



**BOARD OF ADJUSTMENT MEETING NOTICE**

**Date: January 02, 2026**

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, January 14<sup>th</sup>, 2026 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

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**CASE:** **PLN-BOA-25110006**  
**OWNER:** DUNBAR, MICHAEL  
**AGENT:** STEPHANIE J. TOOTHAKER, ESQ P.A.  
**ADDRESS:** 2418 CAT CAY LANE, FORT LAUDERDALE, FL 33312  
**LEGAL DESCRIPTION:** LOT 3, BLOCK 3, LAUDERDALE ISLES, NO 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 2, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).

**ZONING DISTRICT:** RS-6.85A - IRREGULAR RESIDENTIAL  
**COMMISSION DISTRICT:** 4  
**REQUESTING:** **Sec. 47-39. A.6.A. Dimensional requirements.**

- Requesting a variance to allow a north side setback of 5 feet 7 3/4 inches whereas the code requires a minimum setback of 7 feet 6 inches, a total variance request of 1 foot 10 1/4 inches.

**To watch and listen to the Board of Adjustment Meeting:**  
[www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) , [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)  
**Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99**

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

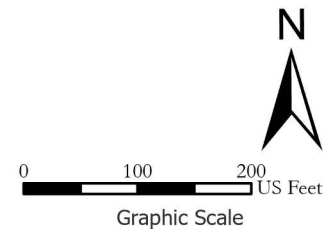
**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-25110006

LEGEND

-  Municipal Boundary
-  Subject Site



# PLN-BOA-25110006

## Sec. 47-39. A.6.A. Dimensional requirements.

Requirements	RS-3.52	RS-6.70	RS-6.85A	RS-6.85B
Maximum density per net acre	3.52	6.70	6.85	6.85
Minimum plot area per unit	10,000 square feet	7,500 square feet	6000 square feet	6000 square feet
Maximum Structure Height	25 feet	25 feet	25 feet	25 feet
Minimum plot width	Note A	Note A	Note A	Note A
Minimum floor area per dwelling unit	800 square feet	1,000 square feet	800 square feet	800 square feet
Minimum Front Yard	25 feet	25 feet	25 feet	25 feet
Minimum side yard	7.5 feet	7.5 feet	7.5 feet	7.5 feet
Minimum street side yard	15 feet	15 feet	15 feet	15 feet
Minimum rear yard	15 feet	15 feet	15 feet	15 feet
Maximum plot Coverage	40%	40%	40%	40%

# Record

Menu [Refine Search](#) [New](#) [GIS](#) [Create a Set](#) [Reports](#) [Help](#) My Filters  Module

Showing 1-26 of 26

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-25110006</a>	Requesting a variance from Sec. 47-39.A.6.A. Tabl...	2418 Cat Cay Ln	Z- Board of Adjustment (BOA)	0		2418		CAT CAY	LN		Open
<input type="checkbox"/>	<a href="#">VIO-CE19031162_1</a>		READDING,JOAN	Violation-CODE Hearing	0		2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">BLD-GEN-25040423</a>	SECOND FLOOR ADDITION	New Construction Permit	Structural Permit	1636.69		2418		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	<a href="#">PM-06010758</a>	BUILD NEW OUTDOOR POOL	BUILD NEW OUTDOOR POOL	Residential Pool-Spa-Fountain Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">PM-05121897</a>	PAVERS FOR POOL DECK TO NEW POOL#06010758	PAVERS FOR POOL DECK TO NEW ...	Residential Paving Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">BLD-RPAV-23110026</a>	#ATF INSTALL BRICK PAVERS ON POOL DECK & WALKWAYS	DUNBAR RESIDENCE	Residential Paving Permit	0		2418		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	<a href="#">BLD-ROOF-21060102</a>	RE-ROOF	RE-ROOF	Re-Roof Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">PM-13091974</a>	SEPTIC TO SEWER CONVERSION	SEPTIC TO SEWER CONVERSION	Plumbing Sewer Cap Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">PM-06010762</a>	PLUMBING TO NEW POOL#06010758	PLUMBING TO NEW POOL#06010758	Plumbing Residential Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">PM-13030809</a>	NEW HVAC CENTRAL AIR TO REPLACE WINDOW UNITS	NEW HVAC CENTRAL AIR TO REPL...	Mechanical HVAC New Install Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">BL-9802248</a>		MARANDO FARMS LLC	General Business Tax Receipt	0		2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">BT-GEN-25090087</a>			General Business Tax Receipt	0		2418		CAT CAY	LN		Open
<input type="checkbox"/>	<a href="#">PM-05121898</a>	INSTALL WOOD FENCE 6'X120 LF WITH 1 GATE RENEWAL ...	INSTALL WOOD FENCE 6'X120 LF...	Fence Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">ELE-SUB-25050077</a>		Electrical SUBPERMIT FOR BLD...	Electrical Subpermit	0		2418		CAT CAY	LN		Open
<input type="checkbox"/>	<a href="#">PM-02101465</a>	SERVICE CHANGE & UPGRADE TO 200 AMP	SERVICE CHANGE & UPGRADE TO ...	Electrical Services Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">PM-06010765</a>	ELECTRIC FOR NEW POOL#06010758	ELECTRIC FOR NEW POOL#06010758	Electrical Residential Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">PM-13030816</a>	ELECTRIC FOR NEW HVAC CENTRAL AIR BP 13030809	ELECTRIC FOR NEW HVAC CENTRA...	Electrical Residential Permit	0		2418		CAT CAY	LN		Complete
<input type="checkbox"/>	<a href="#">CE19031162</a>	POURING CONCRETE IN THE DRIVEWAY W/O PERMITS	READDING,JOAN	Code Case	0		2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE20040270</a>	FURNITURE STORED ON DOCK/PERSON LIVING ON BOAT DO...		Code Case	0	MANUELG	2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE20040519</a>	LARGE TRUCK PARKED IN STREET, BLOCKING VESSEL ING...		Code Case	0	MANUELG	2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE21040526</a>	ENCLOSED TRAILER PARKED ON PROPERTY		Code Case	0	MICHAELJ	2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE22120361</a>	HOUSE NUMBERS		Code Case	0	MARCOA	2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE23060365</a>	OVERGROWTH		Code Case	0	MARCOA	2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE23101018</a>	POOL WORK BEING DONE WITHOUT PERMITS AND CHEMICAL...		Code Case	0	Alexander Albores	2418		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">BE23110045</a>	POOL WORK BEING DONE WITHOUT PERMITS	2418 Cat Cay Ln	Building Code Case	0	Alexander Albores	2418		CAT CAY	LN		Open
<input type="checkbox"/>	<a href="#">PM-04090741</a>	INSTALL 6'X40' WOOD DOCK & ERISON CONTROL FOOTER	INSTALL 6'X40' WOOD DOCK & E...	Boatlift-Dock-Seawall-Pile Permit	0		2418		CAT CAY	LN		Complete



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 14, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-25110006

### Sec. 47-39. A.6.A. Dimensional requirements.

- Requesting a variance to allow a north side setback of 5 feet 7 3/4 inches whereas the code requires a minimum setback of 7 feet 6 inches, a total variance request of 1 foot 10 1/4 inches.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> 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](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)

*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) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION  
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

**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. To request a meeting with staff, [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 [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

**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. [BOA Flow Chart](#).

**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, special advertising, re-advertising and any other costs associated with the application submittal 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. All 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.

**EXAMPLE VARIANCE SUBMITTAL**

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

**QUESTIONS:** Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

Phone: 954-828-6520, Option 5.

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(Before)</b>	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(After)</b>	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (Before)</b>	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (After)</b>	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

# Page 1: BOA - Applicant Information Sheet

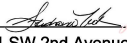
**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or 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.

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

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

<b>Property Owner's Name</b>	Michael Dunbar
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	2418 Cat Cay Lane, Fort Lauderdale, FL 33312
<b>E-mail Address</b>	Agent: stephanie@toothaker.org; cc: estefania@toothaker.org
<b>Phone Number</b>	Agent: 954.648.9376
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

<b>Applicant / Agent's Name</b>	Stephanie Toothaker, Esq. <small>Digitally signed by Stephanie J. Toothaker, Esq. Date: 2025.12.08 14:33:33 -0500</small>
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301
<b>E-mail Address</b>	stephanie@toothaker.org; cc: estefania@toothaker.org
<b>Phone Number</b>	954-648-9376
<b>Agent Authorization Form Submitted</b>	<input checked="" type="checkbox"/>

<b>Include ANY Related code case/permit #</b>	BLD-GEN-25040423
<b>Existing / New</b>	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 2418 Cat Cay Lane, Fort Lauderdale, FL 33312
<b>Legal Description</b>	Lot 3, Block 3, Lauderdale Isles, No. 2, according to the plat thereof as recorded in Plat Book 35, Page 2, Public Records of Broward County, Florida.
<b>Tax ID Folio Numbers</b> <i>(For all parcels in development)</i>	5042 19 04 0030
<b>Variance/Special Exception Request</b> <i>(Provide a brief description of your request)</i>	Requesting a variance to allow a north side setback of 5 feet, 7 ¼ inches whereas the code requires a minimum setback of 7 feet, 6 inches a total variance request of 1 foot, 10 ¼ inches
<b>Applicable ULDR Sections</b> <i>(Include all code sections)</i>	Sec. 47-39.A.6.A. Table of Dimensional Requirements for RS-6.85B Districts

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

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front	W	25'	Complies
Side	N	7'-6"	5'-7 ¼" (North)
Side	S	7'-6"	Complies
Rear	E	15'	Complies

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

Refer to attached narrative.

