



**BOARD OF ADJUSTMENT MEETING NOTICE:**

May 25, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **June 9, 2021 at 6:00 P.M.**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

**CASE:** PLN-BOA-21050003  
**OWNER:** NT PROPERTIES, LLC  
**AGENT:** SALVATORE, CACCIA- SALVOCAFE LLC  
**ADDRESS:** 3101-3103 BAYVIEW DR, FORT LAUDERDALE, FL., 33306  
**LEGAL DESCRIPTION:** CORAL RIDGE GALT ADD NO 3 35-47 B LOT A LESS S 50 FOR ST BLK 13  
**ZONING:** CB  
**COMMISSION DISTRICT:** 1  
**REQUESTING:** **Sec. 5-26. - Distance between establishments.**

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 86 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty six (86) feet, a total reduction of two hundred fourteen (214) feet.

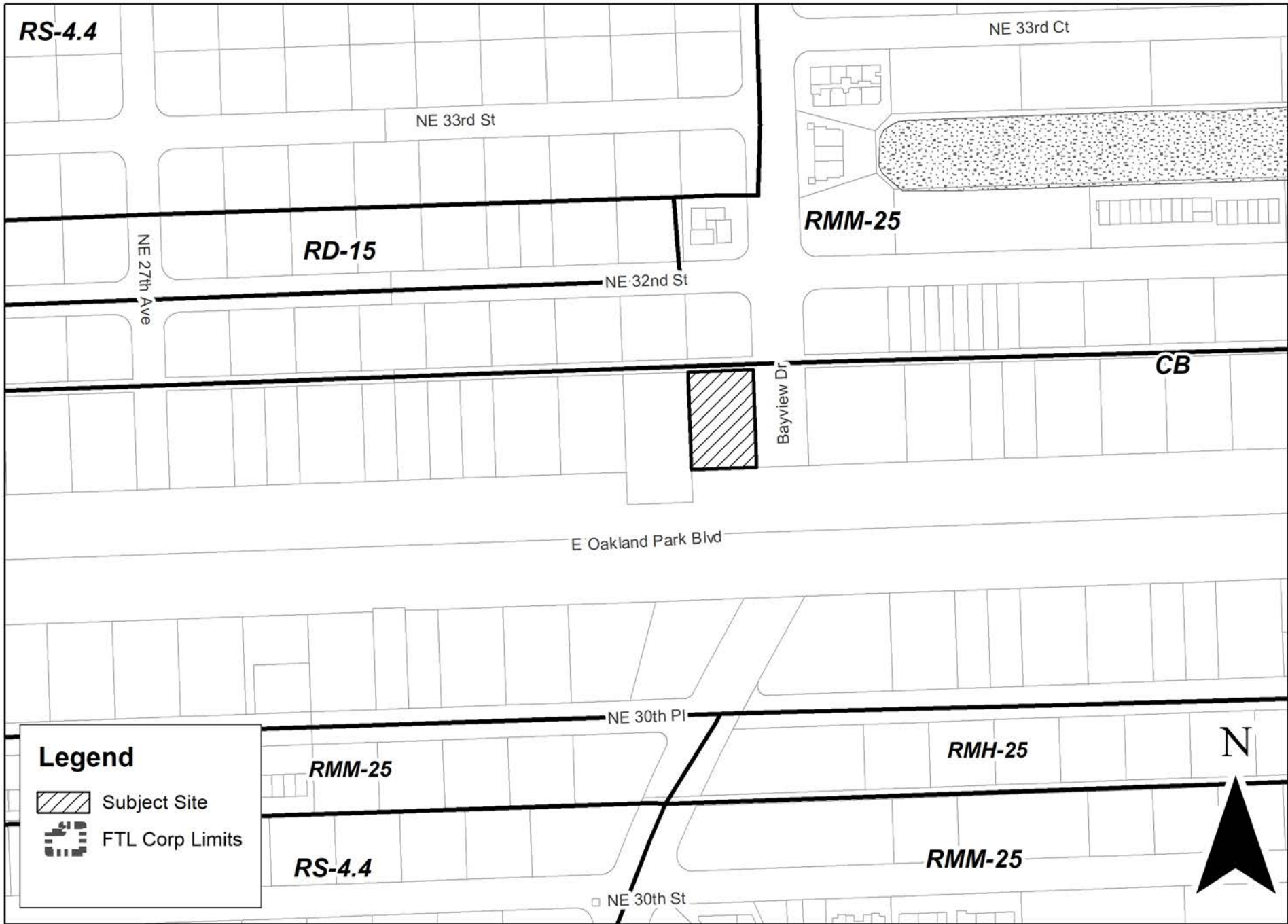
If you have any questions, please feel free to contact me directly at 954-828-6342.

