



BOARD OF ADJUSTMENT MEETING NOTICE

February 23, 2022

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

Wednesday, March 09, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE: PLN-BOA-22020005

OWNER: 10 COLEE LLC- CABOT EDEWAARD

AGENT: N/A

ADDRESS: 10 SE 17 AVE, FORT LAUDERDALE, FL 33301

LEGAL DESCRIPTION: Lot 24, Block 2, Amended Plat of OAK RIDGE, according to the plat of recorded In Plat Book 10, Page 48, 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 7,105 square feet or 0.1631 acres, more or less.

ZONING DISTRICT: RS-8 - Residential Single Family/Low Medium Density

COMMISSION DISTRICT: 4

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)

- Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet 3 inches, a total reduction of 1 feet 9 inches.

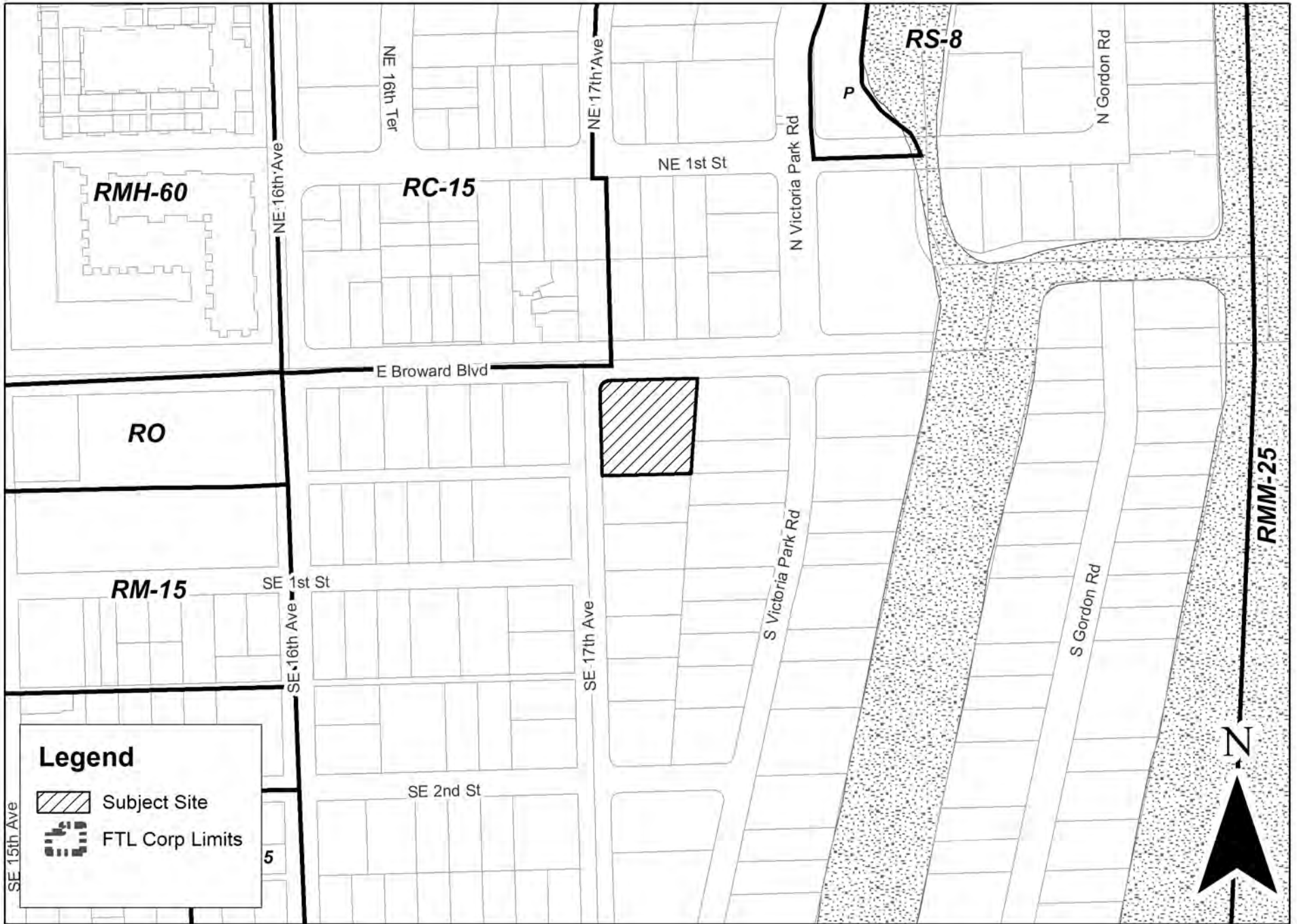
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

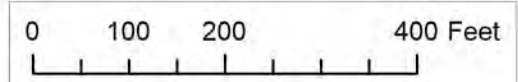
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-22020005



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: MARCH 9, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22020005

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)

- **Requesting a variance from the minimum lot width requirements of 50 feet to 48 feet 3 inches, a total reduction of 1 foot 9 inches.**

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: 03/09/2022

AGENDA ITEM: 6

CASE:

PLN-BOA-22020005



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 08/23/2021 | Print Date: 08/23/2021
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 by 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 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. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

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
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request 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	
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	
Existing / New	Existing: <input type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 10 SE 17 AVE, FORT LAUDERDALE, FL 33301 (Lot 23 = 10 SE 17)
Legal Description	Oak Ridge Amen. Plat 10-48 B Lot 22, ((Lot 23)), Lot 24 - Block 2
Tax ID Folio Numbers (For all parcels in development)	Folio# 504211250240 Parcel ID 0211250240
Variance Request (Describe)	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 48'8" wide, 16" 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	
Current Zoning Designation	
Current Use of Property	
Site Adjacent to Waterway	Yes <input type="checkbox"/> No <input type="checkbox"/>

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front		
Side		
Side		
Rear		

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

Answer All questions on this page and attach narrative.

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

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

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:

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

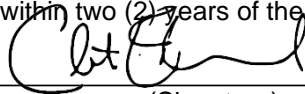
If ULDR 47-3.3 is applied it would necessitate a new division and reconfiguration the property into 3 less linear shaped lots, which would impose hardships on the applicant not imposed on other property owners in the same district. Such the need for catch basins - drain fields to manage on-site water retention, and would also require curb cuts and drive access onto Broward Blvd.

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

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.

AFFIDAVIT: I, _____ 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 _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). The Plans and Survey must be digitally signed and sealed **AND**

Fourteen (14) copy sets of each item listed below and Plans at half-size scale 11"X17"

Completed application (all pages must be filled, completed, signed and notarized, where applicable).

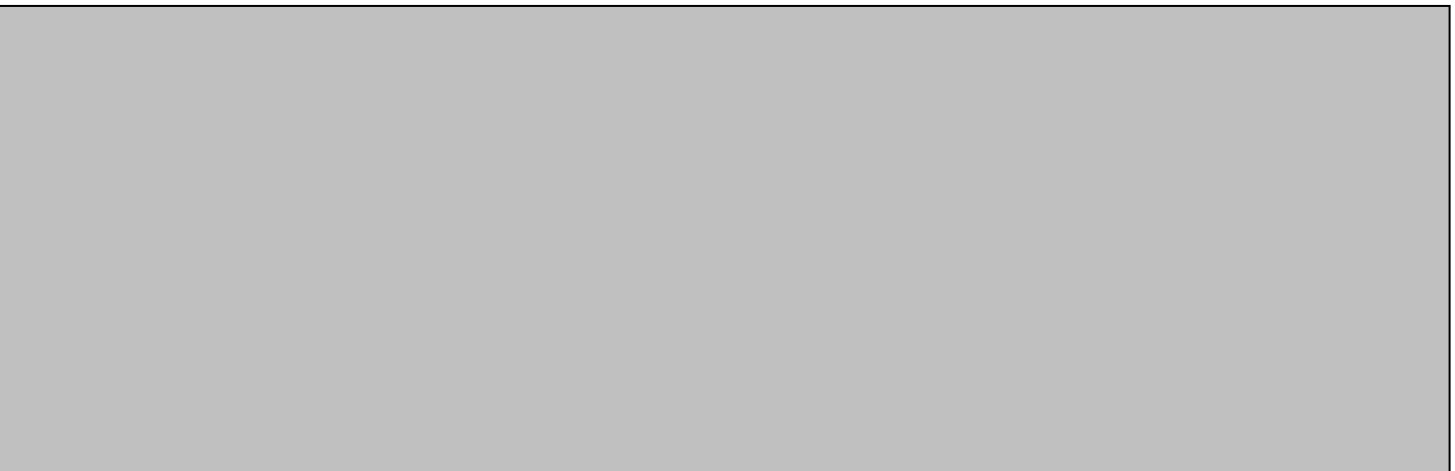
Mail notification documents (mail notification instructions at bottom of page) .

- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- 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.

- 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.
- **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, kgibbs@bcpa.net or call 954-357-5503.**

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 markt Budd@gmail.com

Board of Adjustment Narrative

(1702 E. Broward Blvd.) 10 SE 17th Ave, Fort Lauderdale, FL 33301
Lot 24, Block 2, Oak Ridge Amended Plat

February 4, 2022

Dear Board Members,

The applicant, Cabot Edewaard – 10 COLEE LLC, is seeking approval to return the subject property, 10 SE 17th Ave, to its previously platted individual lots, Lot 22, Lot 23, and Lot 24, 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 1926, see sheet CVR) of Block 2 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 contemporary development 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 are property rights 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.

Thank you for your consideration,

Mark Thomas Budd
Architect

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO: PLN-BOA-22020005

APPLICANT: Cabot Edewaard - 10 Colee LLC

PROPERTY: 10 SE 17 Ave., Fort Lauderdale, FL 33304 (Lot 23)

PUBLIC HEARING DATE: March 9, 2022

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 ULDP, 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 23 day of February 2022

(SEAL)

Sheena Brownlee
NOTARY PUBLIC
MY COMMISSION EXPIRES:



SHEENA P. BROWNLEE
Commission # HH 105986
Expires March 18, 2025
Bonded Thru Budget Notary Services

Feb 22, 2022 at 4:46:24 PM
1700-1798 E Broward Blvd
Fort Lauderdale FL 33301
United States

PLN BOA 22020005



Feb 22, 2022 at 4:45:13 PM
10 SE 17th Ave
Fort Lauderdale FL 33301
United States

PLN BOA 2202 0005



Record, Permit, or Account #	Record Description	Application Name	Record Type	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22020003		The Oaks - Lot 22	Z- Board of Adjustment (BOA)	10	SE	17 AVE		2/4/2022	Open
PLN-BOA-22020004		1702	Z- Board of Adjustment (BOA)	10	SE	17 AVE		2/4/2022	Open
PLN-BOA-22020005		The Oaks - 10	Z- Board of Adjustment (BOA)	10	SE	17 AVE		2/4/2022	Open
LND-TREE-22010040	TREE REMOVAL FOR BLD-RDEM-21110010	Tree Removal	Landscape Tree Removal- Relocation Permit	10	SE	17 AVE		1/31/2022	Issued
BLD-RDEM-21110010	TOTAL DEMO	TOTAL DEMO	Residential Demolition Permit	10	SE	17 AVE		11/9/2021	Issued
PLB-SEW-21100015	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	10	SE	17 AVE		10/18/2021	Complete
ELE-RES-21100011	TEMP POLE	TEMP POLE	Electrical Residential Permit	10	SE	17 AVE		10/4/2021	Void
ELE-TEMP-21100002	TEMP POLE	TEMP POLE	Electrical Temporary Pole	10	SE	17 AVE		10/4/2021	Complete
CE15050859	TRIM BACK THE GROUND COVER ALONS BROWARD BLVD., TRIM BACK THE GROUND COVER ALONS BROWARD BLVD.	BROWN,NANCY R	Code Case	10	SE	17 AVE		5/13/2015	Closed
VIO-CE15050859_1	TRIM BACK THE GROUND COVER ALONS BROWARD BLVD.	BROWN,NANCY R	Violation-CODE Hearing	10	SE	17 AVE		5/13/2015	Closed

PLN-BOA-22020005

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. 25 ft. when abutting a waterway	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 exceeding 12 ft. in height

	<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; 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>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: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec.</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

	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)



NOTICE AFFIDAVIT

STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTINA MATHEWS
WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of Lot 23 Block 2 Oak Ridge Amen Plat as recorded in Plat Book 10 Page 48 of the Public Records of Broward County, Florida, City of Fort Lauderdale. 10 SE 17 Avenue.
- 2.
3. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.

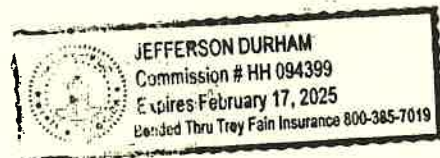
Signature

The foregoing instrument was acknowledged before me this 10th day of January, 2022.

