



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** November 1<sup>st</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, November 13<sup>th</sup>, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-24090004</b>
<b>OWNER:</b>	DIXAN GONZALEZ KHANT REV TR; EINDAR KHANT REV TR
<b>AGENT:</b>	BLAKE KELLY, ROBERT
<b>ADDRESS:</b>	4312 NORTH EAST 23 AVENUE, FORT LAUDERDALE, FL 33308
<b>LEGAL DESCRIPTION:</b>	LOT TWENTY-THREE (23), BLOCK "A" OF CORAL RIDGE COUNTY CLUB ADDITION NO.2, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT BOOK 44, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec. 25-62. (b)(3) - Requirements for new development and site alterations.</u></b>

- Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.

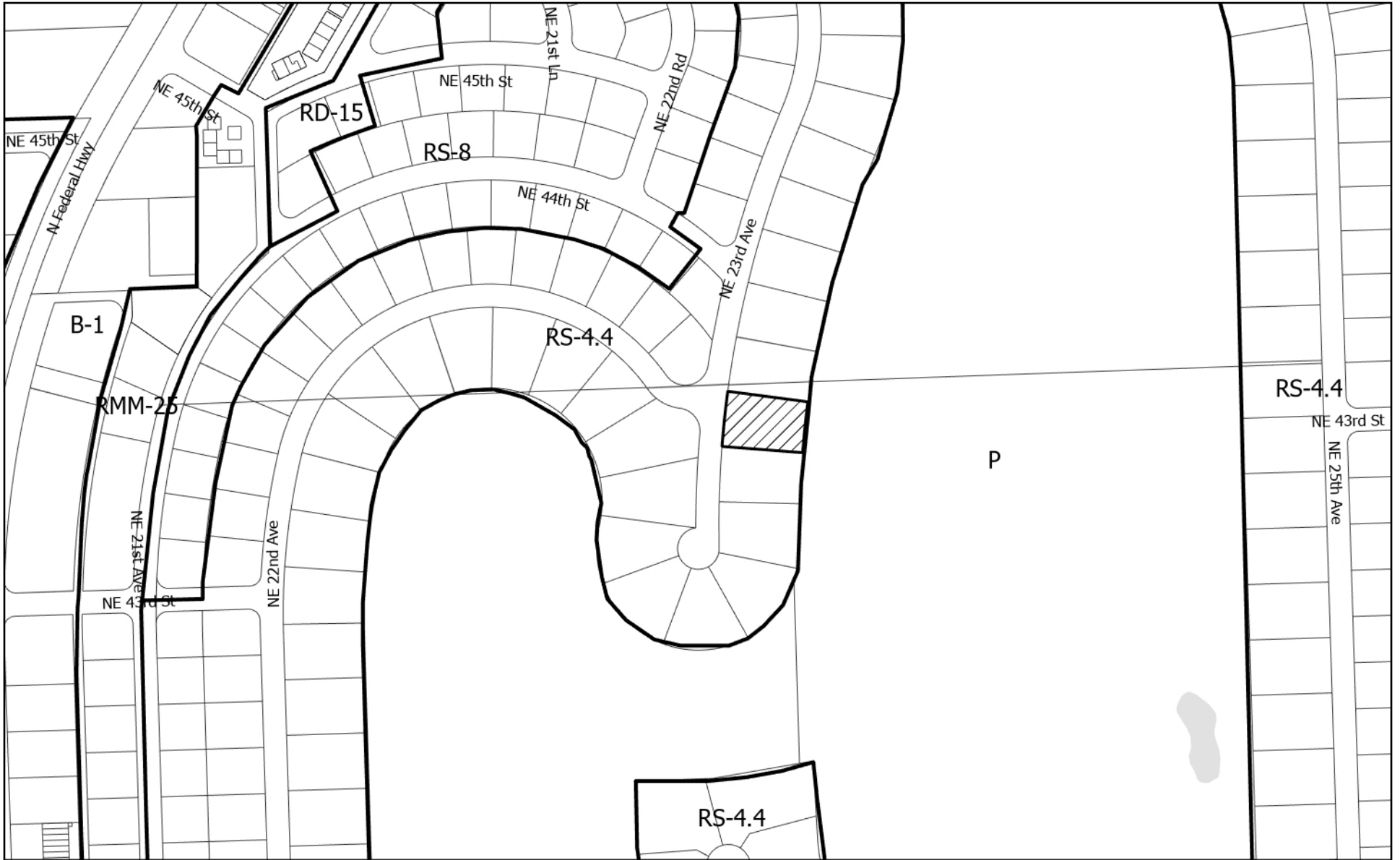
**Please Note:** As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein: Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

**To watch and listen to the meeting, please visit:**  
<https://www.fortlauderdale.gov/government/BOA> OR  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

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-24090004


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet



# PLN-BOA- 24090004

## **Sec. 25-62. (b)(3) - Requirements for new development and site alterations**

(b) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

- (1) The proposed location of sidewalk improvements are on a finger island or dead-end street where eighty (80) percent or more of properties do not have sidewalks abutting the property.
- (2) A neighborhood transportation plan approved by the city commission clearly indicates that sidewalks are not preferred for the area in which the property is located.
- (3) Property owners may request relief from the provisions of this section by making application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issues exists that would otherwise preclude the installation of a sidewalk in the specified location.

# Record

Showing 1-40 of 46

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLB-RES-24100041</a>	Autofill for BLD-RPSF-24050252	Plumbing Subpermit	Plumbing Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-RES-24100040</a>	Pool Piping with Heater for BLD-RPSF-24050252	Plumbing Subpermit	Plumbing Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-COC-24100009</a>		ELE-GEN-24050109	Change of Contractor (PRE-ISSUANCE ONLY)	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24100008</a>		BLD-GEN-24050252	Change of Contractor (PRE-ISSUANCE ONLY)	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">PLN-BOA-24090004</a>		sidewalk exception 4312	Z- Board of Adjustment (BOA)	0		4312	NE	23	AVE		Open
<input type="checkbox"/>	<a href="#">BLD-FEN-WT-24090005</a>	To install 150' of 6' high black chainlink Fence	Online Walk-Thru- Fence	Walk-Thru - Fence	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24080170</a>		ELE-GEN-24030030	Change of Contractor (PRE-ISSUANCE ONLY)	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24080124</a>		MEC-GEN-24030025	Change of Contractor (PRE-ISSUANCE ONLY)	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24080088</a>		PLB-GEN-24030032	Change of Contractor (PRE-ISSUANCE ONLY)	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">BLD-COC-24080087</a>		PLB-GEN-24030033	Change of Contractor (PRE-ISSUANCE ONLY)	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">ROW-SW-24080001</a>	NEW CONCRETE SIDEWALK 125' X 5'	New Construction Permit	ROW Sidewalk and Curb Permit	231		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">LND-TREE-24060231</a>	Tree removal: 4 black olives	Tree Removal	Landscape Tree Removal-Relocation Permit	0		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">ROW-LAND-24050011</a>	ROW LANDSCAPE	NEW SINGLE FAMILY RESIDENCE	ROW Landscaping Permit	265.5		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GEN-24050122</a>	Plumbing for new pool	Plumbing Subpermit	Plumbing Permit	0		4312	NE	23	AVE		Void
<input type="checkbox"/>	<a href="#">ELE-POOL-24050109</a>	Electrical for BLD-RPSF-24050252	Electrical Pool-Spa-Fountain...	Electrical Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-GEN-24050121</a>	LAWN SPRINKLERS	Plumbing Irrigation Permit	Plumbing Permit	0		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BLD-RPSF-24050252</a>	New pool construction for SFR	Pool-Spa-Fountain Permit	Structural Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-GEN-24030080_D001</a>	NOAS FOR WINDOWS AND DOORS	Document Type: NOA / Produ...	Deferred Submittal (Electronic Document Submittal)	0		4312	NE	23	AVE		Void
<input type="checkbox"/>	<a href="#">PLB-GEN-24030039</a>	Propane Gas Tank for new single family residence	Plumbing Gas Permit	Plumbing Permit	39.75		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">LND-INST-24030058</a>	LANDSCAPE INSTALL FOR NEW SFR	4312 SPEC HOUSE	Landscape Installation Permit	371		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BLD-GEN-24030090</a>	New aluminum and CBS fence/wall with 2 - aluminum...	Fence Permit	Structural Permit	290		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BLD-GEN-24030089</a>	New paver driveway, walkways and pool deck	Paving Permit	Structural Permit	0		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">BLD-GEN-24030085</a>	New flat roof system for new single family residence	Re-Roof Permit	Structural Permit	0		4312	NE	23	AVE		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GAS-24030033</a>	Gas for BLD-RNC-24030080	Plumbing Gas Permit	Plumbing Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-RES-24030032</a>	Plumbing for BLD-RNC-24030080	Plumbing Subpermit	Plumbing Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">MEC-RES-24030025</a>	HVAC SYSTEM FOR NEW SINGLE FAMILY RESIDENCE	Mechanical Subpermit	Mechanical Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">ELE-RES-24030030</a>	ELECTRICAL FOR BLD-RNC-24030080	Electrical Subpermit	Electrical Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-RNC-24030080</a>	New Single Family Residence: 2 story 7 bed 8 bath...	New Construction Permit	Structural Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">LND-TREE-23090415</a>	Tree Permit for Demolition - Voided permit. Jim F...	Tree Relocation and Tree Rem...	Landscape Tree Removal-Relocation Permit	0		4312	NE	23	AVE		Void
<input type="checkbox"/>	<a href="#">ELE-TPOLE-WT-23080002</a>	TEMP POLE	Lobby Walk-Thru- Temporary P...	Walk-Thru - Temporary Power Pole	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">BLD-RDEM-23070026</a>	Total Demolition	4312 NE 23rd Ave	Residential Demolition Permit	0		4312	NE	23	AVE		Issued
<input type="checkbox"/>	<a href="#">PLB-SEW-23070006</a>	SEWER CAP		Plumbing Sewer Cap Permit	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">CE21010074</a>	ELECTION SIGN DISPLAYED IN THE FRONT LAWN		Code Case	0	MMURRAY	4312	NE	23	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15110657_2</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	MESSENGER,G P & JANET	Violation-BLD Hearing	0		4312	NE	23	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15110657_1</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:	MESSENGER,G P & JANET	Violation-BLD Hearing	0		4312	NE	23	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15110657</a>	THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:, P...	MESSENGER,G P & JANET	Building Code Case	0		4312	NE	23	AVE		Closed
<input type="checkbox"/>	<a href="#">PM-09052224</a>			Mechanical HVAC Changeout Permit	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">PM-09021957</a>	METAL PANEL REROOF 8500SF	METAL PANEL REROOF 8500SF	Re-Roof Permit	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">PM-06112337</a>	Install 1 accordion shutter	Install 1 accordion shutter	Shutter Permit	0		4312	NE	23	AVE		Comple
<input type="checkbox"/>	<a href="#">PM-06111384</a>	resurface driveway 3400sq ft	resurface driveway 3400sq ft	Residential Paving Permit	0		4312	NE	23	AVE		Comple

