

BOA

DATE: December 10th, 2025.

AGENDA ITEM: (3)

CASE: PLN-BOA-25040003

Note: New Case



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 26th, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, December 10th, 2025 at 6:00 pm.**

This meeting will be held in-person at: **Development Services Department, 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-25040003
OWNER:	LUXE, EMILE
AGENT:	LUKE JOSEPH
ADDRESS:	25 NORTH WEST 11 STREET, FORT LAUDERDALE, FL 33311
LEGAL DESCRIPTION:	BEGUN AT THE N.E. CORNER OF LOT 21, 15 FEET; THENCE SOUTHERLY ALONG A LINE 15 FEET FROM AND APRALLEL TO THE EAST LINE OF LOTS 21, 22, 23 AND 24, 85 FEET TO THE TANGENT. (SEE SURVEY).
ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)</u>

- Requesting a variance to permit a new lot to be created with an area of 5,952 square feet whereas the code requires a minimum lot area of 6,000 square feet, a total variance request of forty-eight square feet.

Sec. 47-3.3.B.3. - Nonconforming lot

- Requesting a variance to allow existing previously combined lots to be split into two lots, whereas the code states that If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for the use of the

nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

To watch and listen to the Board of Adjustment Meeting:

www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

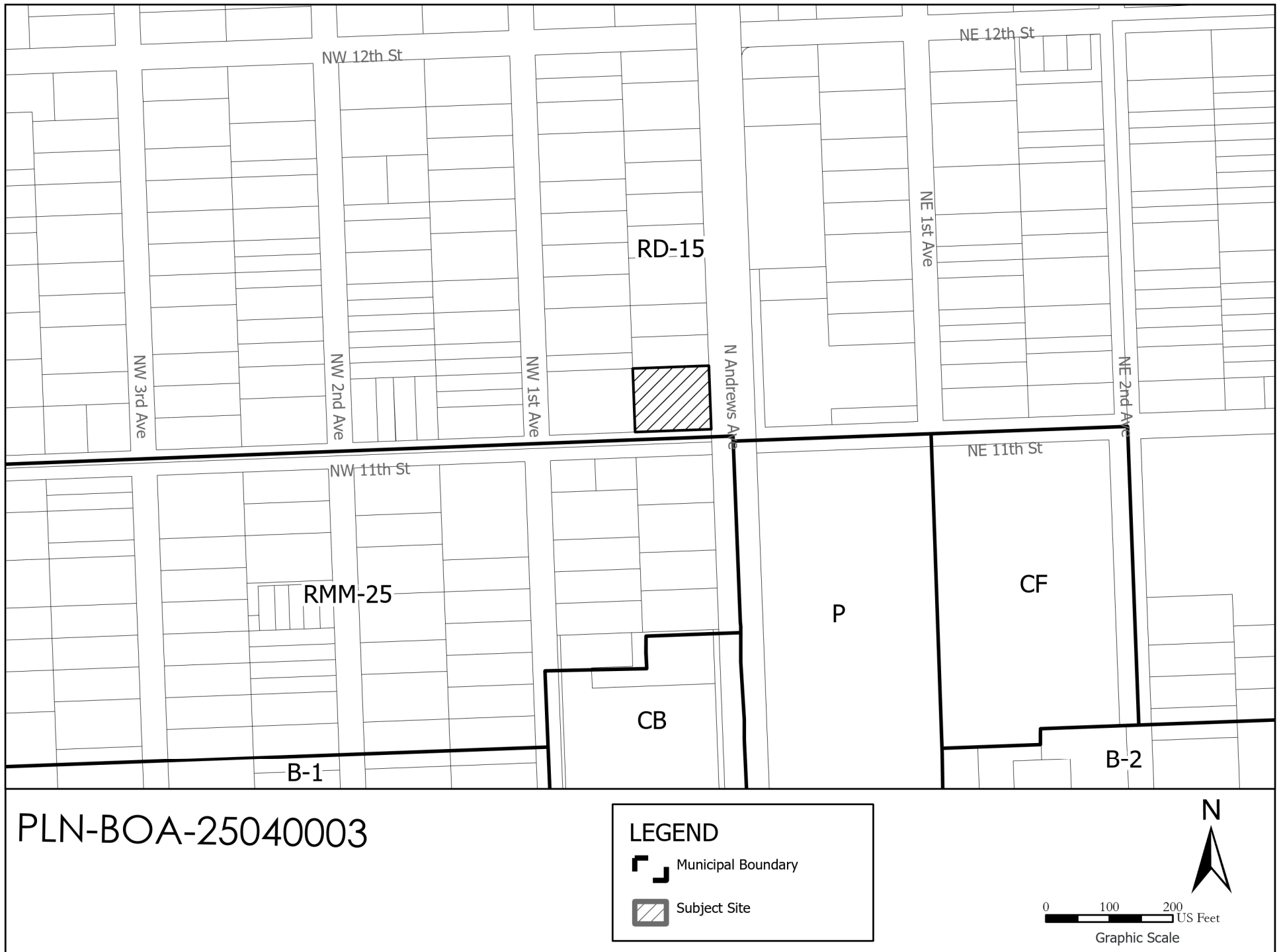
If you have any questions, please feel free to contact me directly at 954-828-6342.