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

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

Refer to attached narrative.

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

Refer to attached narrative.

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

Refer to attached narrative.

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

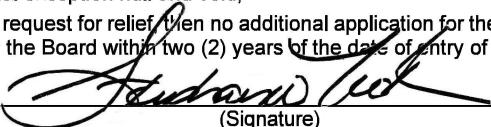
Refer to attached narrative.

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

Refer to attached narrative.

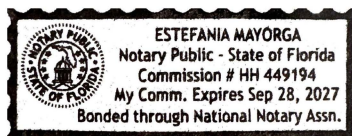
**AFFIDAVIT:** I, Stephanie J. Toothaker, Esq. the Owner/Agent of said property ATTEST that I am aware of the following:

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

  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of November, 2025

(SEAL)



  
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/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via [Lauderbuild](#). \*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 6/6/2024
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally 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 land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- ~~□ **Elevations**- If applicable (Elevations may be required by staff upon application submittal).~~
- ~~□ **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).~~
- ~~□ **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).~~
- **Mail Notification Documents**- 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. Please submit the following:
  - **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 Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)  
700 N.W. 19th Avenue  
Fort Lauderdale, Florida 33311**

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503. **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.

**How to Submit Your Application submittal-** Submittals must be conducted through the City's Online Citizen Access portal- [LauderBuild](#). No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

**Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".**

November 7, 2025  
Updated December 5, 2025

**VIA ELECTRONIC SUBMISSION**  
BOARD OF ADJUSTMENT  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF FORT LAUDERDALE  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Variance Request for 2418 Cat Cay Lane, Fort Lauderdale, FL 33312**

Dear Members of the Board of Adjustment:

This firm represents Michael Dunbar (the “Applicant”), owner of the property located at 2418 Cat Cay Lane, Fort Lauderdale, FL 33312 (the “Property”) in the Lauderdale Isles neighborhood. The 6,596 square foot site has a future land use designation of Residential Irregular 6.85 and is zoned RS-6.85A, which is one of the City’s annexed zoning districts. The Property is improved with a one-story single-family home built in 1954 that provides a legally nonconforming 5 feet, 7 and ¾ inches side setback to the north property line. The Applicant is proposing a first-story expansion and second-story addition to the Property (BLD-GEN-25040423). The Applicant is respectfully requesting a variance from the following Unified Land Development Regulation (“ULDR”):

**Sec. 47-39.A.6.A. Table of Dimensional Requirements for RS-6.85A Districts**

- Requesting a variance to allow a north side setback of 5 feet, 7 ¾ inches whereas the code requires a minimum setback of 7 feet, 6 inches, a total variance request of 1 foot, 10 ¼ inches.

**1. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST**

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

**Response:** The Property is a one-story, single-family home constructed prior to adoption of the current ULDR. The existing first-story structure provides a legally nonconforming north side setback of 5 feet, 7 ¾ inches, whereas the current ULDR requires a minimum of 7.5 feet. The Applicant proposes a first-story expansion and a full second-story addition that will continue this existing side setback building line.

**For structural and architectural reasons, the foundation and wall along the north property line will be placed in the same location as today to properly support the new loads associated with the proposed improvements.**

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

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

**Response:** The condition is peculiar to this Property, which was constructed under prior zoning standards that permitted the side setback of 5 feet, 7 ¾ inches. Many homes in the neighborhood share similar legally nonconforming setbacks that predate the ULDR.

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

**Response:** Strict application of the 7.5 foot side setback would deprive the Applicant of the ability to expand within the home's existing legally established building boundary, a right enjoyed by other properties with comparable nonconforming setbacks that have been remodeled and maintained their original legally nonconforming setback. The requested variance allows the Applicant to modernize the Property while remaining compatible with adjacent properties.

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

**Response:** The hardship is not self-created. The residence was originally constructed in 1954 and later annexed into the City of Fort Lauderdale. The current legally nonconforming setback resulted from subsequent amendments to the ULDR that increased side-yard requirements. The proposed first-story expansion and second-story addition will maintain the same alignment as the existing nonconforming setback with new construction limited to the extent necessary to provide proper structural support and meet current Florida Building Code requirements.

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

**Response:** The requested 1 foot, 10¼-inch variance represents the minimum relief necessary to allow reconstruction of the foundation and wall in the same legally established location to support a structurally sound, architecturally consistent first-story expansion and second-story addition. The new construction will not expand beyond the existing 5 feet, 7 ¾ inch building line or create new encroachments. The resulting design maintains adequate light, air, and separation from adjacent properties and remains compatible with the surrounding single-family neighborhood while supporting reinvestment consistent with the intent of the ULDR. It is also noted that other residential zoning districts within the City permit minimum side yard setbacks of 5 feet for two-story structures, demonstrating that the requested 5 feet, 7 ¾ inch setback remains consistent with typical residential development standards and will maintain comparable separation between structures.



**PROPERTY SUMMARY**

<b>Tax Year:</b> 2026	<b>Property Use:</b> 01-01 Single Family	<b>Deputy Appraiser:</b> Residential Department
<b>Property ID:</b> 504219040030	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6831
<b>Property Owner(s):</b> DUNBAR, MICHAEL	<b>Adj. Bldg. S.F.:</b> 1569	<b>Email:</b> <a href="mailto:realprop@bcpa.net">realprop@bcpa.net</a>
<b>Mailing Address:</b> 2418 CAT CAY LN FORT LAUDERDALE, FL 33312	<b>Bldg Under Air S.F.:</b> 1429	<b>Zoning :</b> RS-6.85A - IRREGULAR RESIDENTIAL
<b>Property Address:</b> 2418 CAT CAY LANE FORT LAUDERDALE, 33312	<b>Effective Year:</b> 1955	<b>Abbr. Legal Des.:</b> LAUDERDALE ISLES NO 2 35-2 B LOT 3 BLK 3
	<b>Year Built:</b> 1954	
	<b>Units/Beds/Baths:</b> 1 //	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$164,900	\$602,720	0	\$767,620	\$701,410	
2025	\$164,900	\$602,720	0	\$767,620	\$701,410	\$12,871.16
2024	\$164,900	\$579,660	0	\$744,560	\$681,650	\$12,451.49

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$767,620	\$767,620	\$767,620	\$767,620
Portability	0	0	0	0
Assessed / SOH 24	\$701,410	\$701,410	\$701,410	\$701,410
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$645,688	\$671,410	\$645,688	\$645,688

**SALES HISTORY FOR THIS PARCEL**

**LAND CALCULATIONS**

Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
05/02/2022	Warranty Deed Qualified Sale	\$925,000	118118025	\$25.00	6,596	Square Foot
02/11/2021	Warranty Deed Qualified Sale	\$495,000	117064084		SqFt	Foot
11/28/2012	Warranty Deed Disqualified Sale	\$166,400	49284 / 472			
12/29/2005	Quit Claim Deed	\$100	41296 / 680			
08/31/2004	Warranty Deed	\$435,000	38137 / 571			

### RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504219040050	09/15/2025	Warranty Deed	Qualified Sale	\$945,000	120442076	2430 CAT CAY LN FORT LAUDERDALE, FL 33312
504219040390	06/27/2025	Personal Representatives Deed	Excluded Sale	\$356,000	120311010	2441 CAT CAY LN FORT LAUDERDALE, FL 33312
504219040440	10/29/2024	Warranty Deed	Qualified Sale	\$605,000	119888381	2411 CAT CAY LN FORT LAUDERDALE, FL 33312
504219040160	08/29/2022	Warranty Deed	Qualified Sale	\$785,000	118425195	2500 CAT CAY LN FORT LAUDERDALE, FL 33312
504219040060	07/19/2022	Warranty Deed	Qualified Sale	\$1,200,000	118303086	2436 CAT CAY LN FORT LAUDERDALE, FL 33312

### SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	SCHOOL
Ft Lauderdale Fire- rescue (03) Residential (R)			Lauderdale Isles (L1)			FT Laud Stormwater Cat I (F1)			<b>Stephen Foster Elementary School: A</b> <b>New River Middle School: C</b> <b>Stranahan High School: B</b>
1			Lauderdale Isles (L1)			1.00			

### ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz

**Florida House Rep.**

**District**

99

**Florida House Rep. Name**

Daryl Campbell

**Florida Senator District**

37

**Florida Senator Name**

Jason W. B. Pizzo

**School Board Member**

Sarah Leonardi



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

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

**AGENT AUTHORIZATION FORM**

I, Michael Dunbar ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
property located at 2418 Cat Cay Lane, Fort Lauderdale, FL 33312 ("Property"), do hereby authorize  
[Print Property Address]

Stephanie J. Toothaker, Esq., P.A. ("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 FORM

