



BOARD OF ADJUSTMENT MEETING NOTICE

Date: January 31st, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 12, 2025 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th 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

CASE:	PLN-BOA-24110002
OWNER:	HASAN, FATIMA
AGENT:	N/A
ADDRESS:	414 NORTH EAST 23 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	LOT 9, BLOCK 2, BARCELONA ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A)</u>

- Requesting a variance from the required 25-foot front yard setback for a proposed 2 story addition of a garage with bedroom above to be reduced to 14 feet 8 inches, a total variance request of 10 feet 4 inches.
- Requesting a variance from the required 15-foot rear yard setback for a proposed 2 story addition of a garage with bedroom above to be reduced to 4 feet 6 inches, a total setback variance of 10 feet 6 inches.
- Requesting a variance from the required 15-foot rear yard setback to allow an existing structure to remain at a setback distance of 14.80 feet, a total variance request of 0.20 feet.
- Requesting a variance from the required 25-foot front yard setback to allow a proposed stair enclosure to be reduced to 20 feet 4 inches, a total variance request of 4 feet 8 inches.

Sec 47-19.1.K General Requirements

- Requesting a variance from the minimum 18-foot garage setback to be reduced to 15 feet 9 inches, a total variance request of 2 feet 3 inches.

NOTE: Sec 47-19.1.K General Requirements

When a garage is constructed on a corner lot, the garage must be set back a minimum of eighteen (18) feet from any property line adjacent to a street for the purpose of providing adequate parking or stacking area in the driveway.

Sec. 47-19.2.B Architectural features in residential district.

- Requesting a variance to allow an overhang of 2 feet 10 inches (34 inches) from the face of the building whereas the code permits a maximum of 1 foot 6 inches (18 inches), a total variance request of 1 foot 4 inches (16 inches).

NOTE: 47-19.2.B -Architectural features in residential district.

Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third ($\frac{1}{3}$) of the required yard, whichever is less.

To watch and listen to the meeting, please visit:

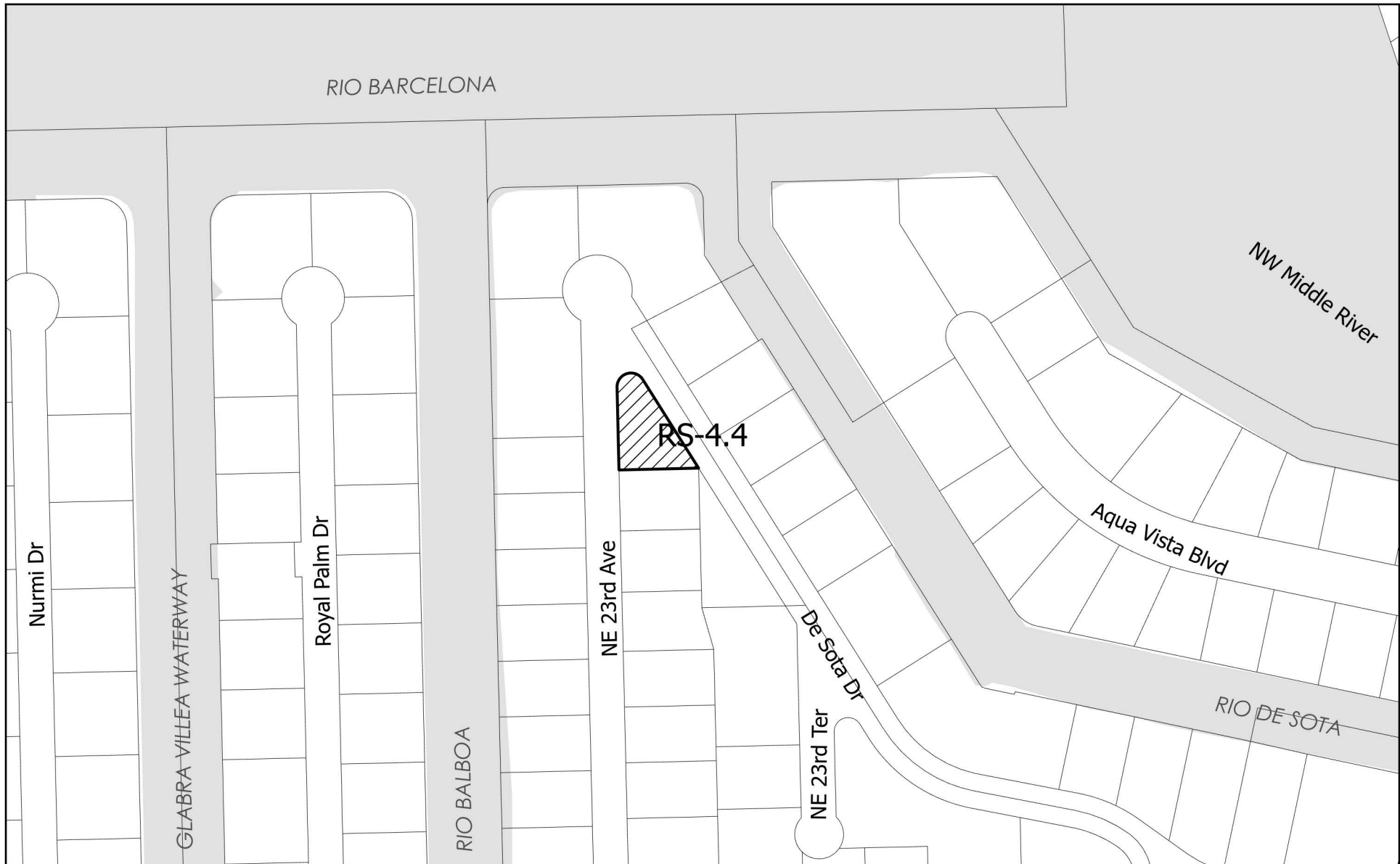
<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

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-24110002


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



PLN-BOA-24110002

Sec 47-5.30- Table of dimensional requirements for the RS-4.4 district. (Note A)

Requirements	RS-4.4		
Maximum density	4.4 du/net ac.		
Minimum lot size	10,000 sq. ft.		
Maximum structure height	35 ft.		
Maximum structure length	None		
Minimum lot width	75 ft. *100 ft. when abutting a waterway on any side		
Minimum floor area	1,250 sq. ft.		
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isle—20 ft.		
Minimum corner yard	25% of lot width, but not greater than 25 ft. 25 ft. when abutting a waterway		
Minimum side yard	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft. 25 ft. when abutting a waterway		
Minimum rear yard	15 ft. 25 ft. when abutting a waterway		
Minimum distance between buildings	None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤10,000 sf	50%	0.75
Lot coverage and FAR	10,001—15,000 sf	45%	0.75
	>15,000 sf	40%	0.60

Sec 47-19.1.K General Requirements

A. No accessory use or structure shall be permitted to be constructed, placed, erected or built on any parcel of land or water, prior to the start of construction of the principal building, except the following:

1. A fence as permitted by [Section 47-19.5](#). (Temporary Fences).

B. No accessory use or structure may be located within a required yard specified by the zoning district where the development site is located, unless specifically permitted by the ULDR.

C. No accessory use or structure shall be permitted to be used if the principal structure is no longer in use.

D. All accessory uses or structures built in the front yard shall conform to the front and side yard restrictions for residential buildings in the district in which they are built.

E. No accessory use or structure shall be permitted within a sight triangle except as provided in [Section 47-35](#) of the ULDR.

F. No accessory use or structure greater than two and one-half (2½) feet in height shall be permitted within five (5) feet of the waterway as measured in accordance with [Section 47-2.2.R.](#), unless specifically permitted, and in accordance with the ULDR or when required by the Florida Building Code.

G. No accessory use or structure shall be permitted to be located in a manner which may cause runoff onto adjacent properties.

H. No accessory use or structure shall be located on a corner lot within fifteen (15) feet of any side street property line. For other than corner lots, when an accessory use or structure is permitted in the front or rear yard, but is not expressly permitted in the side yard, such accessory use or structure shall be setback from the side property line a minimum distance equal to the required side yard required by the zoning district where the development site is located.

I. Whenever the principal building is on the rear of the lot, not over twenty-five (25) percent of the front yard area shall be occupied by an accessory use or structure.

J. An accessory use or structure may be attached to another accessory use or structure. However, in no instance shall the aggregate gross floor area of all accessory uses or structures on a parcel exceed forty-nine percent (49) of the gross floor area of a principal building on the development site, either individually or together, unless otherwise provided for herein.

K. When a garage is constructed on a corner lot, the garage must be set back a minimum of eighteen (18) feet from any property line adjacent to a street for the purpose of providing adequate parking or stacking area in the driveway.

Sec. 47-19.2.B Architectural features in residential district.

B. *Architectural features in residential districts.* Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third ($\frac{1}{3}$) of the required yard, whichever is less. Unenclosed balconies with open railings may extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front facade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear facade length not greater than twenty (20) percent of the total linear length of the facade to which they are attached. Items such as windowsills or belt courses which extend six (6) inches or less into the yard area shall not be considered for the length limitation. Eaves shall not be subject to the length limitation. The dimensional limitations of this subsection shall not apply and the provisions of subsection C. shall apply to awnings accessory to a residential use in a nonresidential zoning district.

Record

Showing 1-12 of 12

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24110002		414 NE 23 Ave	Z- Board of Adjustment (BOA)	0		414	NE	23	AVE		Open
<input type="checkbox"/>	PLN-BOA-24110004	Variance from E and NE setbacks to build a garage	414 NE 23 Ave	Z- Board of Adjustment (BOA)	0		414	NE	23	AVE		Withdrawn
<input type="checkbox"/>	PM-19021613	TILE REROOF ~ ~02/19/19/ RECHECK B I	TILE REROOF I	Re-Roof Permit I	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	CE18121538	L/S RELIABLE LIEN SEARCH -0- CASE FOUND I	WINOGRAD,BRADLEY M	Code Case I	0		414	NE	23	AVE		Closed
<input type="checkbox"/>	VIO-CE18121538_1		WINOGRAD,BRADLEY M I	Violation-CODE Hearing I	0		414	NE	23	AVE		Closed
<input type="checkbox"/>	PM-15070257	BACKFLOW INSTALL 1INCH PVB	BACKFLOW INSTALL 1INCH PVB	Pumbing Backflow Installation Permit I	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-07011159	INSTALL BURGLAR ALARM 3-DEVICES1-PANEL	INSTALL BURGLAR ALARM 3-DEVI...	Electrical Burglar Alarm	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-06092491	A/C REPLACEMENT TWO SYSTEMS/ONE 3.5 TON,ONE 2 TON	A/C REPLACEMENT TWO SYSTEMS/...	Mechanical HVAC Changeout Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-06090312	install shutters on 4 openings	install shutters on 4 openings	Shutter Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	AB-0059938		WINOGRAD,BRADLEY M I	Resident/Business Alarm Registration	0		414	NE	23	AVE		Active
<input type="checkbox"/>	PM-03121035	NATURAL GAS LINE TO SUPPLY POOL HEATER & GRILL I	NATURAL GAS LINE TO SUPPLY P...	Pumbing Gas Permit	0		414	NE	23	AVE		Complete
<input type="checkbox"/>	PM-00021225	INSTALL KITCHEN SINK AND FAUCET	INSTALL KITCHEN SINK AND FAUCET	Pumbing Fixture Replacement Permit I	0		414	NE	23	AVE		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

1 OF 2

BOARD OF ADJUSTMENT MEETING

DATE: February 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-24110002

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MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING:
www.fortlauderdale.gov/FLTV , www.youtube.com/cityoffortlauderdale or Cable
Television- Comcast Channel 78 and AT&T U-Verse Channel 99
TO VIEW MORE INFORMATION ABOUT THIS ITEM:
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





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

2 OF 2

BOARD OF ADJUSTMENT MEETING

DATE: February 12, 2025

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Sec 47-19.1.K General Requirements

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www.fortlauderdale.gov/FLTV , www.youtube.com/cityoffortlauderdale or Cable
Television- Comcast Channel 78 and AT&T U-Verse Channel 99

TO VIEW MORE INFORMATION ABOUT THIS ITEM:

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SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN BOA 24110002

APPLICANT: Fatima Hasan

PROPERTY: 414 NE 23 Avenue, Fort Lauderdale, FL 33301

PUBLIC HEARING DATE: February 12, 2025

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

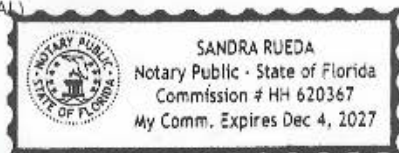
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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 ULDR, I will forfeit my sign deposit. F.H. (Initial here)

Affiant F. Hasan

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of January, 2025

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/04/2027







PUBLIC NOTICE 1 OF 2
BOARD OF ADJUSTMENT MEETING
DATE: FEBRUARY 22, 2024 TIME: 4:00 PM LOCATION: 10015 SW 26TH AVE
AGENDA:
1. APPROVAL OF MINUTES FROM THE MEETING HELD ON FEBRUARY 15, 2024.
2. APPROVAL OF THE 2024 ANNUAL BUDGET.
3. APPROVAL OF THE 2024 ANNUAL REPORT.
4. APPROVAL OF THE 2024 ANNUAL PLAN.
5. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S ACTIVITIES.
6. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S FINANCIAL ACTIVITIES.
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8. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S COMMUNITY ENGAGEMENT ACTIVITIES.
9. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S OUTREACH ACTIVITIES.
10. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S EDUCATION ACTIVITIES.
11. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S RESEARCH ACTIVITIES.
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18. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S ACHIEVEMENTS.
19. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S FUTURE VISION.
20. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S CONCLUSIONS.
21. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S RECOMMENDATIONS.
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27. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S HISTORY.
28. APPROVAL OF THE 2024 ANNUAL REPORT ON THE BOARD OF ADJUSTMENT'S PRESENT.
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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 Flow 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 notice. 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

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 entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input checked="" type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$316
<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	PLN-BOA-24110002
Date of complete submittal	Nov. 8, 2024

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

Property Owner's Name	Fatima Hasan
Property Owner's Signature	<i>[Signature]</i> <small>If signed Agent letter is provided, no signature is required on the application by the owner</small>
Address, City, State, Zip	414 NE 23rd Avenue, Fort Lauderdale, FL 33301
E-mail Address	fh214@georgetown.edu
Phone Number	9548541973
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	NA
Applicant / Agent's Signature	NA
Address, City, State, Zip	NA
E-mail Address	NA
Phone Number	NA
Agent Authorization Form Submitted	<input type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 414 NE 23rd Avenue, Fort Lauderdale, FL 33301
Legal Description	Lot 9, Block 2, BARCELONA ISLE, according to the map or plat thereof, as recorded in Plat Book 27, Page (s) 10, of the Public Records of Broward County, Florida.
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504201300250
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Variance from setbacks is requested on the North side of the property to add a garage to the home due to the irregular shape of the parcel. The parcel is triangle shaped and is exceptionally narrow on the north side (where corners of the triangle meet NE 23 Ave & De Sota Drive).
Applicable ULDR Sections <i>(Include all code sections)</i>	47-5.30; 47-19.1.K; 47-19.2.B

Current Land Use Designation	residential single family
Current Zoning Designation	RS-4.4
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	14 feet 8 inches
Side	10	10 feet 6 inches
Corner Side	N/A	N/A
Rear	15	4 feet 6 inches

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b 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.

