



BOARD OF ADJUSTMENT MEETING NOTICE

JANUARY 20, 2022

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

Wednesday, February 9, 2022 at 6:00 P.M

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

CASE:	PLN-BOA-21120001
OWNER:	RIDGE HOUSES 2 LLC
AGENT:	CABOT EDEWAARD
ADDRESS:	629 N.E. 18 TH AVENUE, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 8, BLOCK 20, VICTORIA PARK, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
ZONING DISTRICT:	RS-8- Residential Single Family/Low Medium Density
COMMISSION DISTRICT:	2
REQUESTING:	Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".

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

1. Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet a total reduction of 2 feet.

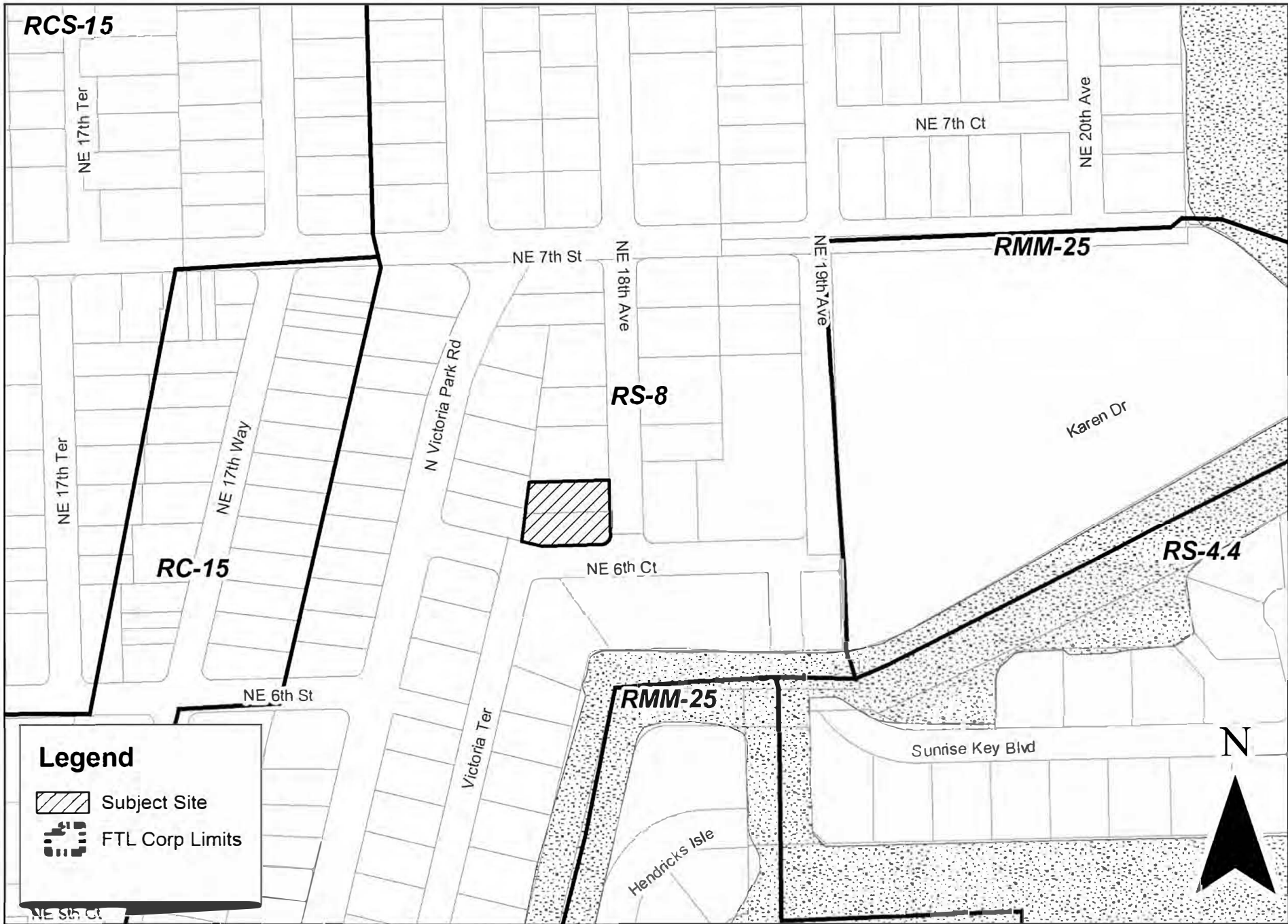
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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



PLN-BOA-21120001



Graphic Scale



BOA

DATE: 02/09/2022

AGENDA ITEM: 2

CASE:

PLN-BOA-21120001



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: FEBRUARY 9, 2022

TIME: 6:00 PM

CASE: PLN-BOA-21120001

Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".