Signature of Person Taking Acknowledgement

Notary Public

Notary's Seal



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205

Email: cutroplanning@yahoo.com

0 37.5 75 150 225 300
Feet

MARTY KAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KAR
BROWARD

OAKS FL
DATE OF PRINT: 12/29/2021

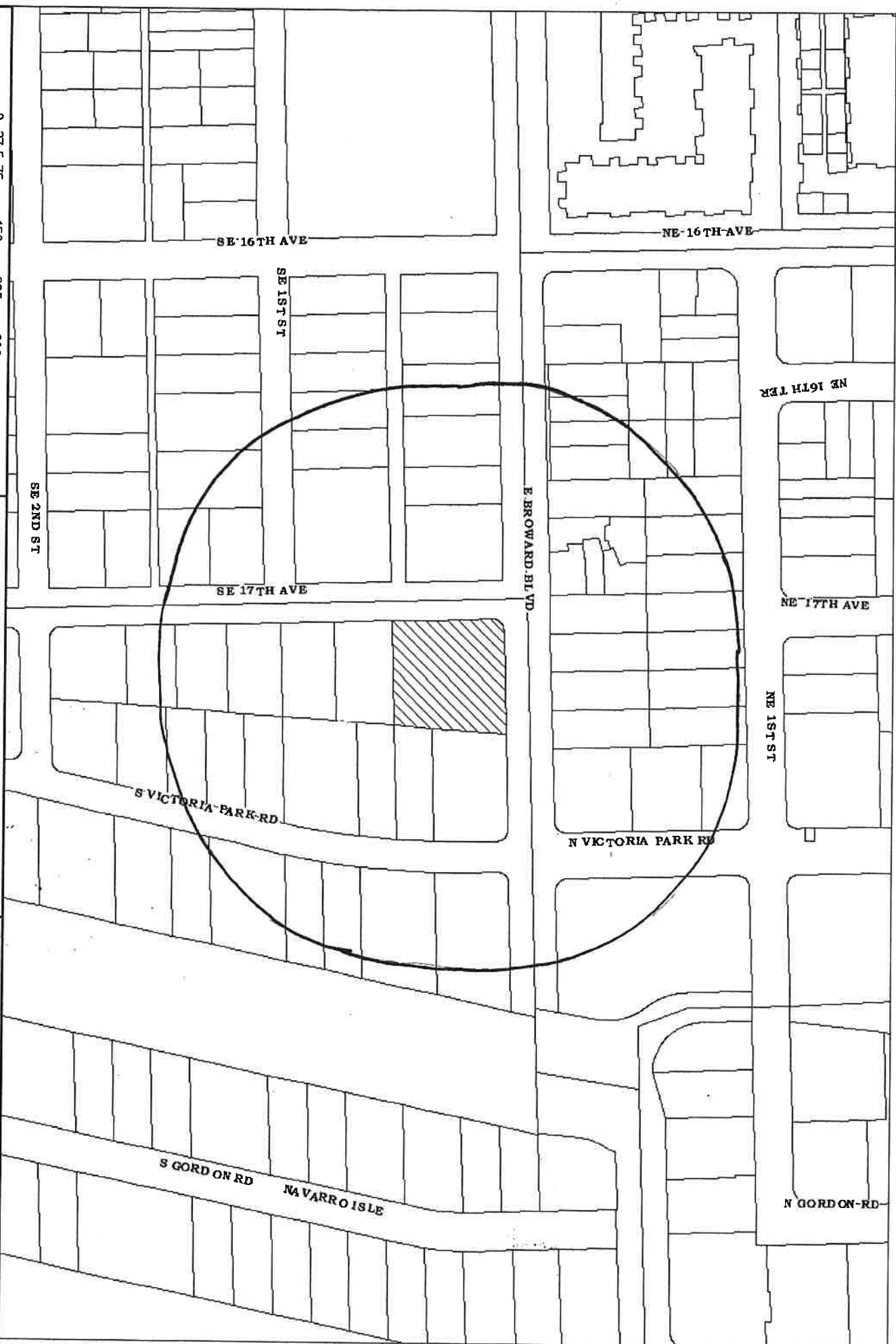




MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



OAKS FL
DATE OF PRINT: 12/29/2021



A	B	C	D	E	F	G	H
FOLIO_NUMB	NAME	ADDRESS LI	CITY	STATE	ZIP	ZIP4	LEGAL
1							VICTORIA PARK CORRECTED AMENDED PLAT 10-66 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT 10-66 B
2	5042021 50070 PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 9 BLK 8
3	5042021 51330 KELLEY,NANCY J	1703 BAYONNE ST	SARASOTA	FL	34231	6603	VICTORIA PARK CORR AMEN PLATT10-66 BA POR OF LOTS 10 & 11 BLK 8 DESCAS:COMM NE COR SAID LOT 11,W39.87 TO POB CONT W 60.13,S44.67 E 11.02,S 7.E 20.25,N 4.33E 3.45,NE 6.85,NW 4.67,NE 25.18,NW 10.16,NE 0.33,N 22.38 TO POBAKA:UNIT 1627 OF HAMMOCK TOWNHOMES
4	5042021 51339 GALATTI,KRISTANN M	1627 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BPOR OF LOTS 10 & 11 BLK 8 DESCAS BEG NE COR SAID LOT 11,S54.66,W 50.06,SW 5,NW 16.19,NE 25.18,NW 10.16,NE 0.33,N22.38,E 39.87 TO POBAKA:UNIT 1629 OF HAMMOCK TOWNHOMES
5	5042021 51340 FINEBERG,ESTELLEESTELLE FINEBERG REV TR	1629 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2124	VICTORIA PARK CORR AMEN PLATT10-66 BA POR OF LOTS 10 & 11 BLK 8 DESCAS:COMM NE COR SAID LOT 11,S54.66 TO POB S 22.67,W 46.08,S 2.67,W 26.N 20,NE 22.64,E50.06 TO POBAKA:UNIT 1631 OF HAMMOCKS TOWNHOMES
6	5042021 51341 TR ELFMAN,HOWARD BHOWARD B ELFMAN LIV	1631 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BPOR LOTS 10 & 11 DESC AS COMM NECOR LOT 11,S 77.33 TO POB,CONT S47.67,W 56.10,N 25,W 10,N 20,E20,N 2.67,E 46.08 TO POBBLOCK BAKA:UNIT 1633 OF HAMMOCK TOWNHOMES
7	5042021 51342 BENJAMIN,LAURA & JAMES	1633 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BPOR LOTS 10 DESC AS COMM NE CORLOT 11,S 125,W 56.10 TO POB,CONTW 43.90,N 80.33,E 11.02,S 7,E20.25,N 4.33,E 3.47,NE 6.85,SE11.52,SW 17.64,S 20,E 6,S 20,E100,S 25 TO POBBLOCK BAKA:
8	5042021 51343 PERLMAN,A & FINEBERG,ESTELLEKOWALSKY,F & SHINZAIQ,MARIO	1633 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2124	VICTORIA PARK CORR AMEN PLATT10-66 BLOT 12 BLK 8
9	5042021 51350 PAMPA SUNBEL T 4 LLC MEMBERS TRUST COMPANYCLARKE,DOUGLAS	9545 HARDING AVE	SURFSIDE	FL	33154		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 13 BLK 8
10	5042021 51351 J TRSTEE	1701 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 14 BLK 8
11	5042021 51360 KUTZLER,MARK	1705 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 15 BLK 8
12	5042021 51370 DEMANE,AMANDAMA VIGLIA,DARREN	1711 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 16,17 BLK 8
13	5042021 51380 TESSEMA,COLEEN CCOLEEN TESSEMA LIV TR	1 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 18,19 S 40 BLK 8
14	5042021 51390 LAMBERT ,NICOLE MARIE PERRONE,J H & DIANE AU H PERRONE & D A	15 N VICTORIA PARK RD	FORT LAUDERDALE	FL	33301	3744	VICTORIA PARK CORR AMEN PLATT10-66 BLOT 19 N 10,20 BLK 8
15	5042021 51400 PERRONE TR	1720 NE 1 ST	FORT LAUDERDALE	FL	33301		

	A	B	C	D	E	F	G	H
16	504202151410	JAJAS REALTY LLC	418 N OCEAN BLVD	DELRAY BEACH	FL	33483		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 21 BLK 8
17	504202151411	DUBASH,SHAUNMISTRY,ZUBIN	1704 NE 1 ST	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 22 BLK 8
18	504202151420	FUL,TON,DALE EROSENTHAL,ALAN	1700 NE 1 ST	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 23 BLK 8
19	504202151430	CLIPPARD,JANET F	1636 NE 1 ST	FORT LAUDERDALE	FL	33301	3814	VICTORIA PARK CORR AMEN PLATT10-66 BLOT 24 BLK 8
20	504202151440	ROSEWELL,MARK & TINA	1630 NE 1 ST	FORT LAUDERDALE	FL	33301	3814	VICTORIA PARK CORR AMEN PLATT10-66 BLOT 25 BLK 8
21	504202151450	BAXTER,FREDERICK E & ROYA F	200 NE 14 AVE APT 13	FORT LAUDERDALE	FL	33301	1708	VICTORIA PARK CORR AMEN PLATT10-66 BLOT 26 BLK 8
22	504202151460	FARRELL,MICHAEL J	1620 NE 1 ST	FORT LAUDERDALE	FL	33301	3814	VICTORIA PARK CORR AMEN PLATT10-66 BLOT 27 BLK 8
23	504202151490	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BLOT 1 TO 6 BLK 9
24	504202360020	PAVONI,PIERRE	1610 NE 1 ST #2	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BA POR LOTS 28&29 BLK 8 DESC ASCOMM AT NE COR OF SAID LOT 28,S 60.52 TO POB,S 35,W 75,N 35,E 75 TO POBAKA:UNIT 2COLLEE HAMMOCKS EAST
25	504202360030	NOVACK,JOSEPH J & PATRICIA D	1610 NE 1 ST #3	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BA POR OF LOT 8 BLK 8 DESC ASCOMM AT NE COR OF SAID LOT 28,S143.79 TO POB,S 101.16,W 43,N 101.19,E 43 TO POBAKA:UNIT 7COLLEE HAMMOCK EAST
26	504202360070	MONTERO,ANDRES EDUARDO	1610 NE 1 ST #7	FORT LAUDERDALE	FL	33301	3800	VICTORIA PARK CORR AMEN PLATT10-66 BA POR OF LOTS 7&8 BLK 8 DESC ASCOMM AT NE COR OF SAID LOT 28,S143.79,W 43 TO POB,W 32,S101.19,E 32,N 101.19 TO POBAKA:UNIT 8COLLEE HAMMOCK EAST
27	504202360080	SHEPPARD,JEFFREY M & SUZANNE	1610 NE 1 ST #8	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BA POR OF LOTS 6&7 BLK 8 DESC ASCOMM AT NE COR OF SAID LOT 28,S244.95,W 75 TO POB,W 32,N 101.24,E 32,S 101.22AKA:UNIT 9COLLEE HAMMOCK EAST
28	504202360090	MASTROPIERRO,DANIEL	1610 NE 1 STREET	FORT LAUDERDALE	FL	33301		VICTORIA PARK CORR AMEN PLATT10-66 BA POR OF LOT 6 BLK 8 DESC ASCOMM AT NE COR OF SAID LOT 28,S 244.95,W 107 TO POB,W 43,N 101.27,E 43,S 101.24 TO POBAKA:UNIT 10COLLEE HAMMOCK EAST
29	504202360100	CAMPBELL,ANDREW B	1610 NE 1 ST #10	FORT LAUDERDALE	FL	33301		COLLEE HAMMOCK 1-17 BLOT 1,2 BLK 44
30	504211012810	ABDO,JOHN EABDO,JOHN E TRSTEE	1 SE 17 AVE	FORT LAUDERDALE	FL	33301		COLLEE HAMMOCK 1-17 BLOT 3 BLK 44
31	504211012820	KLINE,DAVID D	1620 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2161	COLLEE HAMMOCK 1-17 BLOT 4,5 E 15 BLK 44
32	504211012830	JENKINS,STACEY A	1612 E BROWARD BLVD	FORT LAUDERDALE	FL	33301	2161	COLLEE HAMMOCK 1-17 BLOT 5 LESS E 15 & 6 LESS W 17.50BLK 44
33	504211012840	KRAUS,PETER	1608 E BROWARD BLVD	FORT LAUDERDALE	FL	33301		COLLEE HAMMOCK 1-17 BLOT 11 BLK 44
34	504211012890	LUNDIN,PAR & BIRGITTALUNDIN LIV TR	1609 SE 1 ST	FORT LAUDERDALE	FL	33301	3924	COLLEE HAMMOCK 1-17 BLOT 12 BLK 44
35	504211012900	ROBERTSON,KEITH WLEE,JOEL E	1613 SE 1 ST	FORT LAUDERDALE	FL	33301	3924	COLLEE HAMMOCK 1-17 BLOT 13 BLK 44
36	504211012910	BOOTH,JESSICA MHURT,JOSEPH W	1617 SE 1 ST	FORT LAUDERDALE	FL	33301		COLLEE HAMMOCK 1-17 BLOT 13 BLK 44

