



Plantation
the grass is greener

Project No: PM21-0035



CITY OF PLANTATION PLANNING & ZONING BOARD APPLICATION

Please check appropriate request(s):

- Physical site development variance
- Administrative review of an order, requirement, decision, or determination

Project Name: <u>PROPOSED PRIVACY fence FOR VINGO RES.</u>		
Property Address / Location: <u>425 FARMINGTON DR. PLANTATION FL 33317</u>		
Property Legal Description: <u>LOT 3 BLK 5 PLANTATION SUB 23/28</u>		
Zoning District: <u>RS1A</u>	Land Use Plan Designation: <u>SINGLE fam. RESIDENTIAL</u>	Property Folio Number(s): <u>504102011270</u>
Description of Project: <u>VARIANCE AT front fence TO A HEIGHT OF 5'-0"</u>		
Code Section subject to variance consideration or administrative review: <u>Practicality</u>		
Property Owner of Record:		
Print name: <u>NGO, VI & LOOPING</u>		Signature:
Corporation Name (if applicable): <u>425 FARMINGTON DR</u>		
Address: <u>425 FARMINGTON DR</u> City: <u>PLANTATION</u> State: <u>FL</u> Zip: <u>33317</u>		
Phone: _____	Fax: _____	Email: _____
Do you authorize an agent to represent you in the processing of this application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
STATE OF FLORIDA COUNTY OF <u>Broward</u>		
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared <u>Vi Ngo</u> as the property owner, who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.		
<input checked="" type="checkbox"/> in person WITNESS my hand and official seal this <u>2</u> day of <u>August</u> , 20 <u>21</u>		
My commission expires: <u>2/1/2022</u>		
My commission no. is: <u>66181928</u>		
NOTARY PUBLIC, STATE OF FLORIDA <u>Ryan Kinley</u> Printed Name of Notary		

Development Building * 401 NW 70 Terrace * Plantation, FL 33317

954-797-2225

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Authorized Agent (if applicable):

Print name: _____ Signature: _____

Corporation Name (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared _____ as authorized agent of _____ (Owner), who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same on behalf of the corporation, who produced his/her driver's license as identification, and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, 20 _____,

My commission expires: _____
NOTARY PUBLIC, STATE OF FLORIDA

Printed Name of Notary

My commission no. is: _____ (Notary Seal)

Authorization for field inspections:

I, _____ (owner/agent) hereby give the City of Plantation authorization to conduct field inspections on the property represented in this application.

Print name: _____ Signature: _____

Other City department(s) action:

Is this property the subject of code enforcement action by any City Department? Yes No

If yes, indicate code enforcement case number(s): _____

If yes, explain status of violation. Is the property owner working to bring the property into compliance?

Pursuant to Section 27-46(3), the property owner of record requesting a variance is required to provide written responses to the following criteria demonstrating:

That special conditions and circumstances exist that are peculiar to the land, structure, or building involved which are not applicable to other lands, structures or building in the same district;

n/a

That the circumstances which cause the hardship are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the district;

n/a

That the literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

n/a

That the special conditions and circumstances do not result from the action of the applicant;

n/a

That granting the variance requested will not be detrimental to adjacent property or adversely affected the public welfare;

BY THE PRIVACY FENCE BEING AT THE SAME HEIGHT AS THE CONCRETE COLUMNS (5') IT IS MORE ESTHETICALLY PLEASING.

- **Please print/type application clearly. Incomplete or illegible applications will not be accepted.**
- An application fee of \$750 is required prior to processing the application.
- The application must be signed by the property owner and notarized.
- If the property owner authorizes an agent, the application must be signed by the agent and notarized.
- The application must include submittal of any additional information necessary for a complete and thorough review of the request such as a survey showing existing and proposed structures, existing and proposed site data calculations, existing or proposed sign locations, sign graphics showing sign size and color, required and provided parking calculations, building elevations, etc.
- The owner or authorized agent must be present at the meeting for the application to be considered.
- Zoning decision approval, as defined in Section 27-6 of the Code of Ordinances, shall be initially valid for a period of time not to exceed twelve (12) months from the date the decision is made. If the rights granted by the zoning decision are not exercised in the aforesaid twelve-month period of time by an application for a building permit to meet the requirement of Section 302.1 of the Florida Building Code, the decision shall become null and void.

