



BOARD OF ADJUSTMENT MEETING NOTICE

July 18, 2022

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

Wednesday, August 10, 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-22060006
OWNER:	ALMINAQUE, GUSTAVO A; RICO, ANALAY
AGENT:	N/A
ADDRESS:	2667 KEY LARGO LANE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 36 OF BLOCK 6, LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ZONING DISTRICT:	RS-6.85A – IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-39.A.6.F. - Dimensional requirements.</u>
	<ul style="list-style-type: none"> · Requesting a variance to reduce the southside side yard for the existing, enclosed, car port from the required 7.5 feet to 3.34 feet from the side yard property line, a total reduction of 4.16 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.



RS-6.85A

Nassau Ln

Marathon Ln

Key Largo Ln

Gulfstream Ln

Flamingo Ln



SW 27th St

Sr84

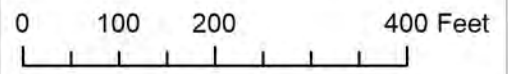
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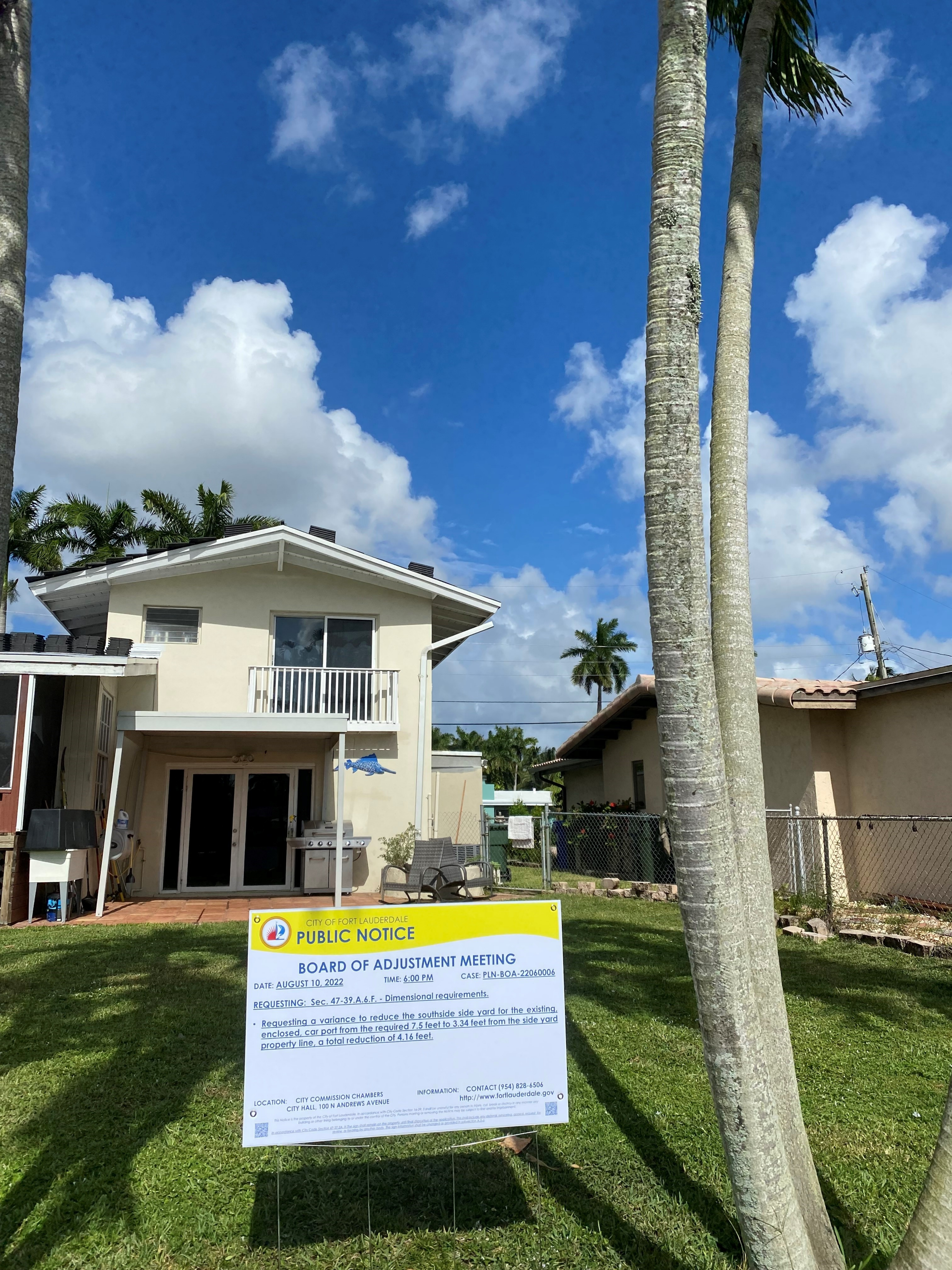
Legend


-  Subject Site
-  FTL Corp Limits

PLN-BOA-22060006



Graphic Scale



 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: AUGUST 10, 2022 TIME: 6:00 PM CASE: PLN-BOA-22060006

REQUESTING: Sec. 47-39.A.6.F. - Dimensional requirements.

- Requesting a variance to reduce the southside side yard for the existing, enclosed, car port from the required 7.5 feet to 3.34 feet from the side yard property line, a total reduction of 4.16 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 not be used for any purpose to harass, defame, or discriminate in any manner or building or other thing belonging to or under the control of the City. Persons creating or removing this notice may be subject to law enforcement action. In accordance with City Code Section 47-39.6A, if the sign shall remain on the property until final disposition of the application, the landowner may determine whether to remove the sign. In accordance with City Code Section 47-39.6A, if the sign shall remain on the property until final disposition of the application, the landowner may determine whether to remove the sign. In accordance with City Code Section 47-39.6A, if the sign shall remain on the property until final disposition of the application, the landowner may determine whether to remove the sign.



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 05/03/2022 | Print Date: 05/03/2022
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	Gustavo A. Alminaque, Angely Rico
Property Owner's Signature	<i>[Signature]</i> <small>If a signed and notarized letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	2667 Key Largo Lane Fort Lauderdale, FL 33312
E-mail Address	alminaque3@gmail.com
Phone Number	786-683-8880
Proof of Ownership	<input type="checkbox"/> Warranty Deed_or <input checked="" type="checkbox"/> Tax Record

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

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

Development / Project Name	2667 Key Largo Lane		
Existing / New	<input type="checkbox"/> Existing:	<input checked="" type="checkbox"/> New:	<input checked="" type="checkbox"/>
Project Address	Address: 2667 Key Largo Lane Fort Lauderdale, FL 33312		
Legal Description	LAUDERDALE ISLES NO 2-BLK 6 36-36 B LOT 36		
Tax ID Folio Numbers (For all parcels in development)	5042 19 07 0380		
Variance Request (Describe)	Variance for side setback (see attached narrative)		
Applicable ULDR Sections	Sec. 47-39.A.6.F. - Dimensional requirements		

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="text" value="E"/>	25	N/A
Side <input type="text" value="S"/>	7.5	3.34"
Side <input type="text" value="N"/>	7.5	N/A
Rear <input type="text" value="W"/>	15	N/A

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.