	A	B	C	D	E	F	G	H
37	504211012920	SHUSTER,LOUISLOUIS SHUSTER REV TR	1625 SE 1 ST	FORT LAUDERDALE FL	33301	3924	COLEE HAMMOCK 1-17 BLOT 14 TO 16 BLK 44	
38	504211012930	MCCORMICK,B J & MARGARET M	111 SE 17 AVE	FORT LAUDERDALE FL	33301	2403	COLEE HAMMOCK 1-17 BLOT 1 S 65,2 S 65 BLK 45	
39	504211012940	SCOTT,JACQUELYN EJACQUELYN SCOTT TR	1626 SE 1 ST	FORT LAUDERDALE FL	33301		COLEE HAMMOCK 1-17 BLOT 1 N 70,2 N 70 BLK 45	
40	504211012950	FRY,JOHN DLEVY,JILL K	1620 SE 1 ST	FORT LAUDERDALE FL	33301		COLEE HAMMOCK 1-17 BLOT 3 & E1/2 OF LOT 4 BLK 45	
41	504211012960	SPROULL,SCOTT & SUE ANN	1614 SE 1 ST	FORT LAUDERDALE FL	33301		COLEE HAMMOCK 1-17 BLOT 5 & W1/2 OF LOT 4 BLK 45	
42	504211250010	HANSEN,NANCY ANANCY A HANSEN REV TR	2 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 1,2 BLK 1	
43	504211250020	PAVLUK,R J & ANNA M	10 S VICTORIA PARK ROAD	FORT LAUDERDALE FL	33301	3750	OAK RIDGE AMEN PLAT 10-48 BLOT 3,4 BLK 1	
44	504211250030	WHITE,ROBERT C JR & TERRY H	18 S VICTORIA PARK ROAD	FORT LAUDERDALE FL	33301	3750	OAK RIDGE AMEN PLAT 10-48 BLOT 5 BLK 1	
45	504211250040	WEITZ,MONIQUE & SIDNEY	22 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 6 BLK 1	
46	504211250050	FOLIC,DEENAJACOV FOLIC REV TR	100 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 7,8 BLK 1	
47	504211250060	TUTHILL,ROBERT W & SARAH M	108 S VICTORIA PARK ROAD	FORT LAUDERDALE FL	33301	3752	OAK RIDGE AMEN PLAT 10-48 BLOT 9 BLK 1	
48	504211250090	HENDRICKS,ELIZABETH ANN	1 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301	3751	OAK RIDGE AMEN PLAT 10-48 BLOT 1,2 BLK 2	
49	504211250100	OROZCO,ANDRES & KAREE	9 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301	3751	OAK RIDGE AMEN PLAT 10-48 BLOT 3 BLK 2	
50	504211250110	FREEMAN,ION	630 SE 25 AVE	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 4 BLK 2	
51	504211250120	HESS,THEODORE & SUSAN	19 S VICTORIA PARK ROAD	FORT LAUDERDALE FL	33301	3751	OAK RIDGE AMEN PLAT 10-48 BLOT 5,6 BLK 2	
52	504211250130	HANDY,JAMES	101 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 7 BLK 2	
53	504211250140	FREEMAN,DAVID J & KATHLEEN M	105 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301	3753	OAK RIDGE AMEN PLAT 10-48 BLOT 8 BLK 2	
54	504211250150	BELLEW,RUSSELL A	109 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301	3753	OAK RIDGE AMEN PLAT 10-48 BLOT 9 BLK 2	
55	504211250160	BLINDHEIM,ODDVARODDVAR BLINDHEIM REV TR	115 S VICTORIA PARK RD	FORT LAUDERDALE FL	33301	3753	OAK RIDGE AMEN PLAT 10-48 BLOT 10,11 N 14 BLK 2	
56	504211250190	GARDNER,EARNIE & JANINE	112 SE 17 AVE	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 15,16 S 15 BLK 2	
57	504211250200	CULHANE,NOELDEFEX,KATHERINE	108 SE 17 AVE	FORT LAUDERDALE FL	33301		OAK RIDGE AMEN PLAT 10-48 BLOT 16 N 35,17 S 30 BLK 2	
58	504211250210	COBB,MICHAEL A & KATHY Q	100 SE 17 AVE	FORT LAUDERDALE FL	33301	2404	OAK RIDGE AMEN PLAT 10-48 BLOT 17 N 20,18 BLK 2	
59	504211250220	22 SE 17TH AVENUE LLC	1975 E SUNRISE BLVD #607	FORT LAUDERDALE FL	33304		OAK RIDGE AMEN PLAT 10-48 BLOT 19,20 LESS N 22,3 BLK 2	
60	504211250230	AZZD LLC	2805 E OAKLAND PARK BLVD #365	FORT LAUDERDALE FL	33306		OAK RIDGE AMEN PLAT 10-48 BLOT 20 N 22,3,21 BLK 2	
61	504211250240	10 COLEE LLC	PO BOX 21830	FORT LAUDERDALE FL	33335		OAK RIDGE AMEN PLAT 10-48 BLOT 22 TO 24 BLK 2	

EDewaARD DEVELOPMENT

January 24, 2022

Jeffrey A. Modarelli
City Clerk
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: The Property located at 10 SE 17 Ave, in the City of Fort Lauderdale Florida
("The Property")

Dear Mr. Modarelli,

EDC 1LLC, Specifically Cabot Edewaard is authorized to represent 10 COLEE LLC, the owner of the subject property, to process a Variance/Special Exemption Application for a Variance on the Lot-width requirements in an RS-8 District (ULDR 47-5.31) on the Property from the City of Fort Lauderdale's Board of Adjustment.

Sincerely,



Cabot Edewaard
EDC 1 LLC

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO AND SUBSCRIBED before me this 24 day of January, 2022.

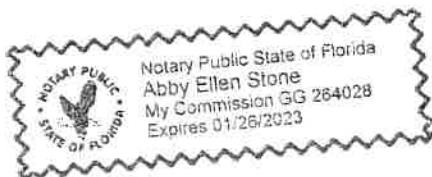
Personally known or Produced and Identification
Type of Identification produced: _____



Notary Signature:



Notary Print:



Prepared by and for:

Thomas T. Coon, Jr., Esq.
Capstone Title Partners, LLC
388 S. Andrews Avenue Suite 204
Fort Lauderdale, FL 33316
954-467-9899
File Number CC3-752
WFL/Cali No

Space Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 12th day of July, 2021 between Nancy R. Brown, a single woman, whose post office address is 1624 E. Las Olas Blvd. Ft. Lauderdale, FL 33301, grantor, and 19 Colee, LLC, a Florida limited liability company, whose post office address is PO Box 21830, Fort Lauderdale, FL 33335, 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:

Lots 22, 23 and 24, Block 2, Amended Plat of Oak Ridge, according to the plat thereof as recorded in Plat Book 10, Page 48, Public Records of Broward County, Florida.

Parcel Identification Number: 5042 11 25 0240

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, 2020.

In Witness Whereof grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in our presence

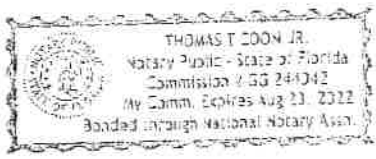
[Signature]
Witness Name THOMAS COOK

[Signature]
Nancy R. Brown

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of July, 2021 by Nancy R. Brown, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Detail by Entity Name

Florida Limited Liability Company
10 COLEE, LLC

Filing Information

Document Number	L21000264725
FEI/EIN Number	NONE
Date Filed	06/07/2021
State	FL
Status	ACTIVE

Principal Address

621 SE 6 STREET
FT LAUDERDALE, FL 33301

Mailing Address

PO 21830
FT LAUDERDALE, FL 33335

Registered Agent Name & Address

EDEWAARD HOLDINGS, LLC
621 SE 6 STREET
FT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

EDC 1, LLC
621 SE 6 STREET
FT LAUDERDALE, FL 33301

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L21000264725
FILED 8:00 AM
June 07, 2021
Sec. Of State
jwest

Article I

The name of the Limited Liability Company is:

10 COLEE, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

621 SE 6 STREET
FT LAUDERDALE, FL. 33301

The mailing address of the Limited Liability Company is:

PO 21830
FT LAUDERDALE, FL. 33335

Article III

The name and Florida street address of the registered agent is:

EDEWAARD HOLDINGS, LLC
621 SE 6 STREET
FT LAUDERDALE, FL. 33301

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CABOT EDEWAARD

Article IV

The name and address of person(s) authorized to manage LLC:

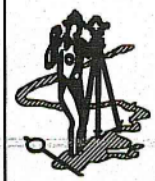
Title: MGR
EDC 1, LLC
621 SE 6 STREET
FT LAUDERDALE, FL. 33301

L21000264725
FILED 8:00 AM
June 07, 2021
Sec. Of State
jwest

Signature of member or an authorized representative

Electronic Signature: CABOT EDEWAARD

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



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

RECORD LAND SURVEY

LOT 24, BLOCK 2, AMENDED PLAT OF OAK RIDGE, PLAT BOOK 10, PAGE 48, B.C.R.