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

1. Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet, a total reduction of 2 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





SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

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

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

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

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- Variance/Special Exception/Interpretation (Before)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$650**
- Variance/Special Exception/Interpretation (After)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$850**
- Request for Continuance: **\$900**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

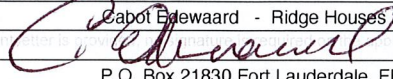
Page 1: BOA - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Cabot Edewaard - Ridge Houses 2, LLC
Property Owner's Signature	
Address, City, State, Zip	P.O. Box 21830 Fort Lauderdale, FL. 33315
E-mail Address	Cabot@me.com - edewaarddev@icloud.com
Phone Number	954-214-0939
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	No Agent - The Owner will represent himself
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Ridge Houses 2 : 629		
Existing / New	Existing: <input type="checkbox"/>	New: <input checked="" type="checkbox"/>	
Project Address	Address: 629 N.E. 18th Avenue, Fort Lauderdale, FL. 33304		
Legal Description	Lot 8, Block 20, VICTORIA PARK, Corr-Amended Plat, Book 10, Page 66		
Tax ID Folio Numbers (For all parcels in development)	Folio # 504202152850 - Parcel ID 0202152850		
Request / Description of Project	Applicant is Seeking a Variance on Lot Width Requirements in an RS-8 District in order to build a Single Family Home upon the Originally Platted Lot which is 48' wide, 2' less than required 50' wide. Not a reduction in the lot width, a return to its original width.		
Applicable ULDR Sections	47-3.3 Nonconforming Lot / 47-5.31 Dim. Req. for RS-8 / 47-24.5 Subdivision Reg.		

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front E	25'	25' - 0"
Side N	5'	5' - 1"
Side S	5'	5' - 0"
Rear W	15'	22' - 10"

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

Complete this page and an attached narrative.

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

The applicant is seeking a Variance on the Lot Width Requirements in an RS-8 District (ULDR 47-5.31)

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 originally platted lots 8 and 9 were unified prior to March 1st 1989 (ULDR 47-24.5)

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:

Many of the previously platted Lots of Block 20 Victoria Park Corr Amended Plat are less than 50' wide.

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

If ULDR 47-3.3 is applied it would necessitate a division the property into an East Lot - West Lot configuration, which would likely impose hardships on the applicant not imposed on other property owners in the same district. Such the need for catch basins - drain fields to manage on-site water retention, and would also prohibit equal development of Lot 9 to the South.

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

This hardship is created by the subsequent requirements of the ULDR, given the original platting of 1927.

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.

The Variance is minimal, returning the lot to the previously platted width of 48', 2' less than the required 50'

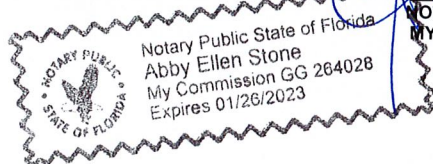
AFFIDAVIT: I, Robert Edeward the Owner/Agent of said property ATTEST that I am aware of the following:

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of November, 2021

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

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

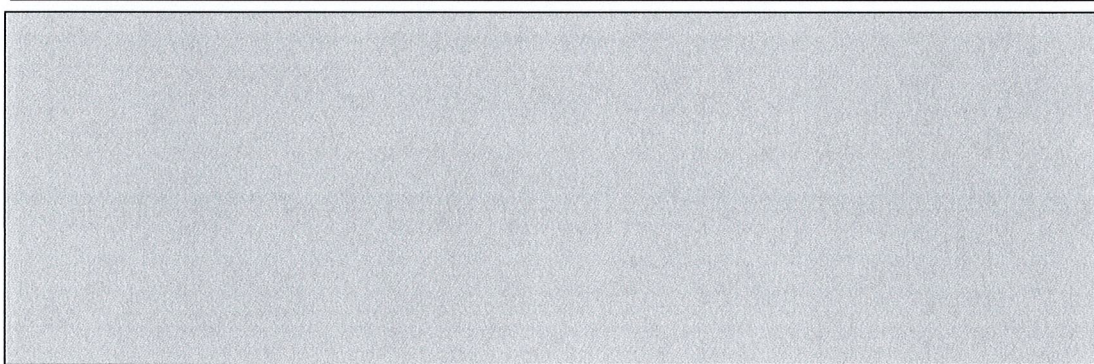
One (1) electronic version (CD or USB) of complete application and plans in PDF format

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

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan** (if applicable)
- Elevations** (if applicable)
- Additional Plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

**City of Fort Lauderdale
Urban Design & Development -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311**

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kqibbs@bcpa.net or call 954-357-5503.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____ Cabot Edewaard - Ridge Houses 2, LLC

PROPERTY: _____ 629 NE 18th Ave, Fort Lauderdale, FL 33304

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared Cabot Edewaard, who upon being duly sworn and cautioned, under oath deposes and says:

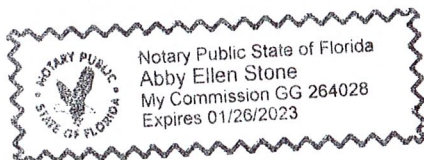
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

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

Cabot Edewaard
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of November, 2021

(SEAL)



Abby Ellen Stone
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

Mark Thomas Budd, Architect
Fla.Reg. #AR-9549

221 S. Federal Highway, Suite #4
P.O. Box #2463, Ft. Lauderdale, Florida 33301
954-798-6570 marktbudd@gmail.com

Board of Adjustment Narrative

629 NE 18th Ave, Fort Lauderdale, FL 33304
Lot 8, Block 20, Victoria Park Corr Amended Plat

December 3, 2021

Dear Board Members,

The applicant, Cabot Edewaard – Ridge Houses 2, LLC, is seeking approval to return the subject property, 629 NE 18th Ave, (1765 NE 6th Ct) to its previously platted individual lots, *Lot 8* and *Lot 9*, with the intention of building one single family home on each lot.