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-25040003

Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9
Minimum floor area (sq. ft.)	700	700 each du	1,000	750 each du
Minimum front yard (ft.)	25	25	25	15
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	See Section 47-18.9 25 ft. when abutting a waterway

Minimum side yard (ft.)	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway	See Section 47-18.38 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway
Minimum rear yard (ft.)	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	15 25 ft. when abutting a waterway	Same as for single family requirement 25 ft. when abutting a waterway
Minimum distance between buildings (ft.)	None	None	None	10

Sec. 47-3.3.B.3. - Nonconforming lot

B. Continuation of a nonconforming lot. A nonconforming lot may continue in existence subject to the following:

1. A nonconforming lot may not be further subdivided or consolidated in whole or in part with another parcel, in a manner which increases the nonconformity. The nonconforming lot may be subdivided or consolidated if such subdivision does not increase the nonconformity, subject to the subdivision regulations in [Sec. 47-24.5](#).
2. A nonconforming lot in any residentially zoned district may be used for a standard single family or duplex structure or building only where a permitted use by the ULDR. Minimum five (5) foot side yards shall be required and front and rear yards shall meet the yard requirements in the zoning district where the parcel is located.

3. If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

Record

Showing 1-36 of 36

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	CE25080474	NEIGHBOR STATES NOT ENOUGH GARBAGE CANS FOR UNITS...		Code Case	0	Malik Jones	25	NW	11	ST		Special M:
☐	PLN-BOA-25040003	I would like to sub-divide this land into 2 separ...	Land Division	Z- Board of Adjustment (BOA)	0		25	NW	11	ST		Open
☐	CE25030690	BULK TRASH		Code Case	0	Jessica Martinez	25	NW	11	ST		Closed
☐	TAM-MOT-22030085	AT&T proposes to install 343' of new conduit for ...	A027AZ6/Install new conduit ...	Maintenance of Traffic Application	0	FRANCYNEW	1045	NW	1	AVE		Complete
☐	PM-18101328	RE-ROOF SHINGLES 2200 SF	RE-ROOF SHINGLES 2200 SF	Re-Roof Permit	0		25	NW	11	ST		Complete
☐	CE17071991	DERELICT VEHICLES ON PRIVATE PROPERTY.	LUXE,EMILE	Code Case	0		25	NW	11	ST		Closed
☐	CE17071993	BULK TRASH.	LUXE,EMILE	Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE17071991_1	DERELICT VEHICLES ON PRIVATE PROPERTY.	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE17071993_1	BULK TRASH.	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Closed
☐	CE17030196	DERELICT VEHICLES ON PRIVATE PROPERTY.	LUXE,EMILE	Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE17030196_1	DERELICT VEHICLES ON PRIVATE PROPERTY.	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Closed
☐	CE16120735	NO PLATE RED SEDAN RED TAGGED 10 DAYS	LUXE,EMILE	Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE16120735_1	NO PLATE RED SEDAN RED TAGGED 10 DAYS	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Closed
☐	CE16061860	BLUE XTERRA WITH NO TAGS	LUXE,EMILE	Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE16061860_1	BLUE XTERRA WITH NO TAGS	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Closed
☐	CE15101360	BULK TRASH MATTRESS ON ANDREWS AVE ACROSS FROM, W...	LUXE,EMILE	Bulk Trash Case	0		25	NW	11	ST		Closed
☐	VIO-CE15101360_1	BULK TRASH MATTRESS ON ANDREWS AVE ACROSS FROM	LUXE,EMILE	Bulk Trash Case	0		25	NW	11	ST		Closed
☐	CE15071749	POT HOLE IN THE SWALE IN FRONT OF THE HOUSE	LUXE,EMILE	Code Case	0		25	NW	11	ST		Open
☐	VIO-CE15071749_1		LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Open
☐	CE14121678	THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:, MECHANI...	LUXE,EMILE	Building Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE14121678_1	THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Closed
☐	VIO-CE14121678_2	THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Closed
