 Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 31,298 square feet or 0.7185 acres, more or less.

CERTIFICATION
 We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 14th day of December, 2022.

McLAUGHLIN ENGINEERING COMPANY
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FIELD BOOK NO. EFB, LB# 409/21
 JOB ORDER NO. V-7430

FILE NO.: 22-2-082

CHECKED BY:
 DRAWN BY: SAM



House at
end of
cul-de-sac

Vacant
tear-down
house on
stilts

Aerial Photo of Property. Note: there are only two neighbors as shown on this aerial.





GUEST HOUSE - FRONT, FACES POOL



SHED



**MAIN HOUSE
SCREEN PORCH**



SMALL SHED - ALL SIDES





MAIN HOUSE FRONT SCREEN PORCH



POOL



MAIN HOUSE - ALL SIDES





MAIN HOUSE - ALL SIDES





GUEST HOUSE & SHED - ALL SIDES





GUEST HOUSE & SHED - ALL SIDES