The applicant is further seeking a Variance on the Lot Width Requirements in the RS-8 District where the subject property is located. Many of the originally platted Lots (circa 1927, see sheet SP-2) of Block 20 are less than the currently required 50' wide. (ULDR 47-5.31 Dimensional Requirements for the RS-8 District)

Although sections of the ULDR (47-3.3 Nonconforming Lot and 47-24.5 Subdivision Regulations) prescribe a protocol that intends to maintain unified nonconforming lots, the applicant asks that the Board Members consider the specific context of the subject property and its compatibility with the overall composition of the neighborhood. Also to consider that the development of the originally platted lots with a more linear rectangle shape will allow for more effective on-site water retention in the rear yard without the use of catch basins and drain fields, which is a property right afforded to other property owners in the same district. Also note that ULDR 47-3.3 does allow the use of a nonconforming lot for a single family structure, and that the Variance request is to return to the previously platted lot width not to reduce it. This also facilitates the equal development of lot 9, block 20 to the south.

Thank you for your consideration,



Mark Thomas Budd
Architect

SIGN NOTICE

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

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
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- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-21120001

APPLICANT: Capot Edewaard - Ridge Houses 2, LLC

PROPERTY: 629 NE 18 Ave

PUBLIC HEARING DATE: February 9, 2022

BEFORE ME, the undersigned authority, personally appeared Capot Edewaard, who upon being duly sworn and cautioned, under oath deposes and says:

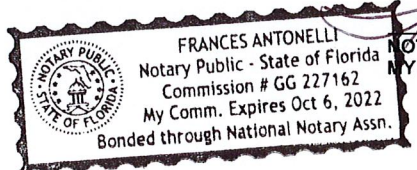
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
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6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

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

Capot Edewaard
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 21 day of January, 2022

(SEAL)



Frances Antonelli
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Jan 25 2022 at 1:59:47 PM



Jan 25, 2022 at 1:59:56 PM

RIDGE HOUSES II




EDEWAARD DEVELOPMENT 954.466.1446
CCEBUILDERS.COM

NOTICE
THIS WILL BE UNDER
24 HOUR
VIDEO
SURVEILLANCE

POSTED
NO TRESPASSING
KEEP OUT

CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING CASE: F02-0014-22-0000
DATE: FEBRUARY 9, 2022 TIME: 8:00 PM

NOTE: Pursuant to the amendments to the City of Fort Lauderdale Code, the Board of Adjustment will be held on a regular basis on the second Tuesday of each month at 8:00 PM. The Board of Adjustment will be held on a regular basis on the second Tuesday of each month at 8:00 PM. The Board of Adjustment will be held on a regular basis on the second Tuesday of each month at 8:00 PM.

RESOLUTION: Sec. 47.1.21 - Table of dimensional requirements for the R1-1 district (Note: A)

1. Reducing & variance from the maximum of width requirements of 60 feet to 48 feet, a total reduction of 12 feet.

CONTACT: CITY COMMISSIONER, HARBOR CITY CENTER, 100 S. ANDERSON AVENUE, FORT LAUDERDALE, FL 33301-1000



Site Address	629 NE 18 AVENUE, FORT LAUDERDALE FL 33304	ID #	5042 02 15 2850
Property Owner	RIDGE HOUSES 2 LLC	Millage	0312
Mailing Address	PO BOX 21830 FORT LAUDERDALE FL 33335	Use	00
Abbr Legal Description	VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 8 BLK 20		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$151,480		\$151,480	\$151,480	
2021	\$151,480	\$667,210	\$818,690	\$818,690	\$15,754.15
2020	\$316,000	\$657,400	\$973,400	\$271,060	\$4,810.41

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$151,480	\$151,480	\$151,480	\$151,480
Portability	0	0	0	0
Assessed/SOH	\$151,480	\$151,480	\$151,480	\$151,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$151,480	\$151,480	\$151,480	\$151,480

Sales History			
Date	Type	Price	Book/Page or CIN
2/2/2021	WD*-E	\$703,500	117046854
12/24/2020	ODH-T		116953272
9/1/1993	TD*	\$175,000	21163 / 449
2/1/1976	WD	\$36,000	

Land Calculations		
Price	Factor	Type
\$25.00	6,059	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RIDGE HOUSES 2, LLC

Filing Information

Document Number	L21000030111
FEI/EIN Number	NONE
Date Filed	01/13/2021
State	FL
Status	ACTIVE