☐	CE13081614	THERE IS A HONDA CR-V WITH AN EXPIRED TAG. THE, P...	LUXE,EMILE	Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE13081614_1	THERE IS A HONDA CR-V WITH AN EXPIRED TAG. THE	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE13081614_2	THERE IS A HONDA CR-V WITH AN EXPIRED TAG. THE	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE13081614_3	THERE IS A HONDA CR-V WITH AN EXPIRED TAG. THE	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE13081614_4	THERE IS A HONDA CR-V WITH AN EXPIRED TAG. THE	LUXE,EMILE	Violation-CODE Hearing	0		25	NW	11	ST		Complied
☐	PM-11062130	ATF: REPLACE 2.5-TON AIR HANDLER & CONDENSER,...	ATF: REPLACE 2.5-TON AIR HAN...	Mechanical HVAC Changeout Permit	0		25	NW	11	ST		Complete
☐	PM-11050860	ATF INSTALL 1 DOOR IMPACT ~ ~ ~4 TIMES FEE	ATF INSTALL 1 DOOR IMPACT	Window and Door Permit	0		25	NW	11	ST		Complete
☐	CE10111822	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4, ...	LUXE,EMILE	Building Code Case	0		25	NW	11	ST		Closed
☐	VIO-CE10111822_1	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE10111822_2	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE10111822_3	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE10111822_4	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE10111822_5	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Complied
☐	VIO-CE10111822_6	NO PERMIT - WAS A 2 UNIT/2 BEDROOM EACH NOW A 4	LUXE,EMILE	Violation-BLD Hearing	0		25	NW	11	ST		Complied



CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: December 10, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25040003

Sec. 47-5.32. - Table of dimensional requirements for the RD-15 and RDs-15 districts. (Note A)

- Requesting a variance to permit a new lot to be created with an area of 5,952 square feet whereas the code requires a minimum lot area of 6,000 square feet, a total variance request of forty-eight square feet.

Sec. 47-3.3.B.3. - Nonconforming lot

- Requesting a variance to allow an existing previously combined lots to be split into two lots, whereas the code states that If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for the use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH 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

To view more information about this item, please visit:

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 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.

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
☒	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
☐	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
☐	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
☐	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
☐	Request for Continuance	\$954
☐	Request for Rehearing	\$318
☐	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	

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

Property Owner's Name	Emile Luxe
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	25 NW 11th Street, Fort Lauderdale FL 33311
E-mail Address	corporate@abnsite.com
Phone Number	954-612-5015
Proof of Ownership	☒ Warranty Deed or ☒ Tax Record

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

Applicant / Agent's Name	Luke Joseph
Applicant / Agent's Signature	
Address, City, State, Zip	25 NW 11th street, Fort Lauderdale Fl 33311
E-mail Address	Emile Luxe
Phone Number	954-479-6141
Agent Authorization Form Submitted	☒

Include ANY Related code case/permit #	FLORIDA
Existing / New	Existing: ☒ New: ☐
Project Address	Address: 25 NW 11th Street, Ft Lauderdale FL 33311
Legal Description	SEE CURVEY
Tax ID Folio Numbers (For all parcels in development)	4942 34 03 9220
Variance/Special Exception Request (Provide a brief description of your request)	Requesting a variance to split existing one lot to split to two lots whereas the code requires.
Applicable ULDR Sections (Include all code sections)	47-5.32 and Sec. 47-3.3.B.3. - Nonconforming lot

Current Land Use Designation	Residential /Vacant
Current Zoning Designation	RS-8
Current Use of Property	Residential/ Vacant
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front			25ft	25ft
Side			5ft	5ft
Side			5ft	5ft
Rear			15ft	15ft

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.