Requesting a variance to approve side setback

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

see attached narrative

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

see attached narrative

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

see attached narrative

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

see attached narrative

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

see attached narrative

AFFIDAVIT: I, Gustavo A. Alminaque the Owner/Agent of said property ATTEST that I am aware of the following:

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

Gustavo A. Alminaque
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of July, 2022

(SEAL)



JENNIFER AGUDELO
Commission # GG 283247
Expires December 11, 2022
Bonded Thru Budget Notary Services

Jennifer Agudelo
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 11, 2022

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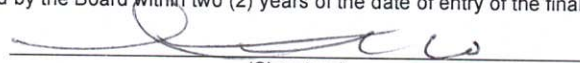
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JENNIFER AGUDELO
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NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec 11, 2022

Page 3: Required Documentation & Mail Notice Requirements

-Submit One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). Note: The plans and survey must be digitally signed and sealed when submitting through Lauderbuild. * Mailing envelopes are submitted in person.

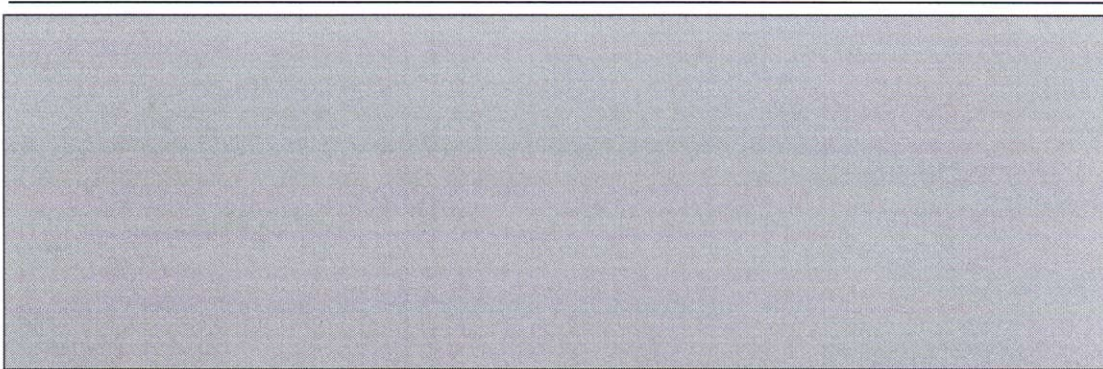
-Submit Fourteen (14) copy sets (stapled) of each item listed below and Plans at half-size scale 11"X17" & One (1) original application submittal.

- 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 1/2" x 11". All non-plan documents should be 8 1/2" 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
Zoning & Landscaping Division -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **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.**

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. 22060006

APPLICANT: Gustavo A. Alminaque

PROPERTY: 2667 Key Largo Lane Fort Lauderdale, FL 33312

PUBLIC HEARING DATE: 08/10/22

BEFORE ME, the undersigned authority, personally appeared Gustavo Alminaque, 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 Zoning & Landscaping Division **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. GA (initial here)

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of July, 2022

(SEAL)



JENNIFER AGUDELO
Commission # GG 283247
Expires December 11, 2022
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 11, 2022

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



Site Address	2667 KEY LARGO LANE, FORT LAUDERDALE FL 33312	ID #	5042 19 07 0380
Property Owner	ALMINAQUE, GUSTAVO A RICO, ANALAY	Millage	0312
Mailing Address	2667 KEY LARGO LN FORT LAUDERDALE FL 33312	Use	01-01
Abbr Legal Description	LAUDERDALE ISLES NO 2-BLK 6 36-36 B LOT 36		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$178,780	\$432,700	\$611,480	\$526,840	
2021	\$178,780	\$332,720	\$511,500	\$511,500	\$9,305.63
2020	\$178,780	\$348,400	\$527,180	\$478,760	\$8,657.45

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$611,480	\$611,480	\$611,480	\$611,480
Portability	0	0	0	0
Assessed/SOH 21	\$526,840	\$526,840	\$526,840	\$526,840
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$476,840	\$501,840	\$476,840	\$476,840

Sales History			
Date	Type	Price	Book/Page or CIN
9/9/2020	WD-Q	\$550,000	116733001
9/13/2018	WD-Q	\$520,000	115331009
4/20/2016	WD-Q-DS	\$416,100	113649361
5/13/2015	CET-D	\$322,500	113034971
6/16/2003	WD	\$375,000	35438 / 1766

Land Calculations		
Price	Factor	Type
\$25.00	7,151	SF
Adj. Bldg. S.F. (Card, Sketch)		1940
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1956/1955		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			L1			F1		
R			L1					
1						1		

BOA CASE: PLN-BOA-22060006

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

F. Side yards.

(1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B
RD-12.22, RM-12.67 to RM-33.5

(a) Street side yards:

District
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B
RD-12.22, RM-12.67 to RM-33.5

(b) Zero lot line developments:

1. On any two (2) or more plots which meet the minimum area stated in this article, one-family detached dwellings and accessory buildings may be located on a side plot line, provided the sum of both required side yards exists on the opposite side plot line.
2. No openings of any kind shall be permitted on the side of any building directly abutting and running parallel to the zero yard side of the plot. No encroachments of any kind, including roof overhangs, shall be permitted on any adjoining property.
3. Zero lot line development shall require submission, approval and recordation of a subdivision plat indicating the area and dimension of each lot and specifically indicating that a minimum five (5) feet wide maintenance easement, in favor of the adjoining property owner, shall be provided on each lot adjacent to the zero lot line side of each lot. The subservient property owner shall not place any landscaping or other obstruction in the maintenance easement which would interfere with reasonable

access to the easement for maintenance purposes. Such subdivision plats shall also meet all applicable requirements of the ULDR.

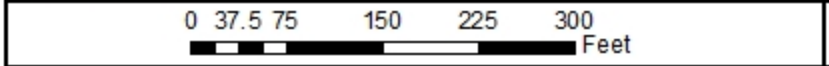
4. At no time shall a zero lot line development be approved which would allow a residential structure to be placed on a plot line that directly abuts land held in separate ownership, which is not developed or intended to be developed utilizing the zero lot line concept.

(c) *Townhouses*: Side yards shall not be required on any common party wall plot line.