Principal Address

3375 SW 3 AVENUE
FT LAUDERDALE, FL 33315

Mailing Address

PO BOX 21830
FT LAUDERDALE, FL 33335

Registered Agent Name & Address

EDEWAARD HOLDINGS, LLC
3375 SW 3 AVENUE
FT LAUDERDALE, FL 33315

Authorized Person(s) Detail

Name & Address

Title MGR

EDC 1, LLC
3375 SW 3 AVENUE
FT LAUDERDALE, FL 33315

Annual Reports

No Annual Reports Filed

Document Images

[01/13/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

Record #	Description	Application Name	Record Type	Balance	Planner	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-21120001		629-BOA-Variance	Z- Board of Adjustment (BOA)	0			629 NE		18 AVE		12/3/2021 Open
	NEW SINGLE FAMILY RESIDENCE- 5 BEDROOMS, 5.5 BATHROOMS WITH 2 CAR GARAGE 3828 SQUARE FEET										
BLD-RNC-21100010		NEW CONSTRUCTION 2 STORY 5 BEDROOMS	Residential New Construction Permit	5590			629 NE		18 AVE		10/11/2021 In Process
ELE-RES-21100056		ELECTRICAL FOR BLD-RNC-21100010	Electrical Residential Permit	105			629 NE		18 AVE		10/11/2021 In Process
PLB-RES-21100064		PLUMBING FOR BLD-RNC-21100010	Plumbing Residential Permit	105			629 NE		18 AVE		10/11/2021 In Process
MEC-RES-21100011		MECHANICAL FOR BLD-RNC-21100010	Mechanical Residential Permit	105			629 NE		18 AVE		10/11/2021 In Process
BLD-ROOF-21100057		NEW ROOF FOR BLD-RNC-21100010	Re-Roof Permit	105			629 NE		18 AVE		10/11/2021 In Process
BLD-RPAV-21100023		NEW DRIVEWAY FOR BLD-RNC-21100010	Residential Paving Permit	255			629 NE		18 AVE		10/11/2021 In Process
LND-INST-21100008		GENERAL LANDSCAPE FOR BLD-RNC-21100010	Landscape Installation Permit	0			629 NE		18 AVE		10/11/2021 In Process

PLN-BOA-21120001

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

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

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

	Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1				
Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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

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

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

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

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

	A	B	C	D	E	F	G	H
1	FOLIO_NUMB	Name	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
2	504202150070	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORRECTED AMENDED PLAT 10-66 B THOROUGHFARES DEDICATED TO PUBLIC PER PLAT 10-66 B
3	504202152560	PELLETIER,PETER D	605 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 2 BLK 19
4	504202152570	MILLER,STEWART L	609 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 3 BLK 19
5	504202152580	WOLMAN,HILTON & MELANIE L	615 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 4 BLK 19
6	504202152590	DOURADO,DIANE	617 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 5 BLK 19
7	504202152600	LIVINGSTON,DEBORAH LIVINGSTON,JOEL	621 N VICTORIA PARK BLVD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 6 BLK 19
8	504202152610	HARGBY,TORBJORN M	625 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 7 BLK 19
9	504202152620	LIS,SARAH H/ELIS,IAN	633 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 8,9 BLK 19
10	504202152630	MITCHEL,FREDERICK E FREDERICK E MITCHEL REV TR	637 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 10 BLK 19
11	504202152640	TRODELLA,RICHARD J & MINDY K	641 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3432	VICTORIA PARK CORR AMEN PLAT 10-66 B THAT PT LOTS 11 & 12 AS DESC IN OR 2611/655 BLK 19
12	504202152650	GAMMILL,CHRISTOPHER & LETICIA	645 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BPT OF LOTS 12 & 13 AS DESC IN OR 3241/382 BLK 19
13	504202152710	BENNETT,DOUGLAS	634 NE 17 WAY	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 18 BLK 19
14	504202152720	FOLKER,MONIKA M	630 NE 17 WAY	FORT LAUDERDALE	FL	33304	3429	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 19 BLK 19
15	504202152800	BLOMQUIST,JAIME LEIGH	1780 NE 7 ST	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 1 BLK 20
16	504202152810	BEAIRD,MARCIA	646 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3465	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 2 BLK 20
17	504202152820	GOOD SERVICE REALTY INC% INGEBORG LEATHERBURY	1085 SE 17 ST CAUSEWAY	FORT LAUDERDALE	FL	33316		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 3,4 BLK 20
18	504202152830	KNEISSLE,PETRA THERESIA LEHMANN,STEFAN	637 NE 18 AVE	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 5 & PT OF LOT 6 DESC'D AS,BEG AT NE COR OF LOT 6,SLY 12,WLY TO PT ON W/L OF LOT 6,NLY TO NW COR LOT 6,ELY ALG N/L TO POB BLK 20
19	504202152840	STORELLI,JOHN & SUSAN	631 NE 18 AVE	FORT LAUDERDALE	FL	33304	3451	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 6 S 36,7 BLK 20
20	504202152850	RIDGE HOUSES 2 LLC	PO BOX 21830	FORT LAUDERDALE	FL	33335		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 8 BLK 20
21	504202152851	RIDGE HOUSES 2 LLC	PO BOX 21830	FORT LAUDERDALE	FL	33335		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 9 BLK 20
22	504202152860	ARAGON,LUIZ CBUSH,DAVID L	628 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 11 BLK 20
23	504202152861	GORDON,JAMES M	624 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 10 BLK 20
24	504202152870	PANIKULAM,ANITA & FRANCIS J	632 VICTORIA PARK RD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 12,S 21 OF 13 BLK 20
25	504202152880	TAYLOR,KERRY D	638 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 13 LESS S 21,14 BLK 20
26	504202152890	O'GRADY,DENYSE H/EVASTA,JOSEPH T	642 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3465	VICTORIA PARK CORR AMEN PLAT 10-66 BLOT 15 BLK 20
27	504202152900	HAYES,THERESA O	638 NE 18 AVE	FORT LAUDERDALE	FL	33304	3409	VICTORIA PARK CORR AMEN PLAT 10-66 BS 77.3 OF N 231.3 OF W 125 & N 21.3 OF S 202.3 OF W 125 BLK 21