47-5.31 for the size of the lot. asking for a variance request from section 47-3.3.B.3 for the two lots that are side by side and owned by the same person to not be considered 1 lot

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
- I am asking for the lot to be subdivided into two equal parcels with different tax code
- 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
- Approval of this request will allow me to sub-divide this parcel to two equal parcel and give me the flexibility to sell one and keep the the other to cover my expenses.
- 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
- Asking for a variance request from section 47-5.31 for the size of the lot. asking for a variance request from section 47-3.3.B.3 for the two lots that are side by side and owned by the same person
- 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
- PRIOR TO 1953 A PORTION OF OUR LOT WAS TAKING BY THE CITY TO ENLARGE ENDREWS AVENUE. AS A RESULT, OUR LAND IS NOW 12006 SF INSTEAD OF 15000SF
- 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.
- This variance is also compatible with the surrounding properties.

AFFIDAVIT: I, Emile Luxe 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.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of February, 2025

(SEAL)

Lucia Alcira
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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.

47-5.31 for the size of the lot. asking for a variance request from section 47-3.3.B.3 for the two lots that are side by side and owned by the same person to not be considered 1 lot

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

Approval of this request will allow me to sub-divide this parcel to two equal parcel and give me the flexibility to sell one and keep the the other to cover my expenses.

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

Asking for a variance request from section 47-5.31 for the size of the lot. asking for a variance request from section 47-3.3.B.3 for the two lots that are side by side and owned by the same person

AFFIDAVIT: I, Emile Luxe 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.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of February, 2025

(SEAL)

Lucia Alcira
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: 08/22/2024

■ **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".

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: EMILE LUXE
PROPERTY: 25 NW 11TH STREET FORT LAUDERDALE FL 33311
PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared EMILE LUXE, 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. _____(initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of FEBRUARY, 2025

(SEAL)

Lucia Alcira

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



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, EMILE LUXE ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
property located at 25 NW 11th street, Fort Lauderdale FL 33311 ("Property"), do hereby authorize
[Print Property Address]
LUKE JOSEPH ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
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,



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:

Witness Signature

Leonce Baltazar

Print Name

February 27, 2025
Date

Signature - Owner/Authorized Individual

Emile Luxe

Print Name - Owner/ Authorized Individual

Luke Joseph

Print Title - Authorized Individual

STATE OF FLORIDA

COUNTY OF Requesting a

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐

online notarization, this 27 day of February, 2025. by

EMILE LUXE, an individual who is personally known to me ☒ or has

produced His Driver's License as identification

[NOTARY SEAL]

(Signature of Notary Public- State of Florida)

11/05/2025

My Commission Expires:

Lucia Alcira

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



Site Address	25 NW 11 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 03 9220
Property Owner	LUXE, EMILE	Millage	0312
Mailing Address	4355 SW 129 WAY MIRAMAR FL 33027	Use	08
Abbr Legal Description	PROGRESSO 2-18 D LOT 21 LESS E 15 FOR RD,22 LESS E 15 FOR RD,23 LESS E 15 FOR RD, 24 LESS E 15 FOR RD BLK 139		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$60,040	\$399,730	\$459,770	\$306,310	
2024	\$60,040	\$369,760	\$429,800	\$278,470	\$7,429.10
2023	\$60,040	\$330,060	\$390,100	\$253,160	\$6,894.35

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$459,770	\$459,770	\$459,770	\$459,770
Portability	0	0	0	0
Assessed/SOH	\$306,310	\$459,770	\$306,310	\$306,310
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$306,310	\$459,770	\$306,310	\$306,310

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/30/2003	DRR		41155 / 962	\$5.00	12,007	SF
9/30/2003	WD	\$229,000	36235 / 1723			
4/30/2002	SWD	\$120,000	33120 / 901			
4/5/2002	CET	\$100	33034 / 1728			
				Adj. Bldg. S.F. (Card, Sketch)		1820
				Units		2
				Eff./Act. Year Built: 1976/1975		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
2						2		