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

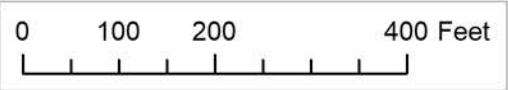
Florida Statutes, Sec. 286.0105

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-21050003



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

DATE: JUNE 9, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21050003

Requesting: Sec. 5-26. - Distance between establishments.

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 86 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty six (86) feet, a total reduction of two hundred fourteen (214) feet.

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506  
<http://www.fortlauderdale.gov>

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



# BOA

DATE: 06/09/2021

AGENDA ITEM: 3

CASE:

PLN-BOA-21050003



# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

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## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020  
I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) Application

<b>Cover:</b>	Deadline, Notes, and Fees
<b>Page 1:</b>	Applicant Information Sheet
<b>Page 2:</b>	Variance Request Criteria
<b>Page 3:</b>	Required Documentation & Mail Notice Requirements
<b>Page 4:</b>	Sign Notice Requirements & Affidavit
<b>Page 5:</b>	Technical Specifications

**DEADLINE:** Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

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

Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	NT PROPERTIES. LLC
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	2787 E OAKLAND PARK BLVD #206, FORT LAUDERDALE, FL 33306
E-mail Address	NTerziev@doublepconstruction.com
Phone Number	561-305-3776
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	SALVATORE CACCIA FOR SALVOCAFE LLC
Applicant / Agent's Signature	<i>Salvatore Caccia</i>
Address, City, State, Zip	3101 BAYVIEW DRIVE, FORT LAUDERDALE, FL 33306
E-mail Address	cacciasalvo3@gmail.com
Phone Number	631-830-7167
Letter of Consent Submitted	Attached

Development / Project Name	SALVOCAFE, LLC DBA La Bottega Caffè
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 3101-3103 BAYVIEW DR., FT LAUDERDALE, FL 33306
Legal Description	CORAL RIDGE GALT ADD NO 3 35-47 B LOT A LESS S 50 FOR ST BLK 13
Tax ID Folio Numbers (For all parcels in development)	ID # 4942 24 03 0010
Request / Description of Project	Special Exception to all sale of beer and wine( 2COP license).
Applicable ULDR Sections	Sec. 5-26 - Distance between establishments - Special Exception.

Current Land Use Designation	Commercial
Current Zoning Designation	CB
Current Use of Property	Bakery/Coffee Shop
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [ ]		N/A
Side [ ]		N/A
Side [ ]		N/A
Rear [ ]		N/A

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

Requesting a Special Exception to allow the sale of alcohol at a distance of 86 feet from other establishment that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within 300 feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises. This is per ULDR Sec 5-26 (a) and(b).

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

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

The property is located in the Community Business zoning district which allows amongst many uses for restaurants, bars, lounges, bakeries, etc. Given the location of the establishment allowing them to serve wine and beer on premise would be consistent with the allowed uses.

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:

By serving beer and wine my establishment would become one of the many already established places that are well known in the area.

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

The area already has a few restaurants that are also less than 300 feet from one another and they all coexist. La Bottega Caffe's primary business is a bakery/desserts and light Italian dishes/salads, pizza, etc. This is by no means a "drinking" place. Serving beer and wine would only complement the current sales.

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

There were never any consumption on premise alcohol sales at this location before and that could be the reason why many businesses failed in this location.

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.

Serving beer and wine at La Bottega Caffe will not be incompatible with the surrounding neighborhood nor detrimental to the public. On the contrary, it would help fulfill the demand of the customers in the area.

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

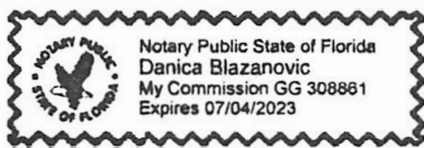
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may 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.