Rev: 0 | Revision Date: 01/30/2024 | 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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.**

WITNESS:

[Signature]  
Witness Signature  
Elisabeth Contreras  
Print Name  
11/14/2025  
Date

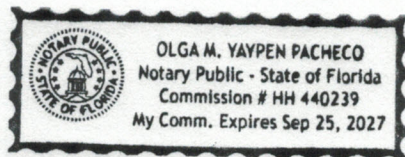
[Signature]  
Signature - Owner/Authorized Individual  
Michael Dunbar, Owner  
Print Name - Owner/ Authorized Individual  
Owner  
Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Broward

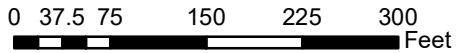
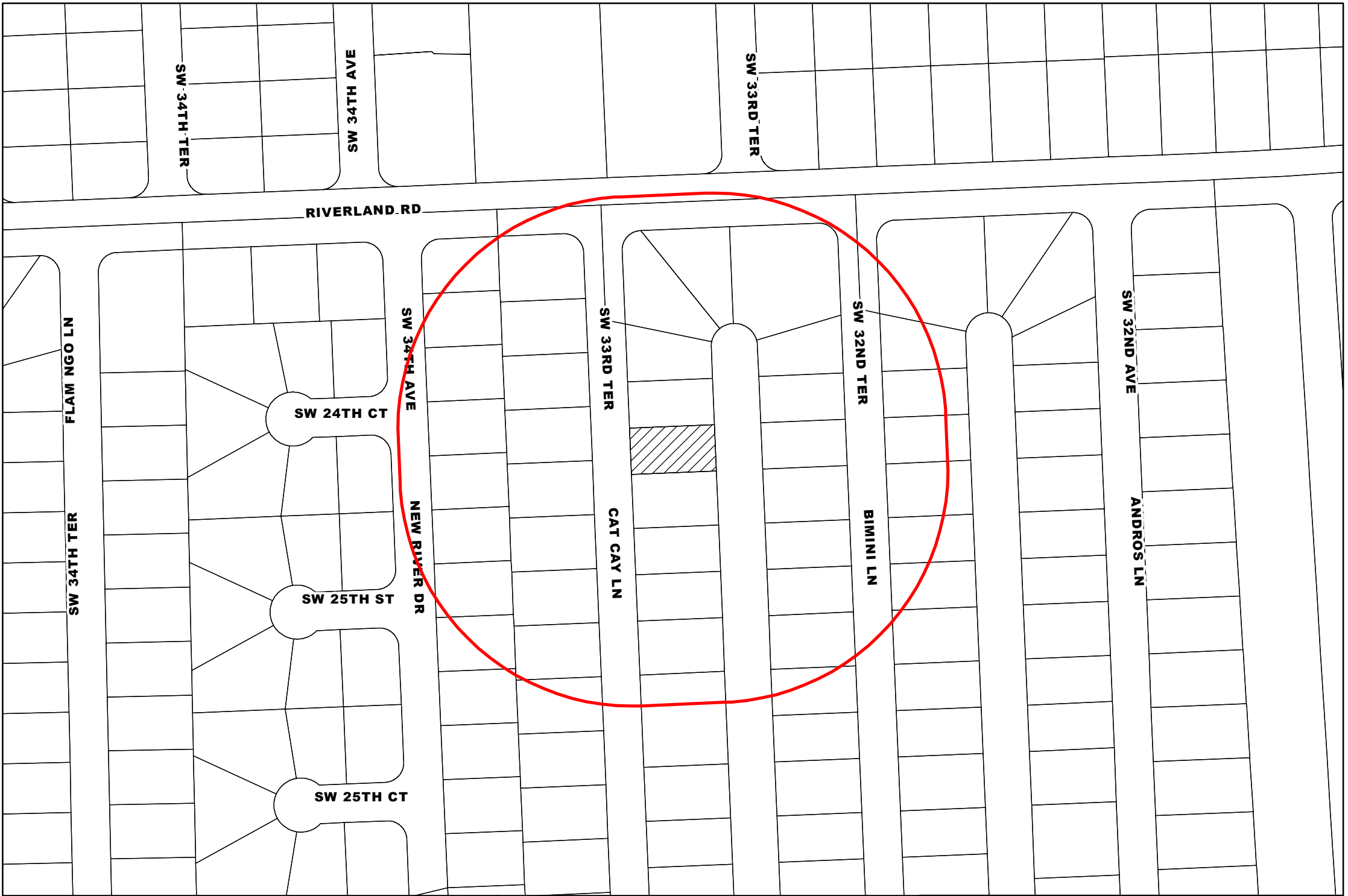
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of November, 2025, by Michael Dunbar, an individual who is personally known to me  or has produced \_\_\_\_\_ as identification

[NOTARY SEAL]

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



My Commission Expires: Sept. 25<sup>th</sup> 2027  
Print, Type, or Stamp Commissioned Name of Notary Public)



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



MICHAEL DUNBAR  
DATE OF PRINT: 10/22/2025

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504218000270	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504219020470	MANGONI, GIANCARLO J		3210 RIVERLAND RD	FORT LAUDERDALE	FL	33312
504219020480	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301
504219020490	PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL	33312
504219030010	TELLEZ, ELENA V		2406 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030020	BAYER, LLOYD VINCENT		2412 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030030	WIENER, MICHAEL	COHEN, MARCIE	2418 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030040	LUNDAY, KAREN ANN	ODDONO, RAYMOND	2424 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030050	BARNETT, MEGHAN JESSICA	BARNETT, RICHARD THOMAS	2430 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030060	MENZA, ANTHONY	DIAZ-MENZA, BARBARA A	2436 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030070	2442 BIMINI LANE LLC		2442 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030390	FERRENBURG-UTT, KIMELA	UTT, JEREMY A	2449 BIMINI LANE	FORT LAUDERDALE	FL	33312
504219030400	SERCHUK, ARNOLD	% BETA SCREEN CORP	707 COMMERCIAL AVE	CARLSTADT	NJ	07072
504219030410	LOCO, LOBO		1261 SW 28 TER	FORT LAUDERDALE	FL	33312
504219030420	DOLAN FAM LIV TR	DOLAN, KIRSTEN E TRSTEE ETAL	2023 SHADOW CREEK DR	OXNARD	CA	93036
504219030430	BLAIR, DAVID		PO BOX 65	ABILENE	KS	67410
504219030440	DIROBERTO, JOHN A & ROMI M H/E	DIROBERTO, SYLVIA	2419 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030450	WIER, RONALD L	RONALD L WIER REV TR	2411 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030460	EGERT, CYB	EGERT FAM LIV TR ETAL	2407 BIMINI LN	FORT LAUDERDALE	FL	33312
504219030470	FRIAS, JOSE R	ADAMS-FRIAS, KATHRYN	2401 BIMINI LANE	FORT LAUDERDALE	FL	33312
504219030480	GREENE, SAMUEL JOHN III H/E	GREENE, AMY A	3260 RIVERLAND RD	FORT LAUDERDALE	FL	33312
504219030490	GOODIS, RANDY		2400 CAT CAY LANE	FORT LAUDERDALE	FL	33312
504219040010	GODINEZ, JORDY	MOSHER, BROOKE	2406 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040020	JERRY, JOLIE C	JERRY, MICHAEL V	1060 NW 101 WAY	PLANTATION	FL	33322
504219040030	DUNBAR, MICHAEL		2418 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040040	SEWELL, RYAN		2424 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040050	FLOWERS, TYLER		2430 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040060	TACHER, MARIO & YELENA		2436 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040070	HODDER, CHAD E &	HODDER, JENNIFER A	2442 CAT CAY LANE	FORT LAUDERDALE	FL	33312
504219040080	KLEBSCH, CRAIG M		2448 CAT CAY LANE	FORT LAUDERDALE	FL	33312
504219040380	JAMISON, RODNEY M	CIANCIO, DONNA M	2447 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040390	JASMELLY INVESTMENT LLC		3553 DAVIE BLVD	FORT LAUDERDALE	FL	33312
504219040400	WHITE, JONI L		2435 CAT CAY LANE	FORT LAUDERDALE	FL	33312
504219040410	BUSHNECK, JANE A		2429 CAT CAY LANE	FORT LAUDERDALE	FL	33312
504219040420	CLAWGES, JAMES L H/E	CLAWGES, JOSEPH V	2423 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040430	WARENIUS, ANDREW T & JACQUELINE J		2417 CAT CAY LANE	FORT LAUDERDALE	FL	33312
504219040440	YABOR, JASMINE D H/E	LOPEZ YABOR, MARIBEL	2411 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040450	CERVINO, DANIELA MEDINA	GILLY, PRINCESS J & CERVINO, ANGELA	2407 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219040460	WOLFER, KEVIN MICHAEL		2401 CAT CAY LN	FORT LAUDERDALE	FL	33312
504219170280	OSCHEK, CHRISTOPHER WILLIAM	OSCHEK, STACIE ANN	2508 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170290	O'LINN, DANIEL F & CYNTHIA		2504 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170300	CORLEY, SUSAN P		2500 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170310	REMON, RAQUEL		2420 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170320	PARKINSON, CHRISTOPHER M & LEAH A		2416 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170330	LONGO, THOMAS	GHARIB, SONNIA	2412 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170340	2018-3 IH BORROWER LP	% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000	DALLAS	TX	75201
504219170350	ACEITUNO, JORGE H/E	ACEITUNO, JUANA	2404 SW 34 AVE	FORT LAUDERDALE	FL	33312
504219170360	STAGNER, SUSAN	SUSAN STAGNER REV LIV TR	2400 SW 34 AVE	FORT LAUDERDALE	FL	33312