# Record

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<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PM-05090373</a>	INSTALL STANDBY GENERATOR ~B-RECHECK 09/23/05 P ~...	INSTALL STANDBY GENERATOR	Electrical Residential Permit	0		4312	NE	23	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-05080156</a>	INSTALL (1) 500 GAL LP TANK FOR FUTURE GENERATOR ...	INSTALL (1) 500 GAL LP TANK ...	Storage Tank Permit	0		4312	NE	23	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-05041315</a>	INSTALL 1.5" IRRIGATION MTR SFR	INSTALL 1.5" IRRIGATION MTR SFR	Plumbing Meter Install Permit	0		4312	NE	23	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-02101603</a>	REPLACE 4 TON AC	REPLACE 4 TON AC	Mechanical HVAC Changeout Permit	0		4312	NE	23	AVE		Complete
<input type="checkbox"/>	<a href="#">PM-01041051</a>	REPLACE C/U W 4 TON TRANE 46,000 BTU'S 11.5 SEER	REPLACE C/U W 4 TON TRANE 46...	Mechanical HVAC Changeout Permit	0		4312	NE	23	AVE		Complete
<input type="checkbox"/>	<a href="#">AB-0044624</a>		MESSENGER JANET / GEORGE P	Resident/Business Alarm Registration	0		4312	NE	23	AVE		Active



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: November 13, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24090004

### Sec. 25-62. (b)(3) - Requirements for new development and site alterations.

- Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.

**Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein: Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.**

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> AVENUE (LOBBY)  
FORT LAUDERDALE, FL., 33311  
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)



*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*



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



GENERAL INFORMATION

BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

**BOARD OF ADJUSTMENT MEETING REQUEST:** Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

**APPLICATION DEADLINE:** Submittals must be received by 5:00 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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

**ONLINE SUBMITTAL PROCESS:** Submittals must be conducted through the [City's online citizen access portal and payment of fees \(LauderBuild\)](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA How Chart](#).

**PAYMENT OF 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, special advertising, re-advertising and any other costs associated with the application submittal 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. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All fees are paid online.

**PUBLIC SIGN NOTICE:** Board of Adjustment (BOA) application, and certain applications are subject to public sign notices. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

**EXAMPLE VARIANCE SUBMITTAL**

Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

**QUESTIONS:** Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)  
Phone: 954-828-6520, Option 5.

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete online application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(Before)</b>	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation <b>(After)</b>	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (Before)</b>	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures <b>(Homesteaded Only) (After)</b>	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

# Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	9-16-2024

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

Property Owner's Name	Dixan Gonzalez Khant REV TR, Eindar Khant REV TR
Property Owner's Signature	<i>[Signature]</i>
Address, City, State, Zip	1529 Middle River Drive, Fort Lauderdale, FL 33304
E-mail Address	ekhant@passagehi.com
Phone Number	954-816-4705
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed, or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	ROBERT KELLY BLAKE
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	3448 NE 37 COURT, Ft. LAUD, FL 33308
E-mail Address	BLAKEDEV CORP @ YAHOO.COM
Phone Number	954-629-7940
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 4312 NE 23 Avenue, Fort Lauderdale, FL 33308
Legal Description	See Survey
Tax ID Folio Numbers <i>(For all parcels in development)</i>	4942 24 09 0260
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Removal of Sidewalk Requirement
Applicable ULDR Sections <i>(Provide all code sections)</i>	Sec.25-62. (b)(3)

Current Land Use Designation	33
Current Zoning Designation	RS4.4
Current Use of Property	Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front	25'-0"	25'-2"
Side	10'-0"	10'-6"North/10'-0" South
Side		
Rear	25'-0"	25'-2"

**Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request**

Answer **All** questions on this page only *if* you are applying for a **SPECIAL EXCEPTION**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Variance, print or type N/A for the questions below and complete page 2a of this application form. Note: A narrative must be submitted in addition to this page.

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

Special relief to not install a sidewalk as per section 2b-62b(3) at 4312 NE 23rd Avenue, Fort Lauderdale, Florida, 33308

**CRITERIA:** A special exception shall be granted upon demonstration by a preponderance of the evidence of 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.5,

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and

There are currently no sidewalks at any of the homes in the Coral Ridge County club

b. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

There are no sidewalks in the surrounding neighborhood, therefore not installing one would be compatible to the surrounding neighborhood.

**AFFIDAVIT:** I, Eindar Khant/ Dizan Gonzalez 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.

*Eindar Khant/ Dizan Gonzalez*  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 13<sup>th</sup> day of September, 2024

(SEAL)



**JOANNE SIERRA**  
Notary Public  
State of Florida  
Comm# HH576001  
Expires 7/28/2028

*Joanne Sierra*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE. The applicant will need to meet with staff PRIOR to submitting the BOA application submittal via LauderBuild.**

\*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 7-29-2024
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**-The survey of the property must be digitally 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 land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17".**
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17".**
- **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents**- 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. Please submit the following:
  - **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 Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)**  
**700 N.W. 19th Avenue**  
**Fort Lauderdale, Florida 33311**

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503. **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.

**How to Submit Your Application submittal-** Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

**Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".**

**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. \_\_\_\_\_

APPLICANT: DIXAN GONZALEZ KHANT , EINDAR KHANT

PROPERTY: 4312 NE 23rd Avenue, Fort Lauderdale, Florida, 33308

PUBLIC HEARING DATE: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, 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. of the City of Fort Lauderdale U.L.D.R, I will forfeit my sign deposit. Ek D (initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above afore said this 13<sup>th</sup> day of September, 2021

(SEAL)  **JOANNE SIERRA**  
 Notary Public  
 State of Florida  
 Comm# HH576001  
 Expires 7/28/2028

[Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES:

## Page 5: Technical Specifications

### A. SITE PLAN

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

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

### B. BUILDING ELEVATIONS (as applicable)

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

Prepared by and return to:

Denise M. Dugan  
Dean J. Trantalis, Esquire  
2301 Wilton Drive  
Suite CI-A  
Wilton Manors, FL 33305  
File No 04-23-02

Parcel Identification No 49-42-24-09-0260

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1 day of June, 2023 between Mark T. Messenger, a single man, Individually and as Trustee of The Janet M. Messenger Revocable Living Trust dated October 24, 2016, whose post office address is 27410 West Indies Drive, Ramrod Key, FL 33042, of the County of Monroe, State of Florida, Grantor, to The Eindar Khant Revocable Trust dated July 2, 2020, and The Dixan Gonzalez Khant Revocable Trust dated July 2, 2020, whose post office address is 1529 Middle River Drive, Fort Lauderdale, FL 33304, of the County of Broward, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Lot Twenty-three (23), Block "A" of Coral Ridge Country Club Addition No. 2, according to the plat thereof recorded in Plat Book 44, Page 21, of the Public Records of Broward County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor states that the subject property is not the Grantor's nor Grantor's spouse, if any, homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 27410 West Indies Drive, Ramrod Key, FL 33042.