Seeking a variance from the setback requirements on the East side and NE corner to add a garage to the property.

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

Please find attached.

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:

Please find attached.

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

Please find attached.

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

Please find attached.

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.

Please find attached.

AFFIDAVIT: I, FATIMA HASAN 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.

F. Hasan
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 7 day of November, 2024.



Maybelline Rosado Franck
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Attachment 2 Board of Adjustment Application

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

ADDITIONAL PAGE FOR COMPLETE RESPONSES:

SPECIFIC REQUEST: According to the ULDR

Applicant is requesting a variance from the setback requirements on the East side and NE corner of the property due to the irregular shape of the parcel to add a garage to the home. Currently all setbacks comply or exceed the ULDR required minimum dimensions.

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.

The unique characteristics (irregular shape) of the parcel make compliance with the ULDR substantially more burdensome for the applicant compared to other homeowners in the neighborhood. It is shaped like a triangle and prevent reasonable use of the N and E side of the parcel due to the East boundary line being at a sharp angle and North boundary being a corner.

b. Circumstances which cause the special conditions are peculiar to the property at issue, that they clearly constitute marked exception to other properties in the same zoning district.

This is the ONLY parcel in the neighborhood with the unique triangle shape preventing reasonable use of the property as it narrows progressively as it moves from the South to the North side, making it impossible to make full use of the property without a variance from the setback requirements. The property is a straight line on the South property line and the West side, but is angled on the East side and has a sharp corner on the North side, creating a triangle. This characteristic is unique to this parcel and make compliance with existing setback requirements substantially more difficult than would be for the rest of the properties in the neighborhood.

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 the provisions of the ULDR involve practical difficulties and bar use and enjoyment of the property on the North and East side (not the intent of the ULDR) due to the unique shape of the parcel, unlike all other homeowners in the neighborhood who are able to make full use of their parcels. The parcel is regular width on the South property line but narrows drastically as it progresses from South to North side, resulting in a sharp corner on the North side (where NE 23 Ave and De Sota Drive meet). Compliance with the ULDR within the unique shape of the lot bars full use and enjoyment of the property unlike other homeowners. Variance would do substantial justice to property owner by granting permission to build garage. Strict compliance with the setbacks totally prevents improvement of property in a manner which is reasonable and consistent with other properties in the area.

- 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 (irregular shape of the lot) has not been created by the applicant or her predecessors. It is beyond the control of any specific owner and is not the result of any disregard or ignorance of the ULDR or antecedent zoning regulations. Property is in compliance with all the setback requirements and provisions of the ULDR and great efforts have been made to comply with the ULDR despite the burden imposed by the irregular shape of the lot. The swimming pool is shaped like a triangle in efforts to comply with the ULDR.

- e. The variance is the minimum variance that will make possible a reasonable use of the property and 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.**

Dimensional Variance being sought from the setback requirements on the East side and NE corner due to the sharp angular shape of the parcel on the East and sharp corner on the North side, is the minimum variance that will make possible construction of a garage (20x20 two car garage - reasonable use of the property). The variance being sought will not be harmful or alter the essential character of the neighborhood. There is no adjoining property on the North, East, or NE direction where variance is being sought. The variance, if granted, will not impact or impair an adequate supply of light and air to surrounding properties, will not unreasonably increase the danger of fire or endanger public safety, comfort, morals or welfare of the inhabitants of the neighborhood. There is no adjoining property in the North and NE where variance is being sought. The variance being sought is in harmony with the spirit of the ULDR.

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: Nov. 5, 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. 19TH 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 or call 954-357-6855 OR Kenny Gibbs at 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".



Site Address	23 AV U , FORT LAUD RDAL FL 3330 w	ID #	5042 01 30 0250
Property Owner	HASAN, FATIMA w	Millage	0312 w
Mailing Address	414 NE 23 AVENUE FORT LAUDERDALE FL 33301 w	Use	01-01 w
Abbr Legal Description	BARCELONA ISLE 27-10 B LOT 9 BLK 2		

The just values displayed below were set in compliance with **Sec. 93.0** , Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 93.0 (8)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Value					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$400,040	\$831,420	\$1,231,460	\$1,231,460	
2024	\$400,040	\$831,420	\$1,231,460	\$1,085,020	\$21,721.36
2023	\$400,040	\$586,350	\$986,390	\$986,390	\$19,183.20 w

2025* Exemption and Taxable Value by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$1,231,460	\$1,231,460	\$1,231,460	w	\$1,231,460
Portability	0	0	w	0	w
Assessed/SOH 25 w	\$1,231,460	w	\$1,231,460	\$1,231,460	\$1,231,460
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead w	\$25,000	w	0	w	\$25,000
Wid/Vet/Dis w	0	0	0	0	0
Senior w	0	0	0	0	0
Exempt Type w	0	w	0	w	0
Taxable	\$1,181,460	\$1,206,460	\$1,181,460		\$1,181,460

Sale History			
Date	Type	Price	Book/Page or CIN
1/11/2019	WD-Q	\$865,000	w 115588245
7/13/2018	PRD-T	\$100	115234701 w
7/20/2018	ODH-T		115218935
10/28/2003	WD	\$809,000	36379 / 1141 w

Land Calculation		
Price	Factor	Type
\$40.00	w	10,001 w
		SF

2/8/2001	QC	\$ 100 ,	99 / 67 ,	dj. Bldg. S.F. (Ca d S etch	2662
				Units/Beds/Baths	1/3/2
				Eff./Act. Year Built: 97 / 9	

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

This Instrument prepared by:
Steven L. Daniels, Esquire
SAUL EWING ARNSTEIN & LEHR LLP
515 N. Flagler Drive, Suite 1400
West Palm Beach, Florida 33401

Folio No.: 504201-30-0250

[Space Above This Line for Recording Data]

WARRANTY DEED

THIS INDENTURE, made this 11 day of January, 2019 between **RISA B. WINOGRAD**, an unmarried woman, whose post office address is 277 County Road Route 68, Saratoga Springs, New York 12866 and **CARRIE KAUFMAN**, an unmarried woman, whose post office address is 11 Worden Drive, Saratoga, New York 12866 ("Grantor") to **FATIMA HASAN**, a single woman, whose post office address is 414 Seven Isles Drive, Fort Lauderdale, Florida 33301 ("Grantee")

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

Lot 9, Block 2, BARCELONA ISLE, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 10, of the Public Records of Broward County, Florida.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT, however, to taxes for the year 2019 and subsequent years; to all governmental regulations; Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Barcelona Isles, recorded in Plat Book 27, Page 10, of the Public Records of Broward County, Florida, which are not reinstated hereby.

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

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

AND, the Grantor hereby covenants with said Grantee that they are lawfully seized of said lands in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances whatsoever.

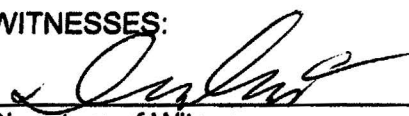
Signature page of Warranty Deed

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

WITNESSES:

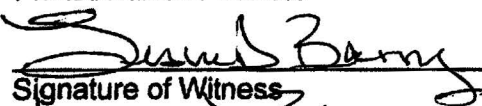


Signature of Witness
Despina Smith

Printed Name of Witness



RISA B. WINOGRAD



Signature of Witness
Leslie D Barry

Printed Name of Witness

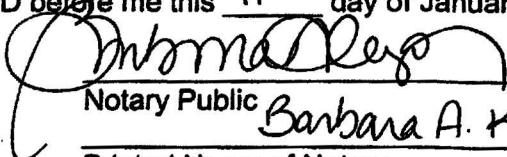
STATE OF NEW YORK

COUNTY OF SARATOGA

BEFORE ME, the undersigned authority, on this day, personally appeared RISA B. WINOGRAD, who is personally known to me, or has produced _____ as identification, being by me first duly sworn and cautioned, acknowledges, deposes and otherwise states that she executed the foregoing instrument.

SWORN TO and SUBSCRIBED before me this 11 day of January, 2019.

My commission expires:




Notary Public Barbara A. Kenyon


Printed Name of Notary

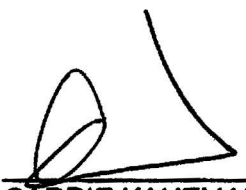
BARBARA A. KENYON
Notary Public State of New York
No. 01KE4984927
Qualified in Saratoga County 2021
My Commission Expires August 5 2021

Signature page of Warranty Deed

WITNESSES:


Signature of Witness
Despina Smith
Printed Name of Witness


Signature of Witness
Leslie D Barry
Printed Name of Witness


CARRIE KAUFMAN

STATE OF NEW YORK

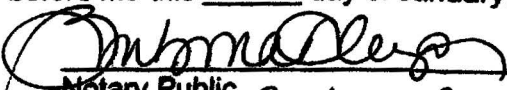
COUNTY OF SARATOGA

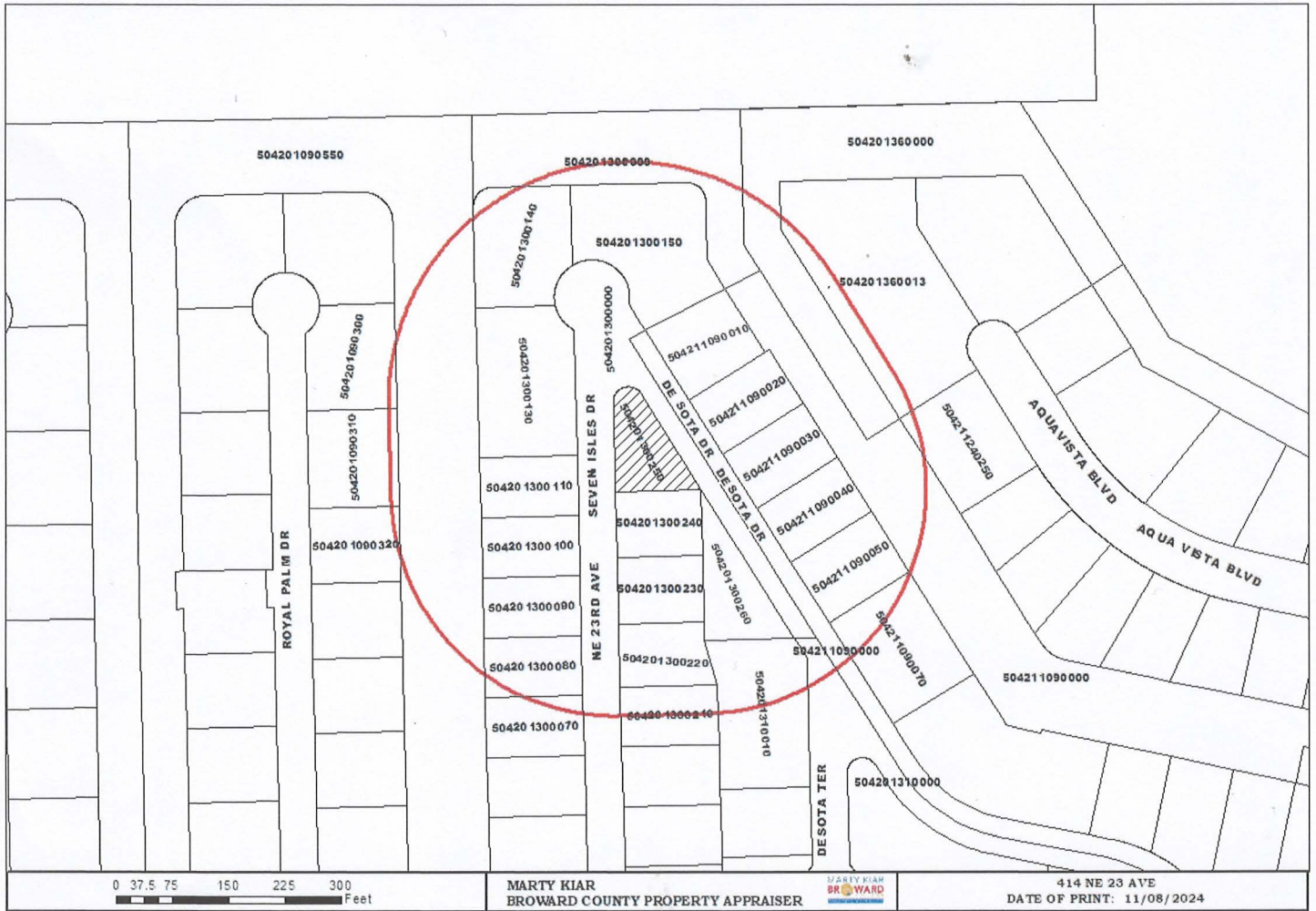
BEFORE ME, the undersigned authority, on this day, personally appeared CARRIE KAUFMAN, who is personally known to me, or has produced _____ as identification, being by me first duly sworn and cautioned, acknowledges, deposes and otherwise states that she executed the foregoing instrument.

SWORN TO and SUBSCRIBED before me this 11 day of January, 2019.

My commission expires:

BARBARA A. KENYON
Notary Public State of New York
No. 01KE4984927
Qualified in Saratoga County
My Commission Expires August 5 2021.