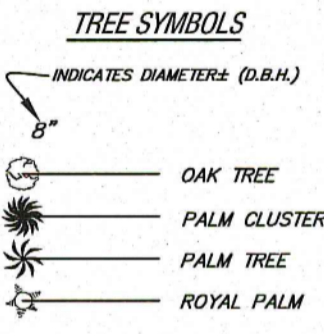
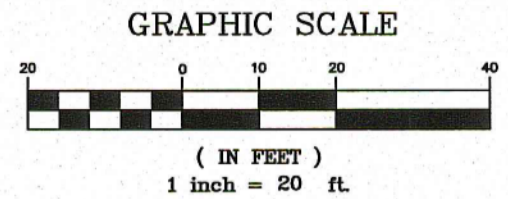
E. BROWARD BOULEVARD (N. 4th ST.-PLAT)

THIS SURVEY

24	1
23	2
22	3
21	4
20	5
19	6
18	7
17	8
16	9
15	10
14	11
13	12

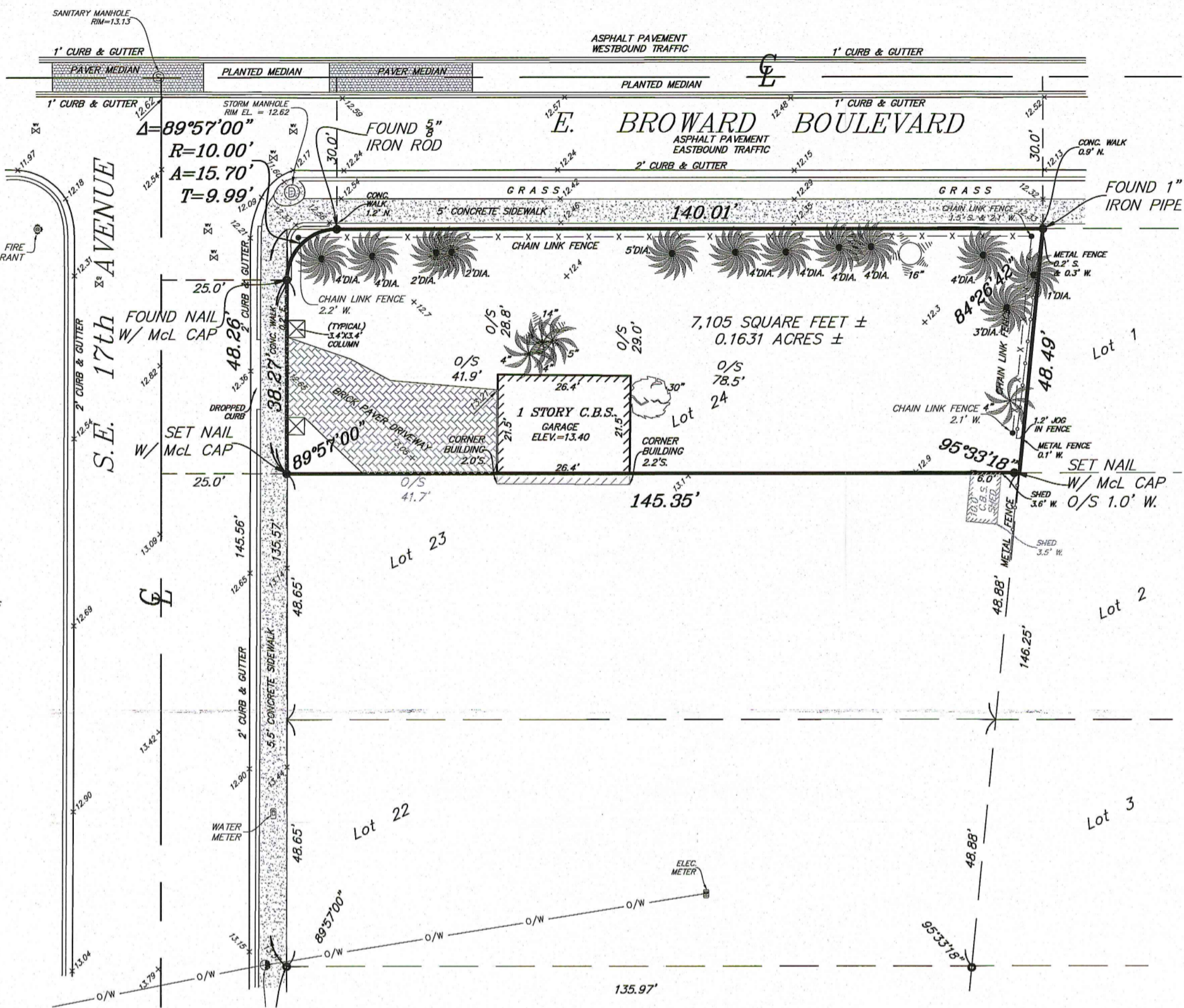
S.E. 17th AVENUE (AVENUE "H"-PLAT)
 S.E. 2nd STREET (N. 3rd ST.-PLAT)
 VICTORIA PARK ROAD (VICTORIA BLVD.-PLAT)

Location Sketch
 Not To Scale



LEGEND

- | | |
|---|---|
| Δ = CENTRAL ANGLE (DELTA) | MHW = MEAN HIGH WATER |
| A/C = AIR CONDITIONING | MISC. = MISCELLANEOUS |
| A.K.A. = ALSO KNOWN AS | M.L.P. = METAL LIGHT POLE |
| A.L.P. = ALUMINUM LIGHT POLE | ± = MORE OR LESS |
| ALTA = AMERICAN LAND TITLE ASSOCIATION | MW = MONITORING WELL |
| A OR L = ARC LENGTH | NGS = NATIONAL GEODETIC SURVEY |
| B.C.R. = BROWARD COUNTY RECORDS | NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| B.F.P. = BACK FLOW PREVENTOR | NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| B.H. = BULKHEAD | NAVD88 = NORTH AMERICA VERTICAL DATUM (1988) |
| B.L. = BASE LINE | N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT |
| C.A.T.V. = CABLE TV TERMINAL OR BOX | NO. = NUMBER |
| CALC. = CALCULATED | O.R.B. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | O/S = OFFSET |
| CH = CHORD | O.U. = OVERHEAD UTILITY LINES |
| CH.BRG. = CHORD BEARING | PC = PAGE |
| C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE | P.B. = PLAT BOOK |
| C.L.F. = CHAIN LINK FENCE | P.B.C.R. = PALM BEACH COUNTY RECORDS |
| C.L.P. = CONCRETE LIGHT POLE | P.C. = POINT OF CURVE |
| C.P.L.P. = CONCRETE POWER LIGHT POLE | P.C.D. = POLLUTION CONTROL DEVICE |
| C.P.P. = CONCRETE POWER POLE | P.I. = POINT OF INTERSECTION |
| CO. = COMPANY | P.I.V. = POST INDICATOR VALVE |
| CONC. = CONCRETE | P.O.B. = POINT OF BEGINNING |
| C/O = CLEAN OUT | P.O.C. = POINT OF COMMENCEMENT |
| D.B. = DEED BOOK | P.R.C. = POINT OF REVERSE CURVE |
| DESC. = DESCRIPTION FROM FORMER DESCRIPTION | P.R.M. = PERMANENT REFERENCE MONUMENT |
| DIA. = DIAMETER | R = RADIUS |
| D.B.H. = DIAMETER AT BREAST HEIGHT | R.C.P. = REINFORCED CONCRETE PIPE |
| ELEC. = ELECTRIC | R/W = RIGHT-OF-WAY |
| ELEV. OR EL. = ELEVATION | S.B.T. = SOUTHERN BELL TELEPHONE |
| FL. = FEET | SV = SEWER VALVE |
| F.H. = FIRE HYDRANT | S.H.W. = SEASONAL HIGH WATER LINE |
| F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | SQ.FT. = SQUARE FEET |
| F/W/A = FORMERLY KNOWN AS | S.T.L. = SURVEY TIE LINE |
| F.L. = FLORIDA POWER AND LIGHT CO. | TAN. = TANGENT |
| GV = GAS VALVE | TAN.BRG. = TANGENT BEARING |
| G.T.M. = GREASE TRAP MANHOLE | T.O.B. = TOP OF BAFFLE |
| H.H. = HAND HOLE | W.M. = WATER METER |
| I.C.V. = IRRIGATION CONTROL VALVE | W.V. = WATER VALVE |
| INV. = INVERT | W.B.H. = WET FACE OF BULKHEAD |
| L.P.G. = LIQUID PROPANE GAS | W/F = WET FACE OF CAP |
| LB. = LICENSED BUSINESS | W.L.P. = WOOD STREET LIGHT POLE |
| MAG. = MAGNETIC | W.P.L.P. = WOOD POWER STREET LIGHT POLE |
| M.D.C.R. = MIAMI DADE COUNTY RECORDS | W.P.P. = WOOD POWER POLE |
| MEAS. = FIELD MEASURE | W/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP |
| 8 = PARKING SPACES | W/W.C. = WITH WITNESS CAP # 285 |
| | W/W.C. = WITH WITNESS CAP # 285 |
| | W/W.C. = WITH WITNESS CAP # 285 |



Legal Description

Lot 24, Block 2, Amended Plat of OAK RIDGE, according to the plat of recorded in Plat Book 10, Page 48, 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 7,105 square feet or 0.1631 acres, more or less.