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

Signed, sealed and delivered in our presence:

[Signature]

WITNESS

PRINT NAME: Brian R. French

[Signature]

WITNESS

PRINT NAME: Marlene Nicholson

The Janet M. Messenger Revocable Living Trust

By: [Signature]

Mark T. Messenger, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF BROWARD

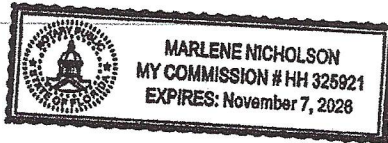
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5 day of May, 2023, by Mark T. Messenger, Individually and as Trustee of The Janet M. Messenger Revocable Living Trust dated October 24, 2016.

[Signature]

Signature of Notary Public Marlene Nicholson  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification Produced: FL Driver License





**DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION**  
**BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM**

**Rev:** 0 | **Revision Date:** 01/30/2024 | **Print Date:** 0/00/0000  
**I.D. Number:** BOAAAF

**AGENT AUTHORIZATION FORM**

I, Dixan Gonzalez Khant ("Owner") as the current title owner of the real property located at 4312 NE 23 Ave Fort Lauderdale Fl 33308 ("Property"), do hereby authorize Robert Kelly Blake ("Authorized Agent") to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form, I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns.



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: 30AAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. \*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.

WITNESS:

[Handwritten signature of witness]

Witness Signature

Giancarlo Castellanos

Print Name

October 22, 2024

Date

[Handwritten signature of owner]

Signature - Owner/Authorized Individual

Dixan Gonzalez Khant

Print Name - Owner/ Authorized Individual

OWNER

Print Title - Authorized Individual

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 10 day of October, 2024, by Dixan Gonzalez Khant, an individual who is personally known to me [X] or has produced [ ] as identification

[NOTARY SEAL]

[Handwritten signature of notary]

(Signature of Notary Public- State of Florida)

7-28-28

My Commission Expires:

Joanne Sierra

Print, Type, or Stamp Commissioned Name of Notary Public)



JOANNE SIERRA
Notary Public
State of Florida
Comm# HH576001
Expires 7/28/2028



**DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION**  
**BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM**

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
 I.D. Number: BOAAAF

**AGENT AUTHORIZATION FORM**

I, SIDOR KHANT ("Owner") as the current title owner of the real property located at 4312 NE 23 AVENUE ("Property"), do hereby authorize ROBERT KELLY BLAKE ("Authorized Agent") to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

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I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION  
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER/AUTHORIZED PERSON FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this

Agent Authorization Form. **\*Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

[Signature]  
Witness Signature  
EDWARD YACEY  
Print Name  
10.21.24  
Date

[Signature]  
Signature - Owner/Authorized Individual  
EINDOR KHANT, DIYAN KHANT  
Print Name - Owner/ Authorized Individual  
OWNERS  
Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of October, 2024, by Eindor Khant, an individual who is personally known to me  or has produced \_\_\_\_\_ as identification

[NOTARY SEAL]

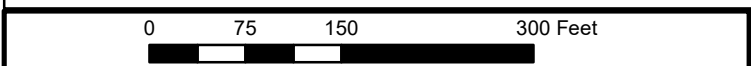
[Signature]  
(Signature of Notary Public- State of Florida)



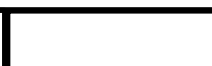
JOANNE SIERRA  
Notary Public  
State of Florida  
Comm# HH576001  
Expires 7/28/2026

My Commission Expires:

Print, Type, or Stamp Commissioned Name of Notary Public)



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



4312 NE 23 Ave



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY
494213000190	LANDLORDS INC	ATTN: CONTROLLER	3801 BAYVIEW DR	FORT LAUDERDALE
494224090220	LEAR,ERIC & NINA		4400 NE 23 AVE	FORT LAUDERDALE
494224091320	SMITH,JAMES A		2136 NE 44 ST	FORT LAUDERDALE
494224091660	GUCKES,ANGELICA H/E	FERNANDEZ-VICIOSO,EDUARDO	4351 NE 22 AVE	FORT LAUDERDALE
494224091310	LUZINSKI,JOSEPH & MARTHA		2140 NE 44 ST	FORT LAUDERDALE
494224091670	ELINS,LA VONNE E	LA VONNE E ELINS REV TR	4357 NE 22 AVE	FORT LAUDERDALE
494224090230	KHOURI,ANTHONY & ERIN		4322 NE 23 AVE	FORT LAUDERDALE
494224091680	MURPHY,DONALD A & ANN	DONALD A & ANN C MURPHY TR	4367 NE 22 AVE	FORT LAUDERDALE
494224090370	COFIELD,DAVID L	DAVID L COFIELD TR	4350 NE 22 AVE	FORT LAUDERDALE
494224090250	ZADEN,JOSEPH M EST		4318 NE 23 AVE	FORT LAUDERDALE
494224090350	DOS SANTOS,EDGARDO R & DIANE M		4360 NE 22 AVE	FORT LAUDERDALE
494224090240	ZADEN,JOSEPH M EST		4318 NE 23 AVE	FORT LAUDERDALE
494224090360	DOS SANTOS,EDGARDO R & DIANE M		4360 NE 22 AVE	FORT LAUDERDALE
494224090260	DIXAN GONZALEZ KHANT REV TR	EINDAR KHANT REV TR	1529 MIDDLE RIVER DRIVE	FORT LAUDERDALE
494224090340	TASLIMI,KAMAL & REGINA		4315 NE 23 AVE	FORT LAUDERDALE
494224090270	WARMAN,SHELDON T & LAURA P		4310 NE 23 AVE	FORT LAUDERDALE
494224090330	STUDIALE,JACK & TERI	JACK S & TERI L STUDIALE LIV TR	4309 NE 23 AVE	FORT LAUDERDALE
494224090280	KESHIGIAN,ROBERT	KESHIGIAN,DEBORAH ETAL	4306 NE 23 AVE	FORT LAUDERDALE
494224090320	TIDWELL,JAMES D H/E	TIDWELL,CARRIE S	4305 NE 23 AVE	FORT LAUDERDALE
494224090290	MCCORMACK,THOMAS F & VIOLETA A		4304 NE 23 AVE	FORT LAUDERDALE
494224090310	ABDO,FRANK J H/E	ABDO,JANICE ELAINE	4301 NE 23 AVE	FORT LAUDERDALE
494224090300	LABATE,JAMES B & LYNN M		4300 NE 23 AVE	FORT LAUDERDALE
494224000070	CORAL RIDGE GOLF COURSE INC	ATTN: CONTROLLER	3801 BAYVIEW DR	FORT LAUDERDALE
494224000040	CORAL RIDGE GOLF COURSE INC	ATTN: CONTROLLER	3801 BAYVIEW DR	FORT LAUDERDALE

STATE	ZIP	ADDRESS__1		LEGAL_LINE	LEGAL_LI_1
FL	33308	FORT LAUDERDALE	FL33308	13-49-42	THAT PT OF SE1/4 AS DESC IN OR
FL	33308	FORT LAUDERDALE	FL33308	CORAL RIDGE COUNTRY CLUB ADD	NO 2 44-21 B
FL	33308	FORT LAUDERDALE	FL33308	CORAL RIDGE COUNTRY CLUB ADD	NO 2 44-21 B
FL	33308	FORT LAUDERDALE	FL33308	CORAL RIDGE COUNTRY CLUB ADD	NO 2 44-21 B
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FL	33308	FORT LAUDERDALE	FL33308	CORAL RIDGE COUNTRY CLUB ADD	NO 2 44-21 B
FL	33308	FORT LAUDERDALE	FL33308	24-49-42	PT OF NW 1/4 OF NE1/4 AS DESC IN
FL	33308	FORT LAUDERDALE	FL33308	24-49-42	THAT PT OF N3/4 LYING E OF FED

LEGAL_LI_2	LEGAL_LI_3	LEGAL_LI_4	LEGAL_LI_5	LEGAL_LI_6	LEGAL_LI_7
250/26 & THAT PT OF SW1/4 AS	DESC IN OR 308/218				
LOT 20 BLK A					
LOT 2 BLK F					
LOT 33 BLK F					
LOT 1 BLK F					
LOT 34 BLK F					
LOT 21 BLK A					
LOT 35 BLK F					
THAT PT OF LOT 33 LYING IN	13-49-42 BLK A				
THAT PT OF LOT 22 LYING IN	13-49-42 BLK A				
THAT PT OF LOT 32 LYING IN	13-49-42 BLK A				
THAT PT OF LOT 22 LYING IN	24-49-42 BLK A				
THAT PT OF LOT 32 LYING IN	24-49-42 BLK A				
LOT 23 BLK A					
LOT 31 BLK A					
LOT 24 BLK A					
LOT 30 BLK A					
LOT 25 BLK A					
LOT 29 BLK A					
LOT 26 BLK A					
LOT 28 BLK A					
LOT 27 BLK A					
OR 250/26 LESS POR DESC WITHIN	OR 50591/378				
HWY AS DESC IN OR 707/402 LESS	THAT POR DESC IN OR 50591/378	AND LESS POR DESC IN INSTR #	113560882		