Notary Public Barbara A. Kenyon
Printed Name of Notary



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
504201090300	QUINBY,SUSAN	SUSAN TROKEY REV LIV TR
504201090310	OCEAN OF DEVOTION MINISTRIES INC	%ADAM SELIGMAN
504201090320	PRICE,VICTOR	ROYAL PALM II REV TR
504201090550	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504201300070	SMITH,THOMAS & ERIN	
504201300080	FILHO,RENE XAVIER	XAVIER,SIMONE RODRIGUES OLIVEIRA
504201300090	GERBER,RICHARD M & JULIA	RICHARD M & JULIA GERBER TR
504201300100	SCHNITT,DREW H/E	VANDENBROEK,VIVIANE CAYA
504201300110	FARACHE,DAVID & PLAVNICK,CECILIA	DAVID & CECILIA REV LIV TR
504201300130	HAEGER,KENT & JULIE	
504201300140	REALSPRING INVESTMENTS LLC	%BANK OF NOVA SCOTIA (BAHAMAS)
504201300150	VALSAYN INVESTMENTS LLC	
504201300210	DOBRINSKY,JILL	
504201300220	BLAKELY,CYNTHIA SPATOLA	
504201300230	LEVIN,DESMOND	
504201300240	WIBORG,ERIC III	
504201300250	HASAN,FATIMA	
504201300260	ARMINOEI,RON	FERRELL-ARMINOEI,SHANNON
504201310010	COMEAX,ANDRE	LEON,SARAH J
504201360013	CEDARS REAL PROPERTY TR	RAFIH,KHISHFI TRSTEE ETAL
504211090010	GEBBIA,JOHN & GLORIA	JOHN & GLORIA GEBBIA LIV TR
504211090020	MARTIN,GEORGE L & ADRIENNE	
504211090030	SANTOS,RUBEN GILBERTO & MONIQUE	
504211090040	BAKAL,SCOTT	
504211090050	MARCO PACELLI REV TR	WALKYRIA SANCHEZ REV TR
504211090070	RICH,BRYAN T H/E	RICH,JUDY A
504211240250	DEANGELO,PAUL D	PAUL D DEANGELO REV TR

ADDRESS_LI	CITY	ST/ZIP
214 ROYAL PALM DR	FORT LAUDERDALE	FL 33301
777 S FLAGLER DR #300 E	WEST PALM BEACH	FL 33401
198 ROYAL PALM DRIVE	FORT LAUDERDALE	FL 33301
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
3530 WINDMILL RANCH RD	WESTON	FL 33331
331 NE 23 AVE	FORT LAUDERDALE	FL 33301
401 SEVEN ISLES DR	FORT LAUDERDALE	FL 33301
407 NE 23 AVE	FORT LAUDERDALE	FL 33301
415 SEVEN ISLES DR	FORT LAUDERDALE	FL 33301
501 NE 23 AVE	FORT LAUDERDALE	FL 33301
404 E BAY ST PO BOX N-3016	*NASSAU	BS
404 E BAY ST PO BOX N-3016	*NASSAU	BS 33131
326 NE 23 AVE	FORT LAUDERDALE	FL 33301
332 NE 23 AVE	FORT LAUDERDALE	FL 33301
400 NE 23 AVE	FORT LAUDERDALE	FL 33301
408 NE 23 AVE	FORT LAUDERDALE	FL 33301
2695 HACKNEY RD	WESTON	FL 33301
2314 DESOTA DR	FORT LAUDERDALE	FL 33301
325 NE 23 TER	FORT LAUDERDALE	FL 33301
9375 TECUMSEH RD	*EAST WINDSOR ON	CA N8R 1
500 DESOTA DR	FORT LAUDERDALE	FL 33301
617 ROBINSON LN	HAVERTFORD	PA 19041
2309 DESOTA DR	FORT LAUDERDALE	FL 33301
2315 DESOTA DR	FORT LAUDERDALE	FL 33301
2319 DESOTA DR	FORT LAUDERDALE	FL 33301
2325 DESOTA DR	FORT LAUDERDALE	FL 33301
200 E LAS OLAS BLVD #1550	FORT LAUDERDALE	FL 33301

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33301	NURMI ISLES ISLAND NO 1
WEST PALM BEACH	FL33401	NURMI ISLES ISLAND NO 1
FORT LAUDERDALE	FL33301	NURMI ISLES ISLAND NO 1
FORT LAUDERDALE	FL33301	NURMI ISLES ISLAND NO 1
WESTON	FL33331	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
*NASSAU	BS	BARCELONA ISLE 27-10 B
*NASSAU	BS33131	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
WESTON	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLE 27-10 B
FORT LAUDERDALE	FL33301	BARCELONA ISLES ADD 44-17 B
*EAST WINDSOR ON	CAN8R 1	MERRITT ISLE 45-38 B
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES RE-AMEND PLAT
HAVERFORD	PA19041	LAUDERDALE ISLES REAMEN PLAT
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES REAMEN PLAT
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES REAMEN PLAT
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES RE-AMEND PLAT
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES REAMEN PLAT
FORT LAUDERDALE	FL33301	LAUDERDALE ISLE AMEN PLAT

LEGAL_LI_1

21-29 B

21-29 B

21-29 B

21-29 B

LOT 7 BLK 1

LOT 8 BLK 1

LOT 9 BLK 1

LOT 10 BLK 1

LOT 11 BLK 1

LOTS 12,13 BLK 1

LOT 14 BLK 1

LOT 15 AND LOT 16 LESS BEG SW

LOT 5 BLK 2

LOT 6 BLK 2

LOT 7 BLK 2

LOT 8 BLK 2

LOT 9 BLK 2

LOT 10 BLK 2

LOT A,B

THAT PT OF TR A DESC AS BEG AT

15-46 B

15-46 B

15-46 B

15-46 B

15-46 B

15-46 B

16-33 B

LEGAL_LI_2

LOT 30

LOT 31

LOT 32

WATERWAY DEDICATED TO THE

COR LOT 16,NW 10,NE TO SE COR,

SWLY COR OF SAID TR,NWLY 298.48,

PT OF LOT 1 F/P/A LOTS 6 & 7 BLK

POR TR 1 BLK 42 DESC AS BEG AT

POR TR 1 BLK 42 DESC AS COMM AT

POR TR 1 BLK 42 DESC AS COMM AT

POR OF TR 1 BLK 42 DESC AS:COMM

POR TR 1 BLK 42 DESC AS COMM AT

PT OF BLK 43 FORMERLY KNOWN AS

LEGAL_LI_3

LEGAL_LI_4

PUBLIC PER PLAT

SW 120 TO POB,BLK 1

N 64.49,E 181.73,S 64.49,SELY
42 LAUDERDALE ISLES UNIT A
SELY COR OF LOT 7 BLK 42 OF
SELY COR OF LOT 7 BLK 42 OF
SELY COR OF LOT 7 BLK 42 OF
AT SELY COR OF LOT 7 BLK 42 OF
SELY COR OF LOT 7 BLK 42 OF
LOTS 9 TO 11 BLK 43

155.26,SWLY ARC DIST 54.98,
PB 9/28 BCR BLK 42
LAUDERDALE ISLES UNIT A 9-28B,SE
LAUDERDALE ISLES UNIT A 9-28B,SE
LAUDERDALE ISLES UNIT A 9-28B,SE
LAUDERDALE ISLES UNIT 4 9-28 B,
LAUDERDALE ISLES UNIT A 9-28B,SE

LEGAL_LI_5

LEGAL_LI_6

SELY 14.77,SWLY 121 TO POB

85 ALG CANAL SW/L,SW 126.25,NW
85 ALG CANAL SW/L TO POB,CONT
170 ALG CANAL SW/L TO POB,CONT
SELY 255 TO POB, NELY 6.23, SELY
340 ALG CANAL SW/L TO POB,SE 85,

85 ALG DESOTA BLVD NE R/W/L,NE
SE 85,SW 126.24,NW 85 ALG DE
SE 85,SW 126.23,NW 85 ALG DE
95, SWLY 126.22, NWLY 95, NELY
SW 126.215,NW 85,NE 126.22 TO

LEGAL_LI_7

LEGAL_LI_8

126.26 TO POB,F/K/A LOTS 8 & 9 N
SOTA BLVD NE R/W/L,NE 126.25 TO
SOTA BLVD NE R/W/L,NE 126.24 TO
120 TO POB
POB,LESS NLY 10 THEREOF & COMM

35 BLK 42 OF LAUDERDALE ISLES
POB,F/K/A LOTS 9 S 15,10,11 N 20
POB,F/K/A LOTS 11 S 30,12 & 13 N
AKA:PAR D & N 10 OF PAR E BLK 42
AT SE COR LOT 7,SE 425 TO POB,SE

LEGAL_LI_9

LEGAL_L_10

UNIT A 9-28 B
BLK 42 OF LAUDERDALE ISLES
5, BLK 42 OF LAUDERDALE ISLES
OF SURVEY BY JOHN O BRENDLA
85, SW 126.21, NW 85, NE 126.22 TO

UNIT A 9-28 B
UNIT A 9-28 B
(1957- UNRECORDED)
POB, F/K/A LOT 15, 16, 17 & 18 N 10

LEGAL_L_11

LEGAL_L_12

BLK 42 OF LAUDERDALE ISLES UNIT

A 9-28 B

LEGAL_L_13

ZIP4	MILL	US	US	MA	C	JUST_LAND_	JUST_BUILD	JUST_OTHER
1413	0312	01	01	2		1464660	1415150	0
	0312	01	01	2		1404000	5236670	0
	0312	01	01	2		1080000	2887240	0
	0312	95		2		74840	0	0
	0312	01	01	2		936000	3034200	0
	0312	01	01	2		936000	3030760	0
	0312	01	01	2		936000	2128430	0
	0312	01	01	2		936000	1285920	0
	0312	01	01	2		936000	2938940	0
1536	0312	01	01	2		2293110	7580810	0
	0312	01	01	2		1965200	3566740	0
	0312	01	01	2		2700100	6296210	0
1533	0312	01	01	2		416000	738700	0
1533	0312	01	01	2		407440	1098610	0
1535	0312	01	01	2		402320	397010	0
	0312	01	01	2		400640	2670880	0
	0312	01	01	2		400040	831420	0
1567	0312	01	01	2		481160	649580	0
1507	0312	01	02	2		727890	1839280	0
A1	0312	01	01	2		4958100	7279830	0
	0312	01	01	2		1134000	6637050	0
	0312	01	01	2		965880	2414650	0
	0312	01	01	2		965790	2707090	0
	0312	01	01	2		965700	2425580	0
1566	0312	01	01	2		1079280	2308430	0
	0312	01	01	2		1817550	5394010	0
	0312	01	01	2		1633500	5705660	0

LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_V	NEW_SB_SOH	HE1_AMOU	HE2_AMOU
2879810	0	0	1227670	1227670	1227670	25000	25000
6640670	0	0	6092910	6640670	6640670	0	0
3967240	0	0	2266770	2266770	2266770	25000	25000
74840	0	0	74840	74840	74840	0	0
3970200	0	0	3699910	3970200	3970200	0	0
3966760	0	0	3035870	3035870	3035870	25000	25000
3064430	0	0	1374000	1374000	1374000	25000	25000
2221920	0	0	1827580	1827580	1827580	25000	25000
3874940	0	0	3291460	3291460	3291460	25000	25000
9873630	0	0	9373630	9373630	9373630	25000	25000
5531940	0	0	5531940	5531940	5531940	0	0
8996310	0	0	8996310	8996310	8996310	0	0
1154700	0	0	479980	479980	479980	25000	25000
1506050	0	0	1002620	1002620	1002620	25000	25000
799330	0	0	269340	269340	269340	25000	25000
3071520	0	0	2309620	2309620	2309620	25000	25000
1231460	0	0	1085020	1193520	1231460	0	0
1130740	0	0	865310	865310	865310	25000	25000
2567170	0	0	2046140	2046140	2046140	25000	25000
12237930	0	0	12237930	12237930	12237930	0	0
7771050	0	0	7769270	7769270	7769270	25000	25000
3380530	0	0	2836400	3120040	3380530	0	0
3672880	0	0	3268010	3594810	3672880	0	0
3391280	0	0	3391280	3391280	3391280	0	0
3387710	0	0	3063060	3369360	3387710	0	0
7211560	0	0	6693020	6693020	6693020	25000	25000
7339160	0	0	6435160	6435160	6435160	25000	25000

WVD_AMOL	EXEMPTION_	COUNTY_ME	SCHOOL_ME	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX
0	0	0	0	0	0	1177670	1202670
0	0	6640670	6640670	6640670	6640670	0	0
5000	0	0	0	0	0	2211770	2236770
0	0	74840	74840	74840	74840	0	0
0	0	0	0	0	0	3970200	3970200
0	0	0	0	0	0	2985870	3010870
0	0	0	0	0	0	1324000	1349000
0	0	0	0	0	0	1777580	1802580
0	0	0	0	0	0	3241460	3266460
0	0	0	0	0	0	9323630	9348630
0	0	0	0	0	0	5531940	5531940
0	0	0	0	0	0	8996310	8996310
5000	0	0	0	0	0	424980	449980
0	0	0	0	0	0	952620	977620
0	0	0	0	0	0	219340	244340
0	0	0	0	0	0	2259620	2284620
0	0	0	0	0	0	1193520	1231460
0	0	0	0	0	0	815310	840310
0	0	0	0	0	0	1996140	2021140
0	0	0	0	0	0	12237930	12237930
0	0	0	0	0	0	7719270	7744270
0	0	0	0	0	0	3120040	3380530
0	0	0	0	0	0	3594810	3672880
0	0	0	0	0	0	3391280	3391280
0	0	0	0	0	0	3369360	3387710
0	0	0	0	0	0	6643020	6668020
0	0	0	0	0	0	6385160	6410160