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Google Maps

November 7, 2025  
Updated December 5, 2025

**VIA ELECTRONIC SUBMISSION**  
BOARD OF ADJUSTMENT  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF FORT LAUDERDALE  
700 NW 19TH AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Variance Request for 2418 Cat Cay Lane, Fort Lauderdale, FL 33312**

Dear Members of the Board of Adjustment:

This firm represents Michael Dunbar (the “Applicant”), owner of the property located at 2418 Cat Cay Lane, Fort Lauderdale, FL 33312 (the “Property”) in the Lauderdale Isles neighborhood. The 6,596 square foot site has a future land use designation of Residential Irregular 6.85 and is zoned RS-6.85A, which is one of the City’s annexed zoning districts. The Property is improved with a one-story single-family home built in 1954 that provides a legally nonconforming 5 feet, 7 and  $\frac{3}{4}$  inches side setback to the north property line. The Applicant is proposing a first-story expansion and second-story addition to the Property (BLD-GEN-25040423). The Applicant is respectfully requesting a variance from the following Unified Land Development Regulation (“ULDR”):

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**1. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST**

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

**Response:** The Property is a one-story, single-family home constructed prior to adoption of the current ULDR. The existing first-story structure provides a legally nonconforming north side setback of 5 feet, 7  $\frac{3}{4}$  inches, whereas the current ULDR requires a minimum of 7.5 feet. The Applicant proposes a first-story expansion and a full second-story addition that will continue this existing side setback building line.

**For structural and architectural reasons, the foundation and wall along the north property line will be placed in the same location as today to properly support the new loads associated with the proposed improvements.**

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

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

**Response:** The condition is peculiar to this Property, which was constructed under prior zoning standards that permitted the side setback of 5 feet, 7 ¾ inches. Many homes in the neighborhood share similar legally nonconforming setbacks that predate the ULDR.

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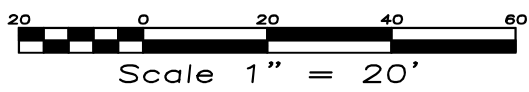
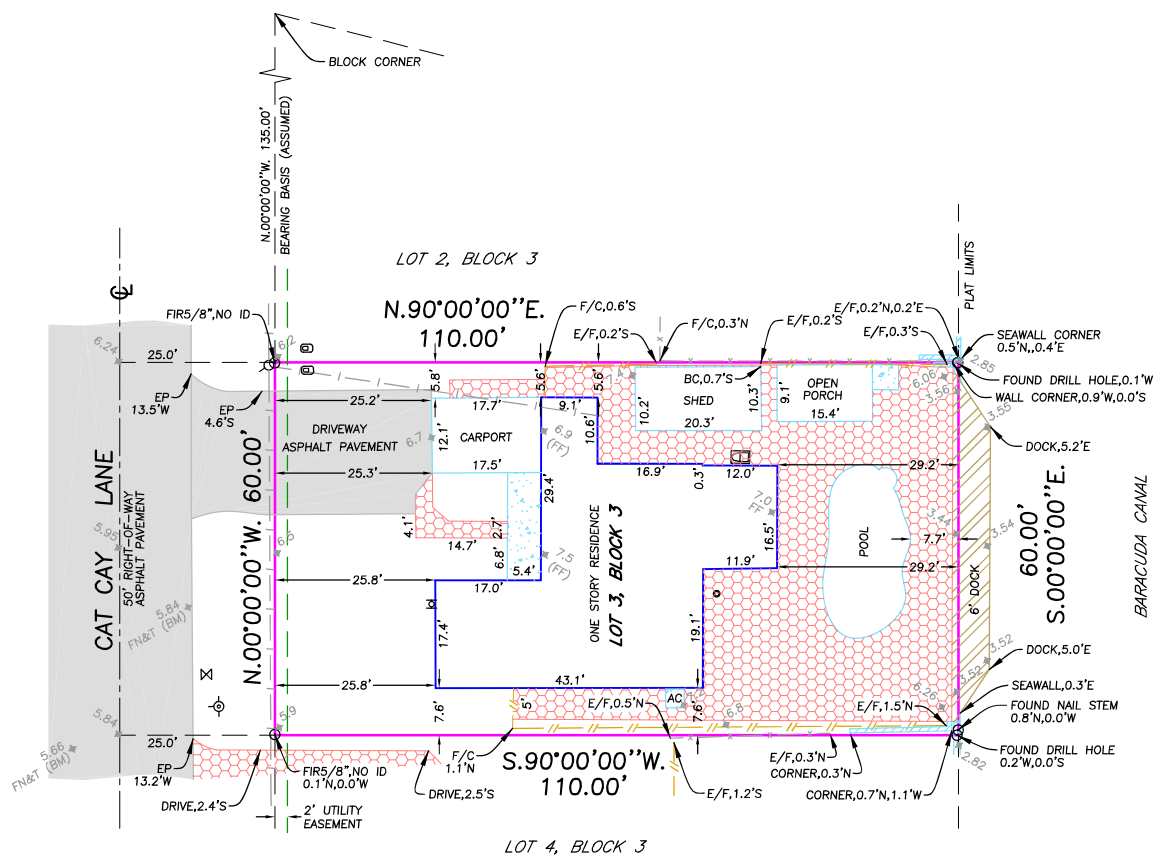
**Response:** Strict application of the 7.5 foot side setback would deprive the Applicant of the ability to expand within the home's existing legally established building boundary, a right enjoyed by other properties with comparable nonconforming setbacks that have been remodeled and maintained their original legally nonconforming setback. The requested variance allows the Applicant to modernize the Property while remaining compatible with adjacent properties.

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

**Response:** The hardship is not self-created. The residence was originally constructed in 1954 and later annexed into the City of Fort Lauderdale. The current legally nonconforming setback resulted from subsequent amendments to the ULDR that increased side-yard requirements. The proposed first-story expansion and second-story addition will maintain the same alignment as the existing nonconforming setback with new construction limited to the extent necessary to provide proper structural support and meet current Florida Building Code requirements.

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**Response:** The requested 1 foot, 10¼-inch variance represents the minimum relief necessary to allow reconstruction of the foundation and wall in the same legally established location to support a structurally sound, architecturally consistent first-story expansion and second-story addition. The new construction will not expand beyond the existing 5 feet, 7 ¾ inch building line or create new encroachments. The resulting design maintains adequate light, air, and separation from adjacent properties and remains compatible with the surrounding single-family neighborhood while supporting reinvestment consistent with the intent of the ULDR. It is also noted that other residential zoning districts within the City permit minimum side yard setbacks of 5 feet for two-story structures, demonstrating that the requested 5 feet, 7 ¾ inch setback remains consistent with typical residential development standards and will maintain comparable separation between structures.



LEGAL DESCRIPTION  
 LOT 3, BLOCK 3, LAUDERDALE ISLES, NO. 2,  
 ACCORDING TO THE PLAT THEREOF AS RECORDED  
 IN PLAT BOOK 35, PAGE 2, PUBLIC RECORDS  
 OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
 DUNBAR, MICHAEL

PROPERTY ADDRESS  
 2418 CAT CAY LANE  
 FORT LAUDERDALE, FL 33312

BOUNDARY SURVEY  
 INVOICE # 44855U  
 SURVEY DATE 02/25/25

CURRENT FLOOD ZONE INFORMATION  
 FLOOD ZONE: X0.2% / AE6  
 MAP DATE 07/31/24  
 MAP NUMBER 125105 0554J

PREVIOUS FLOOD ZONE INFORMATION  
 FLOOD ZONES: X/X0.2%/AE5  
 MAP DATE 08/18/14  
 MAP NUMBER 12011C0554H

**LEGEND**

	GUY ANCHOR		FP&L BOX
	WATER METER		CATCH BASIN
	FIRE HYDRANT		CLEAN OUT
	CABLE BOX		MANHOLE
	ELECTRIC SERVICE WELL		POOL EQUIPMENT WATER VALVE
	POWER/LIGHT POLE		
	SPRINKLER SYSTEM		
	CONTROL VALVE		
	CONCRETE/CHAT		
	ASPHALT PAVEMENT		
	BRICK/TILE PAVERS		
	WOOD DECK/DOCK		
	PROPERTY LINE		
	CENTERLINE		
	CONCRETE WALL		
	METAL FENCE		
	WOOD/PVC FENCE		
	OVERHEAD WIRES		
	0.00 / 0.00 ELEVATION		

**ABBREVIATIONS**

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PO	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