CFN # 103395823, OR BK 36235 Page 1723, Page 1 of 2, Recorded 10/13/2003 at 03:26 PM, Broward County Commission, Doc. D \$1603.00 Deputy Clerk 1913

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Mondesir & Alexis Title Services, Inc.
1640 West Oakland Park Blvd.
Ft. Lauderdale, FL 33310
Property Appraisers Parcel Identification (Folio) Numbers:
Grantee SS #: and

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30th day of September, 2003 by **STEVEN L HOWARD**, a single man, herein called the grantor, to **EMILE LUXE**, a single man whose post office address is **4902 NW 82ND AVE, FORT LAUDERDALE, FL 33351**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

SEE LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN

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

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Don Almeida
Witness #1 Signature
Dawn Almeida
LAUDERDALE, FL 33311
Witness #1 Printed Name

Bekker Beauchard
Witness #2 Signature
BEKKER BEAUCHARD
LAUDERDALE, FL 33311
Witness #2 Printed Name

Steven L Howard
STEVEN L HOWARD
1105 N ANDREWS AVE AKA 25 NW 11TH ST, FORT

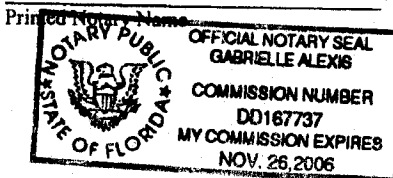
1105 N ANDREWS AVE AKA 25 NW 11TH ST, FORT

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 30th day of September, 2003 by **STEVEN L HOWARD** who is personally known to me or has produced Driver License as identification.

SEAL

Gabrielle Alexis
Notary Public



LEGAL DESCRIPTION

Lot 21, less the East 15 feet thereof; and Lots 22, 23, and 24, less that certain parcel described as follows:

Begin at the N.E. corner of Lot 22; thence go Westerly along the North line of said Lot 22, 15 feet; thence Southerly along a line 15 feet from and parallel to the East line of Lots 22, 23 and 24, 60 feet to the tangent point of a curve having a radius of 15 feet and being concave to the Northwest; thence Southerly to Westerly along the arc of said curve 23.57 feet through a central angle of 90 01' to the end of said curve; thence Easterly and tangent to said curve along the south line of said Lot 24, 30 feet; thence NORtherly along the East line of said Lots 22, 23 and 24, 75 feet to the point of Beginning, all in Block 139, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, at page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 20 day of Dec, 2001
By Pat Scarpa
Deputy Clerk



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, EMILE LUXE ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
property located at 25 NW 11th street, Fort Lauderdale Fl 33311 ("Property"), do hereby authorize
[Print Property Address]
LUKE JOSEPH ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
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.



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:

YR. BALTAZAR
Witness Signature

Leonce Baltazar

Print Name

February 27, 2025

Date

Emile Luxe
Signature - Owner/Authorized Individual

Emile Luxe

Print Name - Owner/ Authorized Individual

Owner

Print Title - Authorized Individual

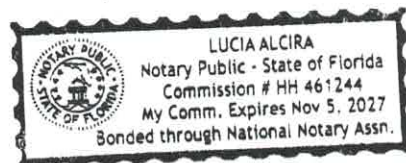
STATE OF FLORIDACOUNTY OF I am

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February, 2025, by

EMILE LUXE, an individual who is personally known to me ☒ or has

produced His Driver's License as identification

[NOTARY SEAL]