Salvatore Caccig  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 11 day of May, 2021

(SEAL)

Danica Blazanovic  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

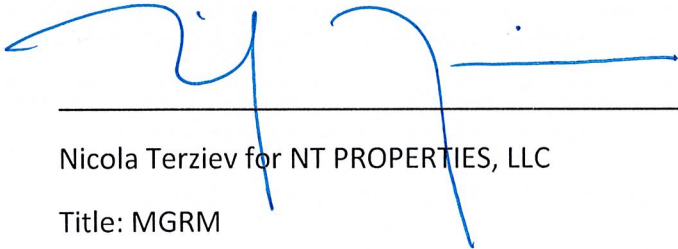


May 10, 2021

**Re: Property Located at 3101-3103 Bayview Drive (as per records 2787 East Oakland Park Blvd.), in the City of Fort Lauderdale, FL 33308 (the "Property")**

I, Nicola Terziev, authorize Salvatore Caccia to represent NT PPROPERTIES, LLC, to process a variance application on the Property.

Sincerely,




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Nicola Terziev for NT PROPERTIES, LLC  
 Title: MGRM

STATE OF FLORIDA

COUNTY OF BROWARD

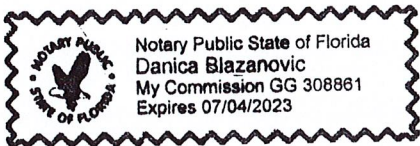
Sworn to and subscribed before me this 11th day of May 2021, by NICOLA TERZIEV, who is:

Personally known to me

OR Produced Identification

Type of Identification \_\_\_\_\_

(SEAL)





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Notary Public, State of Florida

Danica Blazanovic

Print name of notary

My Commission Expires: 07/04/23

Salvatore Caccia

Phone: 631-830-7167

Email: [cacciasalvo3@gmail.com](mailto:cacciasalvo3@gmail.com)

## Narrative:

I am new to the area, but I quickly learned that the customers in the area would like to have a glass of wine with lunch or with the dessert. I was told by the neighbors that no other coffee shop/bakery ever made it in this location in prior years - I am sure you can verify this with the business tax. I could see why- if the customer cannot buy a beer or wine with lunch/dinner - then they go somewhere else. Even though I have only been open a couple of weeks – every day I am meeting more and more people from the neighborhood and they all ask me the same thing: why can't I sell beer and wine at the table!

Please understand that each business that is serving alcoholic beverages in the neighborhood is unique and I feel that my establishment will only help create more foot traffic that other surrounding businesses might benefit from. The fact that my business is primarily a bakery should provide confidence to the Board that granting this special exception will not in any way adversely affect the neighborhood or public safety.

If you have any questions I will be happy to answer them.

Sincerely,

A handwritten signature in blue ink that reads "Salvatore Caccia". The signature is written in a cursive style and is positioned above a solid horizontal line.