CITY_TAXAB	INDEP_TAXA	HE_ILY_F	ME_WEXISO	CO	FID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIRFI
1177670	1177670	1/1	1/1		99 08	Y	0	0	F	9.44 03 R
0	0			100	34 17	Y	0	0	F	9.44 03 R
2211770	2211770	100	100	1	05 08	Y	0	0	F	9.44 03 R
0	0			100	14 14	Y	0	0		0.00 03 X
3970200	3970200				22	Y	0	0	F	9.44 03 R
2985870	2985870	100	100		15 15	Y	0	0	F	9.44 03 R
1324000	1324000	1/1	1/1		98 08	Y	0	0	F	9.44 03 R
1777580	1777580	100	100		22 22	Y	0	0	F	9.44 03 R
3241460	3241460	100	100		23 23	Y	0	0	F	9.44 03 R
9323630	9323630	100	100		24 24	Y	0	0	F	9.44 03 R
5531940	5531940				14	Y	0	0	F	9.44 03 R
8996310	8996310				14	Y	0	0	F	9.44 03 R
424980	424980	1/1	1/1	1	94 08	Y	0	0	F	9.44 03 R
952620	952620	100	100		15 15	Y	0	0	F	9.44 03 R
219340	219340	100	100		95 08	Y	0	0	F	9.44 03 R
2259620	2259620	100	100		22 22	Y	0	0	F	9.44 03 R
1193520	1193520				20	Y	0	0	F	9.44 03 R
815310	815310	100	100		18 18	Y	0	0	F	9.44 03 R
1996140	1996140	100	100		13 13	Y	0	0	F	18.88 03 R
12237930	12237930				23	Y	0	0	F	9.44 03 R
7719270	7719270	100	100		21 21	Y	0	0	F	9.44 03 R
3120040	3120040				14	Y	0	0	F	9.44 03 R
3594810	3594810				23	Y	0	0	F	9.44 03 R
3391280	3391280		100		25	Y	0	0	F	9.44 03 R
3369360	3369360				22	Y	0	0	F	9.44 03 R
6643020	6643020	100	100		21 21	Y	0	0	F	9.44 03 R
6385160	6385160	100	100		18 18	Y	0	0	F	9.44 03 R

FIRE_ASSES SA|SAFE_NEI_1 DR DRAINAGE_1 IMF IMPROVEM_1 SALE_DATE DEE STAMP_AMOI

1	0	0.00	0.00	12/11/97	TD	0.00
1	0	0.00	0.00	12/5/16	WD	0.70
1	0	0.00	0.00	9/11/12	TD	0.70
1	0	0.00	0.00			0.00
1	0	0.00	0.00	8/15/22	QCE	0.70
1	0	0.00	0.00	1/22/14	WD	18900.00
1	0	0.00	0.00	3/30/23	WD	0.70
1	0	0.00	0.00	8/27/21	WD	16660.00
1	0	0.00	0.00	9/10/21	WD	0.70
1	0	0.00	0.00	6/27/23	WD	78092.00
1	0	0.00	0.00	8/7/13	WD	31500.00
1	0	0.00	0.00	8/7/13	WD	51800.00
1	0	0.00	0.00	8/1/90	WD	2046.00
1	0	0.00	0.00	7/25/14	PRD	0.70
1	0	0.00	0.00	4/1/93	WD	1295.00
1	0	0.00	0.00	3/22/21	WD	15225.00
1	0	0.00	0.00	1/11/19	WD	6055.00
1	0	0.00	0.00	6/27/17	WD	6335.00
2	0	0.00	0.00	9/1/23	WD	11025.00
1	0	0.00	0.00	3/25/22	WD	91000.00
1	0	0.00	0.00	10/10/20	WD	55300.00
1	0	0.00	0.00	7/1/13	WD	12530.00
1	0	0.00	0.00	3/29/22	WD	22750.00
1	0	0.00	0.00	5/31/24	WD	34650.00
1	0	0.00	0.00	5/17/24	QCE	0.70
1	0	0.00	0.00	8/17/20	WD	42700.00
1	0	0.00	0.00	9/9/16	WD	42126.00

BOOK_1	PAGE_1	SALE_DATE	DEE	STAMP_AM_1	BOOK_2
27414.0000000000	296.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	3/31/08	WD	28087.50	45246.0000000000
0.0000000000	0.0000000000	9/11/12	TD	0.70	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	12/16/21	WD	25900.00	0.0000000000
50508.0000000000	634.0000000000	6/25/12	WD	20650.00	48893.0000000000
0.0000000000	0.0000000000	5/12/15	WD	0.70	0.0000000000
0.0000000000	0.0000000000	3/5/06	WD	11900.00	41828.0000000000
0.0000000000	0.0000000000	7/13/21	WD	23065.00	0.0000000000
0.0000000000	0.0000000000	5/27/22	QCE	0.70	0.0000000000
50079.0000000000	168.0000000000	6/13/07	WD	34650.00	44409.0000000000
50079.0000000000	174.0000000000	3/7/02	WD'	0.00	32937.0000000000
17661.0000000000	256.0000000000	10/1/89	WD	1679.15	0.0000000000
50963.0000000000	1048.0000000000	2/1/76	WD	204.00	6505.0000000000
20624.0000000000	30.0000000000	6/1/62	WD	51.00	0.0000000000
0.0000000000	0.0000000000	1/27/21	WD	15820.00	0.0000000000
0.0000000000	0.0000000000	7/13/18	PRD	0.70	0.0000000000
0.0000000000	0.0000000000	4/1/93	WD	2100.00	20613.0000000000
0.0000000000	0.0000000000	9/1/23	PRD	0.00	0.0000000000
0.0000000000	0.0000000000	1/27/20	WD	85400.00	0.0000000000
0.0000000000	0.0000000000	11/10/14	TD	12775.00	51277.0000000000
49947.0000000000	1610.0000000000	3/23/09	QCE	0.70	46519.0000000000
0.0000000000	0.0000000000	11/4/20	WD	11725.00	0.0000000000
0.0000000000	0.0000000000	7/29/20	WD	19250.00	0.0000000000
0.0000000000	0.0000000000	3/2/21	WD	18900.00	0.0000000000
0.0000000000	0.0000000000	5/8/14	WD	16660.00	50782.0000000000
0.0000000000	0.0000000000	10/28/15	QCE	0.70	0.0000000000

PAGE_2

SALE_DAT_DEE STAMP_AM_2 BOOK_3

PAGE_3

0.0000000000	2/1/74 WD	525.00	5634.0000000000	75.0000000000
836.0000000000	5/24/00 WD	0.00	30542.0000000000	24.0000000000
0.0000000000	1/15/02 TD	0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	9/22/20 WD	15344.00	0.0000000000	0.0000000000
684.0000000000	11/11/10 QCE	0.70	47524.0000000000	1253.0000000000
0.0000000000	4/15/03 DRR	0.70	35068.0000000000	1094.0000000000
1494.0000000000	5/1/88 WD	3712.50	15434.0000000000	504.0000000000
0.0000000000	12/4/19 WD	13195.00	0.0000000000	0.0000000000
0.0000000000	12/1/10 WD	9800.00	47570.0000000000	742.0000000000
984.0000000000	7/1/98 WD	8575.00	28486.0000000000	949.0000000000
914.0000000000	12/15/00 WD ¹	37800.00	31109.0000000000	785.0000000000
0.0000000000	10/1/88 WD	1512.50	0.0000000000	0.0000000000
489.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	9/18/17 WD	11088.00	0.0000000000	0.0000000000
0.0000000000	7/20/18 ODT	0.00	0.0000000000	0.0000000000
995.0000000000	7/1/75 WD	300.00	0.0000000000	0.0000000000
0.0000000000	9/20/12 PRD	4676.00	49116.0000000000	1090.0000000000
0.0000000000	4/1/05 WD	52500.00	39445.0000000000	663.0000000000
87.0000000000	1/30/02 DRR	0.70	32777.0000000000	1673.0000000000
382.0000000000	3/26/07 QCE	0.70	43830.0000000000	1562.0000000000
0.0000000000	3/16/11 QCE	0.00	47837.0000000000	1938.0000000000
0.0000000000	6/27/11 WD	6300.00	48076.0000000000	1512.0000000000
0.0000000000	5/30/19 AFF	0.00	0.0000000000	0.0000000000
741.0000000000	9/26/07 WD	0.00	44675.0000000000	1458.0000000000
0.0000000000	12/14/11 WD	36225.00	48432.0000000000	1000.0000000000

SALE_DAT_DEE STAMP_AM_3 BOOK_4			PAGE_4	SALE_DAT_DEE STAMP_AM_4		
11/1/72 WD	465.00	0.0000000000	0.0000000000			0.00
9/15/99 WD	6300.00	29883.0000000000	1804.0000000000	6/1/94 WD		4550.00
3/1/94 WD	2975.00	0.0000000000	0.0000000000	3/1/93 QCE		0.70
	0.00	0.0000000000	0.0000000000			0.00
7/22/11 WD	7700.00	48065.0000000000	1300.0000000000	6/1/05 WD		14300.00
12/30/08 QCE	0.70	45890.0000000000	1219.0000000000	7/6/07 WD		20387.50
	0.00	0.0000000000	0.0000000000	11/21/97 WD		6650.00
5/1/87 WD	925.00	0.0000000000	0.0000000000	12/1/86 WD		1000.00
4/25/05 WD	18060.00	39522.0000000000	165.0000000000	8/17/00 WD		12159.00
12/1/10 WD	7700.00	47571.0000000000	840.0000000000	9/16/10 WD		6825.00
10/30/97 QCE	0.70	27259.0000000000	877.0000000000	8/1/77 WD		405.00
9/2/93 WD	0.70	24743.0000000000	268.0000000000	1/1/93 WD		4200.00
6/1/83 WD	900.00	0.0000000000	0.0000000000	6/1/77 WD		342.00
	0.00	0.0000000000	0.0000000000			0.00
	0.00	0.0000000000	0.0000000000			0.00
3/21/05 WD	11550.00	39314.0000000000	654.0000000000	9/12/03 WD		9303.00
10/28/03 WD	5663.00	36379.0000000000	1141.0000000000	2/8/01 QCE		0.70
2/1/71 WD	30.00	0.0000000000	0.0000000000	11/1/68 WD		21.00
3/1/75 WD	105.00	6343.0000000000	824.0000000000	12/1/72 WD		64.50
10/30/03 WD	64750.00	36410.0000000000	1435.0000000000	12/20/00 QC*		0.70
8/20/01 QCE	0.70	32095.0000000000	957.0000000000	4/19/74 QCE		0.55
2/6/98 QCE	0.70	27812.0000000000	227.0000000000	6/2/95 WD		3150.00
3/30/11 DRR	0.70	47837.0000000000	1940.0000000000	6/29/95 DRR		0.00
6/28/07 WD	8365.00	44288.0000000000	1864.0000000000	8/1/88 WD		1567.50
1/3/19 WD	16800.00	0.0000000000	0.0000000000	3/7/14 DRR		0.00
4/12/04 WD	14000.00	37230.0000000000	1375.0000000000	9/27/96 WD		4242.00
7/9/04 WD	15400.00	38018.0000000000	1683.0000000000	8/28/02 WD		10500.00

BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LA	LAND_CAL_2
0.0000000000	0.0000000000	90.00	16274.00 SF		0.00
22295.0000000000	925.0000000000	90.00	15600.00 SF		0.00
0.0000000000	0.0000000000	90.00	12000.00 SF		0.00
0.0000000000	0.0000000000	0.10	748365.00 SF		0.00
39792.0000000000	520.0000000000	90.00	10400.00 SF		0.00
44479.0000000000	1641.0000000000	90.00	10400.00 SF		0.00
27341.0000000000	155.0000000000	90.00	10400.00 SF		0.00
0.0000000000	0.0000000000	90.00	10400.00 SF		0.00
30781.0000000000	247.0000000000	90.00	10400.00 SF		0.00
47387.0000000000	1150.0000000000	90.00	25479.00 SF		0.00
7146.0000000000	878.0000000000	100.00	19652.00 SF		0.00
20391.0000000000	260.0000000000	100.00	27001.00 SF		0.00
0.0000000000	0.0000000000	40.00	10400.00 SF		0.00
0.0000000000	0.0000000000	40.00	10186.00 SF		0.00
0.0000000000	0.0000000000	40.00	10058.00 SF		0.00
36134.0000000000	975.0000000000	40.00	10016.00 SF		0.00
31599.0000000000	1671.0000000000	40.00	10001.00 SF		0.00
0.0000000000	0.0000000000	40.00	12029.00 SF		0.00
0.0000000000	0.0000000000	30.00	24263.00 SF		0.00
31273.0000000000	195.0000000000	100.00	49581.00 SF		0.00
5864.0000000000	705.0000000000	90.00	12600.00 SF		0.00
23552.0000000000	873.0000000000	90.00	10732.00 SF		0.00
23777.0000000000	968.0000000000	90.00	10731.00 SF		0.00
15722.0000000000	572.0000000000	90.00	10730.00 SF		0.00
50704.0000000000	742.0000000000	90.00	11992.00 SF		0.00
25487.0000000000	305.0000000000	90.00	20195.00 SF		0.00
33707.0000000000	368.0000000000	90.00	18150.00 SF		0.00

LAND_CAL_3	LAI	LAND_CAL_5	LAND_CAL_6	LAI	LAND_CAL_8	LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT
0.00		0.00	0.00	0.00	0.00	0.00		214		
0.00		0.00	0.00	0.00	0.00	0.00		206		
0.00		0.00	0.00	0.00	0.00	0.00		198		
0.00		0.00	0.00	0.00	0.00	0.00				
0.00		0.00	0.00	0.00	0.00	0.00		325		
0.00		0.00	0.00	0.00	0.00	0.00		331		NE
0.00		0.00	0.00	0.00	0.00	0.00		401		
0.00		0.00	0.00	0.00	0.00	0.00		407		NE
0.00		0.00	0.00	0.00	0.00	0.00		415		NE
0.00		0.00	0.00	0.00	0.00	0.00		501		NE
0.00		0.00	0.00	0.00	0.00	0.00		509		NE
0.00		0.00	0.00	0.00	0.00	0.00		512		NE
0.00		0.00	0.00	0.00	0.00	0.00		326		NE
0.00		0.00	0.00	0.00	0.00	0.00		332		NE
0.00		0.00	0.00	0.00	0.00	0.00		400		NE
0.00		0.00	0.00	0.00	0.00	0.00		408		NE
0.00		0.00	0.00	0.00	0.00	0.00		414		NE
0.00		0.00	0.00	0.00	0.00	0.00		2314		
0.00		0.00	0.00	0.00	0.00	0.00		325		NE
0.00		0.00	0.00	0.00	0.00	0.00		2300		
0.00		0.00	0.00	0.00	0.00	0.00		500		
0.00		0.00	0.00	0.00	0.00	0.00		2301		
0.00		0.00	0.00	0.00	0.00	0.00		2309		
0.00		0.00	0.00	0.00	0.00	0.00		2315		
0.00		0.00	0.00	0.00	0.00	0.00		2319		
0.00		0.00	0.00	0.00	0.00	0.00		2325		
0.00		0.00	0.00	0.00	0.00	0.00		2328		