LEGAL_LI_8	LEGAL_LI_9	LEGAL_L_10	LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE	MARKET_ARE
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						5608	0311	01	01	2
							0311	01	01	2
						5629	0311	01	01	2
						5610	0311	01	01	2
						5629	0311	01	01	2
						5632	0311	01	01	2
						5629	0311	01	01	2
							0311	01	01	2
						5632	0311	01	01	2
						5630	0311	00		2
						5632	0312	00		2
						5630	0312	01	01	2
							0312	00	01	2
						5631	0312	01	01	2
						5632	0312	01	01	2
							0312	01	01	2
						5632	0312	01	01	2
							0312	01	01	2
							0312	01	01	2
							0312	01	01	2
						5632	0312	01	01	2
						5835	0312	38		2
						5835	0312	38	02	2

COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_VA	NEW_SB_SOH
	626480	15170	0	599880	0	0	599880	641650	641650
	605220	1458670	0	1618330	0	0	1080840	1113260	1113260
	218260	807770	0	1018750	0	0	1001980	1026030	1026030
	289010	1457700	0	1644780	0	0	851370	876910	876910
	255550	751720	0	954380	0	0	383670	395180	395180
	288980	832970	0	1063260	0	0	347950	358380	358380
	605220	2562090	0	3298140	0	0	2112410	2175780	2175780
	309220	1260560	0	1557860	0	0	565350	582310	582310
	496950	1360690	0	1441360	0	0	1016500	1046990	1046990
	451380	1051500	0	1181470	0	0	426030	438810	438810
	184380	0	0	184380	0	0	80410	82820	82820
	153990	0	0	153990	0	0	59030	60800	60800
	398250	1261070	0	1274120	0	0	511450	526790	526790
	1613920	0	0	2091050	0	0	2091050	1613920	1613920
	804450	1721590	0	2000000	0	0	691700	712450	712450
	605220	2027890	0	2012090	0	0	814890	840530	840530
	723120	1831270	0	1994270	0	0	712340	733710	733710
	658020	1691980	0	1829810	0	0	777120	800430	800430
	574620	1964210	0	1937690	0	0	1020550	1051160	1051160
	600720	2055220	0	2027420	0	0	1056200	1087880	1087880
	600750	1982060	0	1976340	0	0	772120	795280	795280
	600750	2053460	0	2352100	0	0	1004850	1034990	1034990
	573950	0	0	535680	0	0	535680	573950	573950
	2283040	1314790	0	3445610	0	0	3445610	3597830	3597830



SCHOOL_TAX	CITY_TAXAB	INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1	SOH_YEAR	COM_SOH_YE
641650	641650	641650							08
1088260	1063260	1063260	100	100				21	21
1001030	976030	976030	100	100				22	22
851910	826910	826910	100	100				05	08
370180	345180	345180	1/1	1/1				97	08
333380	308380	308380	1/1	1/1				94	08
2150780	2125780	2125780	100	100				17	17
557310	532310	532310	1/1	1/1				95	08
1021990	996990	996990	100	100				17	17
408810	383810	383810	1/1	1/1		1		94	08
82820	82820	82820						CP	08
60800	60800	60800						CP	08
501790	476790	476790	100	100				94	08
1613920	1613920	1613920							24
687450	662450	662450	1/1	1/1				94	08
815530	790530	790530	1/1	1/1				97	08
708710	683710	683710	1/1	1/1				94	08
775430	750430	750430	1/1	1/1				97	08
1026160	1001160	1001160	100	100				13	13
1062880	1037880	1037880	1/1	1/1				04	08
770280	745280	745280	1/1	1/1				94	08
1009990	984990	984990	1/1	1/1				97	08
573950	573950	573950							08
3597830	3597830	3597830							08

FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST	GARBAGE_DI	GARBAGE_AS	FIRE_DISTR	FIRE_CLASS	FIRE_ASSES	SAFE_NEIGH
	Y	0	0		F	19.44 03		C	640	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0			0.00 03		L	1	
	Y	0	0			0.00 03		L	1	
	Y	0	0		F	9.44 03		R	1	
	Y	1485830	0			0.00 03		L	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	1200		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0		F	9.44 03		R	1	
	Y	0	0			0.00 03		L	1	
	Y	0	0		F	1281.58 03		C	42185	

SAFE_NEI_1	DRAINAGE_D	DRAINAGE_1	IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU	BOOK_1
0		0.00		0.00			0.00	0.0000000000
0		0.00		0.00	3/27/2020	WD	11550.00	0.0000000000
0		0.00		0.00	6/4/2021	WD	6720.00	0.0000000000
0		0.00		0.00	3/9/1998	WD	3150.00	27844.0000000000
0		0.00		0.00	7/19/1996	WD	2226.00	25184.0000000000
0		0.00		0.00	3/6/2013	WD	0.70	49630.0000000000
0		0.00		0.00	8/17/2016	WD	14350.00	0.0000000000
0		0.00		0.00	12/19/2018	WD	0.70	0.0000000000
0		0.00		0.00	12/23/2016	TD*	6300.00	0.0000000000
0		0.00		0.00	6/1/1974	WD	390.00	5830.0000000000
0		0.00		0.00	4/21/2022	QC*	0.70	0.0000000000
0		0.00		0.00			0.00	0.0000000000
0		0.00		0.00	4/21/2022	QC*	0.70	0.0000000000
0		0.00		0.00	5/5/2023	WD	16800.00	0.0000000000
0		0.00		0.00	2/1/1989	WD	3850.00	16200.0000000000
0		0.00		0.00	9/9/1996	WD	4550.00	25386.0000000000
0		0.00		0.00	8/18/2011	QCD	0.70	48127.0000000000
0		0.00		0.00	1/25/2006	WD	0.70	41772.0000000000
0		0.00		0.00	4/29/2021	QCD	0.70	0.0000000000
0		0.00		0.00	12/24/2002	WD	7175.00	34436.0000000000
0		0.00		0.00	12/14/2000	QCD	0.70	31124.0000000000
0		0.00		0.00	12/13/1996	WD	5075.00	25783.0000000000
0		0.00		0.00			0.00	0.0000000000
0		0.00		0.00			0.00	0.0000000000

PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2	PAGE_2	SALE_DAT_1	DEED_TYP_1	STAMP_AM_2
0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.0000000000	7/6/1998	WD*	0.70	28689.0000000000	576.0000000000	4/1/1975	WD	348.00
0.0000000000	9/26/2018	WD	5320.00	0.0000000000	0.0000000000	5/3/2016	WD	4270.00
45.0000000000	4/1/1993	WD	1960.00	20577.0000000000	941.0000000000	8/1/1977	WD	420.00
223.0000000000			0.00	0.0000000000	0.0000000000	9/1/1989	WD	1017.50
121.0000000000	1/1/1974	WD	310.00	5611.0000000000	717.0000000000	6/1/1966	WD	30.00
0.0000000000	3/31/1997	WD	5306.00	26275.0000000000	999.0000000000	7/1/1994	WD	4480.00
0.0000000000	6/1/1994	WD	2765.00	22268.0000000000	393.0000000000	7/1/1991	WD	1920.00
0.0000000000	11/6/2009	WD*	6650.00	46654.0000000000	225.0000000000	8/7/2001	WD*	4410.00
461.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.0000000000	2/13/1984	WD*	2070.00	11501.0000000000	624.0000000000			0.00
0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.0000000000	2/13/1984	WD*	2070.00	11501.0000000000	624.0000000000			0.00
0.0000000000	3/4/2020	QCD	0.70	0.0000000000	0.0000000000	4/1/1965	WD	54.90
754.0000000000	5/1/1971	WD	255.00	0.0000000000	0.0000000000			0.00
99.0000000000	5/1/1991	WD	3135.00	18384.0000000000	369.0000000000	10/1/1977	WD	630.00
344.0000000000	3/1/1990	SWD	2200.00	17429.0000000000	372.0000000000	9/1/1986	QCD	0.50
1214.0000000000	7/14/1995	SWD	3955.00	23695.0000000000	48.0000000000	4/4/1995	CET	4435.20
0.0000000000	5/16/2012	WD	6300.00	48758.0000000000	877.0000000000	7/11/2005	WD	11112.50
696.0000000000	11/1/1993	QCD	0.70	21467.0000000000	726.0000000000	5/1/1986	QCD	3500.00
1488.0000000000	10/1/1986	QCD	0.50	13874.0000000000	970.0000000000	10/1/1979	WD	600.00
119.0000000000	10/1/1992	WD	4200.00	10027.0000000000	32.0000000000	10/1/1988	WD	2392.50
0.0000000000			0.00	0.0000000000	0.0000000000			0.00
0.0000000000			0.00	0.0000000000	0.0000000000			0.00