	A	B	C	D	E	F	G	H
28	504202152910	AYALA,MILTON V	108 NORTH GORDON RD	FORT LAUDERDALE	FL	33330		VICTORIA PARK CORR AMEN PLAT10-66 BN 76 OF W 125 A/K/A LOT 17 LESSS 20,18 BLK 6 PB 6/32 B BLK 21
29	504202152920	JERNIGAN,RICHARD	648 NE 18 AVENUE	FORT LAUDERDALE	FL	33304	3409	VICTORIA PARK CORR AMEN PLAT10-66 BS 76 OF N 152 OF W 125 BLK 21
30	504202152930	BATT,HAL S & NANETTE M	645 NE 19 AVE	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BS 75 OF N 152 OF E 125 BLK 21
31	504202152950	LEPOUTRE,LUCIEN F & LYNN J	632 NE 18 AVE	FORT LAUDERDALE	FL	33304		VICTORIA PARK CORR AMEN PLAT10-66 BN 56 OF S 181 OF W 125 BLK 21
32	504202152960	DEE,CONNIE H/EDEE,LEOPOLD	1801 NE 6 CT	FORT LAUDERDALE	FL	33304	3440	VICTORIA PARK CORR AMEN PLAT10-66 BBLK 21 POR DESC AS COMM SW COROF BLK 21,NLY 125 TO POB,ELY83.33,SLY 125,WLY ALG S/BNDRY63.36 TO P/C,NWLY ARC DIST 31.29TO P/T,NLY 105.03 TO POB
33	504202152970	GATEWAY TERRACE II LP	795 RIDGE LAKE BLVD STE 300	MEMPHIS	TN	38120		VICTORIA PARK CORR AMEN PLAT10-66 BE 166.67 OF S 125 & E1/2 LESSN 152 & LESS S 125 BLK 21
34	504202153100	ROSS,CAROLYN B	604 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3433	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 32 N 25,33 S 40BLK 24
35	504202153110	KUEI-TUNG,BRIAN	600 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL	33304	3433	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 30 N 5,ALL LOT 31,S 25LOT 32 BLK 24
36	504202153130	JACOB P GRUVER TRMILLER,DEAN L TRSTEE	317 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33301	3767	VICTORIA PARK CORR AMEN PLAT10-66 BLOT 33 N 10,34 BLK 24
37	504202160110	EPARCHY OF SAINT MARON OFBROOKLYN	109 REMSEN ST	BROOKLYN	NY	11201		VICTORIA PARK RE-AMENDED PLAT15-52 BLOT 3 LESS E 10,4 TO 8 BLK 22
38	504202160120	EPARCHY OF SAINT MARON OFBROOKLYN	109 REMSEN ST	BROOKLYN	NY	11201		VICTORIA PARK RE-AMENDED PLAT15-52 BLOTS 1,2 & THAT PT OF 3 AS DESCIN OR 2529/738 BLK 24
39	504202160130	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		VICTORIA PARK RE-AMENDED PLAT15-52 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT 15-52 B
40	504202160140	CEBALLOS,JORGE	600 N VICTORIA TER	FORT LAUDERDALE	FL	33304		VICTORIA PARK RE-AMENDED PLAT15-52 BPT OF LOTS 3,4 AS DESC INOR 2599/489 BLK 24