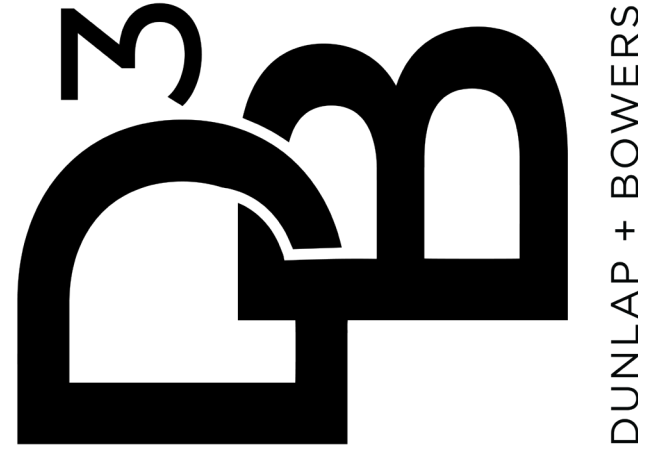
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 Paul J Stowell  
 Date:  
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*Paul J. Stowell*  
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 FLORIDA CERTIFICATION NO. 5241  
 ATLANTIC COAST SURVEYING, INC.  
 13798 NW 4th Street, Suite 306  
 Sunrise, FL 33325  
 P: 954.587.2100 E: info@acsiweb.net

# DUNBAR RESIDENCE

2418 CAT CAY LANE FORT LAUDERDALE, FL 33312



3000 N Federal Highway  
Suite 200B  
Fort Lauderdale, FL 33306  
(754) 207-2002  
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DUNLAP + BOWERS

## DUNBAR RESIDENCE

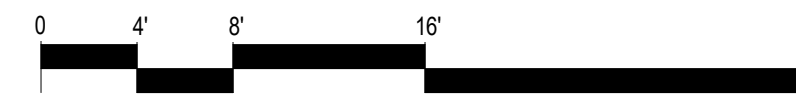
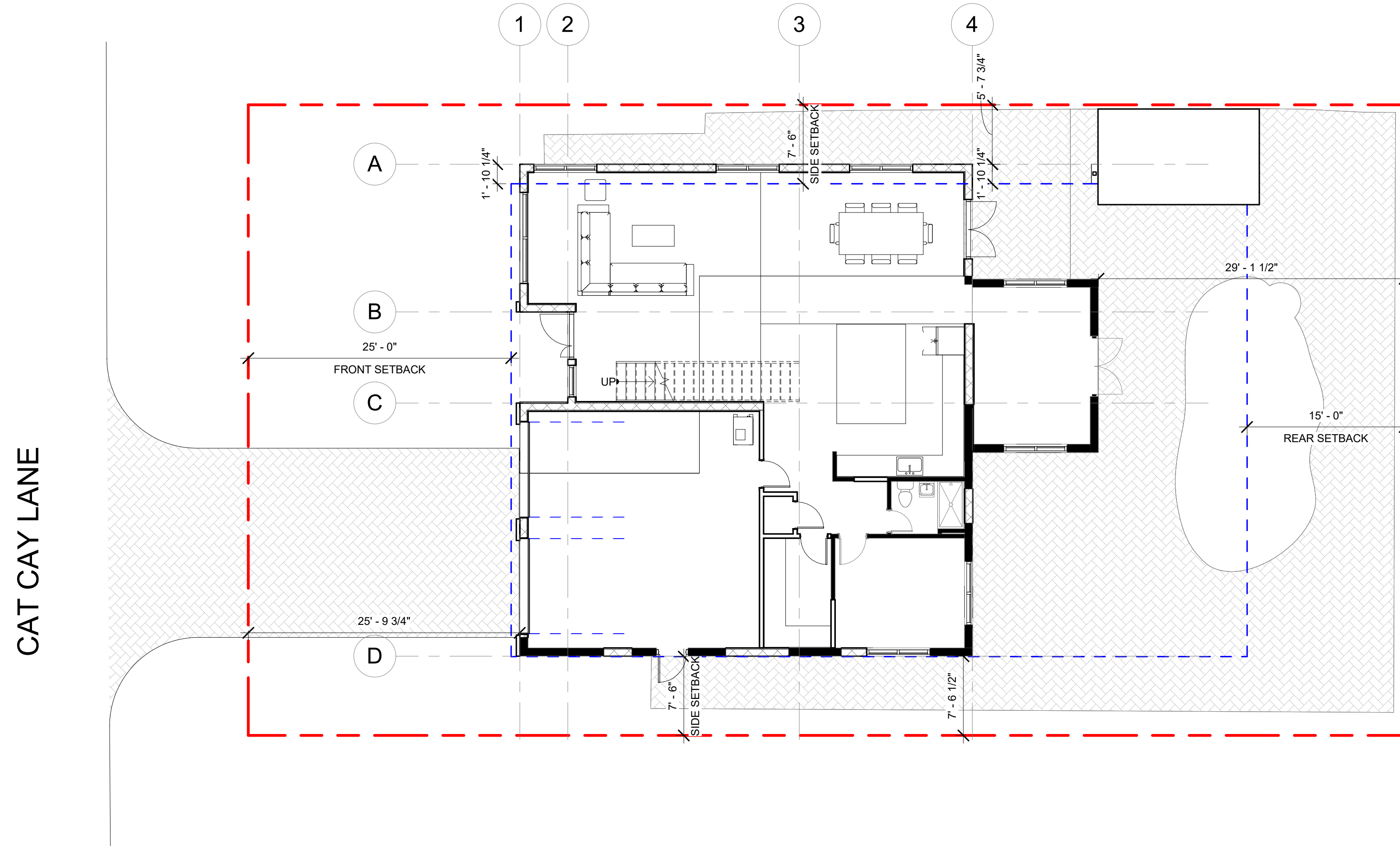
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COVER SHEET

**A-1**



 **SITE PLAN**  
1/8" = 1'-0"



SETBACK BOUNDARY   
PROPERTY LINE 

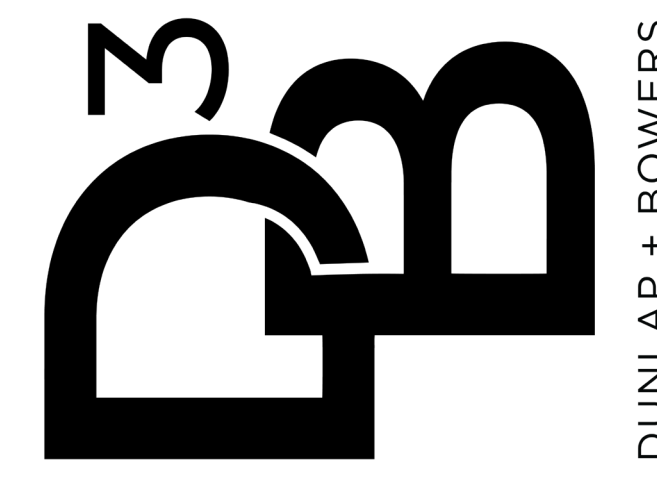
**ZONING INFORMATION**  
**SITE AREA**  
 6,600 SQFT/.15 ACRE  
**LEGAL DESCRIPTION**  
 LAUDERDALE ISLES NO 2 35-2 B LOT 3 BLK 3  
**LAND USE**  
 LOW (5) RESIDENTIAL  
**CURRENT USE OF PROPERTY**  
 SINGLE FAMILY RESIDENTIAL

SETBACKS	REQUIRED	PROVIDED
FRONT - WEST	25'	25' 9.75"
REAR - EAST	15'	29' 1.5"
SIDE - NORTH	7' 6"	5' 7.75"
SIDE - SOUTH	7' 6"	7' 6.5"

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PROPOSED SITE PLAN  
**A-3**