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale, BM # NE 727, Elevation= 12.837 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ③^{8} , Elev. = 9.87
- This property lies in Flood Zone "X", Area of Minimal Flood Hazard Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.
- Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 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/>

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 24th day of June, 2021.
 Resurveyed this 24th day of September, 2021.



Digitally signed by Jerald A. McLaughlin: A01410C0000
 0177F88B6A11000174C4
 Date: 2022.02.03 13:12:43 -05'00'

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

PROPOSED SINGLE FAMILY HOME

2 STORY = 5 BEDROOM - 5 1/2 BATHROOM

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA.

RS-8 ZONING DISTRICT

LEGAL DESCRIPTION
Lot 24, Block 2, Amended Plat OAK RIDGE
Plat Book 10, Page 48, Bro. Co.
7,105 Sq.Ft. .0163 Acres

SETBACKS

FRONT YARD = REQUIRED 25' PROVIDED = 25'-0"
SIDE YARD = REQUIRED = 5' PROVIDED = 5'-2"
CORNER YARD = REQUIRED = 12' PROVIDED = 12'-6"
REAR YARD = REQUIRED = 15' PROVIDED = 35'-0"

LOT SIZE

MIN. LOT SIZE REQUIRED = 6,000 S.F. PROVIDED = 7,105 S.F.

LOT WIDTH

MINIMUM LOT WIDTH REQUIRED = 50' PROVIDED = 48'-3"

DEFINITION AS PER ULDR 47.2 (L)

THE HORIZONTAL DISTANCE BETWEEN THE SIDE LINES OF A LOT MEASURED AT THE FRONT BUILDING SETBACK LINE, OR AT THE FRONT PROPERTY LINE WHERE NO FRONT SETBACK IS REQUIRED.

STRUCTURE HEIGHT

MAX. BUILDING HEIGHT REQUIRED = 35' PROVIDED = 33'-0"

SITE DATA

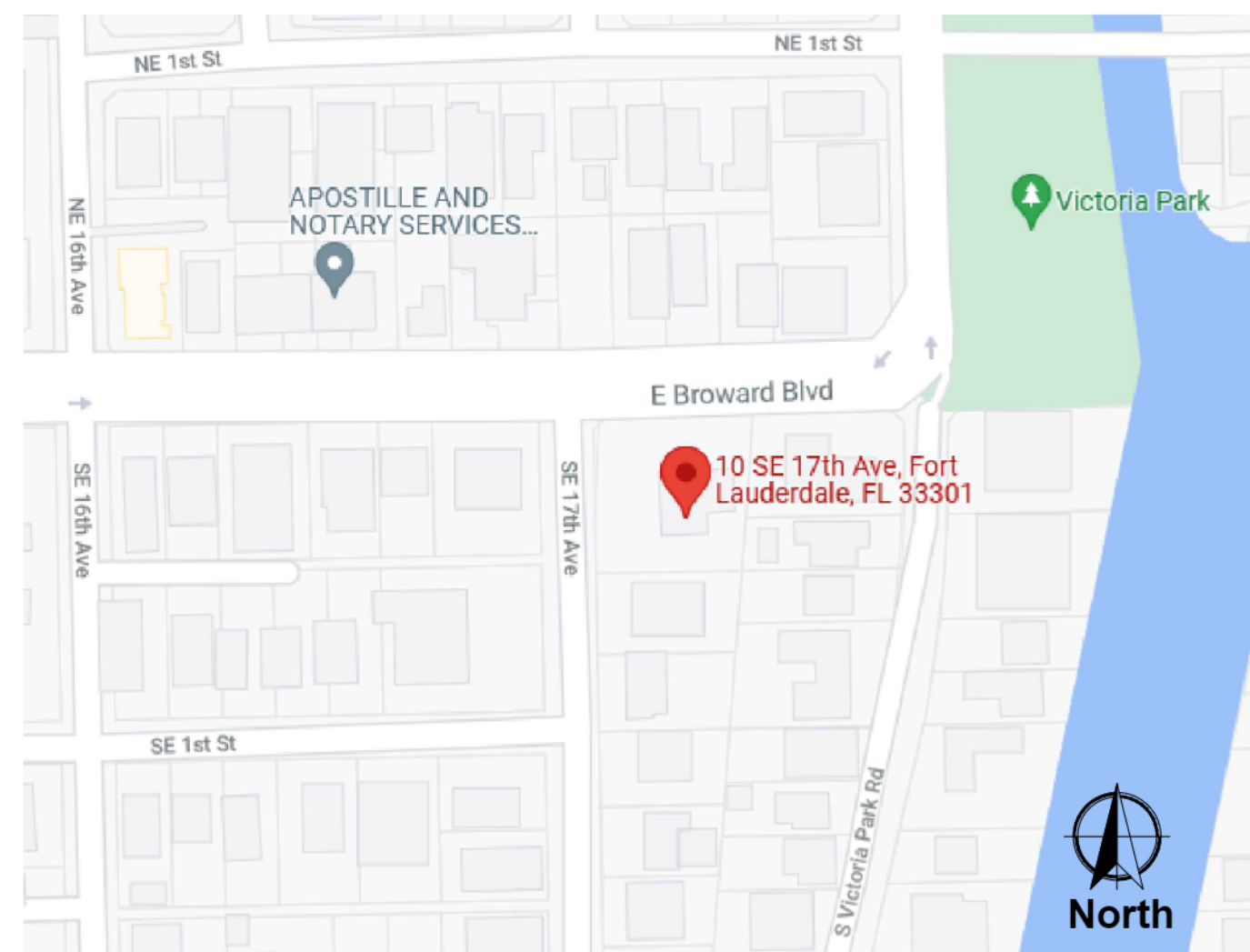
DESCRIPTION	AREA	% OF SITE
SITE AREA	7,105 sq.ft.	100.0 %
BLDG. FOOTPRINT	2,338 sq.ft.	32.9 %
PAVED V.U.A.	570 sq.ft.	8.1 %
WALKS	270 sq.ft.	3.8 %
POOL OPEN SURFACE	400 sq.ft.	5.6 %
LANDSCAPING	3,527 sq.ft.	49.6 %

PARKING

REQUIRED = 2 SPACES
PROVIDED = 2 SPACES IN GARAGE

FLOOD ZONE

FLOOD ZONE = X
NAVD 88 ELEVATION = 14' NAVD



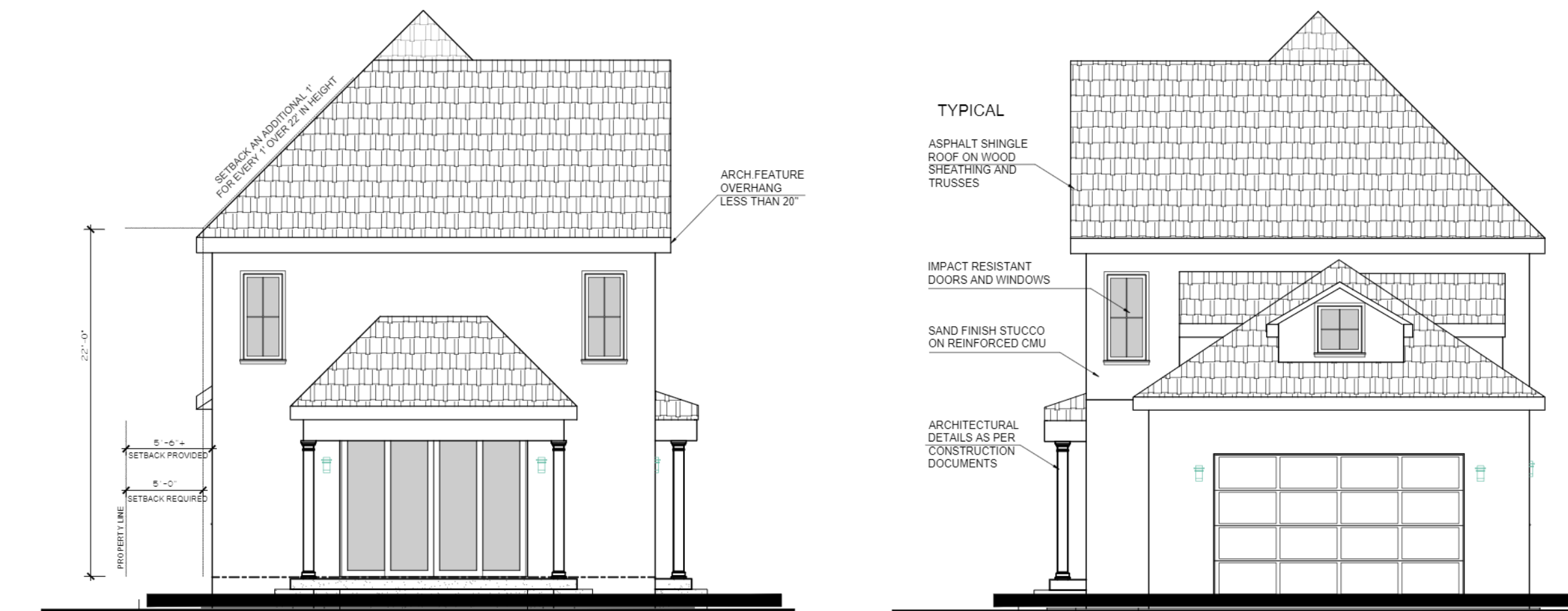
Mark Thomas Budd
Digitally signed by Mark Thomas Budd
Date: 2022.02.04 13:35:16 -05'00'