NE 17TH TER

NE 17TH TER

NE 6TH ST

NE 17TH WAY

N VICTORIA PARK RD

VICTORIA TER

N VICTORIA TER

NE 18TH AVE

NE 18TH AVE

NE 6TH CT

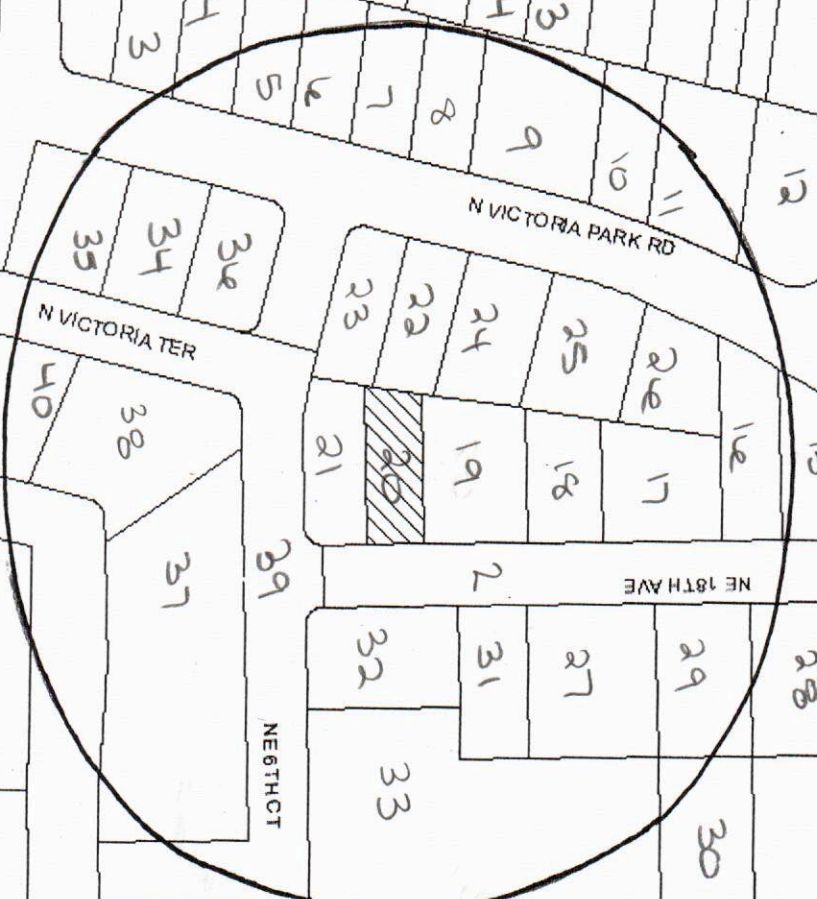
NE 7TH ST

NE 7TH CT

KARENDR

SUNRISE KEY BLVD

HENDRICKS ISLE



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150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