BOOK_3	PAGE_3	SALE_DAT_2	DEED_TYP_2	STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_3	DEED_TYP_3
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
6174.0000000000	543.0000000000	8/1/1974	WD	336.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000	4/7/2016	QCD	0.70	0.0000000000	0.0000000000	9/23/2015	QCD
0.0000000000	0.0000000000	5/1/1974	WD	345.00	0.0000000000	0.0000000000	9/1/1972	WD
16770.0000000000	936.0000000000	7/1/1989	QCD	0.55	0.0000000000	0.0000000000	6/1/1989	CET
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
22447.0000000000	459.0000000000	1/1/1965	WD	60.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000	6/1/1974	WD	474.00	0.0000000000	0.0000000000	1/1/1974	WD
31981.0000000000	1135.0000000000	3/1/1971	WD	66.17	0.0000000000	0.0000000000	12/1/1970	WD
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000	6/1/1972	WD	315.00	0.0000000000	0.0000000000	1/1/1962	WD
0.0000000000	0.0000000000	1/1/1985	QCD	0.50	0.0000000000	0.0000000000	9/1/1971	WD
23325.0000000000	628.0000000000	7/1/1989	WD	2530.00	16620.0000000000	940.0000000000		
40046.0000000000	959.0000000000	6/8/1999	WD	5950.00	29586.0000000000	631.0000000000	10/1/1994	PRD
0.0000000000	0.0000000000	1/1/1962	WD	29.40	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000	3/1/1982	WD	2376.00	0.0000000000	0.0000000000	3/1/1981	WD
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		

STAMP_AM_4	BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LAND_CAL_1	LAND_CAL_2	LAND_CAL_3	LAND_CAL_4
0.00	0.0000000000	0.0000000000	19602.00	31.96	GC	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	20174.00	SF	0.00	0.00	
0.70	0.0000000000	0.0000000000	24.00	9094.00	SF	0.00	0.00	
267.00	0.0000000000	0.0000000000	24.00	12042.00	SF	0.00	0.00	
880.00	0.0000000000	0.0000000000	24.00	10648.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	24.00	12041.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	20174.00	SF	0.00	0.00	
165.00	0.0000000000	0.0000000000	24.00	12884.00	SF	0.00	0.00	
69.31	0.0000000000	0.0000000000	30.00	16565.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	15046.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	6146.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	5133.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	13275.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	80.00	20174.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	26815.00	SF	0.00	0.00	
32.40	0.0000000000	0.0000000000	30.00	20174.00	SF	0.00	0.00	
96.00	0.0000000000	0.0000000000	30.00	24104.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	21934.00	SF	0.00	0.00	
3220.00	22698.0000000000	152.0000000000	30.00	19154.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	20024.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	30.00	20025.00	SF	0.00	0.00	
1240.00	0.0000000000	0.0000000000	30.00	20025.00	SF	0.00	0.00	
0.00	0.0000000000	0.0000000000	19602.00	29.28	AC	0.00	0.00	
0.00	0.0000000000	0.0000000000	19602.00	116.47	AC	0.00	0.00	

LAND_CAL_5	LAND_CAL_6	LAND_CAL_7	LAND_CAL_8	LAND_CAL_9	LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3
0.00	0.00		0.00	0.00				NE	
0.00	0.00		0.00	0.00		4400		NE	
0.00	0.00		0.00	0.00		2136		NE	
0.00	0.00		0.00	0.00		4351		NE	
0.00	0.00		0.00	0.00		2140		NE	
0.00	0.00		0.00	0.00		4357		NE	
0.00	0.00		0.00	0.00		4322		NE	
0.00	0.00		0.00	0.00		4367		NE	
0.00	0.00		0.00	0.00		4350		NE	
0.00	0.00		0.00	0.00		4318		NE	
0.00	0.00		0.00	0.00				NE	
0.00	0.00		0.00	0.00				NE	
0.00	0.00		0.00	0.00		4360		NE	
0.00	0.00		0.00	0.00		4312		NE	
0.00	0.00		0.00	0.00		4315		NE	
0.00	0.00		0.00	0.00		4310		NE	
0.00	0.00		0.00	0.00		4309		NE	
0.00	0.00		0.00	0.00		4306		NE	
0.00	0.00		0.00	0.00		4305		NE	
0.00	0.00		0.00	0.00		4304		NE	
0.00	0.00		0.00	0.00		4301		NE	
0.00	0.00		0.00	0.00		4300		NE	
0.00	0.00		0.00	0.00				NE	
0.00	0.00		0.00	0.00		3801			

SITUS_ST_4	SITUS_ST_5	SITUS_CITY	SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S
21	AVE	FL	33308		584710	15170	0	599880	3124772	599880
23	AVE	FL	333085608		605220	1013110	0	1030840	2029057	1080840
44	ST	FL	33308		218260	800490	0	951980	1879858	1001980
22	AVE	FL	333085629		289010	1355770	0	801370	1594907	851370
44	ST	FL	333085610		255550	698830	0	333670	710038	383670
22	AVE	FL	333085629		288980	774280	0	297950	642459	347950
23	AVE	FL	333085632		605220	2692920	0	2062410	3980747	2112410
22	AVE	FL	333085629		309220	1248640	0	515350	1053770	565350
22	AVE	FL	33308		496950	944410	0	966500	1907328	1016500
23	AVE	FL	333085632		451380	730090	0	376030	790185	426030
22	AVE	FL	33308		184380	0	0	80410	152131	80410
23	AVE	FL	33308		153990	0	0	59030	111078	59030
22	AVE	FL	333085630		398250	875870	0	461450	947069	511450
23	AVE	FL	333085632		605220	1485830	0	2091050	3996980	2091050
23	AVE	FL	333085631		804450	1195550	0	641700	1286248	691700
23	AVE	FL	333085632		605220	1406870	0	764890	1518057	814890
23	AVE	FL	333085631		723120	1271150	0	662340	1325089	712340
23	AVE	FL	333085632		658020	1171790	0	727120	1446985	777120
23	AVE	FL	33308		574620	1363070	0	970550	1905055	1020550
23	AVE	FL	333085632		600720	1426700	0	1006200	1972137	1056200
23	AVE	FL	33308		600750	1375590	0	722120	1437577	772120
23	AVE	FL	333085632		600750	1751350	0	954850	1875507	1004850
25	AVE	FL	33308		535680	0	0	535680	2834321	535680
BAYVIEW	DR	FL	333085835		2130820	1314790	0	3445610	16057106	3445610

TWO_YRS_JU	TWO_YRS_1	TWO_YRS_2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_
584710	15170	0	599880	2928347	599880	640	640	0	1998
605220	863260	0	959680	1860657	1009680	4700	5830	1	1980
218260	754540	0	922800	1791969	972800	1944	2368	1	1960
289010	1278220	0	776580	1519637	826580	4014	4850	1	1970
255550	658990	0	322500	673922	372500	2726	3059	1	1964
288980	730270	0	287820	609331	337820	3070	3337	1	1967
605220	2404140	0	2000890	3799890	2050890	4516	5009	1	1966
309220	1177170	0	498890	1002444	548890	3149	3571	1	1975
496950	843150	0	936900	1818231	986900	3069	3520	1	1972
451380	651780	0	363630	750526	413630	3357	3974	1	1962
184380	0	0	78070	145403	78070	0	0	0	0
153990	0	0	57320	106184	57320	0	0	0	0
398250	782300	0	446560	900518	496560	4309	4886	1	1972
605220	1326680	0	757260	1476087	807760	0	0	0	0
804450	1067940	0	621560	1224705	671560	4667	5714	1	1971
605220	1255780	0	741160	1446264	791160	4522	4755	1	1963
723120	1135080	0	641600	1261829	691600	4448	4968	1	1977
658020	1046530	0	704490	1378333	754490	3843	4281	1	1968
574620	1217030	0	940830	1816150	990830	4726	5653	1	1996
600720	1273220	0	975440	1880264	1025440	5239	6176	1	1971
600750	1228370	0	699640	1369349	749640	5334	6017	1	1983
600750	1563460	0	925590	1787920	975590	4893	5577	1	2005
535680	0	0	535680	2652633	535680	0	0	0	0
2130820	1314790	0	3445610	15166218	3445610	42185	42185	0	1990

BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O	BLDG_USE_C	HOMESTEAD_	NCU_LAND	NCU_BLDG	NCU_PCT	LY_NCU_PCT	A_DATE	L_DATE
004	2	1 603	N		0	0	1/1	1/1	101009	100902
003	2	1 001	N		0	0	1/1	1/1	101009	100527
003	2	1 001	N		0	0	1/1	1/1	101009	100506
003	2	1 001	N		0	0	1/1	1/1	101009	100506
003	2	1 001	N		0	0	1/1	1/1	101009	100506
003	2	1 001	N		0	0	1/1	1/1	101009	100506
003	2	1 001	N		0	0	1/1	1/1	101009	100527
003	2	1 001	N		0	0	1/1	1/1	101009	100506
003	2	1 001	N		0	0	1/1	1/1	101009	100527
003		1 001	Y		0	0	1/1	1/1	101009	100527
		0	N		0	0	1/1	1/1	101009	100611
		0	Y		0	0	1/1	1/1	101009	100611
003	2	1 001	N		0	0	1/1	1/1	101009	100527
003	3	0 001	N		0	0	1/1	1/1	101009	100527
003	2	1 001	N		0	0	1/1	1/1	101027	100527
003	3	1 001	N		0	0	1/1	1/1	101009	100527
003	2	1 001	N		0	0	1/1	1/1	101009	100527
003	2	1 001	N		0	0	1/1	1/1	101009	100527
004	2	1 001	N		0	0	1/1	1/1	101009	100527
003	2	1 001	N		0	0	1/1	1/1	101009	100527
003		1 001	N		0	0	1/1	1/1	101009	100527
005	2	1 001	N		0	0	1/1	1/1	101009	100527
		0	N		0	0	1/1	1/1	101009	100902
003	2	11 603	N		0	0	1/1	1/1	101009	100902

B_DATE	SALE_VER1	SALE_VER2	SALE_VER3	SALE_VER4	DISASTER_C	DISASTER_Y	SENIOR	SEN_EX_COU	SEN_EX_CIT	PORTABILIT
100531							0	0	0	
100326	Q						0	0	0	
100601	Q	Q	T				0	0	0	
101005							0	0	0	
100326							0	0	0	
100326	T						0	0	0	
100326	Q						0	0	0	
100326	T						0	0	0	
101027	D	D					0	0	0	
100326							0	0	0	
0	T						0	0	0	
0							0	0	0	
100326	T						0	0	0	
100326	E	T					0	0	0	
101027							0	0	0	
100326							0	0	0	
100326	T						0	0	0	
100326							0	0	0	
100326	T	T					0	0	0	
100331							0	0	0	
100326							0	0	0	
100326							0	0	0	
0							0	0	0	
100531							0	0	0	





PRELIM_JV_	GIS_SQUARE	ACTUAL_YEA	LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL	SALE2_QUAL	SALE3_QUAL	SALE4_QUAL
	1392253	1998	0523		120110404023				
	20174	1979	0323	FL	120110404023	01			
	9094	1959	0524		120110404023	01	01	01	11
	12042	1969	0123	FL	120110404023				
	10648	1963	0524	FL	120110404023				
	12041	1966	0524	FL	120110404023	11			
	20174	1965	0424	FL	120110404023	01			
	12884	1974	0524	FL	120110404023	11			
	16565	1971	0424	FL	120110404023	30	05		
	15046	1961	0424	FL	120110404023				
	6146		0624		120110404023	11			
	5133		0624		120110404023				
	13275	1971	0424	FL	120110404023	11			
	20174		1223	FL	120110404023	03	11		
	26815	1970	0424	FL	120110404023				
	20174	1962	1123	FL	120110404023				
	24104	1972	0424	FL	120110404023	11			
	21934	1960	0424	FL	120110404023				
	19154	1972	0124		120110404023	11	30		
	20024	1970	0424	FL	120110404023				
	20025	1982	0424	FL	120110404023				
	20025	1963	0424	FL	120110404023				
	1275517		0524		120110404023				
	5073546	1969	0524		120110404023				

SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD
		68		0	0	0	0.0	0.0	0	0
	A89	20		0	0	0	4.0	4.0	0	0
11	A89	21		0	0	0	2.0	2.0	0	0
	A89	21		0	0	0	4.0	3.0	0	0
	A89	21		0	0	0	0.0	0.0	0	0
	A89	21		0	0	0	3.0	2.0	0	0
	A89	20		0	0	0	4.0	3.0	0	0
	A89	21		0	0	0	0.0	0.0	0	0
	A89	20		0	0	0	4.0	3.0	0	0
	A89	20		0	0	0	3.0	3.0	0	0
	A89	20		0	0	0	0.0	0.0	0	0
	A89	20		0	0	0	0.0	0.0	0	0
	A89	20		0	0	0	4.0	3.0	0	0
	A89	20		0	0	0	3.0	3.0	0	0
	A89	20		0	0	0	5.0	4.0	0	0
	A89	20		0	0	0	5.0	4.0	0	0
	A89	20		0	0	0	4.0	3.0	0	0
	A89	20		0	0	0	4.0	3.0	0	0
	A89	20		0	0	0	0.0	0.0	0	0
	A89	20		0	0	0	5.0	6.0	0	0
	A89	20		0	0	0	0.0	0.0	0	0
	A89	20		0	0	0	4.0	4.0	0	0
		68		0	0	0	0.0	0.0	0	0
		68		0	0	0	0.0	4.0	0	0

LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FLA	CRA	DAMAGE_TYP	STORM_DIST	STORM_ASSE	CLEAN_DIST	CLEAN_ASSE	EXEMPTIO_1
599880	0	0	0		F3		1346161.00		0.00	
1080840	0	0	0		F1		1.00		0.00	
1001980	0	0	0		F1		1.00		0.00	
851370	0	0	0		F1		1.00		0.00	
383670	0	0	0		F1		1.00		0.00	
347950	0	0	0		F1		1.00		0.00	
2112410	0	0	0		F1		1.00		0.00	
565350	0	0	0		F1		1.00		0.00	
1016500	0	0	0		F1		1.00		0.00	
426030	0	0	0		F1		1.00		0.00	
80410	0	0	0				0.00		0.00	
59030	0	0	0				0.00		0.00	
511450	0	0	0		F1		1.00		0.00	
2091050	0	0	0		F3		20174.00		0.00	
691700	0	0	0		F1		1.00		0.00	
814890	0	0	0		F1		1.00		0.00	
712340	0	0	0		F1		1.00		0.00	
777120	0	0	0		F1		1.00		0.00	
1020550	0	0	0		F1		1.00		0.00	
1056200	0	0	0		F1		1.00		0.00	
772120	0	0	0		F1		1.00		0.00	
1004850	0	0	0		F1		1.00		0.00	
535680	0	0	0		F3		1275525.00		0.00	
3445610	0	0	0		F3		4897219.00		0.00	





INDEP_AH_A	TEN_PERCEN	PORT_OWNER	BLDG_UNDER	HE3_AMOUNT	SCHOOL_EXE
0			0	0	0
0			4467	0	0
0			1608	0	0
0			3392	0	0
0			2459	0	0
0			2803	0	0
0			4498	0	0
0			2817	0	0
0			2817	0	0
0			3125	0	0
0			0	0	0
0			0	0	0
0			3809	0	0
0			0	0	0
0			4813	0	0
0			4105	0	0
0			3950	0	0
0			3552	0	0
0			4164	0	0
0			5600	0	0
0			4708	0	0
0			4232	0	0
0			0	0	0
0			0	0	0

## Eindar Khant

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**From:** ejk101@comcast.net  
**Sent:** Friday, September 13, 2024 11:46 AM  
**To:** Eindar Khant











**BROWARD COUNTY – DEVELOPMENT SERVICES DEPARTMENT**  
**Board of Adjustment (BOA) Application**

**NARRATIVE**

For Special Relief to not install a sidewalk **Sec. 25-62(b)(3)** At  
**4312 NE 23 Avenue, Fort Lauderdale, FL**  
**33308**

By Eindar Khant & Dixan Gonzalez  
Khant

**CRITERIA**

- a. Does the proposed development or use meet requirement for a special exception as provided by the ULDR

The proposed use is a Single-Family residence which is permitted in zone RS-4.4. Sec 25-62(b)(3) is a requirement for the use and the owner can seek special relief from the requirement to install a sidewalk.

- b. Granting the special exception shall not be incompatible with adjoining properties or surrounding neighborhood or otherwise contrary to the public interest.

The Requested Special Exception would:

1. Preserve the appearance of the Coral Ridge Country Club Community since well over 80% of the homes do not have sidewalks
2. Preserve the appearance of our yard because installing a sidewalk will require removal of 3 mature black olive trees
3. Since there would be no other sidewalks anywhere in the vicinity of our home, a sidewalk would have no connection at either end. This would detract from the overall look of the community and, possibly, create a trip and fall hazard at either end of the unconnected sidewalk
4. I have lived in Fort Lauderdale for most of my life and am now building my forever home to remain in this wonderful area of Fort Lauderdale. The cost to remove 3 very large trees from my property along with the cost to install a sidewalk is a huge burden and one we cannot afford. We would compromise the look of this neighborhood by installing a sidewalk on a street where no other properties has a sidewalk..
5. Our street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, especially dog walkers, cyclists, joggers, and vehicles.