SIT SITUS_ST_4	SITUS	SIT	SITUS_ZIP_	SITUS_	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2
ROYAL PALM	DR	FL	333011413		1464660	1415150	0
ROYAL PALM	DR	FL	33301		1404000	5236670	0
ROYAL PALM	DR	FL	33301		1080000	2887240	0
ROYAL PALM DR		FL	33301		74840	0	0
SEVEN ISLES	DR	FL	33301		936000	3034200	0
23	AVE	FL	33301		936000	3030760	0
SEVEN ISLES	DR	FL	33301		936000	2128430	0
23	AVE	FL	33301		936000	1285920	0
23	AVE	FL	33301		936000	2938940	0
23	AVE	FL	333011536		2293110	7580520	0
23	AVE	FL	33301		1965200	3566740	0
23	AVE	FL	33301		2700100	6296210	0
23	AVE	FL	333011533		416000	738700	0
23	AVE	FL	333011533		407440	1098610	0
23	AVE	FL	333011535		402320	397010	0
23	AVE	FL	33301		400640	2670880	0
23	AVE	FL	33301		400040	831420	0
DESOTA	DR	FL	333011567		481160	649580	0
23	TER	FL	333011507		727890	1839280	0
AQUA VISTA	BLVD	FL	33301		4958100	7279830	0
DESOTA	DR	FL	333011565		1134000	6637050	0
DESOTA	DR	FL	333011566		965880	2414650	0
DESOTA	DR	FL	333011566		965790	2707090	0
DESOTA	DR	FL	33301		965700	2425580	0
DESOTA	DR	FL	333011566		1079280	2308430	0
DESOTA	DR	FL	33301		1817550	5394010	0
AQUA VISTA	BLVD	FL	33301		1633500	5705660	0

LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_AS
1177670	2265423	1227670	1464660	1359590	0	1141920	2227521
0	65470	6092910	1404000	4190390	0	0	62210
2211770	4182986	2266770	1080000	2309960	0	2145750	4116450
0	0	74840	74840	0	0	0	0
3699910	7101081	3699910	936000	2427560	0	3363560	6391488
2985870	5618420	3035870	936000	2726680	0	2897450	5530940
1324000	2536766	1374000	936000	1606650	0	1283990	2494859
1777580	3377854	1827580	936000	1028010	0	1724350	3323493
3241460	6092371	3291460	936000	2337840	0	3145600	5997887
9323630	17370719	9373630	2293110	4115030	0	5111110	9696428
5531940	10323512	5531940	1965200	3497250	0	5462450	10341012
8996310	16747597	8996310	2700100	6296210	0	8996310	16990745
424980	869688	479980	416000	510870	0	411000	852137
952620	1848106	1002620	407440	745880	0	923420	1816367
219340	488362	269340	402320	273770	0	211500	476734
2259620	4271714	2309620	400640	1841710	0	2192350	4204139
1085020	2172136	1085020	400040	586350	0	986390	1918320
815310	1593488	865310	481160	421620	0	788800	1563050
1996140	3848604	2046140	727890	1268280	0	876420	1790136
12237930	22758631	12237930	4958100	6980740	0	11938840	22527762
7719270	14395707	7769270	1134000	7423910	0	7492990	14178458
2836400	5676898	2836400	965880	1789020	0	2578550	5030986
3268010	6387207	3268010	965790	2003910	0	2969700	5650357
2557660	4824381	2607660	965700	1796310	0	2481710	4748631
3063060	5955297	3063060	1079280	1705320	0	2784600	5302049
6643020	12399986	6693020	1817550	5394010	0	6448080	12212231
6385160	11921826	6435160	1633500	5484700	0	6197730	11741142

TWO_YRS_SC	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG	BLD B	BLDG	BLD H	NCU_LAND	NCU_BLDG		
1191920	4229	4669	1	1957	003	2	1	001	N	0	0
5539010	6864	8670	1	2004	004	2	1	001	N	0	0
2200750	5301	6480	1	1996	004	2	1	001	N	0	0
74840	0	0	0	0			0		N	0	0
3363560	4084	4542	1	1972	003	2	1	001	N	0	0
2947450	6631	7523	1	2002	004	2	1	001	N	0	0
1333990	4425	5298	1	1992	003	2	1	001	N	0	0
1774350	3227	3513	1	1989	003	2	1	001	N	0	0
3195600	4923	5907	1	1998	004	2	1	001	N	0	0
5161110	8268	10294	1	2013	005	2	1	001	N	0	0
5462450	6352	7693	1	2002	004	2	1	001	N	0	0
8996310	13266	14807	1	1996	004	2	2	001	N	0	0
466000	2655	2960	1	1980	003	2	1	001	N	0	0
973420	3682	4393	1	1990	003	2	1	001	N	0	0
261500	1568	2094	1	1956	003	2	1	001	N	0	0
2242350	4150	4985	1	2004	004	2	1	001	N	0	0
986390	2662	2893	1	1975	003	2	1	001	N	0	0
838800	2853	2988	1	1973	003	2	1	001	N	0	0
926420	4448	5415	2	2000	004	2	2	001	N	0	0
11938840	9348	11827	1	1981	003	2	1	001	N	0	0
7542990	8354	9516	1	2020	005	2	1	001	N	0	0
2578550	4047	4208	1	1998	004	2	1	001	N	0	0
2969700	2492	2903	1	1986	003	2	1	001	N	0	0
2531710	4026	4454	1	2014	005	2	1	001	N	0	0
2784600	3815	4269	1	2000	004	2	1	001	N	0	0
6498080	8038	7566	1	2017	005	2	1	001	N	0	0
6247730	9234	10860	1	2008	005	2	1	001	N	0	0

NC	LY	MA_DATE	L_DATE	B_DATE	S/	S/	S/	S/	D	DISA	S	ISEN_EX_COL	SEN_EX_CIT	P	POR	PORTED_VAL	P
1/1	1/1	101009	100506	100326						0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T	Q				0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T	T				0		0	0	0	0	0	
1/1	1/1	0	0	0						0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T	Q	Q	S		0		0	0	0	0	0	
1/1	1/1	101125	100506	100326	Q	Q	T	T		0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T	T				0		0	0	0	0	0	
1/1	1/1	101209	100506	100326	Q					0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T	Q	Q			0		0	0	0	0	0	
1/1	1/1	110106	100506	100326	Q	T	E	E		0		0	0	0	0	0	
1/1	1/1	101009	100528	100407	Q	Q				0		0	0	0	0	0	
1/1	1/1	101009	100528	100408	Q					0		0	0	0	0	0	
1/1	1/1	101009	100506	100326						0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T					0		0	0	0	0	0	
1/1	1/1	101009	100506	100326						0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	Q	D	Q			0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	Q	T	T			0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	Q					0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	E	T	Q			0		0	0	0	0	0	
1/1	1/1	101009	100528	100326	Q	Q				0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	Q	Q				0		0	0	0	0	0	
1/1	1/1	101009	100506	90529	Q	T	T			0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	Q	Q	T	T		0		0	0	0	0	0	
1/1	1/1	101009	100506	100505	Q	Q	Q	Q		0		0	0	0	0	0	
1/1	1/1	101009	100506	100326	T	Q	T	Q		0		0	0	0	0	0	
1/1	1/1	101009	100608	60524	Q	Q	T			0		0	0	0	0	0	
1/1	1/1	101009	100517	100323	Q	T	Q			0		0	0	0	0	0	

PRELIM_JUS	PI	GIS_SQUARE	ACTU	LAST_	OM	CENSUS_BLO	SAI	SAI	SAI	SAI	SAI	PAIF	LAI	MI	MISC_DIST_
0		16274	1952	0423	FL	120110420002						J00	08		0.00
0		15600	2003	0423		120110420002	11					J00	08		0.00
0		12000	1995	0423	FL	120110420002	11	11				J00	08		0.00
0	748365			1221		120110420002							75		0.00
0		10400	1951	0222	FL	120110420002	11	01	01	02		J00	08		0.00
0		10400	2001	0823		120110420002	01	01	11	11		J00	08		0.00
0		10400	1991	0823	FL	120110420002	11	11				J00	08		0.00
0		10400	1988	0823	FL	120110420002	01					J00	08		0.00
0		10400	1997	1124	FL	120110420002	11	01	01			J00	08		0.00
0		25479	2012	0823	FL	120110420002	01	11	04	04	01	J00	08		0.00
0		19652	2001	0823		120110420002	01					J01	10		0.00
0		27001	1995	0823		120110420002	01					J01	10		0.00
0		10400	1973	0823	FL	120110420002						D68	21		0.00
0		10186	1989	0823	FL	120110420002	11					D68	21		0.00
0		10058	1955	0823	FL	120110420002						D68	21		0.00
0		10016	2003	0823	FL	120110420002	01	01	01			D68	21		0.00
0		10001	1953	0823	FL	120110420002	01	11	11			D68	21		0.00
0		12029	1972	0823	FL	120110420002	01					D68	21		0.00
0		24263	1976	0823	FL	120110420002	03	11	01			D68	21		0.00
0		49581	1960	0823		120110420002	01	01				J01	10		0.00
0		12600	2019	1023	FL	120110420002	01	01				J00	08		0.00
0		10732	1967	1023	FL	120110420002	01	11	11			J00	08		0.00
0		10731	1961	1023	FL	120110420002	01	01	11	11		J00	08		0.00
0		10730	2013	1023		120110420002	01	01	01			J00	08		0.00
0		11992	1968	1023	FL	120110420002	11	01	11	01	11	J00	08		0.00
0		20195	2016	1023		120110420002	01	01	11			J00	08		0.00
0		18150	2007	1023		120110420002	01	11	01			J00	08		0.00

NCU_LAND2	NCU_BLDG2	BEDS	BATH	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW
0	0	4.0	4.0	0	0	1227670	0	0
0	0	5.0	5.5	0	0	6640670	0	0
0	0	4.0	4.1	0	0	2266770	0	0
0	0	0.0	0.0	0	0	74840	0	0
0	0	5.0	3.0	0	0	3970200	0	0
0	0	5.0	5.1	0	0	3035870	0	0
0	0	4.0	4.0	0	0	1374000	0	0
0	0	3.0	3.0	0	0	1827580	0	0
0	0	5.0	5.0	0	0	3291460	0	0
0	0	4.0	5.5	0	0	9373630	0	0
0	0	5.0	5.5	0	0	5531940	0	0
0	0	11.0	11.5	0	0	8996310	0	0
0	0	0.0	0.0	0	0	479980	0	0
0	0	0.0	0.0	0	0	1002620	0	0
0	0	3.0	2.0	0	0	269340	0	0
0	0	4.0	5.0	0	0	2309620	0	0
0	0	3.0	2.0	0	0	1231460	0	0
0	0	3.0	3.0	0	0	865310	0	0
0	0	3.0	3.0	0	0	2046140	0	0
0	0	6.0	6.5	0	0	12237930	0	0
0	0	5.0	6.2	0	0	7769270	0	0
0	0	3.0	3.0	0	0	3380530	0	0
0	0	3.0	2.0	0	0	3672880	0	0
0	0	3.0	3.5	0	0	2607660	0	0
0	0	4.0	3.0	0	0	3387710	0	0
0	0	6.0	7.1	0	0	6693020	0	0
0	0	6.0	12.0	0	0	6435160	0	0

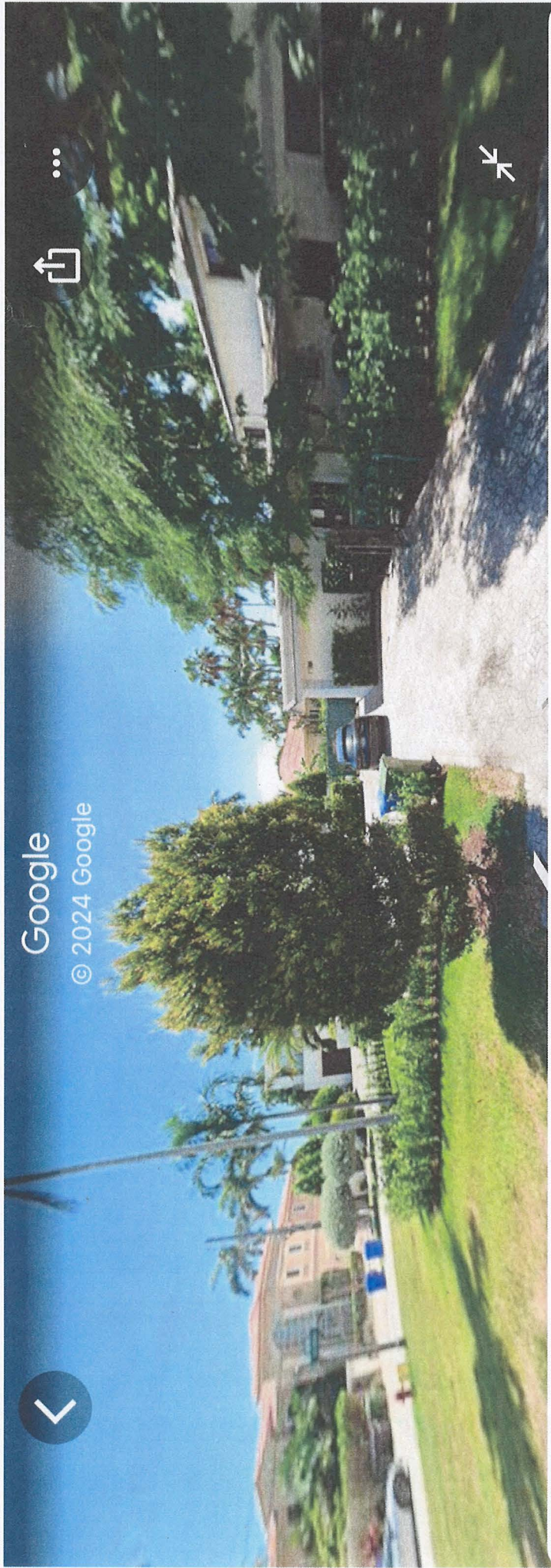
SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
0.0000000000	0.0000000000	0.0000000000	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
#####	#####	#####	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
#####	#####	#####	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
#####	#####	#####	0.0000000000
#####	#####	#####	0.0000000000
#####	0.0000000000	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000
#####	#####	#####	#####
#####	#####	0.0000000000	0.0000000000
#####	#####	0.0000000000	0.0000000000