NORTH ELEVATION

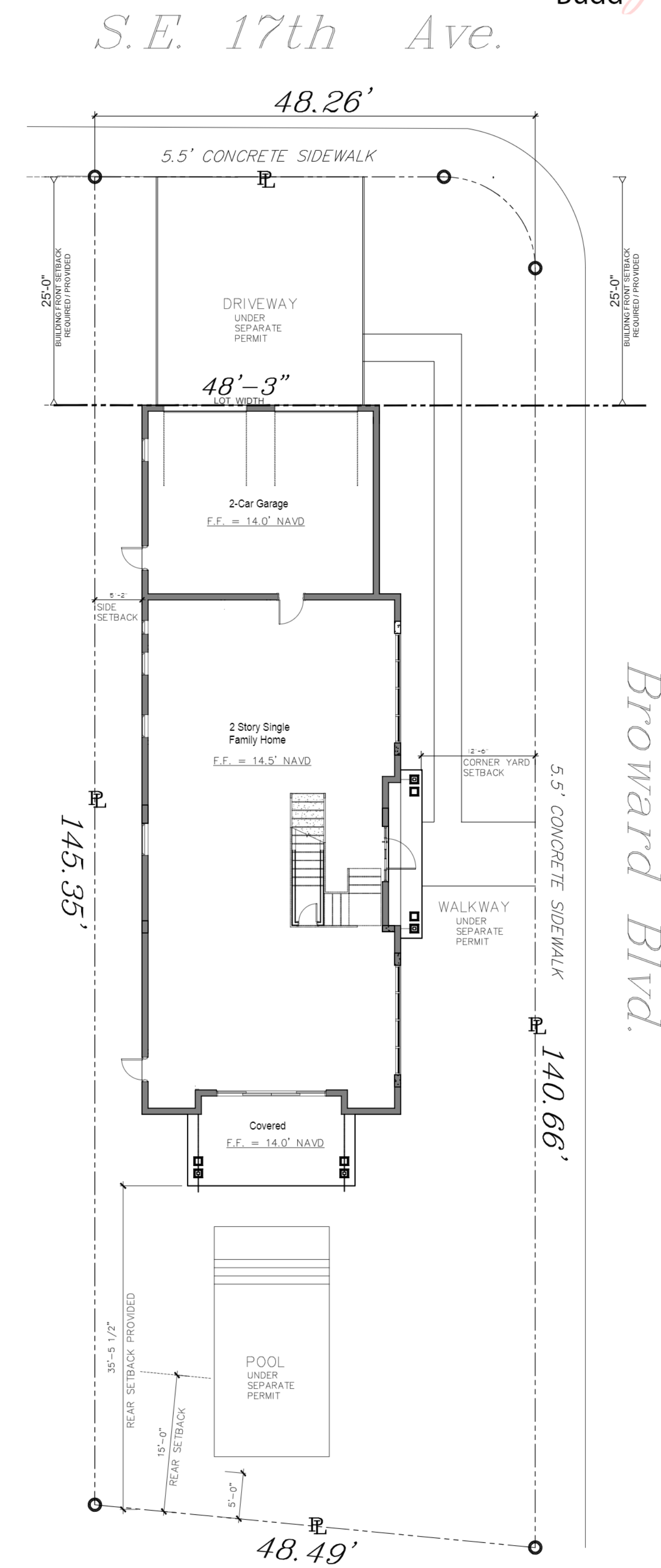


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



SITE PLAN

SC: 1" = 10'-0"

MARK THOMAS BUDD, ARCHITECT
2221 S. FEDERAL HIGHWAY, SUITE #4
FT. LAUDERDALE, FLORIDA 33301
FLA. REG. #AR-9549
(954) 798-6570
THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD, ARCHITECT, AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARK THOMAS BUDD, ARCHITECT. THE EXECUTION OF THE WORK, WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS.

PROJECT: The Oaks - 1702
SINGLE FAMILY HOME
FOR: (1702 E Broward Blvd.) 10 SE 17th Ave, FORT LAUD, FL 33301
EDEWARD DEVELOPMENT

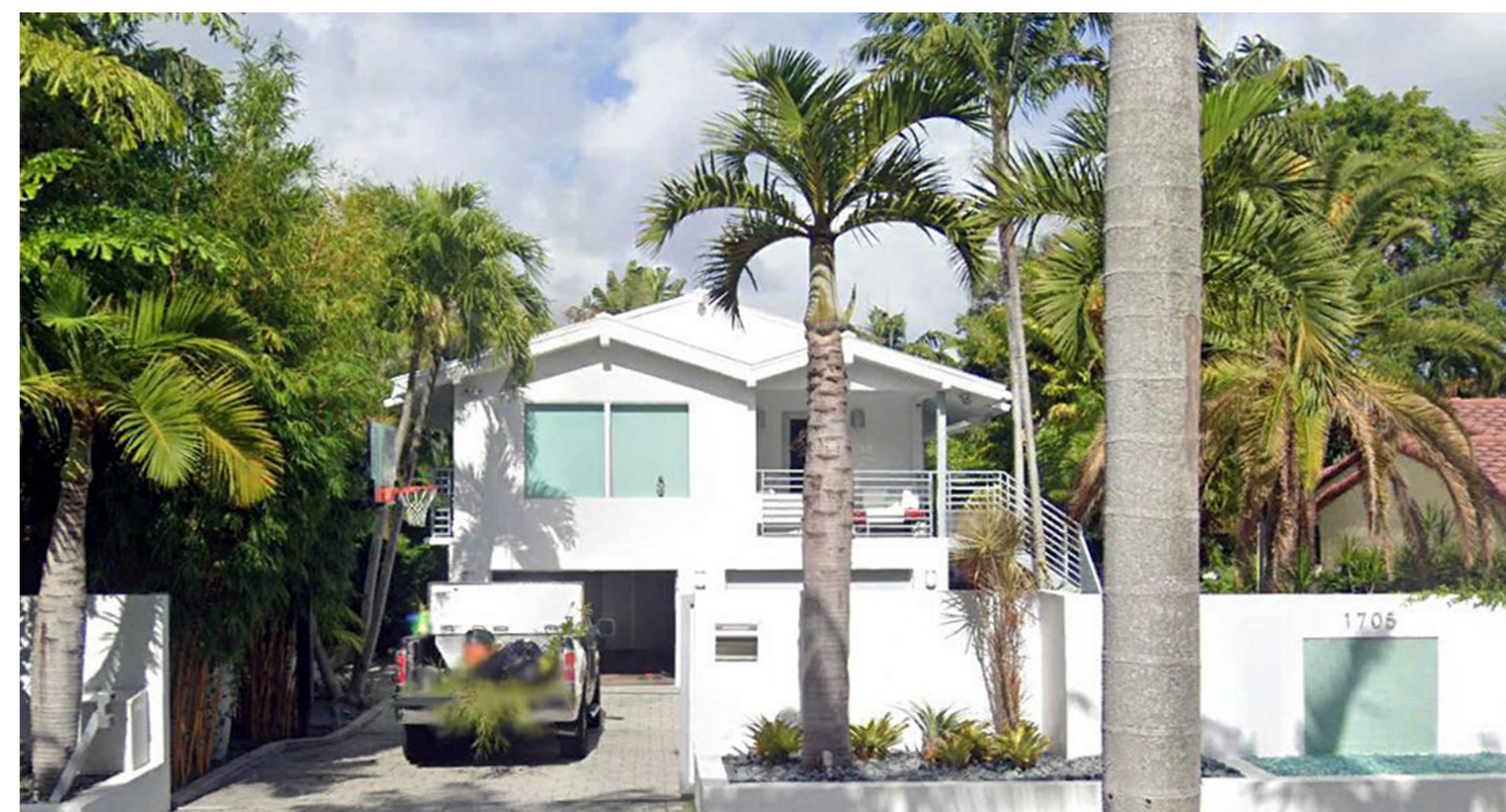
DRAWN BY: DS
CHECKED BY: MB
DATE: 2-4-22
REV:

SHEET #3

SP-1



C: 1701 E Broward Blvd



D: 1705 E Broward Blvd



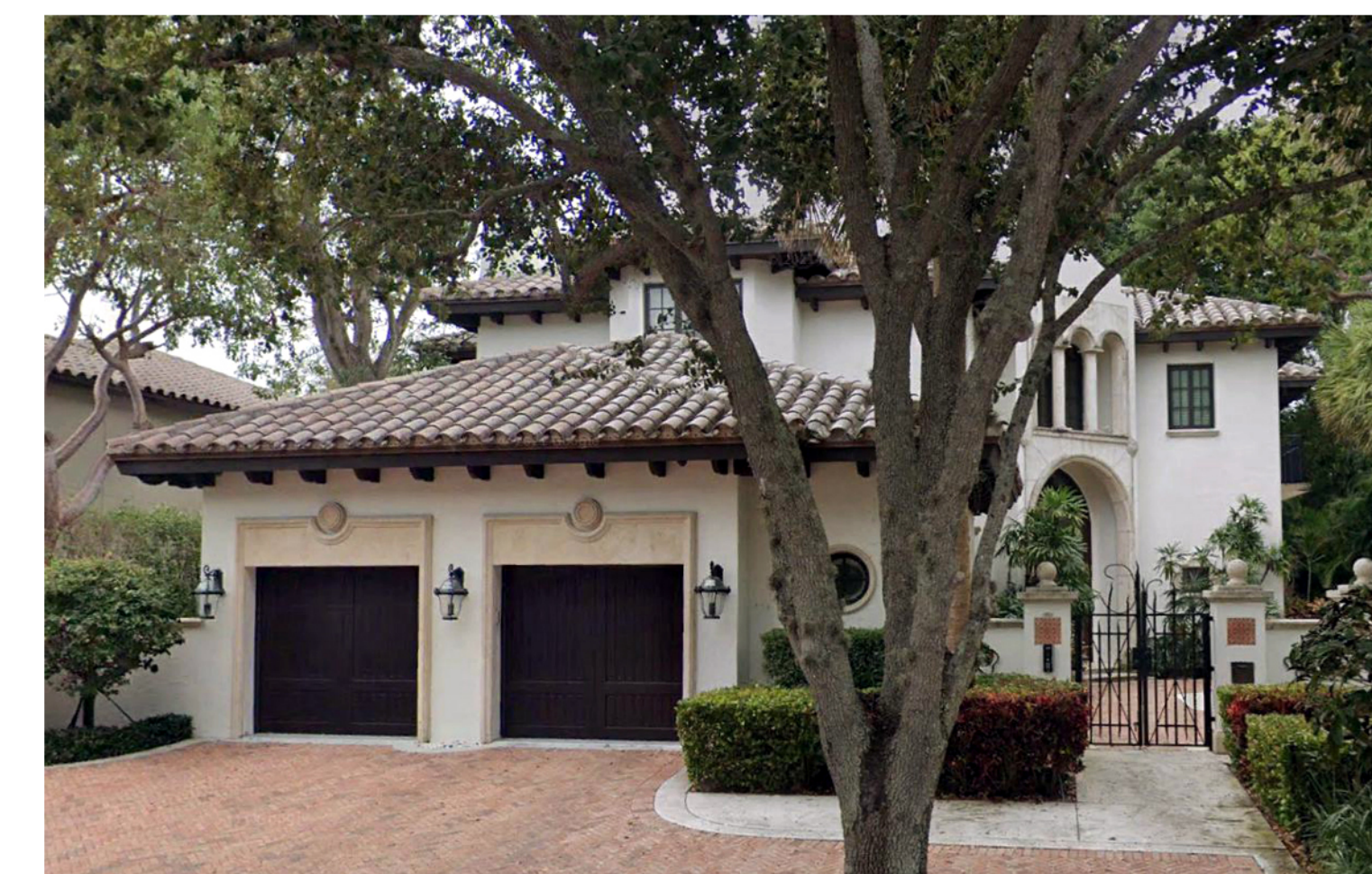
E: 1711 E Broward Blvd



B: 1635 E Broward Blvd



Surrounding Properties Map January 2022



F: 1 S Victoria Park Rd



A: 1 SE 17th Ave



G: 9 S Victoria Park Rd



J: 1625 SE 1st St



I: 16 NE 17th Ave



H: 15 S Victoria Park Rd

MARK THOMAS BUDD, ARCHITECT
 2221 S. FEDERAL HIGHWAY, SUITE #4
 FT. LAUDERDALE, FLORIDA 33301
 (954) 798-6570
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PROJECT: **The Oaks - 1702**
 SINGLE FAMILY HOME
 (1702 E Broward Blvd.) 10 SE 17th Ave. FORT LAUD. FL. 33301
 FOR: EDEWARD DEVELOPMENT

DRAWN BY: DS
 CHECKED BY: MB
 DATE: 2-4-22
 REV:

See CVR Sheet for 1926 Plat
 SHEET #4

SP-2



Site Address	10 SE 17 AVENUE, FORT LAUDERDALE FL 33301-2402	ID #	5042 11 25 0240
Property Owner	10 COLEE LLC	Millage	0312
Mailing Address	PO BOX 21830 FORT LAUDERDALE FL 33335	Use	01
Abbr Legal Description	OAK RIDGE AMEN PLAT 10-48 B LOT 22 TO 24 BLK 2		

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

* 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*	\$831,200	\$749,360	\$1,580,560	\$1,580,560	
2021	\$831,200	\$749,360	\$1,580,560	\$1,580,560	\$29,885.19
2020	\$831,200	\$741,630	\$1,572,830	\$799,860	\$14,557.51

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,580,560	\$1,580,560	\$1,580,560	\$1,580,560
Portability	0	0	0	0
Assessed/SOH	\$1,580,560	\$1,580,560	\$1,580,560	\$1,580,560
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	\$1,580,560	\$1,580,560	\$1,580,560	\$1,580,560

Sales History			
Date	Type	Price	Book/Page or CIN
7/12/2021	WD-D	\$1,460,000	117428472
6/17/1998	WD	\$625,000	28469 / 451
10/19/1995	WD	\$550,000	24094 / 124
4/1/1993	WD	\$100	20633 / 555
5/1/1991	WD	\$500,000	

Land Calculations		
Price	Factor	Type
\$40.00	20,780	SF
Adj. Bldg. S.F. (Card, Sketch)		4090
Units		1
Eff./Act. Year Built: 1952/1939		

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
10 COLEE, LLC

Filing Information

Document Number L21000264725
FEI/EIN Number NONE
Date Filed 06/07/2021
State FL
Status ACTIVE

Principal Address

621 SE 6 STREET
FT LAUDERDALE, FL 33301

Mailing Address

PO 21830
FT LAUDERDALE, FL 33335

Registered Agent Name & Address

EDEWAARD HOLDINGS, LLC
621 SE 6 STREET
FT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

EDC 1, LLC
621 SE 6 STREET
FT LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

[06/07/2021 -- Florida Limited Liability](#)

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Detail by Entity Name

Florida Limited Liability Company
EDEWAARD HOLDINGS, LLC

Filing Information

Document Number L15000114034
FEI/EIN Number 47-4541580
Date Filed 07/02/2015
State FL
Status ACTIVE

Principal Address

621 SE 6 Street
FT LAUDERDALE, FL 33301

Changed: 07/27/2020

Mailing Address

PO Box 21830
FT LAUDERDALE, FL 33335

Changed: 07/27/2020

Registered Agent Name & Address

EDEWAARD, CABOT
621 SE 6 Street
FT LAUDERDALE, FL 33301

Address Changed: 07/27/2020

Authorized Person(s) Detail

Name & Address

Title MGR

EDEWAARD, CABOT
621 SE 6 Street
FT LAUDERDALE, FL 33301

Title MGR

EDEWAARD, C. CRAIG

1447 SW 4 Ave
FT LAUDERDALE, FL 33315

Annual Reports

Report Year	Filed Date
2019	04/03/2019
2020	07/27/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
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08/24/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
07/02/2015 -- Florida Limited Liability	View image in PDF format