(2) All individual plots used for multiple-family dwellings consisting of three (3) more dwelling units, or nonresidential uses shall maintain a side yard on each side of the plot not contiguous to a public or private street of at least twenty (20) feet.

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22060006		2667 Variance	Z- Board of Adjustment (BOA)	0		2667		KEY	LN	6/13/2022	Open
BLD-ROOF-22060027.R001	Change tile manufacture from Boral to eagle	Analay Rico	Plan Revision	0		2667		LARGO	LN	6/13/2022	Complete
BLD-ROOF-22060027	Tile re roof	Analay Rico	Re-Roof Permit	0		2667		KEY	LN	6/3/2022	Issued
BLD-RALT-21100049	CARPORT CONVERTED INTO A UTILITY ROOM	UTILITY ROOM LEGALIZATION	Residential Alteration Permit	1205		2667		LARGO	LN	10/12/2021	Awaiting Client Reply
ALM-REG-21050088			Resident/Business Alarm Registration	0		2667		KEY	LN	5/12/2021	Auto Created
CV21040427	FBC(2017) 105.1 ~ Required. ~ Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits. ~ THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: EXISTING CARPORT HAS BEEN ENCLOSED. ~ ENGAGE THE SERVICES OF A LICENSED ARCHITECT OR ENGINEER TO PREPARE PLANS DETAILING THE CORRECTIVE ACTIONS AND DESCRIBING THE		Violation-CODE Hearing	0		2667		LARGO	LN	4/26/2021	Open
CE21020927	A PALM TREEE HAS BEEN REMOVED ON WENSDAY, W/O A PERMIT IN BCPA PALM TREE IS THERE		Code Case	0	LUKEB	2667		KEY	LN	2/25/2021	Closed
CE21020758	THE EXISTING CARPORT WAS ENCLOSED WITH CONCRETE BLOCKS W/O PERMIT		Code Case	0	Alejandro Del Rio	2667		LARGO	LN	2/22/2021	Open
LS20050239	L/S FLORIDA LIEN SEARCH -0- CASE FOUND		Lien Search	0		2667		KEY	LN	5/19/2020	Closed
PM-19010437	REPLACE EXISTING DOCK NOC ~ER#000419462 ~ ~2/21/2019 RECHECK B ~ ~02/28/2019 RECHECK..Z...	REPLACE EXISTING DOCK NOC	Boatlift-Dock-Seawall-Pile Permit	0		2667		LARGO	LN	1/8/2019	Complete

PM-18121240	REPLACE POTABLE WATER LINE FOR BP 18111206	REPLACE POTABLE WATER LINE FOR BP 18111206	Plumbing Meter Install Permit	0	2667	KEY LARGO	LN	12/17/2018 Complete
PM-18111206	REPLACE CAST IRON DRAIN LINES WITH NEW PVC PIPE ~ ~NOC	REPLACE CAST IRON DRAIN LINES WITH NEW PVC PIPE	Plumbing Residential Permit	0	2667	KEY LARGO	LN	11/14/2018 Complete
PM-18110925	REMOVE/REPLACE 2--200 AMP PANELS	REMOVE/REPLACE 2--200 AMP PANELS	Electrical Services Permit	0	2667	KEY LARGO	LN	11/9/2018 Complete
CE18100363	LAUDERDALE ISLES - BULK TRASH PILE WAS FOUND ON, THE SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, COMPLIANCE. -WQJ-	MANNING,BRIAN MANNING,LEISA	Bulk Trash Case	0	2667	KEY LARGO	LN	10/3/2018 Closed
VIO-CE18100363_1	LAUDERDALE ISLES - BULK TRASH PILE WAS FOUND ON	MANNING,BRIAN MANNING,LEISA	Bulk Trash Case	0	2667	KEY LARGO	LN	10/3/2018 Closed
CE18090200	THE SWALE OF THIS PROPERTY. PICS TAKEN, PILE WAS, SPRAYED AND A COPY OF A BULK TRASH NOTICE WAS, POSTED ON THE PROPERTY GIVING 48HRS FOR, LAUDERDALE ISLES - BULK TRASH PILE WAS FOUND ON, COMPLIANCE. -WQJ-	MANNING,BRIAN MANNING,LEISA	Bulk Trash Case	0	2667	KEY LARGO	LN	9/6/2018 Closed
VIO-CE18090200_1	LAUDERDALE ISLES - BULK TRASH PILE WAS FOUND ON	MANNING,BRIAN MANNING,LEISA	Bulk Trash Case	0	2667	KEY LARGO	LN	9/6/2018 Closed
CE18082371	L/S - LIEN PROCESSING - 0 CASE FOUND	MANNING,BRIAN MANNING,LEISA	Code Case	0	2667	KEY LARGO	LN	8/30/2018 Closed
CE18082378	L/S - LIEN PROCESSING - 0 CASE FOUND	MANNING,BRIAN MANNING,LEISA	Code Case	0	2667	KEY LARGO	LN	8/30/2018 Closed
VIO-CE18082371_1		MANNING,BRIAN MANNING,LEISA	Violation-CODE Hearing	0	2667	KEY LARGO	LN	8/30/2018 Closed
VIO-CE18082378_1		MANNING,BRIAN MANNING,LEISA	Violation-CODE Hearing	0	2667	KEY LARGO	LN	8/30/2018 Closed
CE16040832	L/S CLEAR CHOICE TAX & LIEN - 1 OPEN CASE FOUND, CE16030483	MANNING,BRIAN MANNING,LEISA	Code Case	0	2667	KEY LARGO	LN	4/12/2016 Closed
VIO-CE16040832_1		MANNING,BRIAN MANNING,LEISA	Violation-CODE Hearing	0	2667	KEY LARGO	LN	4/12/2016 Closed
CE16030483	VACATION RENTAL, ADVERTISES ON AIRBNB 11344585 &, REALTOR.COM M64116-01717.	MANNING,BRIAN MANNING,LEISA	Code Case	0	2667	KEY LARGO	LN	3/8/2016 Closed
VIO-CE16030483_1		MANNING,BRIAN MANNING,LEISA	Violation-CODE Hearing	0	2667	KEY LARGO	LN	3/8/2016 Closed
CE15120887	E/S CLEAR CHOICE TAX & LIEN 0 OPEN CASES	MANNING,BRIAN MANNING,LEISA	Code Case	0	2667	KEY LARGO	LN	12/11/2015 Closed
VIO-CE15120887_1		MANNING,BRIAN MANNING,LEISA	Violation-CODE Hearing	0	2667	KEY LARGO	LN	12/11/2015 Closed
PM-04071460	1 IN IRRIGATION WATER METER & 1 IN AVB BACKFLOW	1 IN IRRIGATION WATER METER & 1 IN AVB BACKFLOW	Plumbing Meter Install Permit	0	2667	KEY LARGO	LN	7/19/2004 Complete