Salvatore Caccia

The owner of La Bottega Caffè / SALVOCAFE LLC

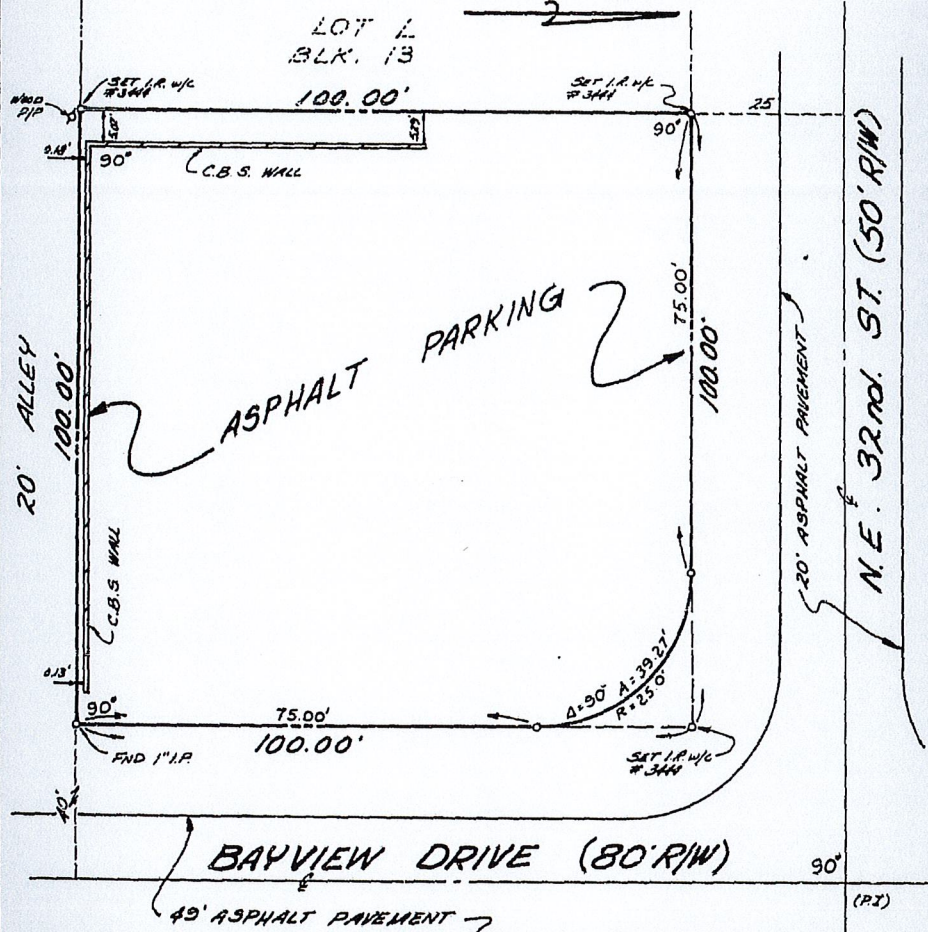
FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STA` ZIP
494224030010	NT PROPERTIES LLC		2787 E OAKLAND PARK BLVD #206	FORT LAUDERDALE	FL 33306
494224030020	SOPHER INVESTMENTS INC		4000 N STATE ROAD 7 #404	LAUDERDALE LAKES	FL 33319
494224030030	2761 INVESTMENTS LLC		4600 CORAL RIDGE DR	CORAL SPRINGS	FL 33076
494224030040	STEVEN D'APUZZO LLC		2755 E OAKLAND PARK BLVD STE 304	FORT LAUDERDALE	FL 33306
494224030100	HELMINE ORENDT TR	REITENSPIES,ERIKA PITTERS ETAL	2601 NE 32 ST	FORT LAUDERDALE	FL 33306
494224030110	VICTORIA ROAD INC		218 N GORDON RD	FORT LAUDERDALE	FL 33301
494224030120	BE EASY LLC	H&C INTERNATIONAL RENTALS LLC	P O BOX 39601	FORT LAUDERDALE	FL 33339
494224030130	NT PROPERTIES LLC		2787 E OAKLAND PARK BLVD #206	FORT LAUDERDALE	FL 33306
494224030150	WOLF,DAVID J		2757 NE 32 ST	FORT LAUDERDALE	FL 33306
494224030160	COHEN,DORON	YAACOV,CHEN	5433 ROYER AVE	WOODLAND HILLS	CA 91367
494224030171	TOTERA,LUIGI		2741 NE 32 ST E APT	FORT LAUDERDALE	FL 33306
494224030230	STADNIK,THEODORE J JR & MARIA E		2748 NE 33 ST	FORT LAUDERDALE	FL 33306
494224030240	IVAN ALEXANDER CHIRIBOGA TR	CHIRIBOGA,IVAN ALEXANDER TRSTEE	9145 CARRINGTON AVE	PARKLAND	FL 33076
494224030250	FOREMAN,DAVID R & KATHRYN J		2764 NE 33 STREET	FORT LAUDERDALE	FL 33306
494224030440	OAK & BAY LLC		1272 CAMELLIA LN	WESTON	FL 33326
494224030450	ACS 2817 LLC		2425 E COMMERCIAL BLVD STE 300	FORT LAUDERDALE	FL 33308
494224030651	CRANSHAW,JACQUELINE W	JACQUELINE W CRANSHAW TR	2808 NE 32 ST	FORT LAUDERDALE	FL 33306
494224030652	ROSS,JAMES D IV	ROSS,MARIA VERONICA	2810 NE 32 ST	FORT LAUDERDALE	FL 33306
494224030653	MCINTOSH,GREGORY S		2812 NE 32 ST	FORT LAUDERDALE	FL 33306