Updated 10/16/19

Prepared by and return to:

Justin B. Schmidt
Attorney at Law
Title Express of South Florida, LLC
8320 W. Sunrise Boulevard Suite 207
Fort Lauderdale, FL 33322
954-642-8888
File Number: 267-Luo



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of April, 2015 between Goshen Mortgage REO, LLC, a Delaware limited liability company whose post office address is 140 Intracoastal Pointe Drive, Unit 306, Jupiter, FL 33477, grantor, and Vi Ngo and Ping Luo, husband and wife whose post office address is 425 Farmington Drive, Davie, FL 33317, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 2, Block 5, Plantation, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Broward County, Florida.

Parcel Identification Number: 504102-01-1270

a/k/a: 425 Farmington Drive, Plantation, FL 33317

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

Bill of Sale

This Bill of Sale, made on April 15, 2015, between Goshen Mortgage REO, LLC, a Delaware limited liability company ("Seller"), and Vi Ngo and Ping Luo, husband and wife ("Buyer"),

Witnesseth, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

All items listed in the Listing Agreement, MLS and Contract.

Said property being located at:

Lot 2, Block 5, Plantation, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Broward County, Florida.

Also known as 425 Farmington Drive, Plantation, FL 33317

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Goshen Mortgage REO, LLC, a Delaware limited liability company

By: Seneca Mortgage Servicing, LLC, a Delaware limited liability company, its attorney-in-fact

By: Melissa Stawicki
Melissa Stawicki, Assistant Vice President

~~(Corporate Seal)~~

State of New York
County of Westchester

The foregoing instrument was acknowledged before me this 15th day of April, 2015 by Melissa Stawicki, Assistant Vice President of Seneca Mortgage Servicing, LLC, a Delaware limited liability company on behalf of the company. He/she [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

LISA J. COSTA
Notary Public, State of New York
No. 01C06037786
Qualified in Erie County
Commission Expires March 20, 2018

Lisa J. Costa
Notary Public

Printed Name: Lisa J. Costa

My Commission Expires: 3/20/2018

267-Luo

DoubleTime®

AVELINO R. LEONCIO

ARCHITECT

14511 Rosewood Road • Miami Lakes, Florida 33014 • Phone: (305) 557-7220

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AUG -2 2021

July 22, 2021

City of Plantation
Zoning & Economic
Development
401 N.W. 70th Terrace
Plantation, Florida. 33317

RE: 425 Farmington Drive
Aventura, Plantation

Good morning Mr. Lamey,

As per our telephone conversation, this letter is to inform you that the aluminum fence (SUJECT IN VARIANCE) was built as 5'-0" in height is because the owner wanted to maintain the concrete columns and the aluminum fence at the same height for aesthetic purposes.

I hope this meets with your approval, if you need additional information, do not hesitate to contact me.

Sincerely,


Avelino R. Leoncio, Jr., A.I.A., N.C.A.R.B., C.S.I.

Carlos Tosca

RECEIVED

AUG 23 2021

Pursuant to Section 27-52(g)(2) the property owner of record requesting a Practical Difficulty Waiver is required to provide written responses to the following criteria.

Practical difficulty. If the application does not meet the undue hardship criteria, the application may be considered under the requirements of practical difficulty hardship. The following are the standards that must be met for consideration of whether a practical difficulty exists:

- a. The request shall not be substantial in relation to what is required by the Code; and

The request is not substantial in relation to what is required by the code.