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



504219070380
 DATE OF PRINT: 06/02/2022

PROPERTY OWNERS NOTICE LIST

	FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST_ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_LI_1	
1	504219070690	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
2	504219080590	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
3	504219070430	EVANS,CHARLES	PLUZHNYK,ANGELINA	15210 NE 33 AVE	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
4	504219070230	ARSHED,ADEL	ARSHED,KRISTAL	56371 HALBERRY LN	NAPLES	FL 34110	NAPLES	FL34110	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
5	504219080230	TULLY,LOUISE M	FERLAND,THOMAS P	2636 MARATHON LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
6	504219070420	RIVERO,MARIA E	MARIA E RIVERO REV TR	2643 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
7	504219060340	CHERRY HOUSE LLC		852 NW 81 AVE	PLANTATION	FL 33324	PLANTATION	FL33324	LAUDERDALE ISLES NO 2 35-33 B	LOT 36 BLK 5
8	504219070240	MITCHELL-ROSEN,MARY ELLEN		2636 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
9	504219080240	NOTTAGE,DERWARD & HELEN		2642 MARATHON LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
10	504219080320	ANGEL,ERIC & DEBRA A		2643 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
11	504219060330	GLIDDEN,TIMOTHY J & LISA C		2649 GULFSTREAM LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-33 B	LOT 35 BLK 5
12	504219070250	ESTEVEZ,KEVIN DANIEL		2642 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
13	504219070410	SRP SUB LLC		8665 E HARTFORD DR	SCOTTSDALE	AZ 85255	SCOTTSDALE	AZ85255	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
14	504219080250	FITZGIBBON,M E & CHRISTINA M		2648 MARATHON LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
15	504219080310	SIZER,JERAMIAH ANTHONY		2649 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
16	504219060320	BLYWEISS,DAVID J		2655 GULFSTREAM LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-33 B	LOT 34 BLK 5
17	504219070260	SALVATORE,ESTEBAN		2648 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
18	504219070400	SAMODANOVA,ELENA		25 HURRICANE ST #1	MARINA DEL REY	CA 90292	MARINA DEL REY	CA90292	LAUDERDALE ISLES NO 2 BLK 6	36-36 B
19	504219080300	SCHWESTER,ROBERTA M		2655 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
20	504219080260	LE GROUPE POIRIER INC		130 BLVD	*POIRIER MAGOG QC	CA J1X 5	*POIRIER MAGOG QC	CAJ1X 5	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
21	504219060310	EDWARDS,THOMAS P & AUDREY J		2661 GULFSTREAM LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-33 B	LOT 33 BLK 5
22	504219070270	LINCOLN,SUSAN		2654 KEY LARGO LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
23	504219070390	SMITH,JOAN M	ELIOT,C STEVENS	2661 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
24	504219080290	ERICKSON,JEFFREY F	JEFFREY F ERICKSON REV TR	2661 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
25	504219060300	SPOKAS,NEIL & ANDREA	NEIL & ANDREA SPOKAS REV LIV TR	2667 GULFSTREAM LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-33 B	LOT 32 BLK 5
26	504219070280	TOUPIN,JUSTIN		2660 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
27	504219070380	ALMINAQUE,GUSTAVO A	RICO,ANALAY	2667 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
28	504219080270	O'NEIL,PAUL J & EMILIE JUDD		2666 MARATHON LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
29	504219080280	FETZER,DARLENE MARIE		2667 MARATHON LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 7	36-37 B
30	504219070290	WILSON,JOHN		2301 SW 43 AVE	FORT LAUDERDALE	FL 33317	FORT LAUDERDALE	FL33317	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
31	504219070370	YOUNG,CHRISTOPHER & SANDRA		2669 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
32	504219090010	KLIMA,CHRISTINE SYLVIA H/E	KLIMA,ALAN WILLIAM	2672 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
33	504219090080	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
34	504219090070	STRICKLAND,J MICHAEL	J MICHAEL STRICKLAND REV TR	2673 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
35	504219060290	MARINE PROPERTY MANAGEMENT INC		257 OLD CHURCHMANS RD	NEW CASTLE	DE 19720	NEW CASTLE	DE19720	LAUDERDALE ISLES NO 2 35-33 B	AS,COMM AT NW
36	504219070300	PINKHAM,GILBERT C		2672 KEY LARGO LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 BLK 6	36-36 B
37	504219070360	COHN,PATIENCE WELTON		2679 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
38	504219090020	DELGADO,ALEJANDRO	HIM,RAQUEL	2678 MARATHON LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
39	504219090060	DA ROSA,JOSE SIMOES		127 RUSHOLME RD	*TORONTO ON	CA M6H 2	*TORONTO ON	CAM6H 2	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
40	504219090030	BOMAX PROPERTIES LLC		1439 URBINO AVE	CORAL GABLES	FL 33146	CORAL GABLES	FL33146	LAUDERDALE ISLES NO 2 RESUB OF	POR BLK 7 39-20 B
41	504219090050	ADAMS,DONALD J		2685 MARATHON LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
42	504219090040	HLGE LLC		11111 BISCAZYNE BLVD #2105	MIAMI	FL 33181	MIAMI	FL33181	LAUDERDALE ISLES NO 2-RESUB OF	POR BLK 7 39-20 B
43	504219070310	BORK,REBECCA MAY	BROWNFIELD,JONATHAN DAVID	2678 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
44	504219070350	CARROLL,DREW PATRICK		2681 KEY LARGO LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
45	504219070320	TOWNSEND,DAVID M & CRYSTAL		2684 KEY LARGO LANE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
46	504219070340	ZUMWALT,JACQUELINE		2685 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
47	504219070330	HNOT,MELANIE L		2690 KEY LARGO LN	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2-BLK 6	36-36 B
48	504219020490	PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 33-20 B	AS PER PLAT, TOG
49	504219000180	TIIT/STATE OF FLORIDA		M/S 115	TALLAHASSEE	FL 32399	TALLAHASSEE	FL32399	19-50-42	NORTH NEW RIVER
50	504219020490	PUBLIC LAND % LAUDERDALE ISLES	WATER MANAGEMENT DISTRICT	PO BOX 122271	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 33-20 B	AS PER PLAT, TOG