SALE5_CIN	S/AI AFF	COUNTY_AH	SCHOOL_AH	CITY_AH_AM	INDEP_AH_A	TEMPOR	BLDG_UNDER
0.0000000000		0	0	0	0		4045
0.0000000000		0	0	0	0		6432
0.0000000000		0	0	0	0		5413
0.0000000000		0	0	0	0		0
0.0000000000		0	0	0	0		3983
0.0000000000		0	0	0	0		6105
0.0000000000		0	0	0	0		3858
0.0000000000		0	0	0	0		2560
0.0000000000		0	0	0	0		4758
0.0000000000 E		0	0	0	0		6887
0.0000000000		0	0	0	0		5294
0.0000000000		0	0	0	0		11659
0.0000000000		0	0	0	0		2372
0.0000000000		0	0	0	0		3889
0.0000000000		0	0	0	0		1288
0.0000000000		0	0	0	0		4228
0.0000000000		0	0	0	0		2725
0.0000000000		0	0	0	0		2718
0.0000000000		0	0	0	0		4071
0.0000000000		0	0	0	0		8132
0.0000000000		0	0	0	0		7293
0.0000000000		0	0	0	0		3358
0.0000000000		0	0	0	0		2485
0.0000000000		0	0	0	0		3360
##### T		0	0	0	0		3415
0.0000000000		0	0	0	0		6071
0.0000000000		0	0	0	0		8028



Notes for you and

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Attachment 3 Variance Request Narrative

January 3, 2025

City of Fort Lauderdale – Building Services Department

700 NW 19th. Avenue, Fort Lauderdale, FL 33311

Re: Narrative for 414 NE 23 Ave, Fort Lauderdale, FL

Variance from Setback Requirements on Property’s North side to build Garage

I, Fatima Hasan (Applicant), am the owner of the property located at 414 NE 23 Avenue, Fort Lauderdale, Florida 33301 (“The Property”), Broward County I.D. 504201-30-0250, and am representing myself for this variance request.

Applicant is requesting approval of the following variances on the North side of the property (narrow angular side of the triangle) from the setback requirements, as specified in City of Fort Lauderdale Unified Land Development Code sections 47-5.30 (Table of Dimensional Requirements for the RS-4.4), 47-19.1.K (General requirements – when garage constructed on corner lot), and 47-19.2.B (Accessory buildings – architectural features):

- (a) Requesting a variance from the required 25 feet front yard setback for a proposed 2 story addition of a garage with bedroom above to be reduced to 14 feet 8 inches (a total variance request of 10 feet 4 inches);
- (b) Requesting a variance from the required 15 feet rear yard setback for a proposed two-story addition of a garage with bedroom above to be reduced to 4 feet 6 inches (a total setback variance request of 10 feet 6 inches);
- (c) Requesting a variance from the required 15 feet rear yard setback to allow an existing structure to remain at a setback distance of 14.80 feet (a total variance request of 0.20 foot);
- (d) Requesting a variance from the required 25 feet front yard to allow a proposed stair enclosure to be reduced to 20 feet 4 inches (a total variance request of 4 feet 8 inches); and
- (e) 47-19.1.K: Requesting a variance from the minimum 18 feet garage setback to be reduced to 15 feet 9 inches (a total variance request of 2 feet 3 inches);
- (f) 47-19.2.B: Requesting a variance for the roof overhang maximum of 1 foot 6 inches to extend to 2 feet 10 inches (a total variance request of 1 foot 4 inches).

This set-back reduction request is only for the North side of the property to build a car garage. All other house setbacks meet or exceed the ULDR Table 47-5.30 required setbacks.

The reason for this variance request is the peculiar shape of the property. The South boundary line of the property is straight, but the East boundary line is at a sharp angle resulting in the property being significantly narrow on the North and East side. There is a corner on the North side, where NE 23 Ave meets De Sota Drive. Compliance with the ULDR imposes a significant burden on me preventing full use and enjoyment of the property, unlike other homeowners in the neighborhood who can make full use of their parcels.

Applicant is and has taken significant steps to comply with city ordinances and ULDR provisions. There is a 100-year-old historic tree in the front yard of the property and significant steps have been taken to keep it intact. The swimming pool is triangle shaped to comply with the setback requirements of the parcel, but unfortunately a triangle shaped garage will not be able to house the vehicles, hence this request for variance is based on strict necessity. Applicant is a single parent and garage is necessary for safety and security, apart from keeping the vehicles safe, in keeping with the other properties in the neighborhood.

The hardship posed by the irregular shape of the parcel is not self-inflicted, and the variance being sought is in harmony with the spirit of the ULDR. There are no adjoining properties on the N, E or W side of the property. The variance, if granted will not be harmful or alter the essential character of the neighborhood. To the contrary, the variance if granted, will enhance the functionality and visual appeal of the subject property and accordingly increase the curb appeal of the neighborhood in general, resulting in enhancing the curb appeal of the neighboring properties.

Thanking you for your consideration!

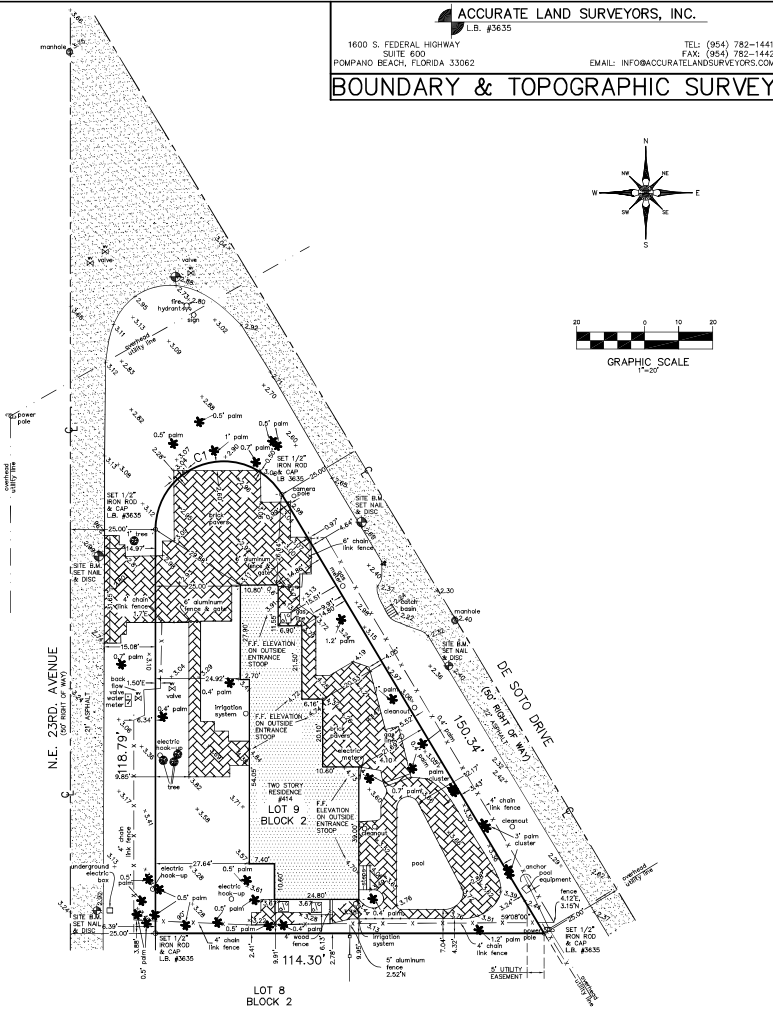
Respectfully submitted by:

Fatima Hasan
414 NE 23 Ave
Fort Lauderdale, FL 33301
Cell: (954) 854-1973

ACCURATE LAND SURVEYORS, INC.
 L.B. #3635
 1600 S. FEDERAL HIGHWAY SUITE 400
 POMPANO BEACH, FLORIDA 33062
 TEL: (954) 782-1441 FAX: (954) 782-1442
 EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	58.06'	20.00'	149°08'00"	72.44'



SYMBOLS & LEGEND OF ABBREVIATIONS:

RW = RIGHT OF WAY N = NORTH S = SOUTH E = EAST W = WEST DB = DEED BOOK ENCL = ENCUMBRANCE F.F. = FINISHED FLOOR GAR = GARAGE CL = CENTERLINE MH = MANHOLE IM = MEASURED P.B. = PLAT BOOK A/C = AIR-CONDITIONER P = PLAT	7/200' = ELEVATIONS BASED ON N.A.V.D. (AD) = APPARENT ENCROACHMENT P.B./C.R. = PALM BEACH COUNTY RECORDS M.D./C.R. = MIAMI-DADE COUNTY RECORDS P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING CHATT. = CHATTahoochie F.P.L. = FLORIDA POWER & LIGHT S.C.R. = BROWARD COUNTY RECORDS O.R.B. = OFFICIAL RECORDS BOOK F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION D.N.R. = DEPARTMENT OF NATURAL RESOURCES F.R.M. = PERMANENT REFERENCE MONUMENT N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
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⊕ VALVE ⊕ MANHOLE ⊕ BASIN ⊕ WELL ⊕ WATER METER ⊕ MONITORING WELL ⊕ PROPERTY CORNER ⊕ TREE & DIAMETER	□ UTILITY BOX ⊕ HYDRANT ⊕ UTILITY POLE ⊕ VAULT ⊕ LIGHT ⊕ BOLLARD ⊕ AIR CONDITIONER	——— PARKING STRIPE ——— OVERHEAD UTILITY LINES ——— 6" CONCRETE WALL ——— COVERED AREA ——— CONCRETE ——— BRICK PAVERS ——— TILE ——— ASPHALT
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STREET ADDRESS:
 414 NE 23RD AVENUE FORT LAUDERDALE, FL 33301

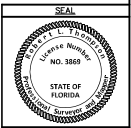
LEGAL DESCRIPTION:
 LOT 9, BLOCK 2, BARCELONA ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Angles per Plat Book 27, Page 10, Broward County Records.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - 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.
 - Any and all underground features such as foundations, utility lines, etc. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - 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.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINER - 1 FOOT IN 7,500 FEET.
 - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 7' NAVD1988
 CONTROL PANEL NUMBER: 125105/1201C0388-J
 EFFECTIVE: 7/31/2024
 REVISED:

BENCHMARK INFORMATION:
 CITY OF FORT LAUDERDALE BENCHMARK
 BRONZE DISC TOP BRIDGEWALL SOUTHEAST CORNER BRIDGE
 SOUTH GORDON ROAD NORTH SIDE EAST LAS OLAS
 ELEVATION: 5.52' NAVD 1988

CERTIFY TO:
 FATIMA HASAN



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.

ORIGINAL DATE OF FIELD SURVEY: 11-06-2024	DRAWN BY: OIW
FIELD BOOK: ALS-SU-24-1455	CHECKED BY: RLT
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

Digitally signed by Robert L. Thompson
 Date: 2024.11.07 17:06:13 -0500

ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER NO.3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-24-1455



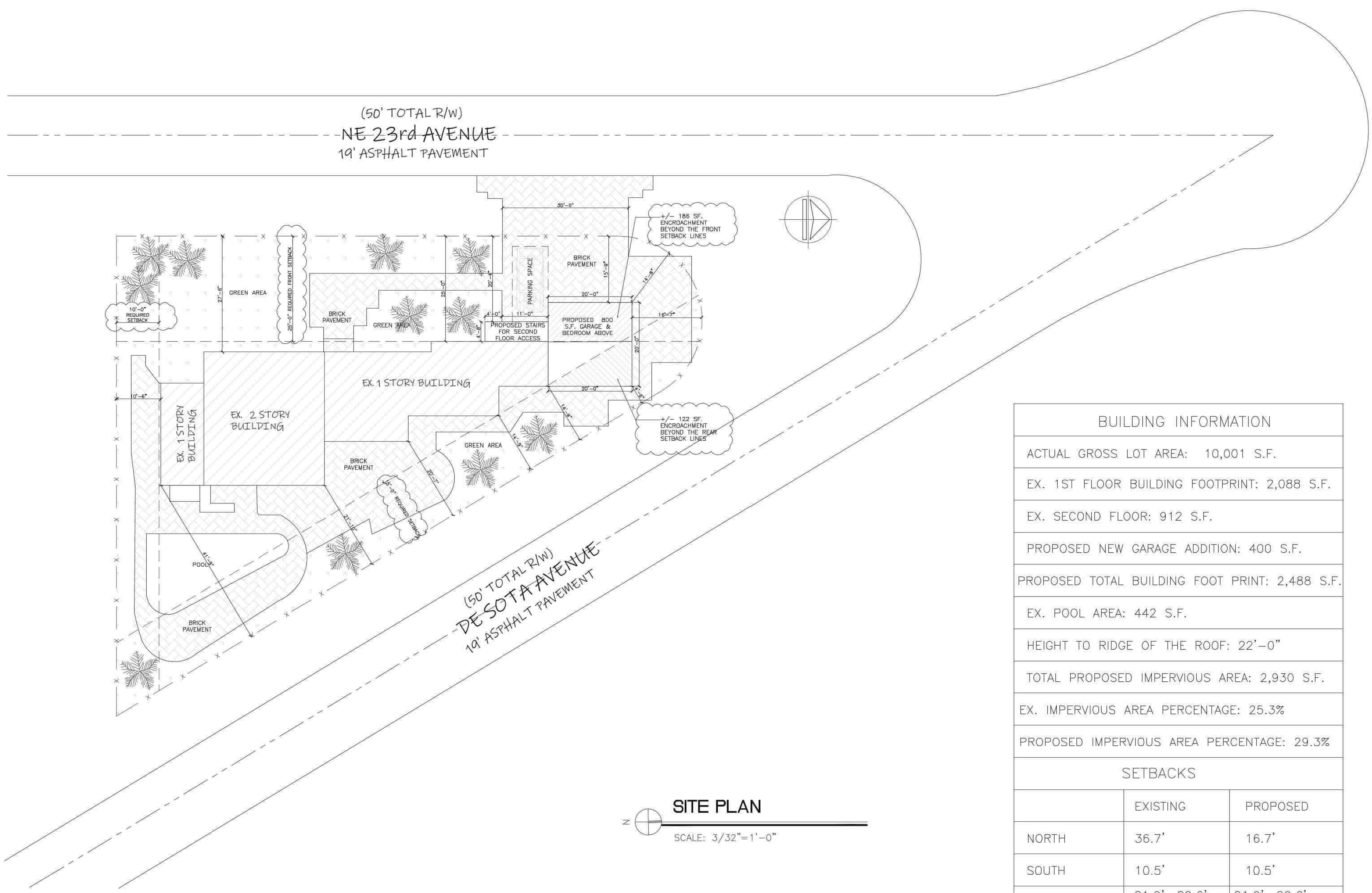
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Date: 2025.01.14 08:20:29 -05'00'

This item has been digitally signed and sealed by BEHDAD TEIMOURHARB, PE, on date above. Printed copies of the document are not considered signed and sealed and signature must be verified on any electronic copies.