GARY LEE
BROWARD COUNTY PROPERTY APPRAISER

629 NE 18 Ave





F: 632 N. Victoria Park Road



G: 631 NE 18th Avenue



H: 632 NE 18th Avenue



E: 628 N. Victoria Park Road - by Edewaard Development



Surrounding Properties Map November 2021



I: 1801 NE 18th Avenue



D: 624 N. Victoria Park Road - by Edewaard Development



J: East View NE 6th Court Church



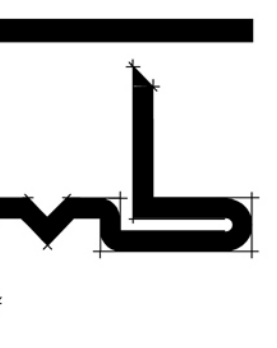
C: 606 N. Victoria Park Road

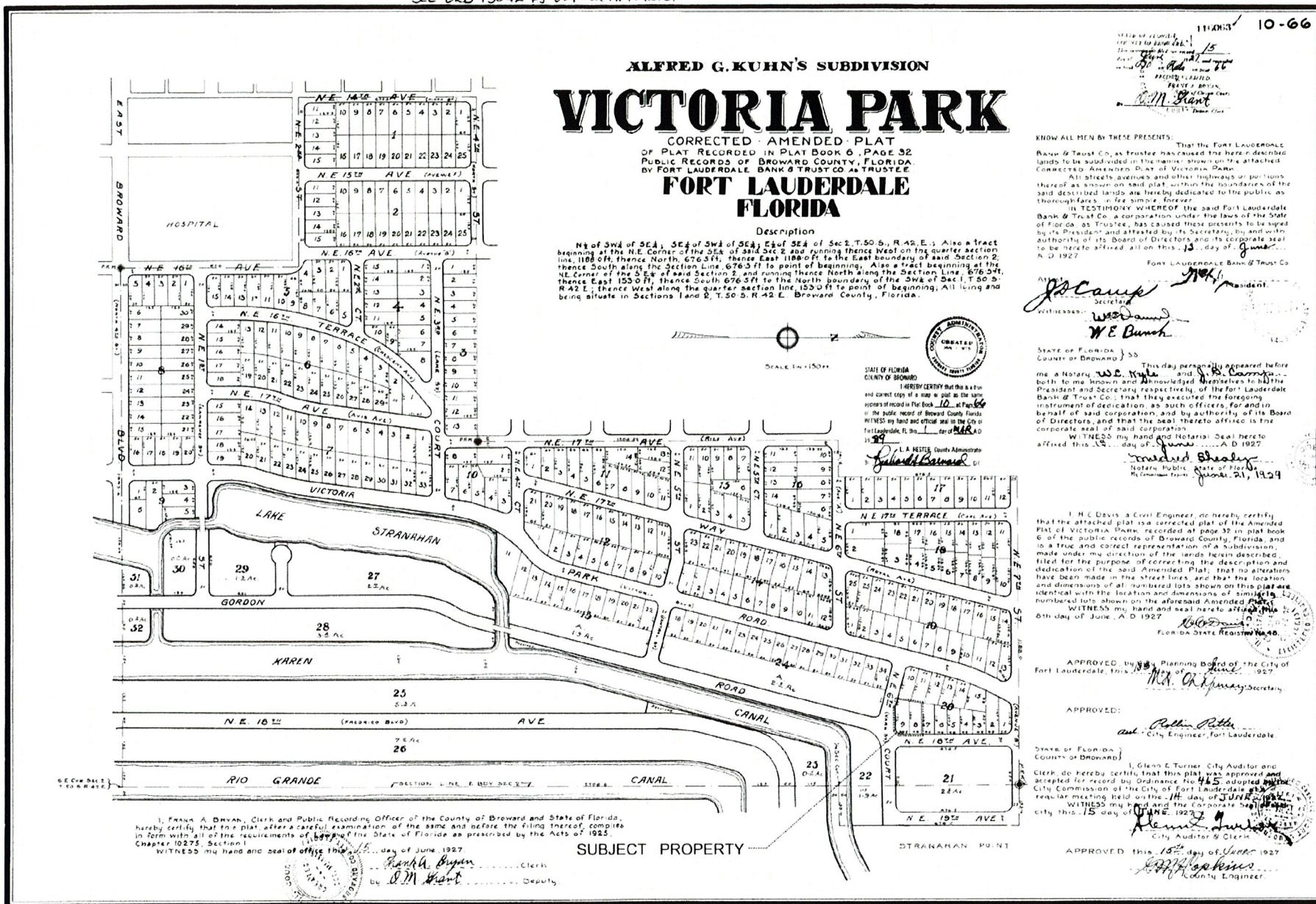


B: 1800 NE 6th Court Parking Lot



A: 1800 NE 6th Court Church



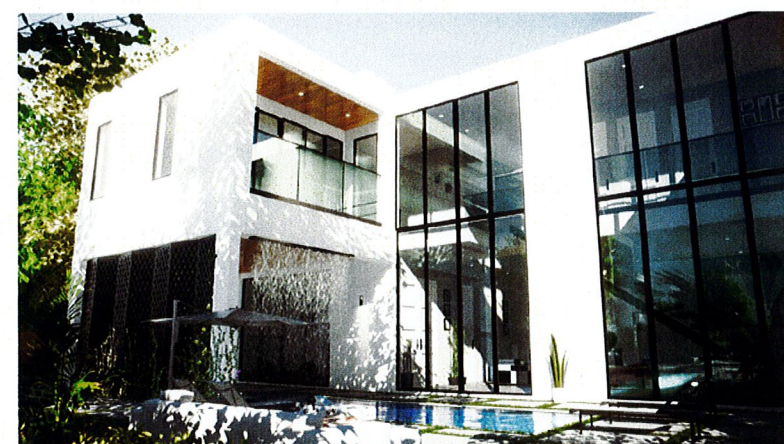


Victoria Park Plat 06-15-27

RIDGE HOUSES 2 : 629
 SINGLE FAMILY HOME
 629 NE 18th AVE. FORT LAUDERDALE FL 33304



Artist Impression



SHEET INDEX

#1 CVR = SUBJECT PROPERTY / INFO	#3 SP-1 = SITE PLAN / ELEVATIONS
#2 SURVEY = PROPERTY SURVEY	#4 SP-2 = SURROUNDING PROPERTIES



Subject Property South Side 10-03-21



Subject Property East Side 10-03-21



Subject Property East Side 10-03-21

MARK THOMAS BUDD, ARCHITECT
 221 S. FEDERAL HIGHWAY, SUITE #4
 FT. LAUDERDALE, FLORIDA 33301
 (954) 798-8570
 F.L.A. REG. #AR-9549

RIDGE HOUSES 2 : 629
 SINGLE FAMILY HOME
 629 NE 18th AVE. FORT LAUDERDALE FL 33304
 EDEWAARD DEVELOPMENT

PROJECT FOR

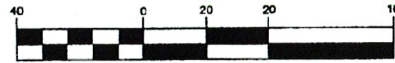
 DRAWN BY: JS
 CHECKED BY: MB
 DATE: 12-03-21
 REV: _____
 SHEET #1
CVR

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



GRAPHIC SCALE

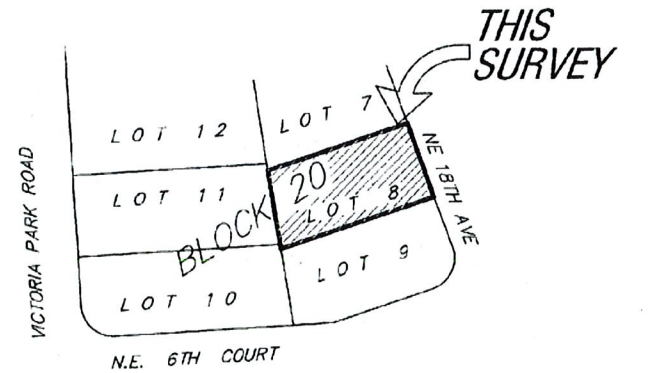


(IN FEET)
 1 inch = 20 ft.