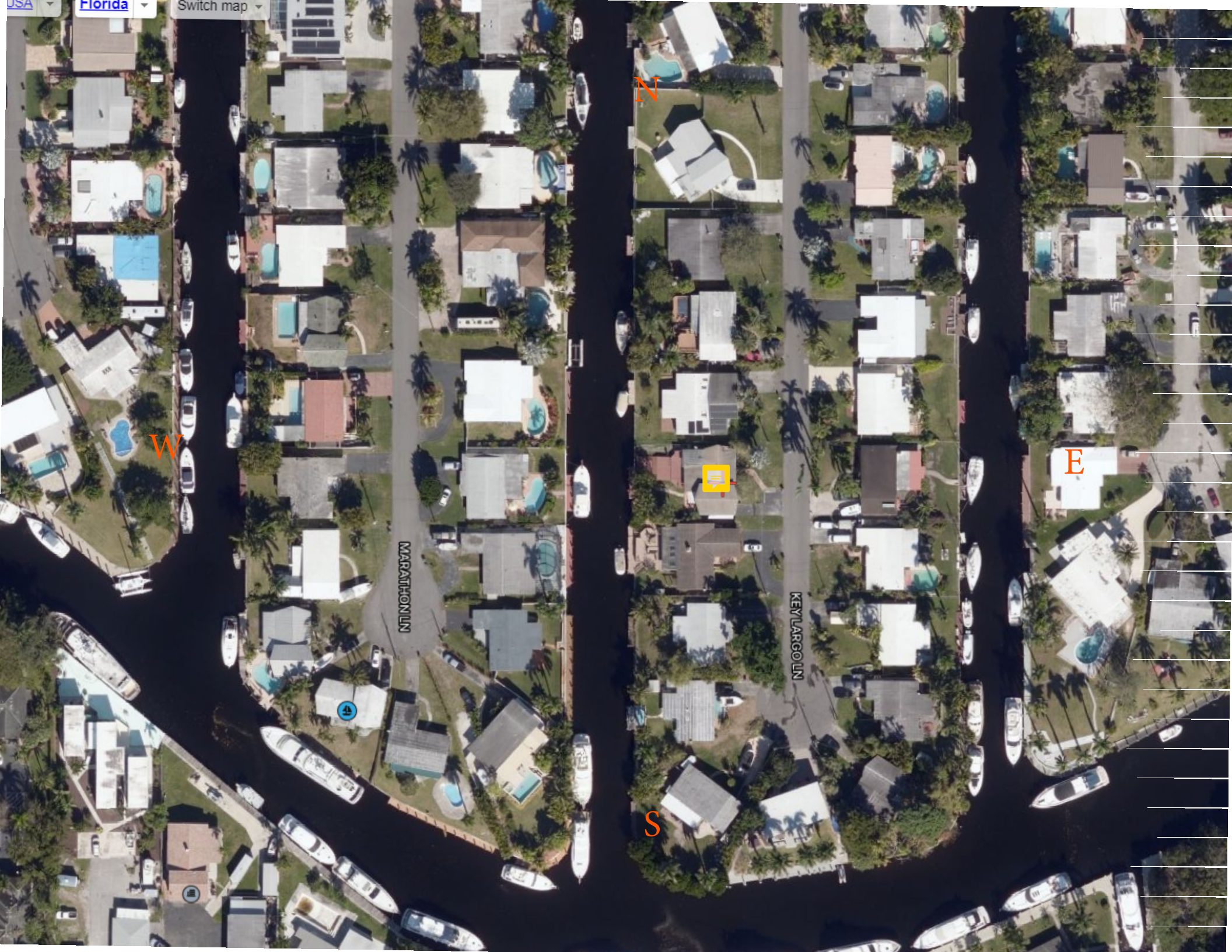
W

S

2667 Key Largo Ln.

N

E



N

S

E

W

MARATHON LN

KEY LARGO LN





BOA APPLICATION

Owner: Gustavo Alminaque

Address: 2667 Key Largo Lane

Fort Lauderdale, FL 33312

Re: Variance for side setback
(south side)

Owner: Gustavo A. Alminaque
Property: 2667 Key Largo Lane Fort Lauderdale, FL 33312
PH# 786-683-8880

June 2nd, 2022
Variance Narrative

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL 33311

RE: 2667 Key Largo Lane Fort Lauderdale, FL 33312 (the "Property")-

Board of Adjustment Variance Request

Dear Development Review Committee:

I, Gustavo A. Alminaque ("Applicant"), owner of the property located at 2667 Key Largo Lane Fort Lauderdale, FL 33312 (the "Property"), ID # 5042 19 07 0380 am representing myself for this variance request. Applicant is requesting approval of variance from the City of Fort Lauderdale Board of Adjustment (the "BOA") pertaining to an enclosed carport in which extended into the zoning district's corner yard setback requirements. Please see a description of the request below.

I. PROPERTY DESCRIPTION

The property is zoned Residential Single Family ("RS-6.85A"). The lot is approximately 110' long and 65' wide, and total area is approximately 7,150 square feet. There is an existing tri-level residence containing a total of 3 bedrooms and 2 bathrooms. Applicant constructed an enclosed "carport" to convert into a "storage room" on the south side of the existing residence. This enclosed carport would only allow for a 3.34' for side setback.

II. SPECIFIC REQUEST ACCORDING TO THE ULDR

Applicant respectfully requests a variance to allow enclosed carport side (south) setback. The variance would be a total reduction of 4.16', whereas the code requires a 7.5 side setback.

III. CRITERIA FOR APPROVAL OF BOA VARIANCE REQUEST

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

The original carport that was in place at the time of purchase (09/11/2020) was an aluminum/ screened-in that extended approximately 3 feet from the roof line to the side of the house, leaving 0' setback. Applicant removed the aluminum/ screened in structure (See photo 1 and 2 attached for reference), and enclosed carport (See photo 3 for reference) to have additional storage and to secure motorcycles, bikes, and other personal belongings.

Owner: Gustavo A. Alminaque
Property: 2667 Key Largo Lane Fort Lauderdale, FL 33312
PH# 786-683-8880

June 2nd, 2022
Variance Narrative

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

In February 2021, both our vehicles were stolen from our driveway (See police report), which left applicant's family's feeling unsecured. Applicant enclosed open carport with the intention of securing his family personal belongings including motorcycles, bikes, etc. Also, please note that the carport was enclosed to the roof line. Originally it was extended all the way to the property line leaving zero (0) setback as shown in photo 1 and 2.

- 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.**

Literal application of ULDR would deprive Applicant of a property right which is enjoyed by other property owners in the same zoning district. Other property owners within the RS-6.85A have done the same enclosure where they get to have peace of mind knowing their personal belongings are secured in an enclosed carport.

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

The unique hardship is not self-created by the Applicant, nor is a result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

The land is uniquely situated in a residential neighborhood and the only way of protecting our personal belongings from theft is to have an enclosed carport. The hardship lay in the size of the Property where there is not enough room to provide adequate carport space without extending beyond the south corner yard setback requirement.