- b. The approval of the practical difficulty will be compatible with development patterns; and

The approval of the P.d. will be comparable with the development patterns, because there are fences similar to ours in the neighborhood (See pics attached)

- c. The essential character of the neighborhood would be preserved; and

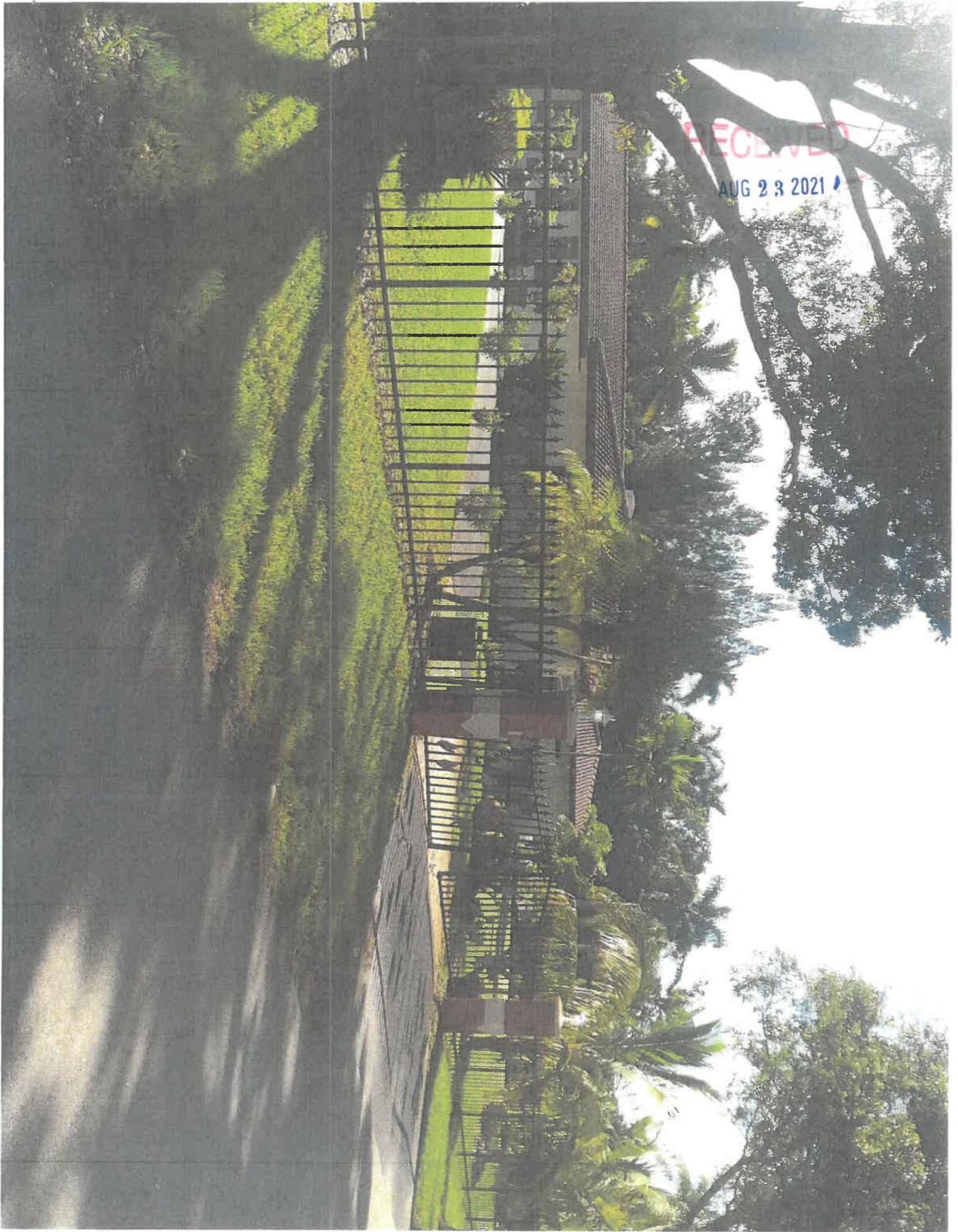
The essential character of the neighborhood would be preserved, because there are similar to ours in the neighborhood (See pics attached)