494224030654	REESE,STUART		2787 E OAKLAND PARK BLVD STE 404	FORT LAUDERDALE	FL 33306
494224030670	OAK & BAY LLC		1272 CAMELLIA LN	WESTON	FL 33326
494224040120	WATERPLACE RESIDENCES LLC		1345 N VENETIAN WAY	MIAMI	FL 33139
494224040150	3200 BAYVIEW LLC		2837 NE 27 ST	FORT LAUDERDALE	FL 33306
494224040440	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
494225000080	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309
494225060010	BAYVIEW OFFICE PLAZA LLC	%JAMES L CASE	2810 E OAKLAND PARK BLVD #102	FORT LAUDERDALE	FL 33306
494225060030	BAYVIEW OFFICE PLAZA LLC	%JAMES L CASE	2810 E OAKLAND PARK BLVD #102	FORT LAUDERDALE	FL 33306
494225070050	LB OAKLAND HOLDINGS LLC		2750 E OAKLAND PARK BLVD	FORT LAUDERDALE	FL 33306
494225070060	PALERMO INVESTMENTS INC		2748 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33308
494225070070	2780 E OAKLAND PARK LLC		45 MARBLE LOOP	STATEN ISLAND	NY 10309
494224BM001C	WAY,WILSON E	<Null>	3208 BAYVIEW DR APT 101	FORT LAUDERDALE	FL 33306
494224BM002C	PARKER,DONALD SCOTT	<Null>	380 NW 46 CT	OAKLAND PARK	FL 33309
494224BM003C	PAULI,ERICH	<Null>	3208 BAYVIEW DR APT 103	FORT LAUDERDALE	FL 33306
494224BM004C	SOUCY,JASON	<Null>	3208 BAYVIEW DR APT 204	FORT LAUDERDALE	FL 33306
494224BM005C	CAPES,REBECCA E	CONLEY,LEON G	343 DAHLONEGA ST STE B	CUMMING	GA 30040
494224BM006C	MURPHY,TERRY	<Null>	3208 BAYVIEW DR UNIT 206	FORT LAUDERDALE	FL 33306
494224CA0010	CEYM REAL ESTATE INVESTMENT LLC		3201 BAYVIEW DR #A	FORT LAUDERDALE	FL 33306
494224CA0020	MUGRABI,SELIM		3201 BAYVIEW DR #C	FORT LAUDERDALE	FL 33306
494224CA0030	MALKI,CANSEN B		370 CAMINO GARDENS BLVD #110	BOCA RATON	FL 33432
494224CA0040	CEYM REAL ESTATE INVESTMENT LLC		3201 BAYVIEW DR #D	FORT LAUDERDALE	FL 33306