NEW GARAGE ADDITION AT:
414 NE 23rd AVENUE FT. LAUDERDALE, FL 33301

NO.	REVISION	DATE
1		
PROJECT		
GARAGE ADDITION		
DATE		
NOV 2024		
DRAWING		
SITE PLAN		
SCALE		
AS SHOWN		
DRAWN		
BT		
REVIEWED		
BT		
PROJ. NO.		
SHEET NO.		

A-100



SITE PLAN
SCALE: 3/32" = 1'-0"

BUILDING INFORMATION		
ACTUAL GROSS LOT AREA:	10,001 S.F.	
EX. 1ST FLOOR BUILDING FOOTPRINT:	2,088 S.F.	
EX. SECOND FLOOR:	912 S.F.	
PROPOSED NEW GARAGE ADDITION:	400 S.F.	
PROPOSED TOTAL BUILDING FOOT PRINT:	2,488 S.F.	
EX. POOL AREA:	442 S.F.	
HEIGHT TO RIDGE OF THE ROOF:	22'-0"	
TOTAL PROPOSED IMPERVIOUS AREA:	2,930 S.F.	
EX. IMPERVIOUS AREA PERCENTAGE:	25.3%	
PROPOSED IMPERVIOUS AREA PERCENTAGE:	29.3%	
SETBACKS		
	EXISTING	PROPOSED
NORTH	36.7'	16.7'
SOUTH	10.5'	10.5'
EAST	21.9', 20.6', 14.8', 14.8'	21.9', 20.6', 14.8', 14.8', 4.5'
WEST	27.5', 25'	27.5', 25', 15.75'



TIMUTI
Construction LLC

11042 NW 18th DRIVE
PLANTATION, FL 33322
STATE LICENSE: PE 87871
STATE OF FLORIDA CA: 34341
TEL: (305) 842-9996



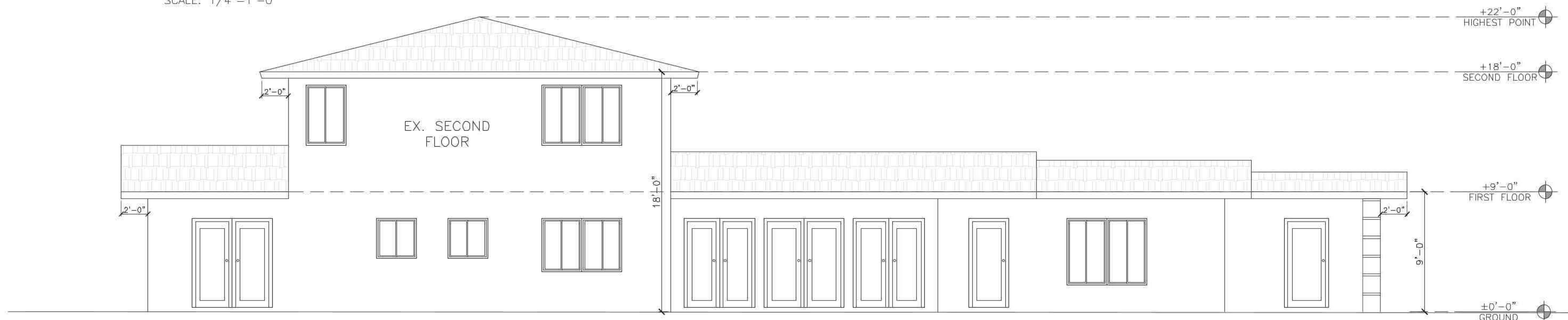
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414 NE 23rd AVENUE FT. LAUDERDALE, FL 33301

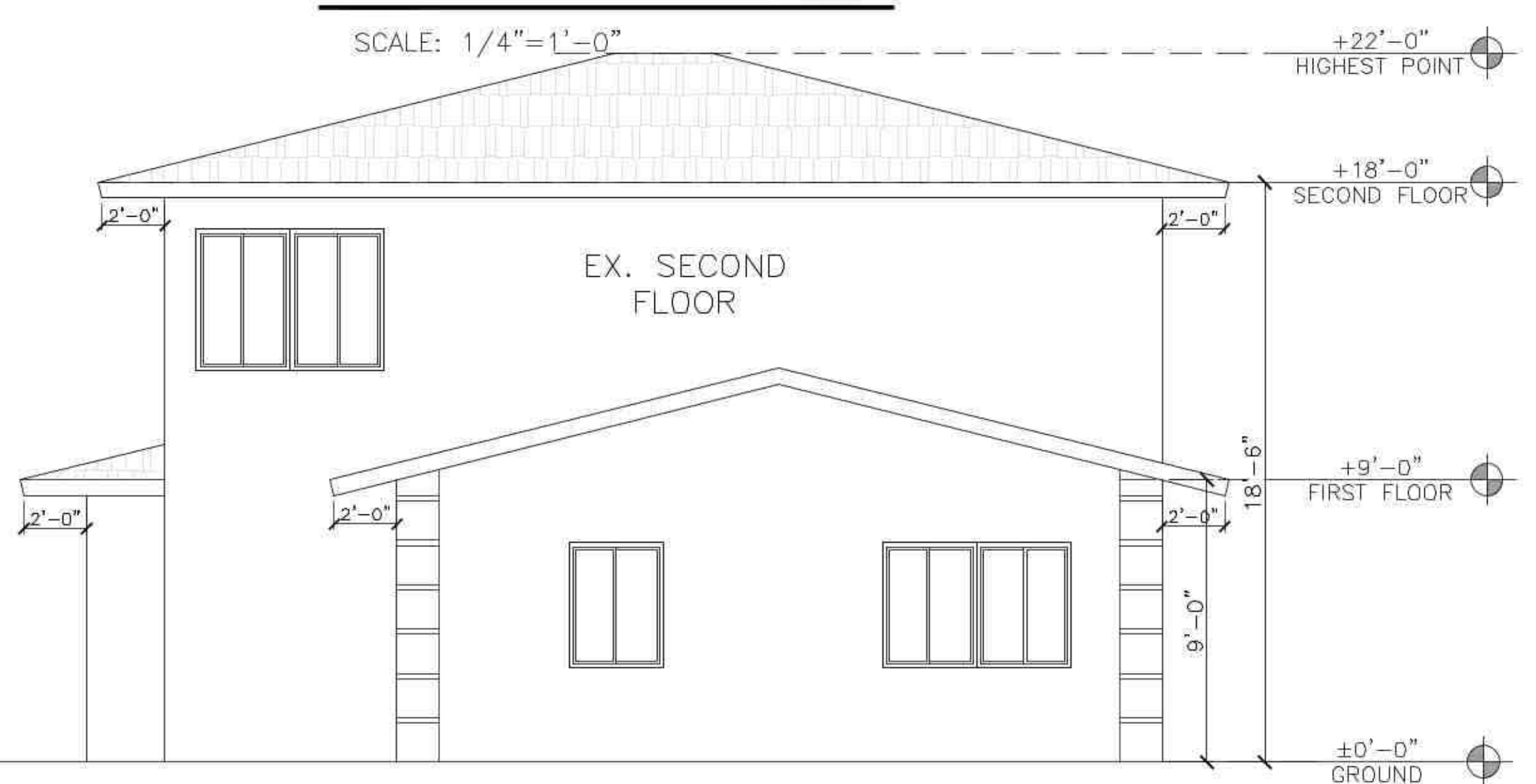
NO.	REVISION	DATE
1		
PROJECT GARAGE ADDITION		
DATE NOV 2024		
DRAWING EX. ELEVATIONS		
SCALE AS SHOWN		
DRAWN BT		
REVIEWED BT		
PROJ. NO.		
SHEET NO. A-200		



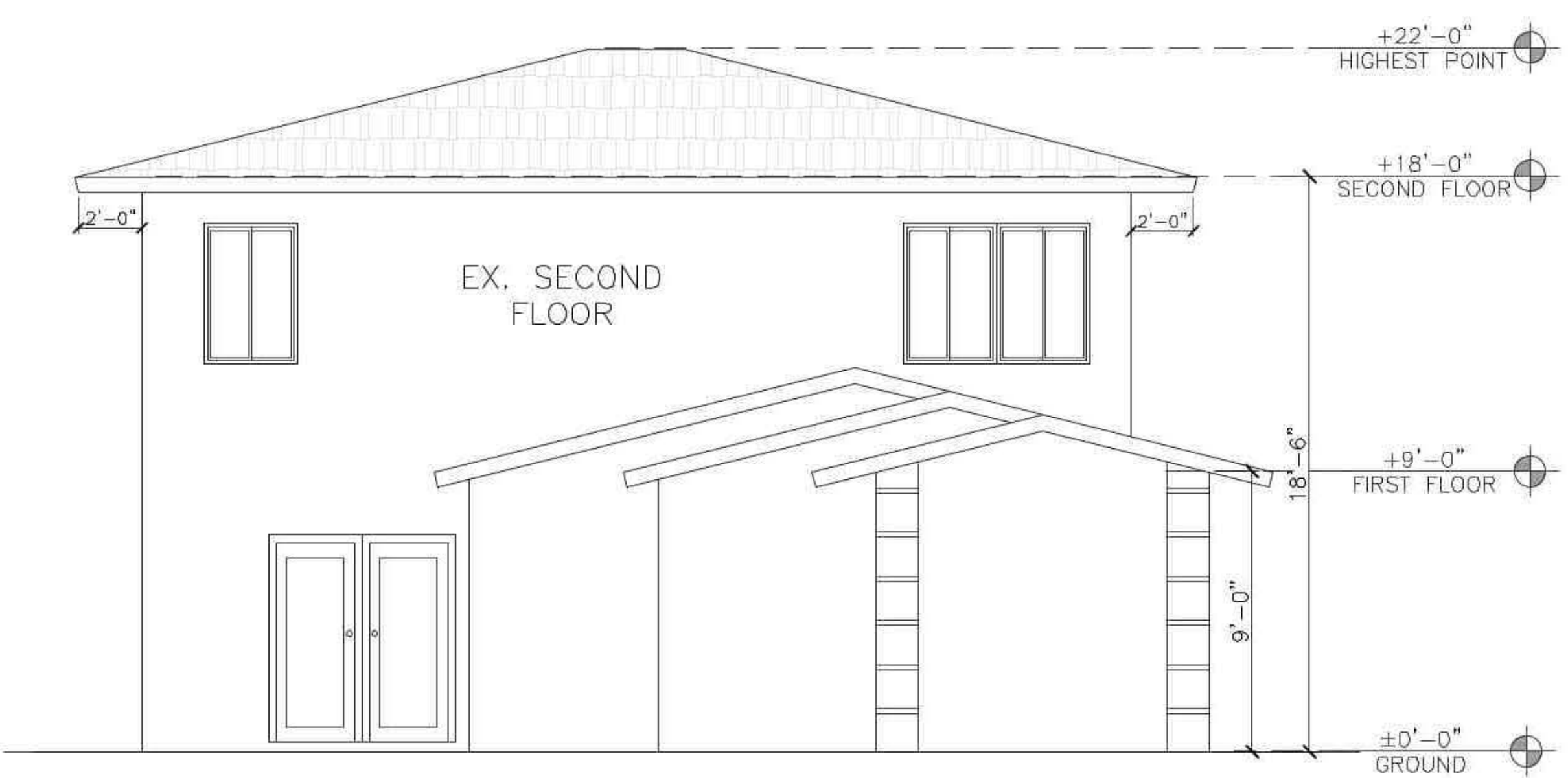
EX. WEST ELEVATION
SCALE: 1/4"=1'-0"



EX. EAST ELEVATION
SCALE: 1/4"=1'-0"



EX. SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EX. NORTH ELEVATION
SCALE: 1/4"=1'-0"



TIMUTI Construction L.L.C.
 11042 NW 18th DRIVE
 PLANTATION, FL 33322
 STATE LICENSE: PE 87871
 STATE OF FLORIDA CA: 34341
 TEL: (305) 842-9996

Digitally signed by Behdad Teimourigha
 Date: 2025.01.14 08:21:30 -05'00'