- d. The request can be approved without causing substantial detriment to adjoining properties; and

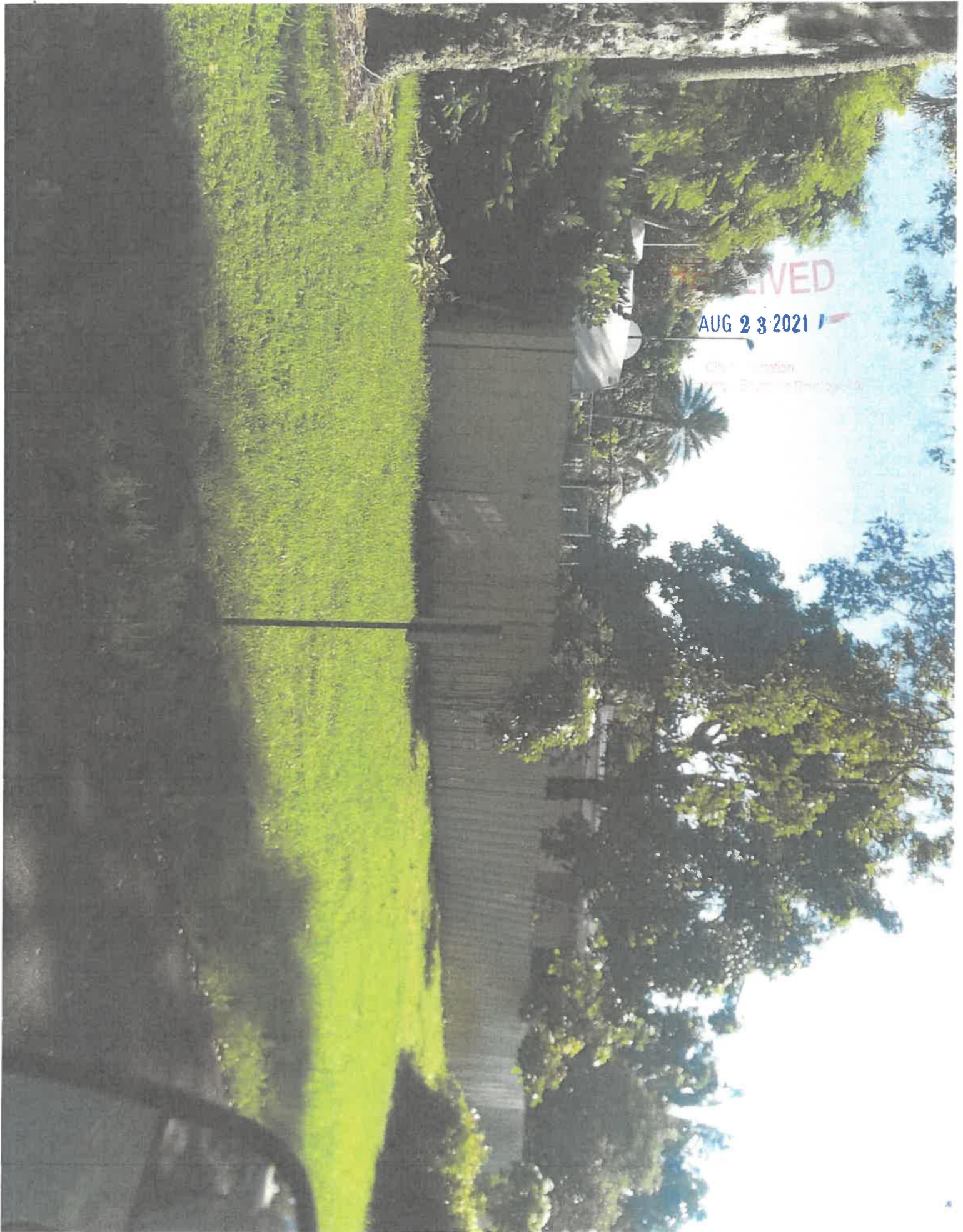
The essential character of the neighborhood would be preserved, because there are similar fences to ours in the neighborhood.