**LEGAL DESCRIPTION**

LOT L, BLOCK 13, "CORAL RIDGE GALT ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
2. ANGLES SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT.
3. SOURCE OF INFORMATION FOR THIS SURVEY IS THE RECORD PLAT.



NOTE: THIS DRAWING IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

CLIENT: <b>VALLONE CONSTRUCTION</b>	DATE	REVISIONS	FB / PO.
TITLE: <b>LOT SURVEY</b>			

CERTIFICATION: I HEREBY CERTIFY THAT THE HEREIN DESCRIBED Lot Survey IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA CHAPTER 21HH-8 FAC) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: 2-9-88  
 HAROLD E. HARDMAN, PLS  
 FLORIDA REGISTRATION NO. 3710

**Ralph B. Denuzzio & Associates, Inc.**  
 Consulting Engineers, Planners, Surveyors  
 10001 WEST OAKLAND PARK BOULEVARD  
 FT. LAUDERDALE, FLORIDA 33351  
 (305) 748-3885

CITY OF FORT LAUDERDALE  
 BUILDING DEPARTMENT  
 A TRUE COPY

JOB NO. 88-08  
 FB 79 PG 67  
 SCALE 1"=20'  
 DWG DATE 2-2-88  
 DWN BY J.A.C.  
 SHEET 1 OF 1

McLAUGHLIN ENGINEERING CO.  
ENGINEERS - SURVEYORS

400 N. E. 3RD AVENUE  
FORT LAUDERDALE, FLORIDA

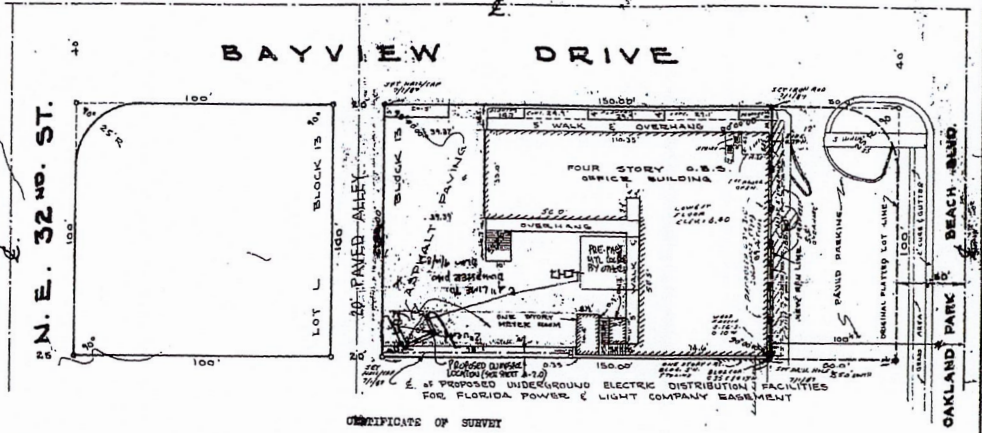
10 N. E. 1ST AVENUE  
BOCA RATON, FLORIDA

\* INDICATES MARKERS  
SCALE 1" = 30'



NOTE: ELEVATIONS SHOWN REFER TO NATIONAL GEODESIC VERTICAL DATUM (1985) AND ARE INDICATED THUS:  $\text{NGVD} (85)$ .  
REFERENCE BEACH MARK: GOLF OF FORT LAUDERDALE AT 25' CORNER OF BAYVIEW DR. & OAKLAND PARK BLVD. ELEV. 7.50'

This property was not abstracted for easements, reservations or rights-of-way of record, by McLaughlin Engineering Co.



CHARACTER OF SURVEY

Lots L and L, Block 13, CORAL RIDGE GALT ADDITION NO. 3, according to the plat thereof recorded in Plat Book 35, Page 47, of the public records of Broward County, Florida. Less the South 50 feet of said Lot "L".

BROWARD COUNTY, FLORIDA

We hereby certify that we have this day completed a survey, of the above described premises; that markers have been set as indicated and that this drawing is a true and correct delineation thereof.

Dated at Fort Lauderdale, Florida, this 28th day of January, 1960.  
Re-Surveyed this 8th day of December, 1964.

Resurveyed Lot "A" only, and elevations taken this last day of July, 1967.

The survey for Lot "A", meets the minimum technical standards set forth by the Florida Board of Land Surveyors, Department of Professional Regulation.

McLaughlin Engineering Co.  
By: *[Signature]*  
Registered Land Surveyor No. 174  
State of Florida

McLaughlin Engineering Co.  
By: *[Signature]*  
Registered Engineer No. 1711  
Registered Land Surveyor No. 157  
State of Florida

CITY OF FORT LAUDERDALE  
BUILDING DEPARTMENT  
A TRUE COPY

*[Signature]*

517-17, 18, 19, 20  
D-2226 (4-6-64)

DRAWN BY: *[Signature]*  
CHECKED BY: *[Signature]*

Front of the coffee shop La Bottega Caffe at 3101-3103 Bayview Dr.