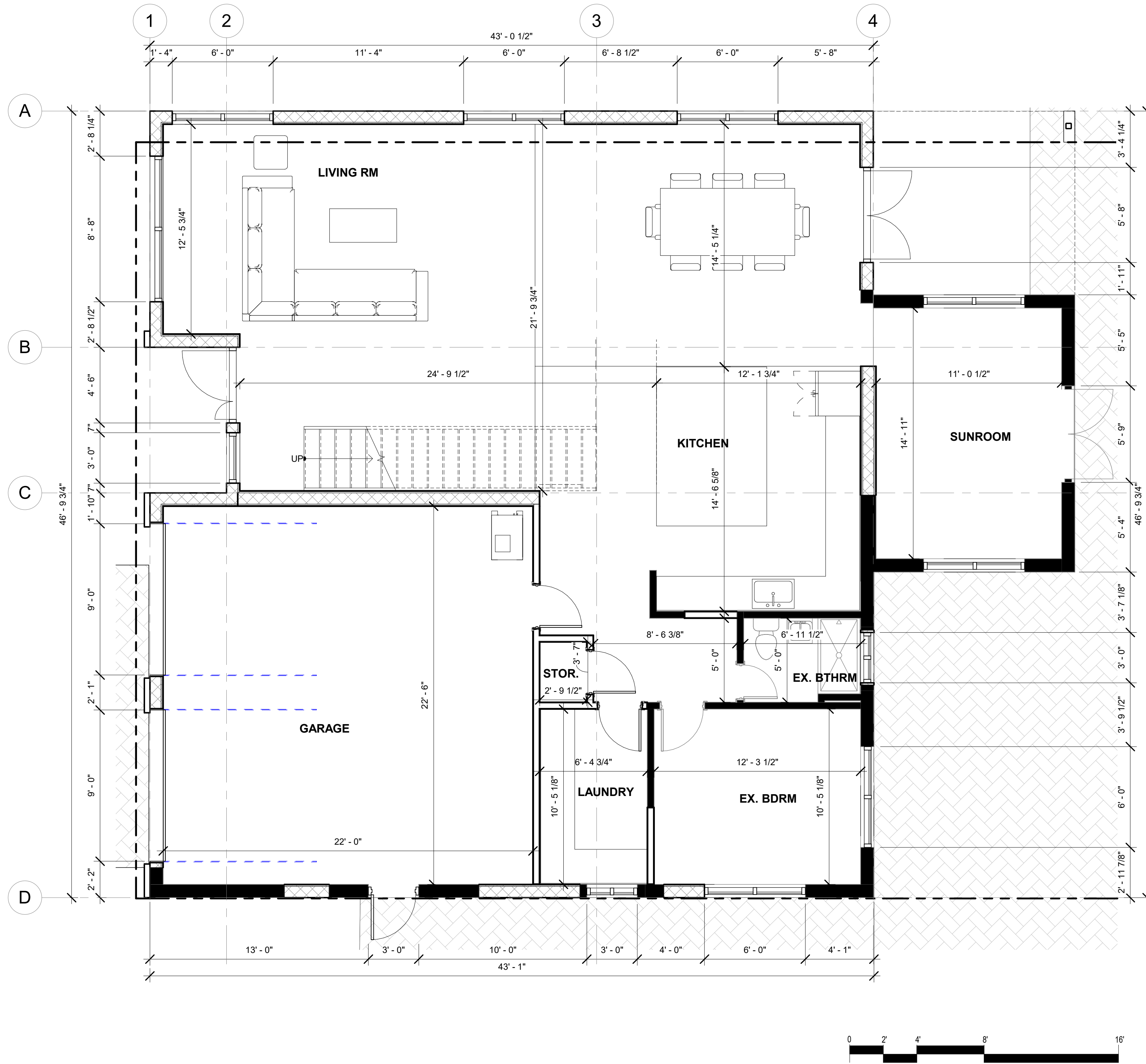


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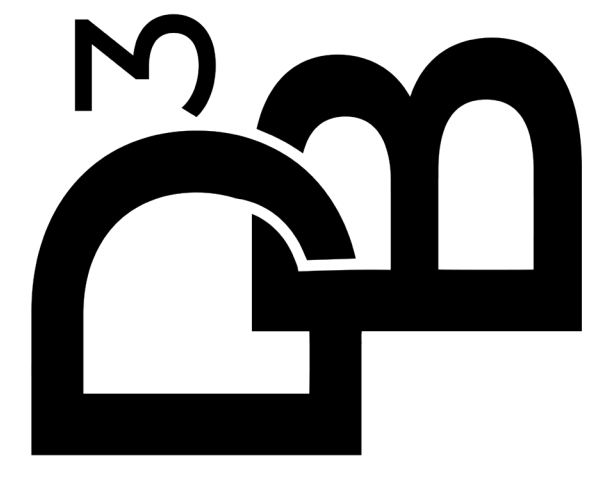


**PROPOSED FIRST FLOOR PLAN**  
1/4" = 1'-0"



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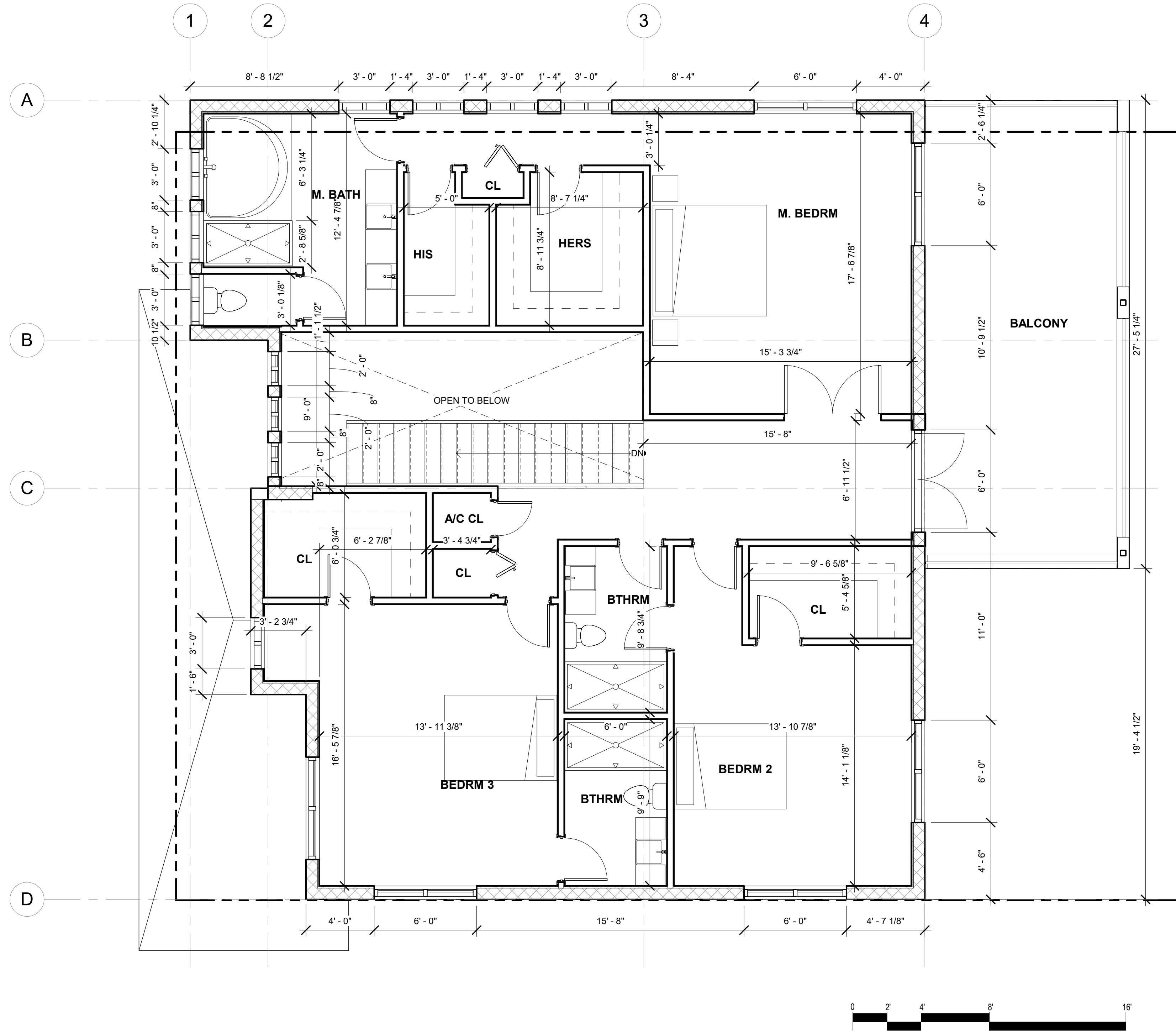


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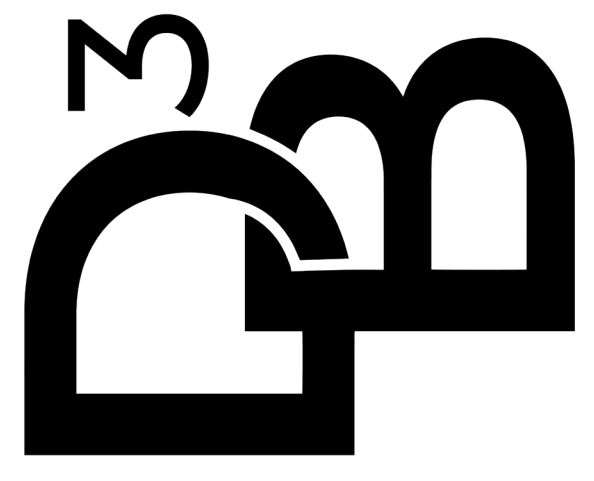


**PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"



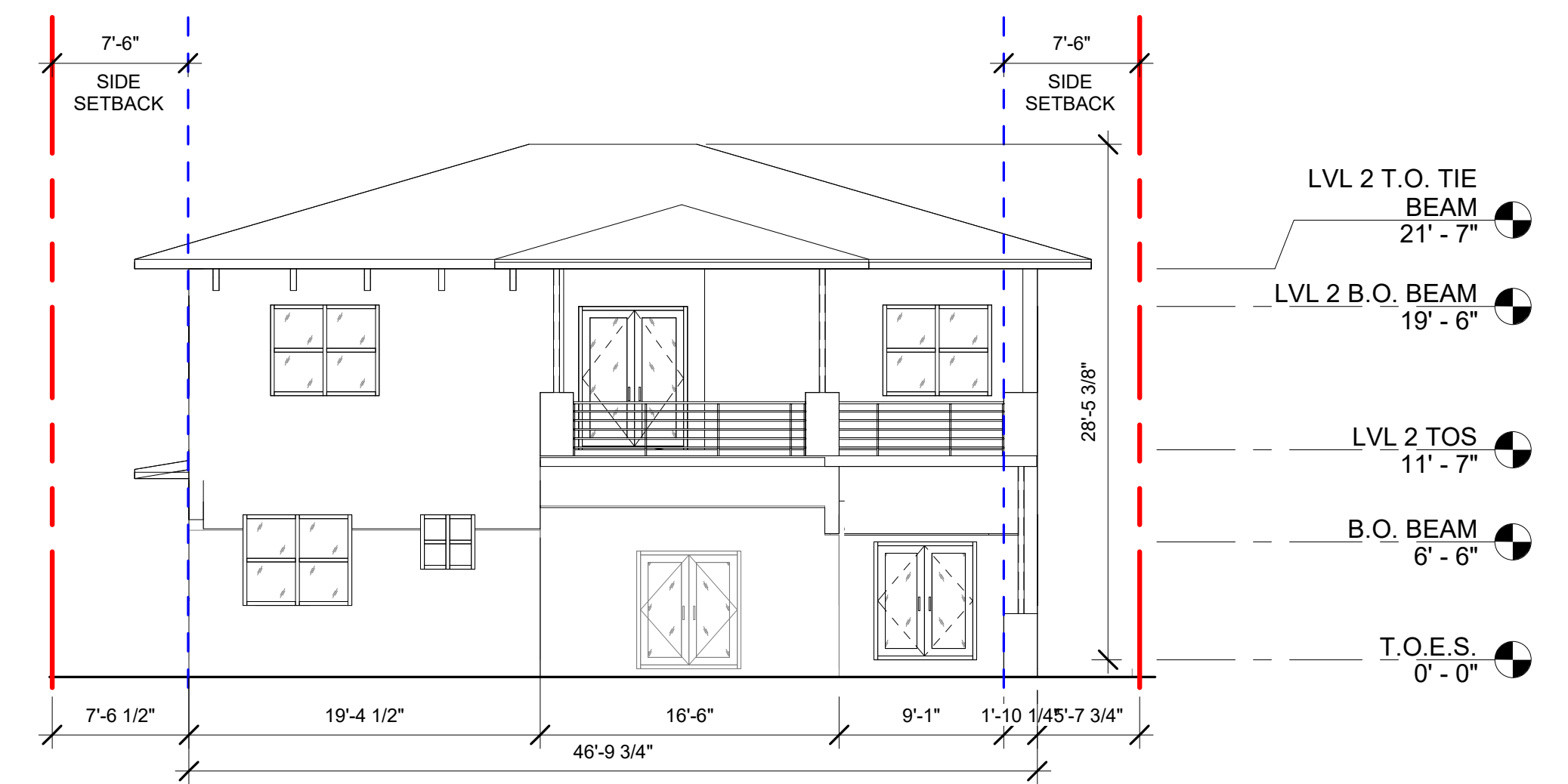
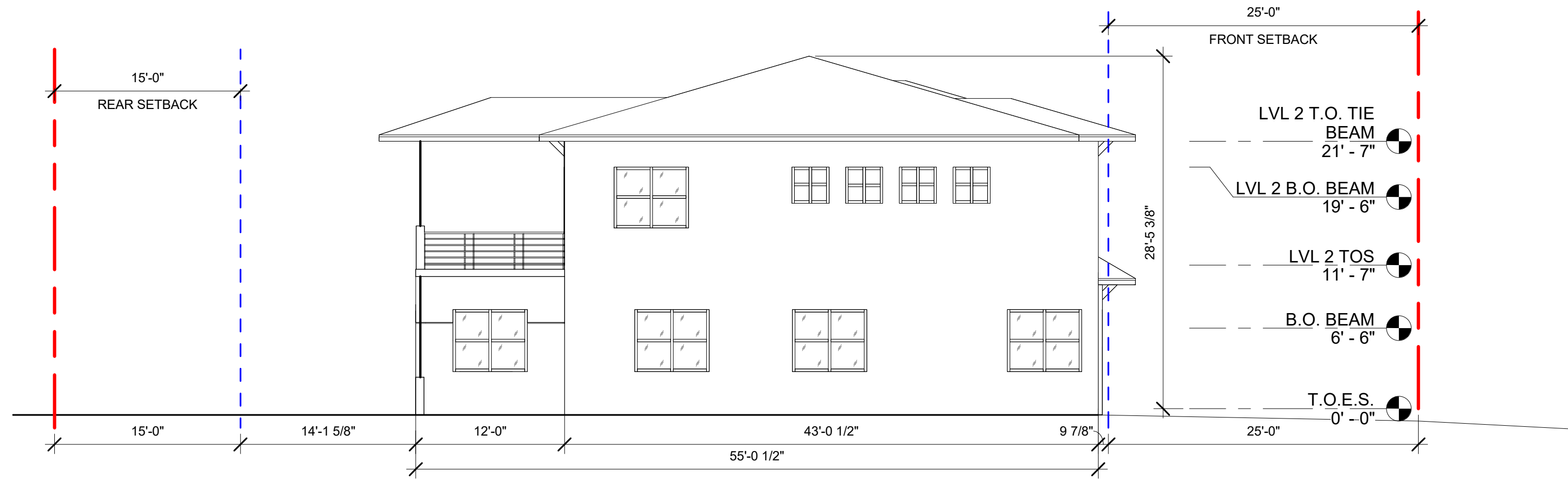
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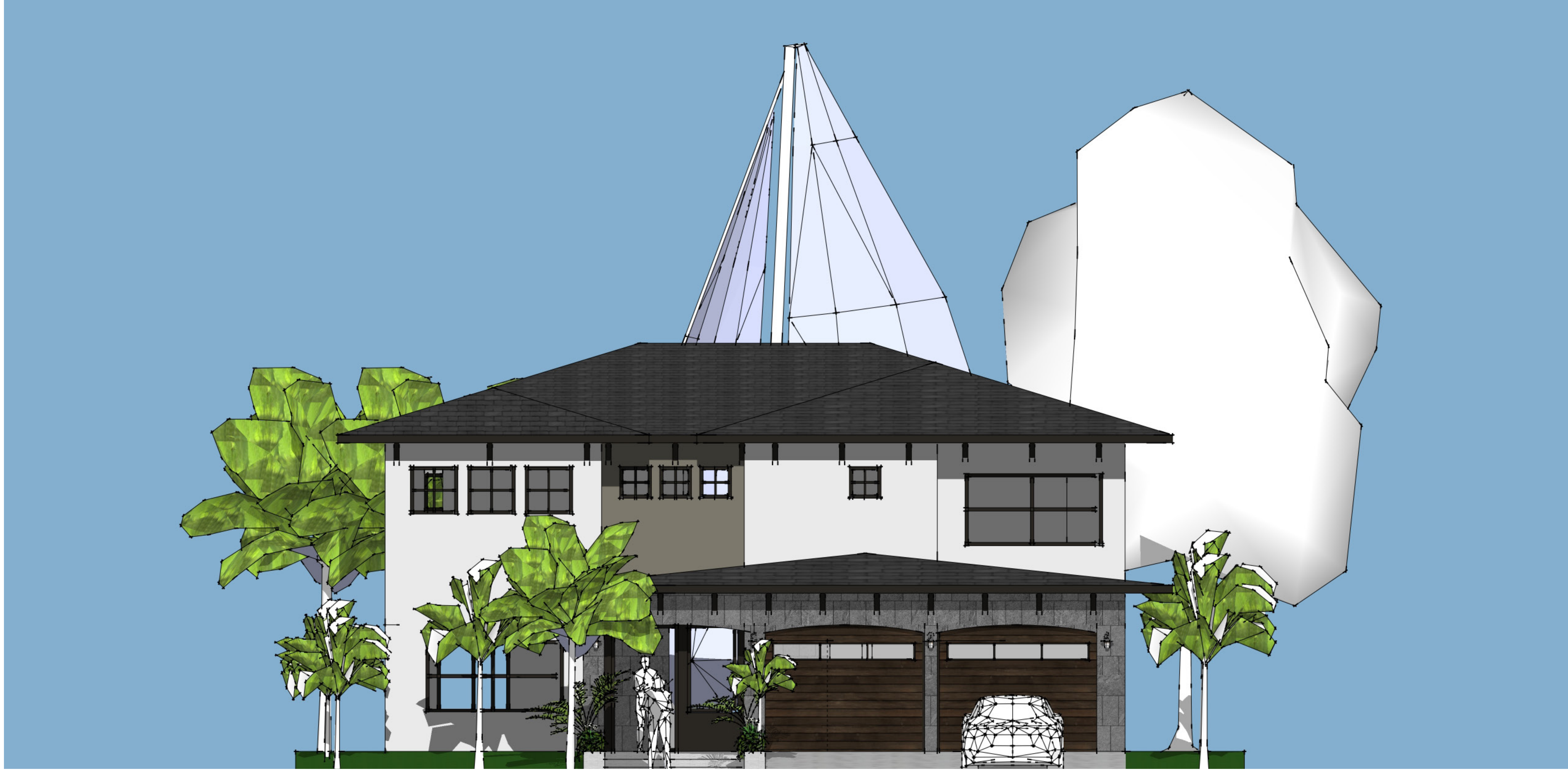