- e. The request is due to unique circumstances of the property, the property owner, and/or the applicant which would render conformity with the strict requirements of the Code unnecessarily burdensome.

The request is not due to unique circumstance of the property. But, the request is due to maintain continuity of the neighborhood.



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City of Houston
Public Works Department

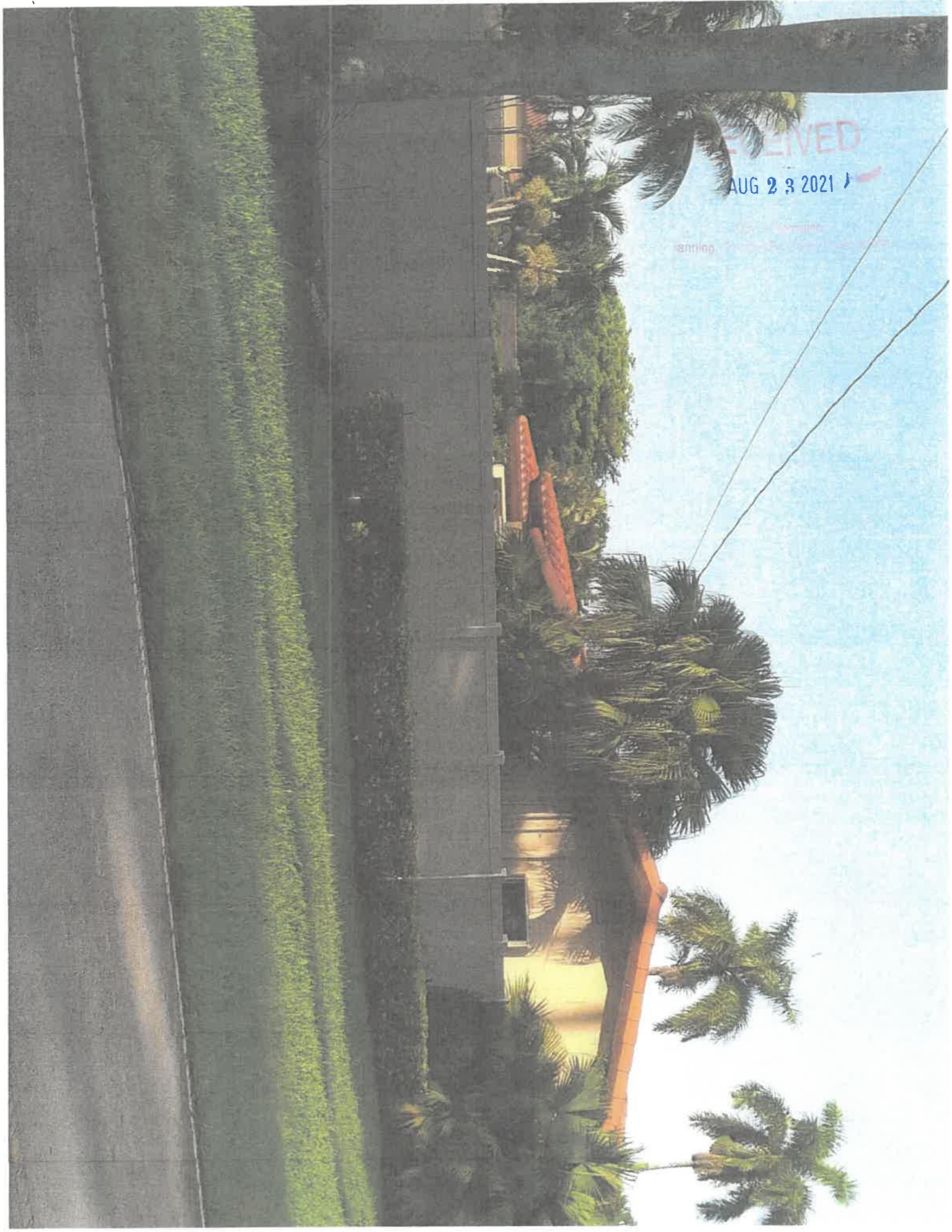




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AUG 23 2021

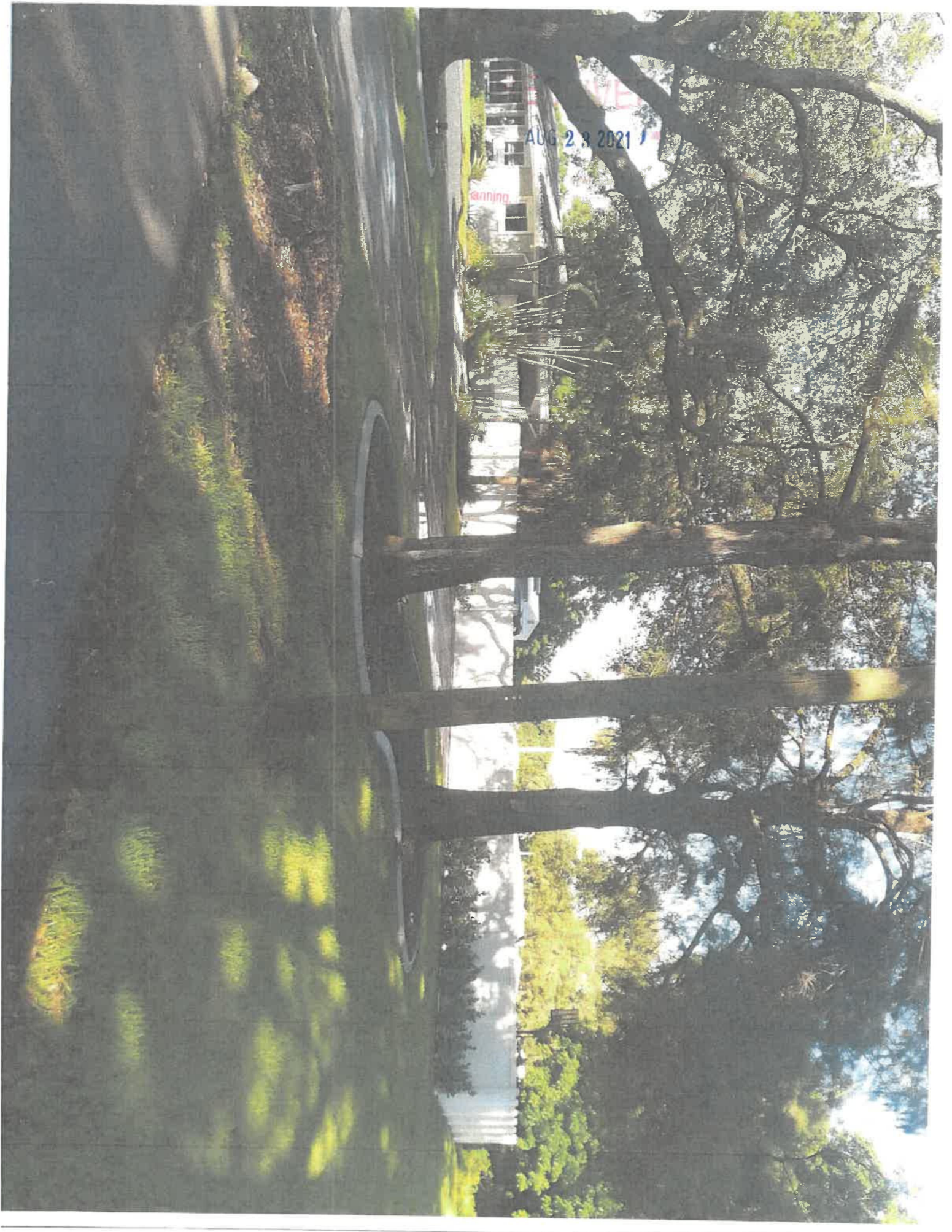
Plantation
Planning, Design & Construction



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City of San Diego
San Diego County Office of the Registrar



AUG 23 2021

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