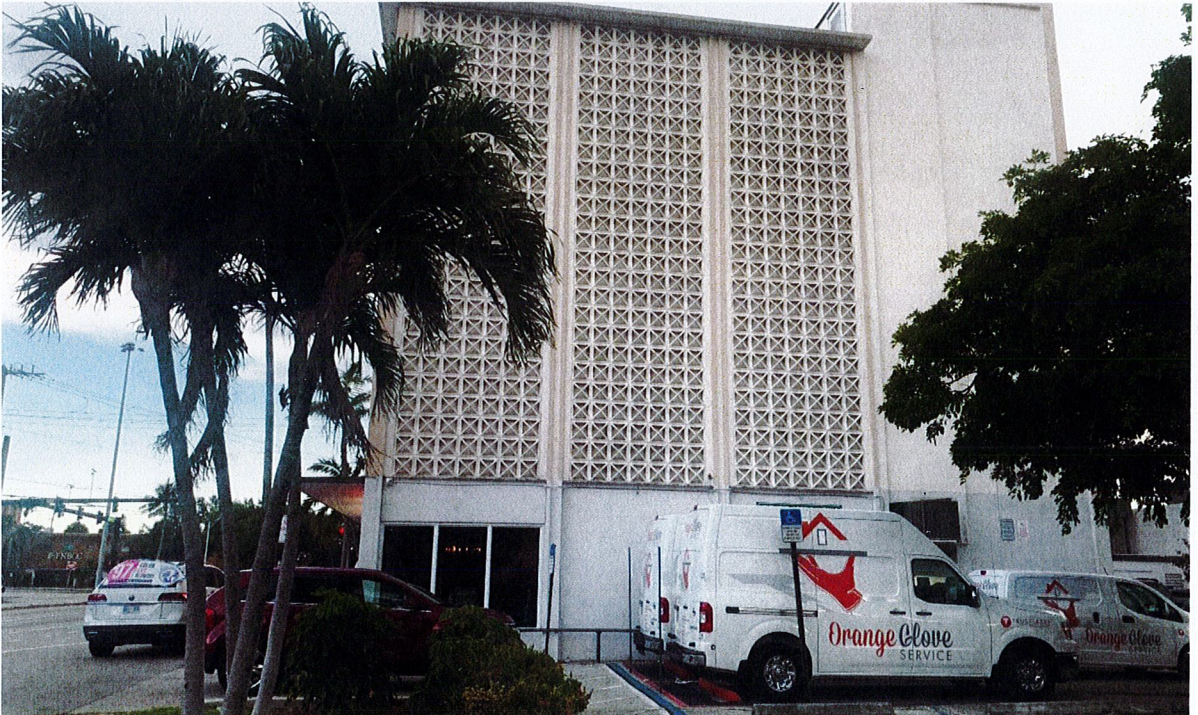
East side of the Building – Front of the coffee shop at 3101-3103 Bayview Dr.



2787 East Oakland Park Building South Side of the Building



2787 NE 31<sup>st</sup> Street – North Side of the Building



**Sec. 5-26. - Distance between establishments.**

Requesting a special exception for the required distance separation of three hundred (300) feet between establishments selling alcoholic beverages. The property is 86 feet from the nearest establishment licensed to sell alcoholic beverages. Requesting the distance of separation be reduced from three hundred (300) feet to eighty six (86) feet, a total reduction of two hundred fourteen (214) feet.



<b>Site Address</b>	2787 E OAKLAND PARK BOULEVARD, FORT LAUDERDALE FL 33306	<b>ID #</b>	4942 24 03 0010
<b>Property Owner</b>	NT PROPERTIES LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	2787 E OAKLAND PARK BLVD #206 FORT LAUDERDALE FL 33306	<b>Use</b>	18
<b>Abbr Legal Description</b>	CORAL RIDGE GALT ADD NO 3 35-47 B LOT A LESS S 50 FOR ST BLK 13		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$360,120	\$2,357,920	\$2,718,040	\$2,716,720	
2020	\$360,120	\$2,109,630	\$2,469,750	\$2,469,750	\$56,966.09
2019	\$360,120	\$1,987,890	\$2,348,010	\$2,348,010	\$53,140.07

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,718,040	\$2,718,040	\$2,718,040	\$2,718,040
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,716,720	\$2,718,040	\$2,716,720	\$2,716,720
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,716,720	\$2,718,040	\$2,716,720	\$2,716,720

Sales History			
Date	Type	Price	Book/Page or CIN
12/5/2001	WD*	\$1,590,000	32456 / 684
11/4/1996	WD*	\$800,000	25613 / 486
3/1/1978	WD	\$800,000	7478 / 452

Land Calculations		
Price	Factor	Type
\$24.00	15,005	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		27284
<b>Eff./Act. Year Built: 1981/1966</b>		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
27284						15005		