Owner: Gustavo A. Alminaque
Property: 2667 Key Largo Lane Fort Lauderdale, FL 33312
PH# 786-683-8880

June 2nd, 2022
Variance Narrative

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

A grant of the variance to allow the enclosed carport on the south corner yard is the minimum variance that will make possible the reasonable use of having applicant and applicant's family belongings secured. Additionally, the variance is in harmony with the general purpose and intent of the ULDR and will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

Please do not hesitate to contact me should you have any additional questions regarding this variance requests.

Very truly yours,

Gustavo Alminaque

Gustavo A. Alminaque
Owner/Applicant

52:8

TIME:

12/01/09

DATE:

MESSAGE:

CITY OF
FORT LAUDERDALE POLICE
KAREN DIETRICH
INTERIM POLICE CHIEF



FLPD.ORG

UNIT: Johnson # 616
CASE #: 21-022452
CASE #:

INCIDENT/INVESTIGATION REPORT

Ft Lauderdale Police Department

Case # 34-2102-022452

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated:

INCIDENT/INVESTIGATION REPORT

Ft Lauderdale Police Department

Narr. (cont.) OCA: 34-2102-022452

NARRATIVE

REPORTING OFFICER NARRATIVE*Ft Lauderdale Police Department*

OCA 34-2102-022452
Date / Time Reported Wed 02/10/2021 07:57

Victim
ALMINAQUE, GUSTAVO A

Offense
AUTO THEFT

Made contact with reportees (Alminaque and Rico) at 2667 Key Largo Lane in reference to an Auto Theft report. Alminaque stated that he last saw both vehicles on 02/09/2021 at approx. 7pm, when he was washing both vehicles. On today`s date, Rico came outside prior to leaving for work and noticed that both vehicles (parked in the driveway) were gone. Alminaque stated that he checked their Ring camera and it showed both vehicles were taken at approx. 4am on 02/10/2021. An evidence.com link was sent to Alminaque to upload the video. Alminaque stated that prior to my arrival, the vehicles were pinging in the area of 3901 NW 168th Terr in Miami Gardens. I put in a call through Teletype to Miami Gardens Police Department to check the address provided and a callback with the outcome. I entered both vehicles into NCIC via Operator #8358. Alminaque signed the victim affidavits desiring prosecution and was issued a case card. Nothing further.

This incident was not captured on my BWC due to no department issued body worn camera.

"Under penalties of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief."

Electronically Signed: PSA Johnson #6616 02/10/2021

Incident Report Related Vehicle List

Ft Lauderdale Police Department

OCA: 34-2102-022452

1	VehYr/Make/Model <i>2021 JEEP, Wrangler</i>		Style <i>UT</i>		Color <i>SIL</i>		Lic/Lis /Decal <i>BMHIU FL 2021, 18809287</i>		VIN <i>1C4HJXDN5MW596160</i>			
	IBR Status <i>Stolen</i>		Date <i>02/10/2021</i>		Location <i>2667 KEY LARGO LN, FORT LAUDERDALE FL</i>							
	Condition		Value <i>\$20,000.00</i>		Offense Code <i>0710</i>		Jurisdiction <i>Locally</i>		State #		NIC #	
	Name (Last, First, Middle) <i>Alminaque, Gustavo A</i>				Also Known As				Home Address <i>2667 KEY LARGO LN FORT LAUDERDALE, FL 33312 786-683-8880</i>			
	Business Address											
	DOB <i>07/02/1982</i>	Age <i>38</i>	Race <i>W</i>	Sex <i>M</i>	Hgt <i>511</i>	Wgt	Scars, Marks, Tattoos, or other distinguishing features					

Notes

2	VehYr/Make/Model <i>2021 JEEP, Gladiator</i>		Style <i>PK</i>		Color <i>GRY</i>		Lic/Lis /Decal <i>ATGT51 FL 2021, 17246795</i>		VIN <i>1C6JTTAM6ML503144</i>			
	IBR Status <i>Stolen</i>		Date <i>02/10/2021</i>		Location <i>2667 KEY LARGO LN, FORT LAUDERDALE FL</i>							
	Condition		Value <i>\$20,000.00</i>		Offense Code <i>0710</i>		Jurisdiction <i>Locally</i>		State #		NIC #	
	Name (Last, First, Middle) <i>Alminaque, Gustavo A</i>				Also Known As				Home Address <i>2667 KEY LARGO LN FORT LAUDERDALE, FL 33312 786-683-8880</i>			
	Business Address											
	DOB <i>07/02/1982</i>	Age <i>38</i>	Race <i>W</i>	Sex <i>M</i>	Hgt <i>511</i>	Wgt	Scars, Marks, Tattoos, or other distinguishing features					

Notes

Ft Lauderdale Police Department

OCA: 342102022452

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Case Status: INACTIVE

Case Mng Status: INACTIVE

Occurred: 02/10/2021

Offense: AUTO THEFT

Investigator: HELMS, HEATHER A (6682)

Date / Time: 03/18/2021 10:27:26, Thursday

Supervisor: DAMERON, SHANNON L (1460)

Supervisor Review Date / Time: 03/18/2021 12:15:42, Thursday

Contact:

Reference: Follow Up

***** VALIDATION SUPPLEMENT *****

In compliance with FDLE's March 2021 Validations, on 03-18-2021 at 1026 hours, I sent a letter to Gustavo Alminaque to confirm whether this vehicle is still stolen. I requested the letter to be sent back to me with the response.

This was the extent of my involvement with this incident.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief.

Electronically Signed: HELMS 6682

Date: 03-18-2021



Investigator Signature



Supervisor Signature

Ft Lauderdale Police Department

OCA: **342102022452**

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Case Status: *INACTIVE*

Case Mng Status: *INACTIVE*

Occurred: *02/10/2021*

Offense: *AUTO THEFT*

Investigator: *SAINT-JEAN, HENRI D (1647)*

Date / Time: *03/22/2021 14:14:41, Monday*

Supervisor: *DIETRICH, MARGARET E (1320)*

Supervisor Review Date / Time: *04/01/2021 10:04:33, Thursday*

Contact:

Reference: *Follow Up*

On 2/10/21, the victim`s vehicles were stolen from 2667 Key Largo LN. The victim`s credit cards were fraudulently used by the unknown suspects. A BOLO was created in an effort to identify the suspect(s). The Auto Theft portion of the video footage was of no value. The USB drive containing the video footage from Best Buy was placed into FLPD evidence.

This case is being classified as *INACTIVE* at this time. Any subsequent information that would indicate follow up in the recovery and, or arrest of the culprit(s) in the crime would be cause for this case to be investigated further.

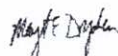
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief.