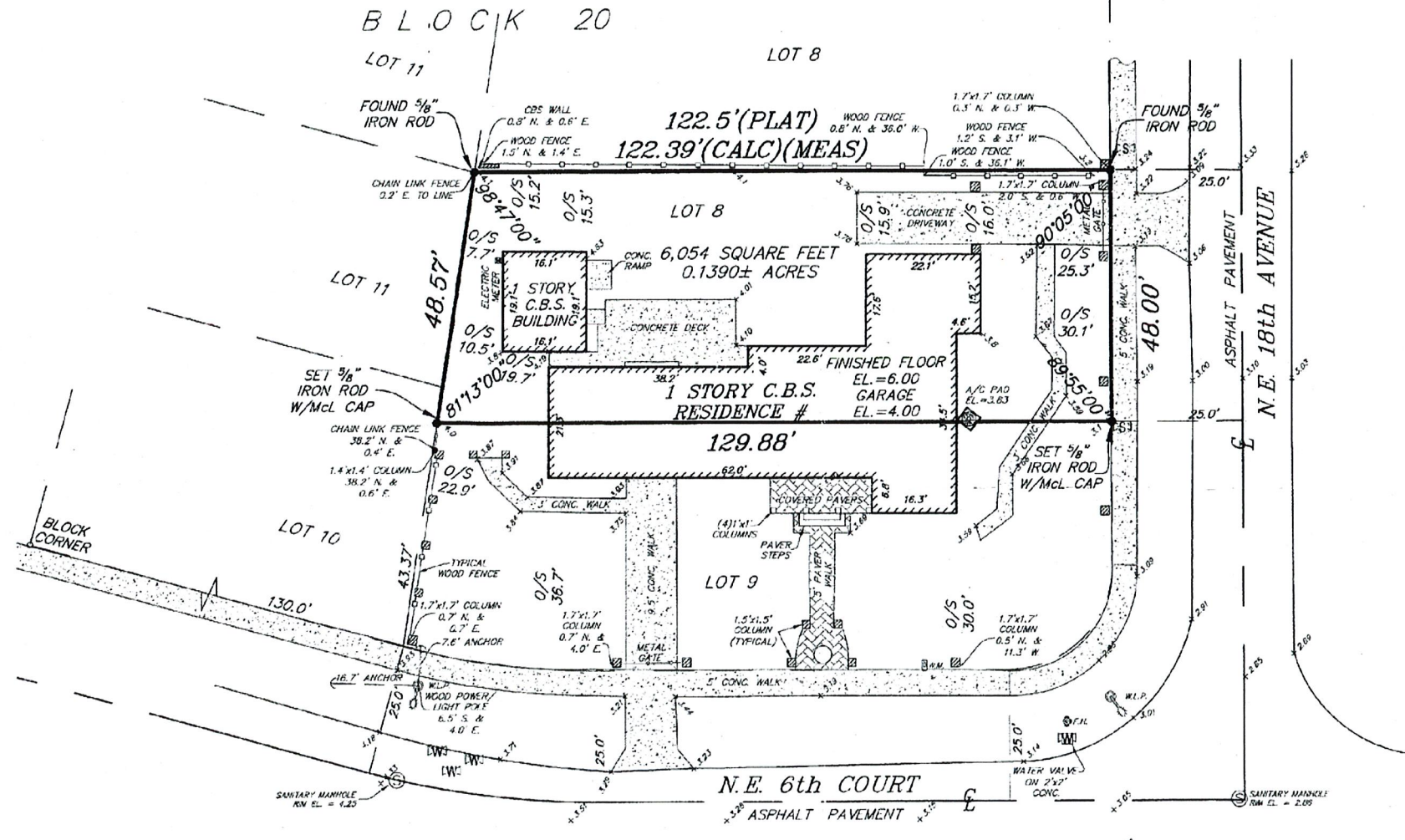
RECORD LAND SURVEY

LOT 8, BLOCK 20, VICTORIA PARK

PLAT BOOK 10, PAGE 66, B.C.R.



Location Sketch
 Not To Scale



Legal Description

Lot 8, Block 20, VICTORIA PARK, according to the plat thereof, as recorded in Plat Book 10, Page 66, of the public records of Broward County, Florida.
 Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,054 square feet or 0.1390 acres, more or less.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale Bench Mark #NF 742, Elevation= 1.731 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: \pm Elev. = 3.15
- 7) This property lies in Flood Zone "AE", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0388 H, Dated: August 18, 2014, Community Panel No. 125105.
- 8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

- | | |
|---|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | C = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | PG. = PAGE |
| L.C.V. = IRRIGATION CONTROL VALVE | R/W. = RIGHT-OF-WAY |
| W.M. = WATER METER | C.G. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| NAVD = NATIONAL GEODETIC VERTICAL DATUM | O/W. = OVERHEAD UTILITY WIRES |
| NAV = NORTH AMERICAN VERTICAL DATUM | W/M.C. = WITH WITNESS CAP |
| H.F. = HANDHOLE | AC. = ACRES |
| SQ. FT. = SQUARE FEET | |

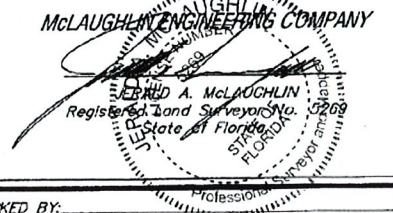
CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 4th day of November, 2020.
 Elevations added this 24th day of December, 2020.

CERTIFIED TO:
 Complete Closing Solutions, LLC
 Ridge Houses, LLC
 Old Republic National Title Insurance Company

Revised to add certifications this 11th day of January 2021.



CHECKED BY:
 DRAWN BY: RT