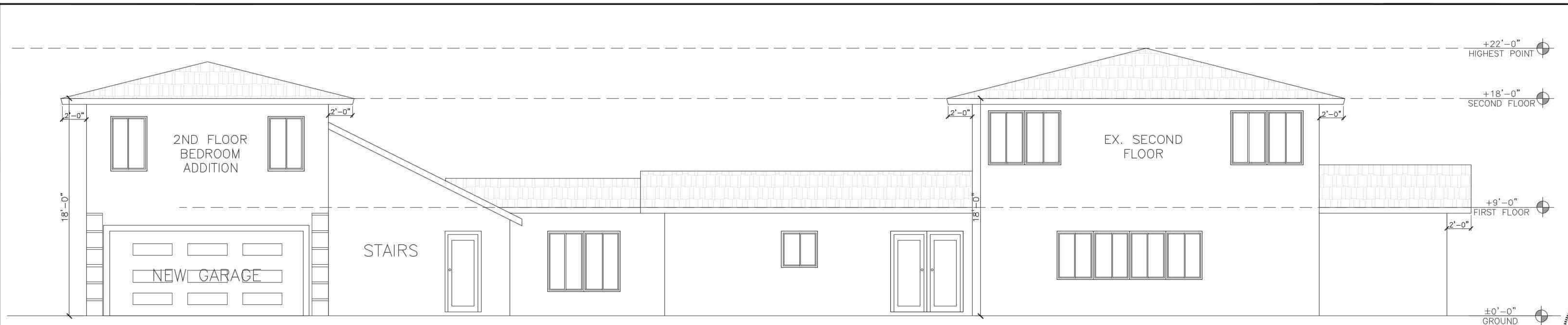
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NEW GARAGE ADDITION AT:
 414 NE 23rd AVENUE FT. LAUDERDALE, FL 33301

NO.	REVISION	DATE
1		

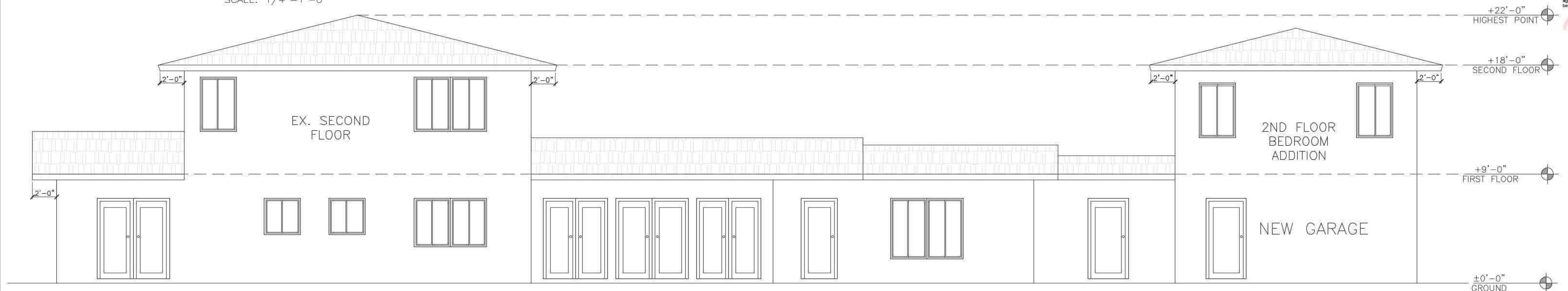
PROJECT	GARAGE ADDITION
DATE	NOV 2024
DRAWING	PROPOSED ELEVATIONS
SCALE	AS SHOWN
DRAWN	BT
REVIEWED	BT
PROJ. NO.	
SHEET NO.	

A-300



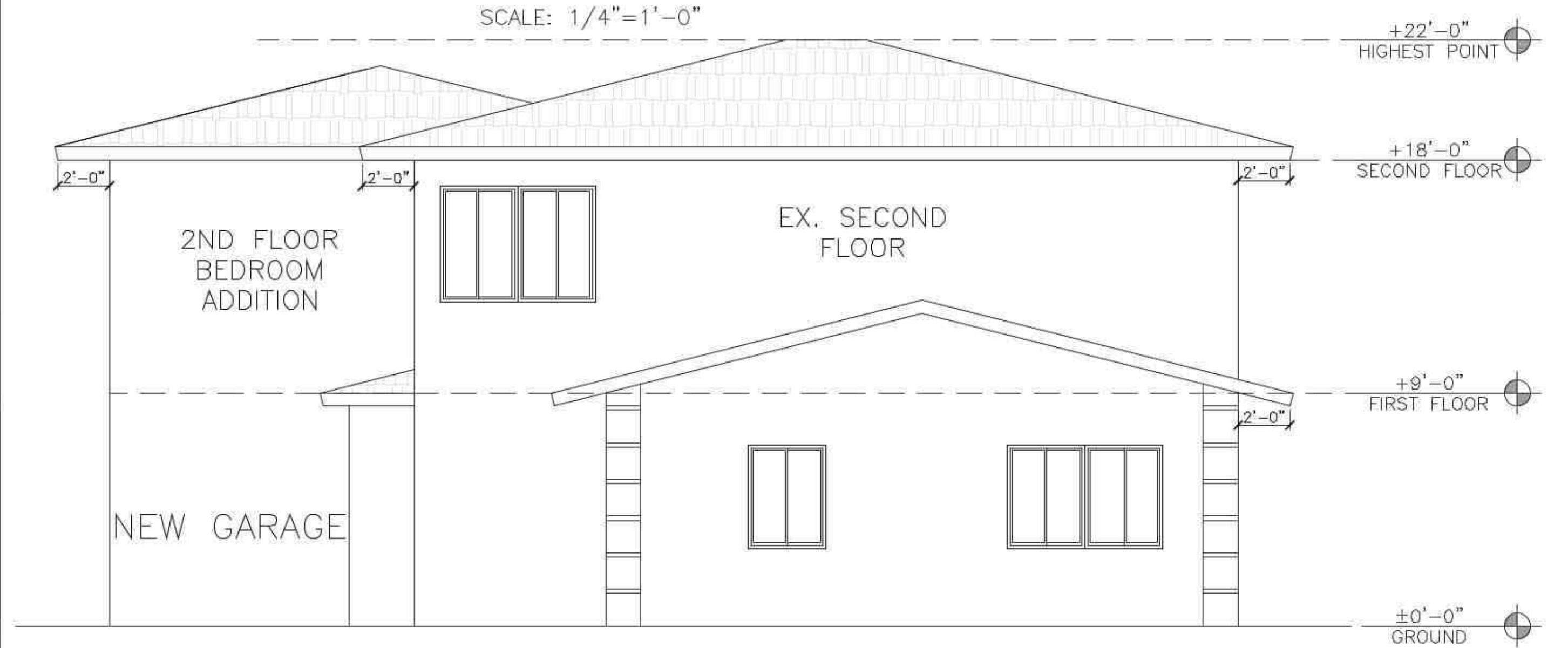
PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



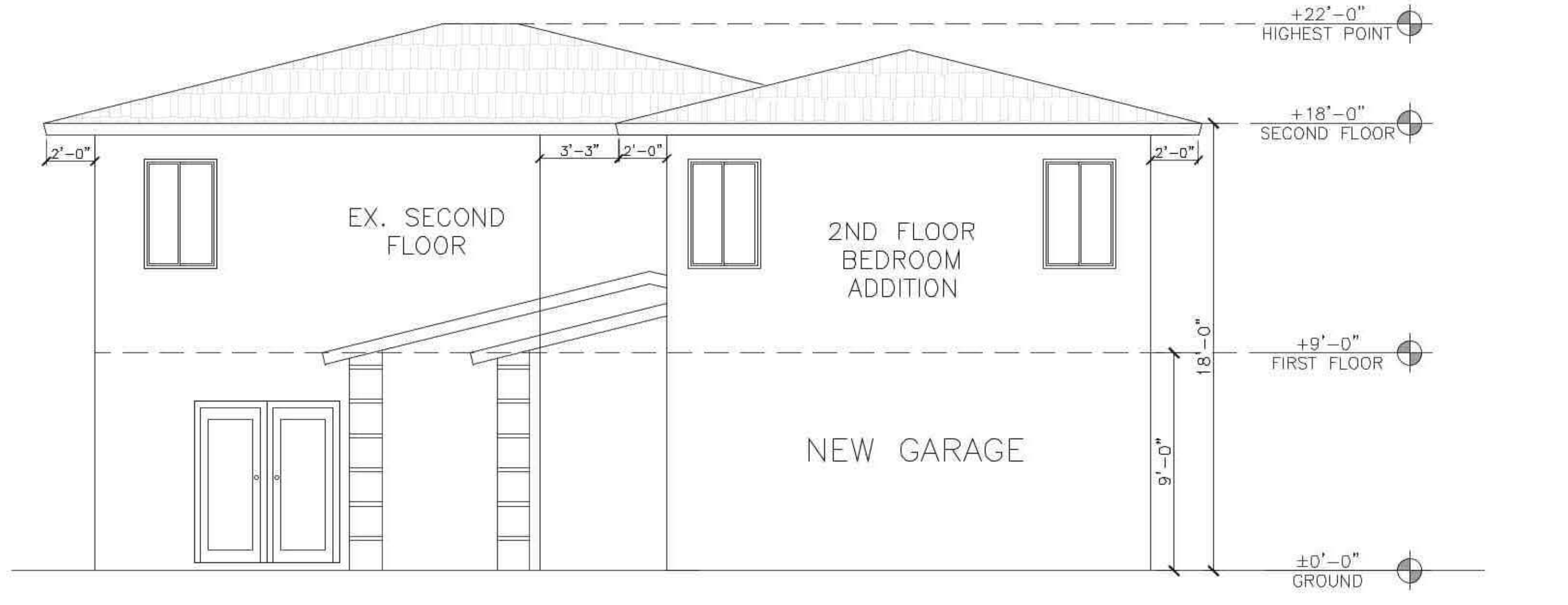
PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



TIMUTI
Construction LLC
11042 NW 18th DRIVE
PLANTATION, FL 33322
STATE LICENSE: PE 87871
STATE OF FLORIDA CA: 34341
TEL. (305) 842-9996

Digitally signed by
Behdad Teimourghar
b
Date:
2025.01.15
10:57:37
-05'00'



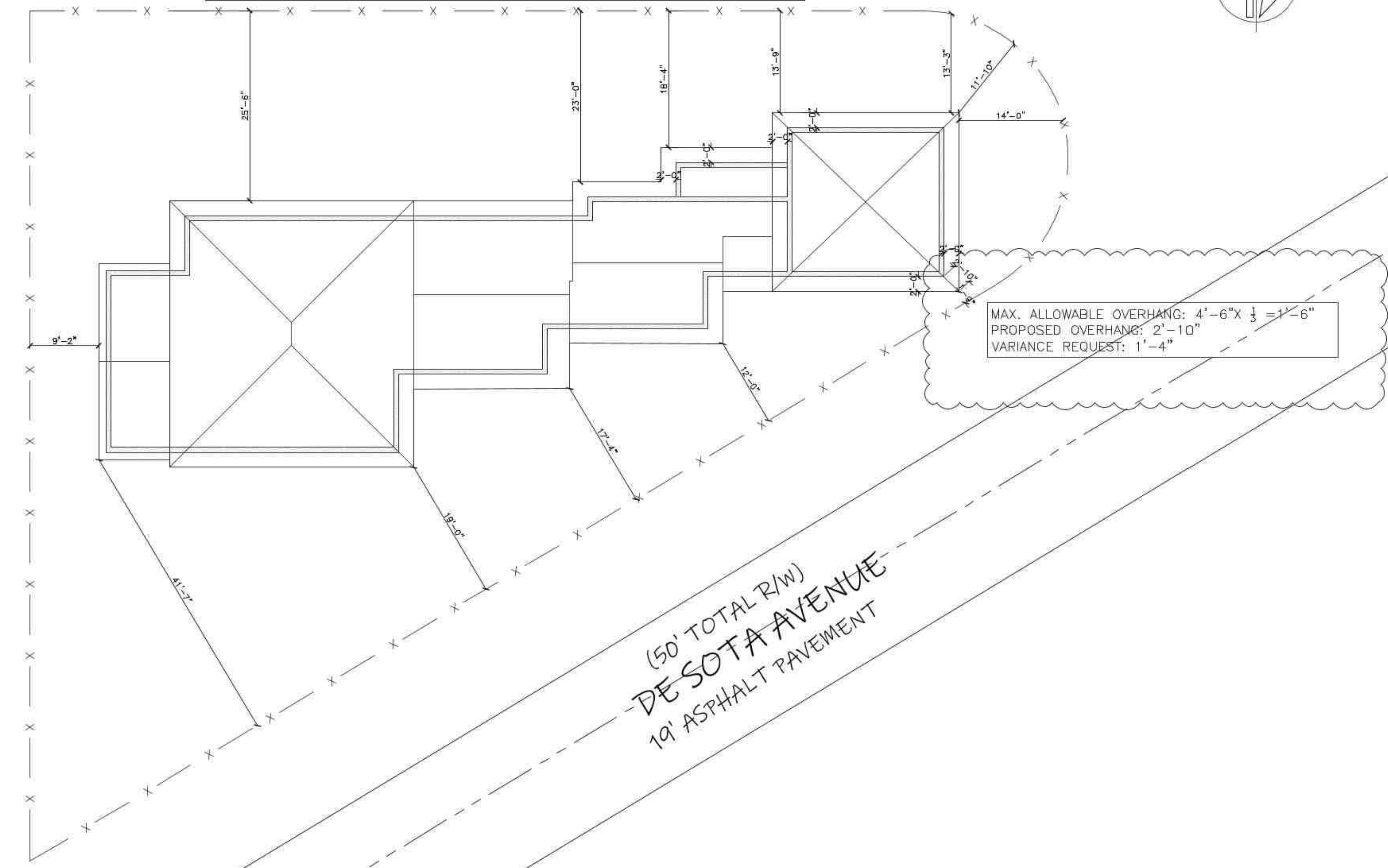
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NEW GARAGE ADDITION AT:
414 NE 23rd AVENUE FT. LAUDERDALE, FL
33301

NO.	REVISION	DATE
1		
PROJECT		
GARAGE ADDITION		
DATE		
NOV 2024		
DRAWING		
ROOF PLAN		
SCALE		
AS SHOWN		
DRAWN		
BT		
REVIEWED		
BT		
PROJ. NO.		
SHEET NO.		
A-400		

(50' TOTAL R/W)
NE 23rd AVENUE
19' ASPHALT PAVEMENT

ALL MEASUREMENTS ARE FROM EDGE OF THE OVERHANGS TO THE PROPERTY LINES



MAX. ALLOWABLE OVERHANG: 4'-6" X $\frac{1}{3}$ = 1'-6"
PROPOSED OVERHANG: 2'-10"
VARIANCE REQUEST: 1'-4"

(50' TOTAL R/W)
DE SOTA AVENUE
19' ASPHALT PAVEMENT

ROOF PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"