**PROPOSED ELEVATIONS**  
1/4" = 1'-0"



**DUNBAR RESIDENCE**

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WEST ELEVATION  
NTS

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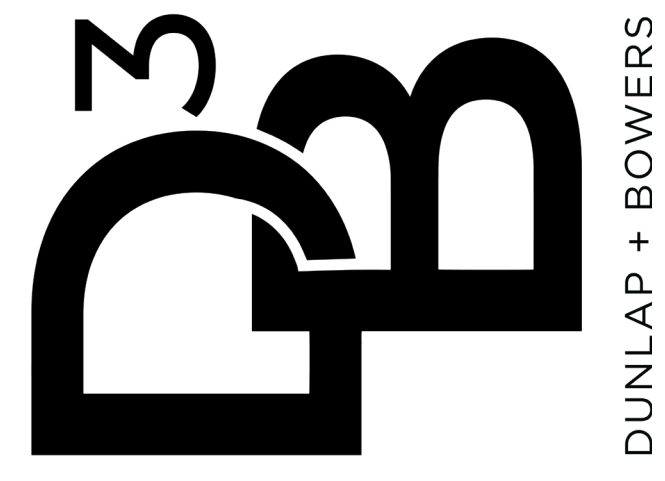
EAST ELEVATION  
NTS

# DUNBAR RESIDENCE

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A-8

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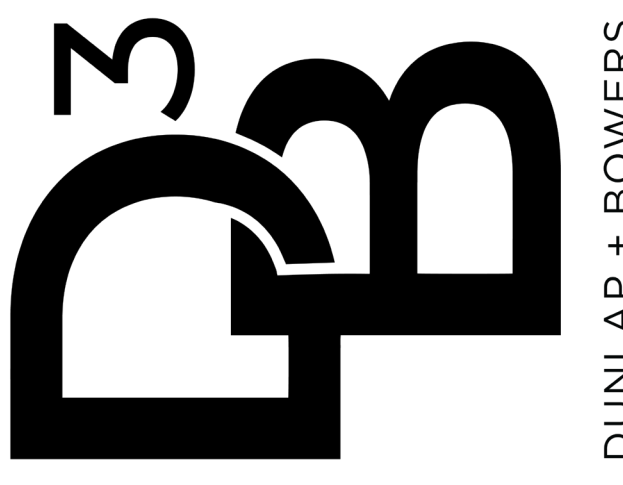


SOUTH ELEVATION  
NTS

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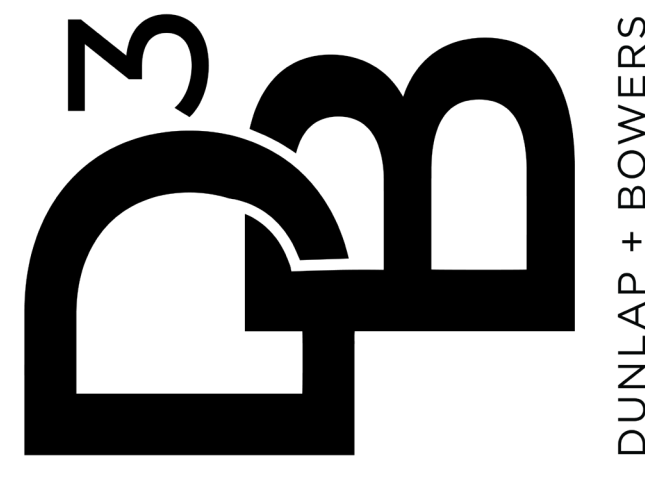


NORTH ELEVATION  
NTS

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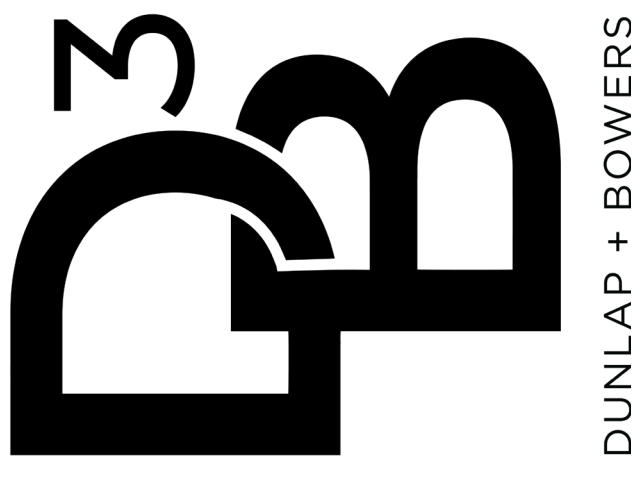
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WEST FRONT RENDER  
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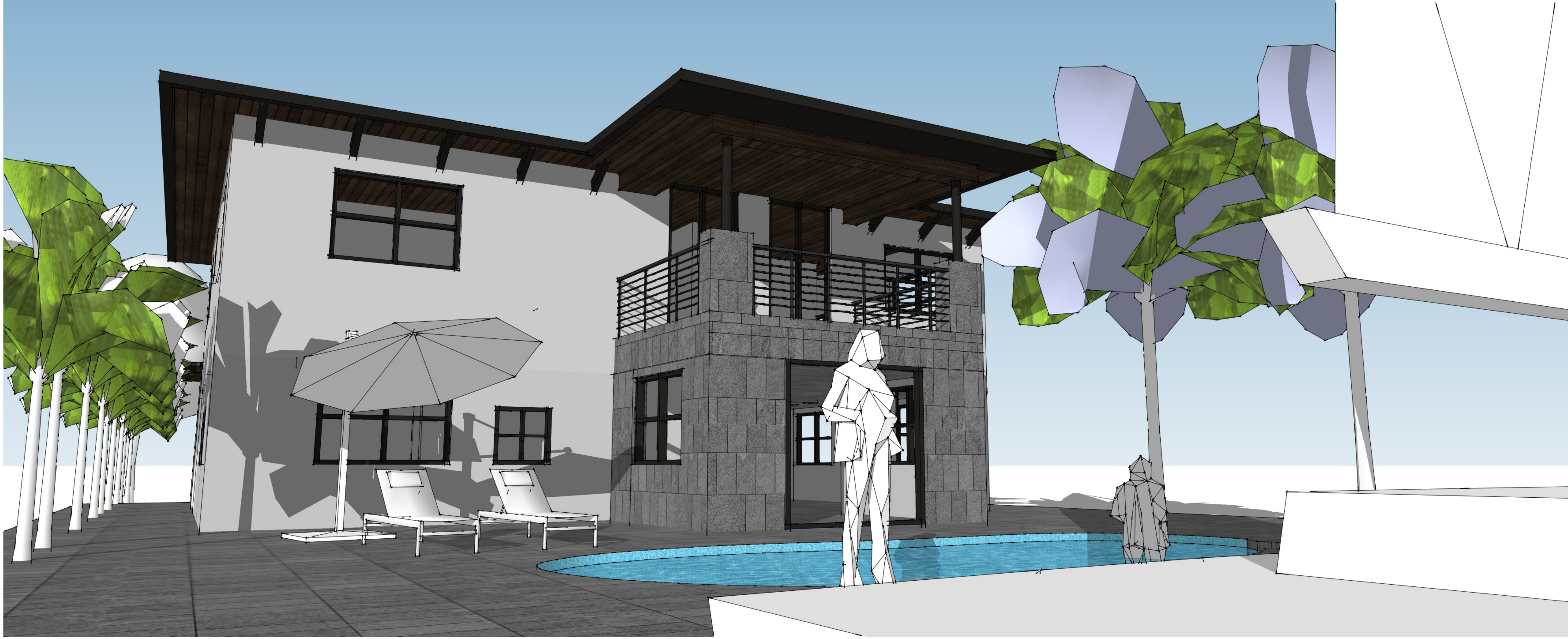
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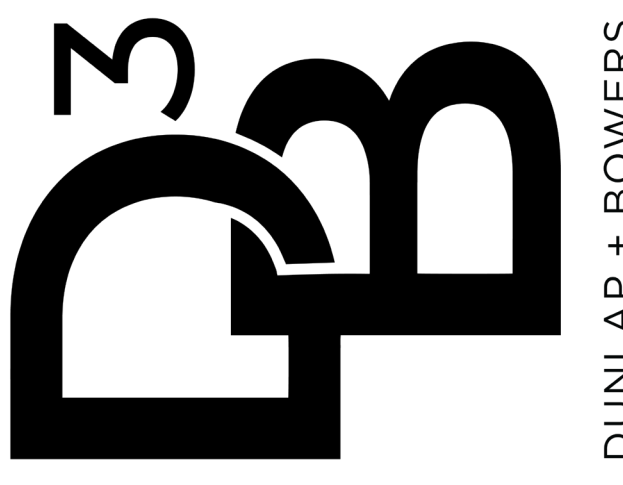


WEST FRONT RENDER  
NTS

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