Electronically Signed: H. Saint Jean

Date: 3/22/21



Investigator Signature



Supervisor Signature

CASE SUPPLEMENTAL REPORT

Printed: 05/14/2021 10:11

Ft Lauderdale Police Department

OCA: 342102022452

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Case Status: INACTIVE

Case Mng Status: INACTIVE

Occurred: 02/10/2021

Offense: AUTO THEFT

Investigator: HELMS, HEATHER A (6682)

Date / Time: 04/06/2021 14:23:56, Tuesday

Supervisor: DAMERON, SHANNON L (1460)

Supervisor Review Date / Time: 04/08/2021 10:27:24, Thursday

Contact:

Reference: Follow Up

I received the validation letter back. Gustavo Alminaque confirmed that the vehicle was still missing.

The original letter was sent to Records to be filed.

This was the extent of my involvement with this incident.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated therein are true and correct to the best of my knowledge and belief.

Electronically Signed: HELMS / 6682 Date: 04-06-2021



Investigator Signature



Supervisor Signature

FORT LAUDERDALE POLICE DEPARTMENT
OFFENSE INCIDENT REPORT

VICTIM AFFIDAVIT/AFFIDAVIT OF PROSECUTION

I hereby swear that on _____, I was the victim of a _____ which was committed without my permission and against my will, as reported by me, by persons unknown / known to me as _____ and further, that I do / do not desire to prosecute.

Sworn and Subscribed by me this _____ day of _____, 20 _____.

Victim's Signature _____ Officer's Signature _____

MARSY'S LAW/AFFIDAVIT OF CONFIDENTIALITY

I, Gustavo Amimague, have been explained that Article I, Section 16(b)(5) of the Florida Constitution provides me as a victim of a crime the right to prevent the disclosure of information or records that could be used to locate or harass me or my family, or which could disclose confidential or privileged information.

I hereby invoke my right to prevent the disclosure of such information: Yes No.

Victim's Signature [Signature] Officer's Signature [Signature]

AUTO THEFT AFFIDAVIT

Before me, the undersigned authority, personally appeared Gustavo Amimague, who having personal knowledge of all the facts, was sworn and say that the following information is true and correct. I own/have lawful custody of the afore described vehicle(s) # 1. I did not give anyone permission to steal, drive, take, possess or otherwise take control of my vehicle. I wish to prosecute any and all persons apprehended in this case. Further, I fully understand that evidence of the above vehicle being sold or exchanged for drugs or any other property, or evidence of the filing of a false police report concerning said vehicle may result in my prosecution for felony offenses and/or forfeiture of the afore described vehicle.

Sworn and Subscribed by me this 10th day of February, 20 20.

Victim's Signature [Signature] Officer's Signature [Signature]

Reporting Officer Name & CCN <u>Johnson 0616</u>	Date <u>02/10/2021</u>
Reviewing Supervisor Name & CCN <u>Det H Lee 1211</u>	Date <u>2/11/21</u>

OR #
34-2102-022452

Facing East



MIAR
RD Photographs for Parcel ID [504219-07-0380](#), displayed on 6/2/2022
NTY
ISER





80415



North Side Site



South Side



Facing East



North Side Site



South Side



MIAR
RD Photographs for Parcel ID [504219-07-0380](#), displayed on 6/2/2022
NTY
ISER





80415



ACCURATE LAND SURVEYORS, INC.

1150 E ATLANTIC BLVD - POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441 FAX (954) 782-1442

Invoice

INVOICE # : 22-0480

INVOICE DATE : 3/8/2022

GUSTAVO ALMINAQUE
2667 KEY LARGO LANE
FORT LAUDERDALE FL 33312
Attn: GUSTAVO

REFERENCE

Buyer..... N/A
Owner..... ALMINAQUE/RICO
Client File #..... ALMINAQUE

DUE DATE 3/8/2022
TERMS..... On Demand

JOB ADDRESS

2667 KEY LARGO LANE
FORT LAUDERDALE, FL 33312

DESCRIPTION OF ITEM OR SERVICE

FINAL SURVEY (REF#18-2754)

COST OF ITEM

\$650.00

3/8/22 PAID BY VISA

INVOICE TOTAL: \$650.00
PAYMENTS & ADJUSTMENTS: \$650.00
BALANCE DUE: \$0.00

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name GUSTAVO ALMINAQUE AND ANALAY RICO	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2667 KEY LARGO LANE	Company NAIC Number:
City FORT LAUDERDALE	State Florida
	ZIP Code 33312
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 36 OF BLOCK 6, LAUDERDALE ISLES NO. 2, PB 36, PG 36, BCR, APN#5042-19-07-0380	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>N26°05'11.29"</u> Long. <u>W80°11'37.67"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number <u>3</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>	
c) Total net area of flood openings in A8.b <u>N/A</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
A9. For a building with an attached garage:	
a) Square footage of attached garage <u>210.00</u> sq ft	
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>	
c) Total net area of flood openings in A9.b <u>0.00</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF FORT LAUDERDALE 125105			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0554	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) X(0.2%)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2667 KEY LARGO LANE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SEE COMMENTS BELOW Vertical Datum: NAVD1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | 6.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ | 9.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ | 5.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) _____ | 6.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | 5.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | 9.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name ROBERT L. THOMPSON	License Number 3869	<div style="font-size: 2em; color: blue;">3869</div> <div style="font-size: 2em; color: blue;">Place Seal Here</div> <div style="font-size: 2em; color: blue;">03-16-2022</div>	
Title PROFESSIONAL SURVEYOR & MAPPER			
Company Name ACCURATE LAND SURVEYORS, INC.			
Address 1150 E ATLANTIC BOULEVARD			
City POMPANO BEACH	State Florida		ZIP Code 33060
Signature 	Date 03-16-2022	Telephone (954) 782-1441	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
 JOB NO. SU#18-2754 22-0480: Lat and Long was obtained using a hand held GPS unit.
 C2: CITY OF FORT LAUDERDALE SW 155 ELEV:4.90'NAVD 1988.
 C2E: A/C PAD LOCATED ON THE WEST SIDE OF RESIDENCE.
 HIGHEST ADJACENT CROWN OF ROAD ELEVATION: 4.94' NAVD 1988.

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2667 KEY LARGO LANE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2667 KEY LARGO LANE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW 03/16/2022

Clear Photo One



Photo Two

Photo Two Caption RIGHT SIDE VIEW 03/16/2022

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2667 KEY LARGO LANE			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption REAR VIEW 03/16/2022

Clear Photo Three



Photo Four

Photo Four Caption LEFT SIDE VIEW 03/16/2022

Clear Photo Four

TYPE OF SURVEY: BOUNDARY
TOPOGRAPHIC, 22-0480

JOB NUMBER: SU-18-2754

LEGAL DESCRIPTION:

LOT 36 OF BLOCK 6, LAUDERDALE ISLES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 2667 KEY LARGO LANE FORT LAUDERDALE, FL 33312

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 125105-12011C0554-H
EFFECTIVE: 8/18/2014 **REVISED:**

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2

REFERENCE BENCH MARK: CITY OF FORT LAUDERDALE SW 155 ELEV:4.90'NAVD 1988.