## **SUPPLEMENTAL INFORMATION**

We as the property owners are requesting a special exception/relief under **Section 25-62(b)(3)**. The unique circumstances particular to our property issues that would otherwise preclude the installation of a sidewalk in the specified location because of the following reasons:

1. Preserve the appearance of the Coral Ridge Country Club Community since well over  
80% of the homes do not have sidewalks
  - Our street is not a main road and 100% of the properties on our street and the other side streets do not have sidewalks
  
2. Preserve the appearance of our yard because installing a sidewalk will require removal of 3 mature trees
  - The Coral Ridge Country Club Homeowners Association is proponents of tree preservation in Fort Lauderdale and especially our neighborhood. Per the Association, Coral Ridge Country Club takes pride in our tree canopy and it is critical to our identity as a neighborhood.
  
3. With no other sidewalks anywhere in the vicinity of our home, a sidewalk would have no connection at either end.
  - This could create a trip and fall hazard at either end of the unconnected sidewalk as proposed
  
4. The cost to remove 3 very large trees from my property along with the cost to install a sidewalk is a huge burden.
  - This was not factored into our construction budget and we cannot afford to add any additional unforeseen costs.
  
5. This would detract from the overall look of the neighborhood with a sidewalk to nowhere and, possibly, impact property values.
  - Our street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, especially dog walkers, cyclists, joggers, and vehicles.

TYPE OF SURVEY:  
 BOUNDARY  
 ALTIMETRIC  
 CONSTRUCTION  
 TOPOGRAPHIC  
 PROPERTY IMPROVEMENTS-OTHER

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW)



AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)

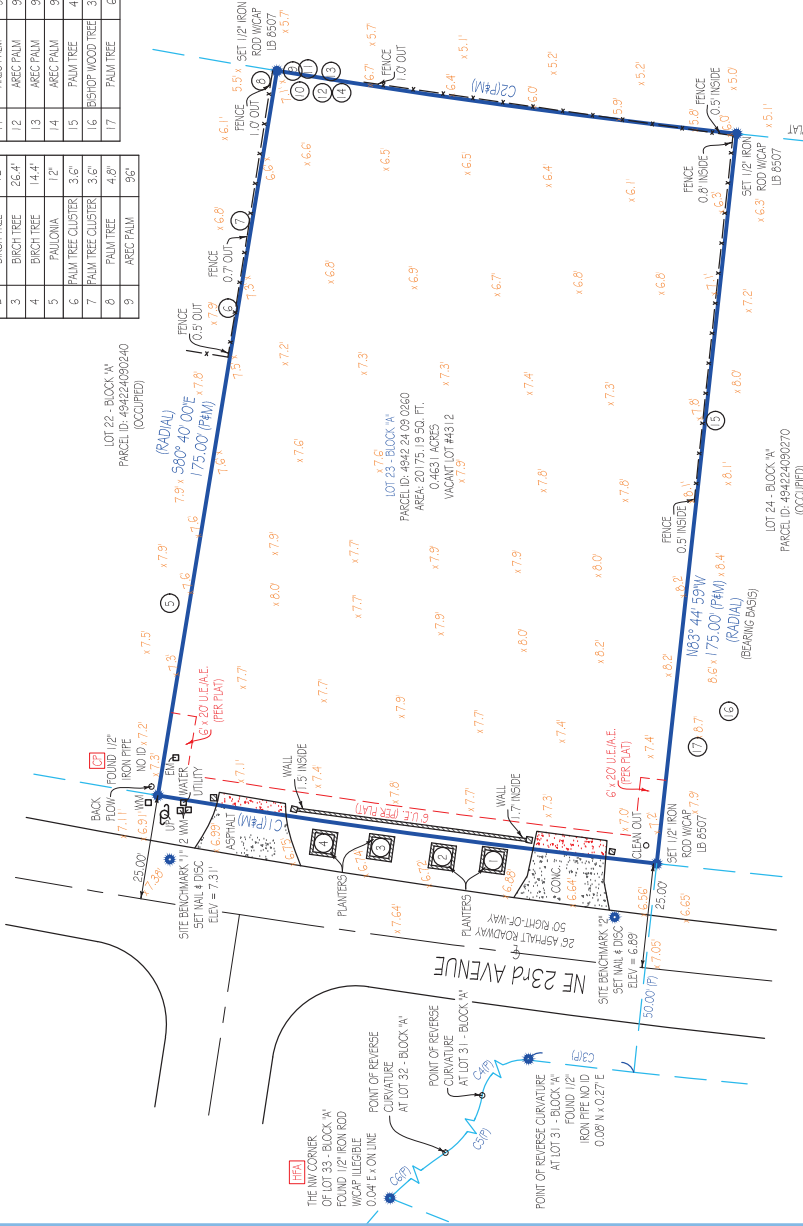
BEARING REFERENCE:

THE SOUTH LINE OF SUBJECT LOT AS N 83°44'59" W  
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

SCALE: 1"=30'

NOTE:  
 = TREE

# TREE	TYPE	DBH	TYPE	DBH
1	BIRCH TREE	2.4"	AREC PALM	36"
2	BIRCH TREE	1.2"	AREC PALM	36"
3	BIRCH TREE	26.4"	AREC PALM	36"
4	BIRCH TREE	14.4"	AREC PALM	36"
5	PALMIA	1.2"	AREC PALM	36"
6	PALM TREE CLUSTER	3.6"	AREC PALM	36"
7	PALM TREE CLUSTER	3.6"	AREC PALM	36"
8	PALM TREE	4.8"	AREC PALM	36"
9	AREC PALM	96"		



PROPERTY ADDRESS:  
 4512 N.E. 23RD AVENUE, FORT LAUDERDALE, FL. 33306

LEGAL DESCRIPTION:  
 LOT TWENTY-THREE (23), BLOCK 'W' OF CORAL RIDGE COUNTY CLUB ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD INFORMATION:  
 ZONE: "X" FIRM  
 MAP PANEL #: 1201100366H  
 EFFECTIVE DATE: 06/18/2014

CURVE TABLE	LENGTH	RADIUS	DELTA	CHORD	
				LENGTH	BEARING
C1	120.00	2230.00	03°04'59"	119.99	N07°47'31"E
C2	110.56	2055.00	03°04'59"	110.57	S07°47'31"W
C3	25.22	2280.00	00°38'02"	25.22	N03°58'02"E
C4	76.93	50.00	69°09'20"	69.56	N37°11'37"W
C5	83.48	100.00	47°49'46"	61.08	N57°21'23"W
C6	252.85	418.35	34°36'43"	249.02	N50°44'52"W

CERTIFIED TO  
 EINDAR KHANT REVOCABLE TRUST AND DIXAN GONZALEZ REVOCABLE TRUST

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT \* ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO  
**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**  
 - 8' U.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.  
 - CONCRETE AND ASPHALT SURFACES EXTEND THROUGH THE WESTERLY EASEMENT.  
 - 6' X 20' U.E. ALONG NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SUBJECT LOT.  
 - A.E. - ANCHOR EASEMENT.

This survey has been issued by the following Landtec Surveying office:  
 700 West Hillbrow Boulevard, Suite 4-100  
 Deerfield Beach, FL 33441  
 Office: (851) 367-5387  
 Fax: (851) 465-3145  
[www.Landtecsurveying.com](http://www.Landtecsurveying.com)

GENERAL NOTES:  
 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.  
 2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERING OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES SHOWN HEREON.  
 3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS-DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.  
 4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIALLY NOTED.  
 5. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.  
 6. ANY CONCRETS SHOWN AS SET HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN BUSINESS HOURS OF 9:00 DATE AND ARE IDENTIFIED WITH A CAP MARKED "LICENSED BUSINESS #887".