CERTIFY TO:

1. GUSTAVO ALMINAQUE AND ANALAY RICO
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAHOOCHEE
CLF	=	CHAIN LINK FENCE
C/L	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/
	=	ENCROACHMENT
ESMT.	=	EASEMENT

FND	=	FOUND
FF	=	FINISHED FLOOR
FH	=	FIRE HYDRANT
F.P.L.	=	FLORIDA POWER & LIGHT RECORDS
GAR.	=	GARAGE
I.D.	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.P.C.	=	IRON PIPE & CAP
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD & CAP
LP	=	LIGHT POLE
(M)	=	MEASURED
M.D..R.	=	MIAMI DADE COUNTY RECORDS
MAINT.	=	MAINTENANCE
MF	=	METAL FENCE
MH	=	MANHOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISC

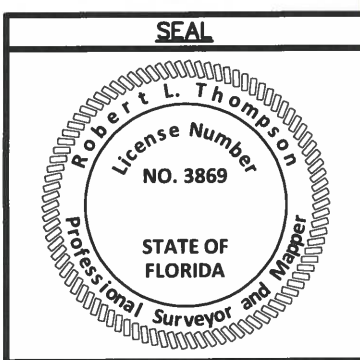
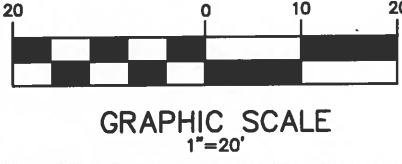
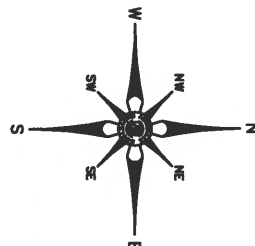
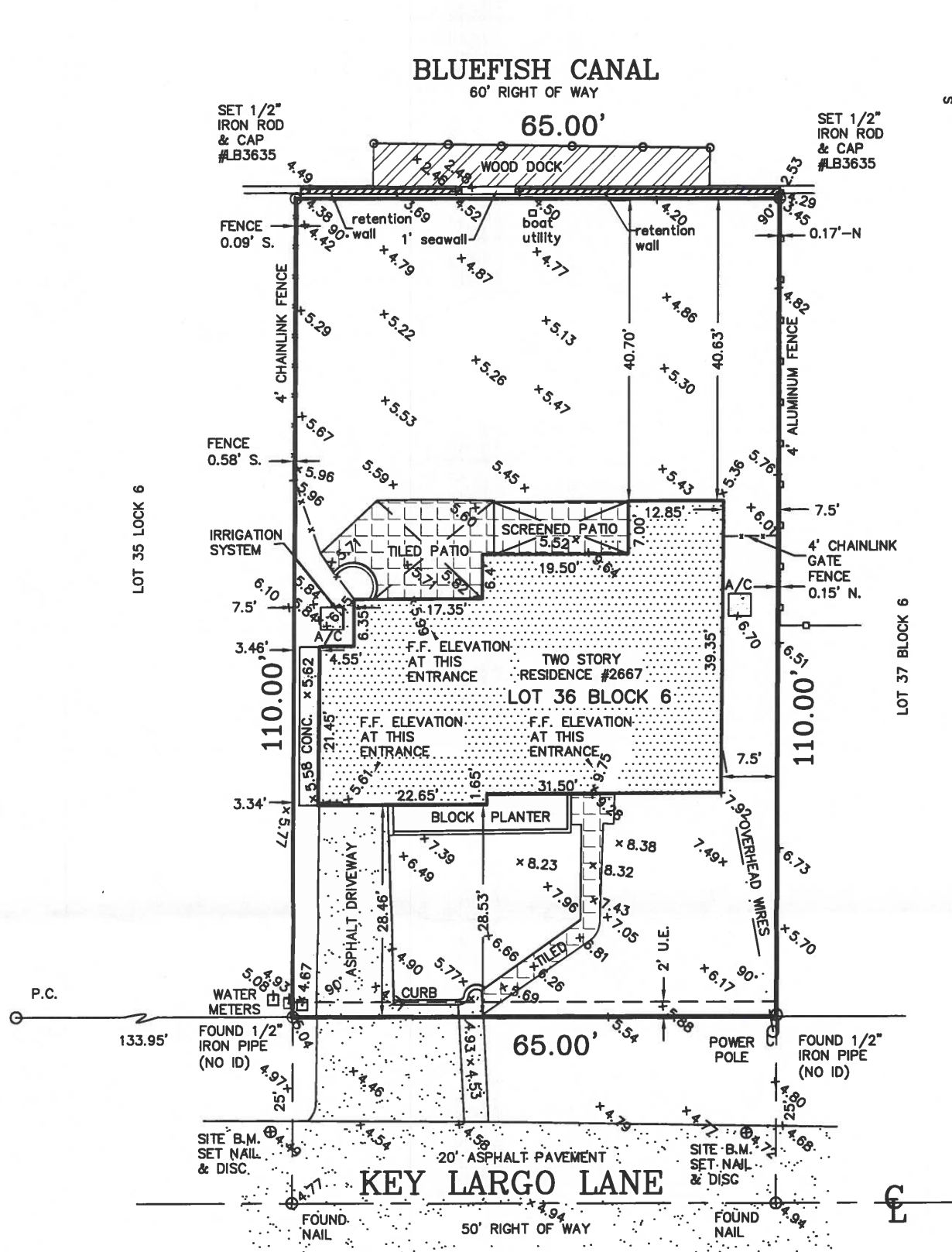
LEGEND OF ABBREVIATIONS:

OR +	=	ELEVATIONS BASED ON NAVD 1988
O/S	=	OFFSET
O.R.B.	=	OFFICIAL RECORDS BOOK
OH	=	OVERHANG
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT
x	=	CHAIN LINK FENCE
—	=	WOOD FENCE
—	=	METAL FENCE
—	=	PVC FENCE
—	=	CONCRETE FENCE
—	=	CONCRETE WALL
—	=	WIRE FENCE

BROWARD COUNTY NAVD1988

P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE
R/W	=	RIGHT OF WAY
S	=	SOUTH
SEC.	=	SECTION
SQ. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER





Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Angles shown hereon are per Plat book 36, Page 36, Broward County Records.
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 10. ±1.00' Denotes elevations based on the North American Vertical Datum of 1988.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE/TOPO SURVEY SU-22-0480	03-16-2022	AL/RLT
UPDATE SURVEY SU-20-1528	08-08-2020	AL/RLT

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 04-01-2022
ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