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

SYMBOL	DESCRIPTION
▲	UTILITY POLE
○	WELL
⊕	CATCH BASIN
⊖	WATER METER
⊗	ANCHOR
⊙	WATER VALVE
⊘	WATER VALVE
⊚	WATER METER
⊛	SECTION CORNER
⊜	SECTION CORNER
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**SITE INFORMATION**  
**CITY OF FORT LAUDERDALE**  
 ADDRESS: 4312 N.E. 23RD AVE., FORT LAUDERDALE, FLORIDA, 33306  
 LEGAL DESCRIPTION: CORAL HIDE COUNTRY CLUB ADDITION NO 2 44-21 B LOT 23 BLOCK A  
 FOLIO: 4942 24 09 0260  
 CONTROL PANEL #1201100386H

**CONSTRUCTION & OCCUPANCY TYPE**  
 TYPE: RESIDENTIAL - CONSTRUCTION  
 OCCUPANCY TYPE: 3  
 FLORIDA BUILDING CODE 2023, 8TH EDITION

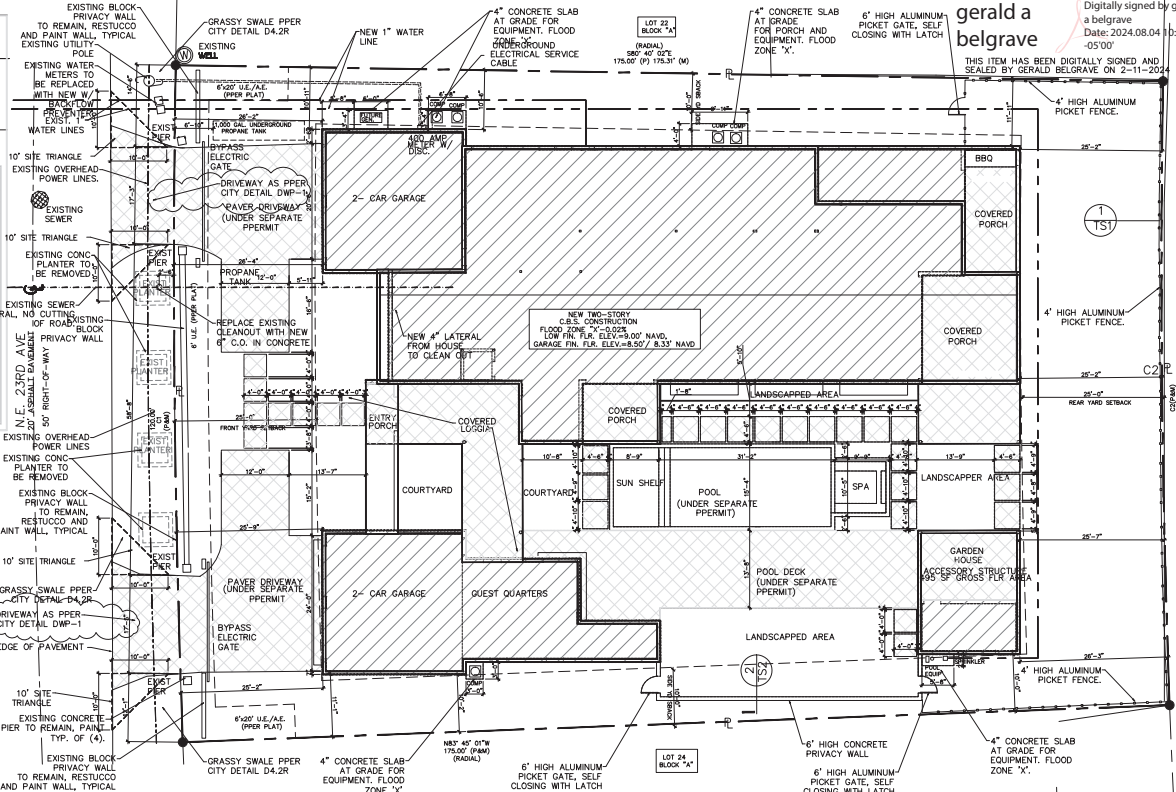
FLOOD ZONE	MINIMUM ELEVATION	PROVIDED ON SITE
SET BACKS		
FRONT	25'-0" MIN.	25'-0"
REAR	10'-0" MIN.	10'-4" (04/07'-0" ISD)
SIDE	25'-0" MIN.	25'-2"

**LOT COVERAGE**  
 MAX. GROSS FLOOR AREA: 476,000 SQ. FT.  
 MAX. COVERED FLOOR AREA: 11,000 SQ. FT.

**HEIGHT**  
 MAX. HEIGHT: 35'-0"

**SITE CALCULATIONS**  
 ZONING & COVERAGE PERCENTAGES:  
 GROSS FLOOR AREA: 476,000 SQ. FT.  
 COVERED FLOOR AREA: 11,000 SQ. FT.  
 PERCENT COVERED FLOOR AREA: 2.31%

- LIST OF DRAWINGS:**
- SITE**
    - TS1 SITE PLAN
    - C1 DRAINAGE PLAN
    - C2 ESC PLAN
    - C3 SITE DETAILS
    - L1 LANDSCAPE PLAN
    - L2 LANDSCAPE DETAILS
    - IR1 IRRIGATION PLAN
  - STRUCTURAL**
    - S1 FOUNDATION PLAN
    - S1.1 STRUCTURAL GENERAL NOTES
    - S2 2ND FLOOR FRAMING PLAN
    - S3.1 SCHEDULES AND DETAIL
    - S3 ROOF FRAMING PLAN
    - S3.1 ROOF FRAMING DETAILS/ SCHEDULES
  - ARCHITECTURAL**
    - A1 FIRST FLOOR PLAN
    - A2 SECOND FLOOR PLAN
    - A3 ELEVATIONS
    - A4 ELEVATIONS
    - A5 ELEVATIONS/ SECTIONS
    - A6 DETAILS
    - A7 TYPICAL WALL SECTIONS
    - A8 TYPICAL WALL SECTIONS
    - A9 TYPICAL WALL SECTIONS
  - MECHANICAL**
    - M1 FIRST FLOOR MECHANICAL PLAN
    - M2 SECOND FLOOR MECHANICAL PLAN
  - ELECTRICAL**
    - E1 FIRST FLOOR ELECTRICAL PLAN
    - E2 SECOND FLOOR ELECTRICAL PLAN
    - E3 PANEL SCHEDULES AND RISER
  - PLUMBING**
    - P1 FIRST FLOOR PLUMBING PLAN
    - P2 SECOND FLOOR PLUMBING PLAN
    - P3 PIPING ISOMETRIC
  - GAS**
    - G1 GAS PLAN
    - G2 GAS ISOMETRIC



**SITE WORK**

- CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO PERMITTING AND SHALL SUBMIT REPORT TO AGENCY AND OWNER. CONTRACTOR SHALL PROVIDE COMPASSION FOR CONCRETE, FURNACE, AND EXHAUST AS REQUIRED.
- THE CONTRACTOR AND ALL HIS SUBS/CONTRACTORS SHALL BE HELD TO HAVE OBTAINED THE SIZE OF THE WORK AND TO HAVE OBTAINED THE EXISTING CONDITIONS OF THE SITE AND THE NEIGHBORING LOTS WHICH THEY ARE TO WORK AND TO HAVE ACCESS TO SAME IN THEIR RES.
- ALL "NEIGHBOR INFORMATION" ON THE DRAWINGS HAS BEEN OBTAINED BY THE AGENCY FROM THE ADJACENT BLOCK'S RECORD INFORMATION SHALL BE CORRECTED AS BEING INCOMPLETELY CORRECT, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO BASE, LOCATION AND MEASUREMENT.
- ALL ADJUSTMENT TO WORK WHICH HAVE BEEN ALTERED BEFORE DRAWING SHALL BE REVERSED TO MATCH EXISTING MEASUREMENTS OF WORK HERE.
- ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLUMBING MATERIALS, ETC., SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.

NOTE: VERTICAL DATUM PLANS ARE REFERENCED TO NAVD 1988.

CLIMATE	BEAN	ORND	ORND
10/07	2300.00	0704.00	118.84
11/08	2000.00	0704.00	118.84
12/09	2200.00	1400.00	378.69
01/10	2200.00	0704.00	118.84



**SITE PLAN**  
 SCALE: 1/8"=1'-0"

**ADJACENT GRADE CALCULATION**

+7.60' + 7.30' + 8.20' = 7.80' NAVD  
 \* 12" ABOVE ADJACENT GRADE = 8.80'  
 HIGHEST POINT OF DRAIN OF ROAD = 7.84' NAVD  
 BASE FLOOD ELEVATION = N.A.

FINISH HABITABLE FLOOR SHALL BE +9.00' NAVD

**SITE PLAN NOTES**  
 1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS  
 2. EXISTING SITE ELEVATIONS

Digitally signed by gerald a belgrave  
 Date: 2024.08.04 10:20:00  
 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GERALD BELGRAVE ON 2-11-2024

**gerald a belgrave**

SEAL

**REVISIONS**

REVISIONS

APPROVED SET 08/11/2024

ARCHITECT - PLANNER - INTERIOR DESIGNER  
 2787 N.W. 11TH AVENUE, SUITE 405  
 FORT LAUDERDALE, FLORIDA 33306  
 Phone (954) 298-2540  
 Fax (954) 298-2540  
 Web: www.gbd.com

**GERALD BELGRAVE DESIGNS, LLC**  
 Architect - Planner - Interior Designer  
 2787 N.W. 11TH AVENUE, SUITE 405  
 FORT LAUDERDALE, FLORIDA 33306  
 Phone (954) 298-2540  
 Fax (954) 298-2540  
 Web: www.gbd.com

**LIMITS OF PLAN**

**NEW RESIDENCE AT:**  
 4312 N.E. 23RD AVE.  
 FORT LAUDERDALE, FLORIDA 33306

20000  
 14-AUG-2023  
 10:20 AM  
 1/8"=1'-0"  
 28

ARCHITECT  
 Drawing No.  
 TS1