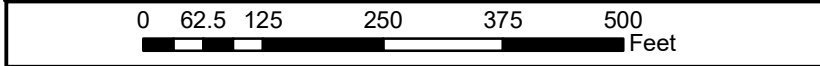
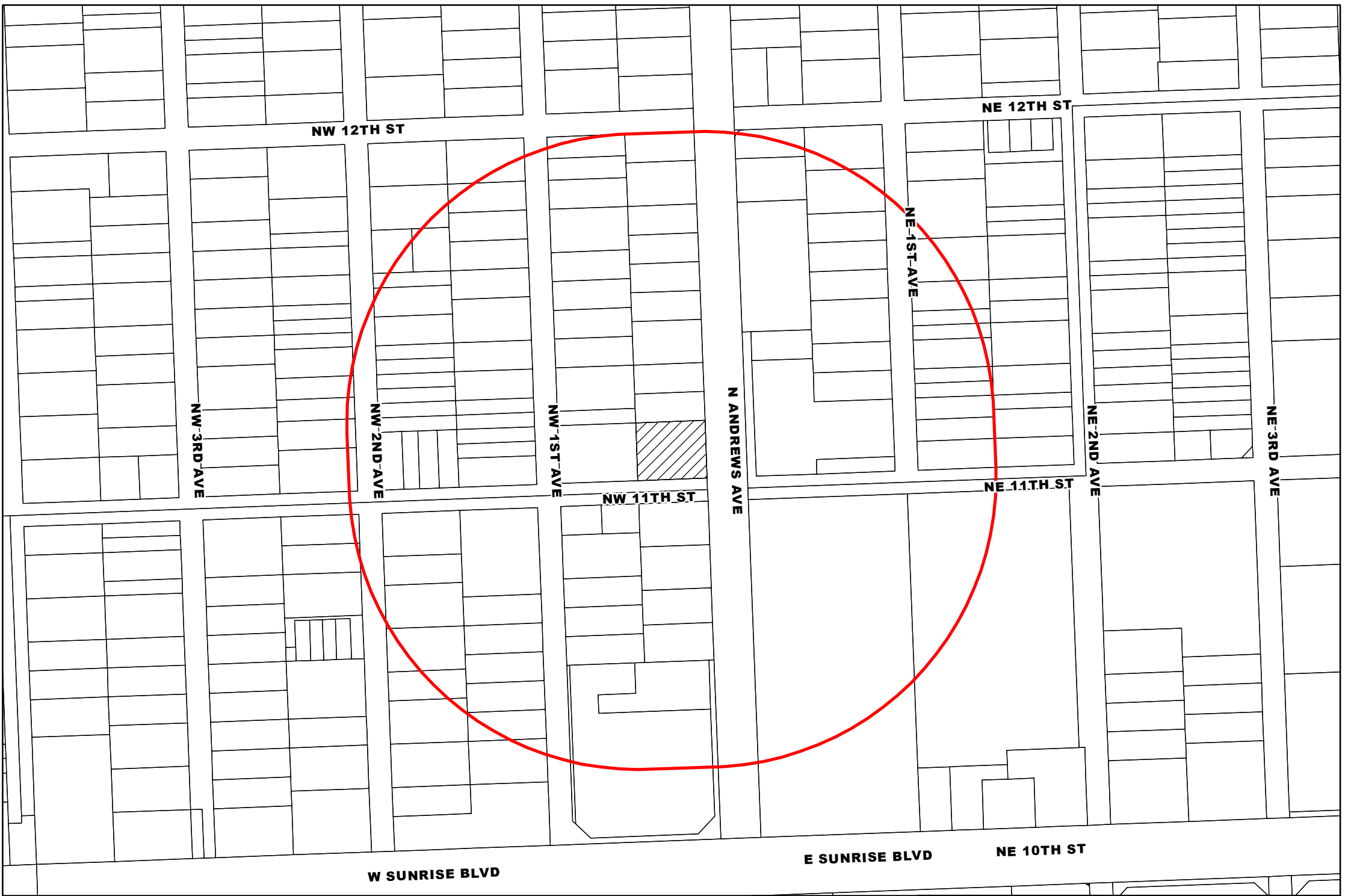
Lucia Alcira
(Signature of Notary Public - State of Florida)

11/05/2025

My Commission Expires:

Lucia Alcira

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



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

25 NW 11 ST
DATE OF PRINT: 05/13/2025

EMILE LUXE
25 NW 11TH STREET
FORT LAUDERDALE FL 33304

October 09, 2025

To whom it may concern

Prior to 1953 a portion of our land was released to the government through Government Acquisition and Taken to allow the enlargement of Andrews Ave Code 47-5.32 and **Sec. 47-3.3.B.3. - Nonconforming lot**

- a. As a result, the size of our lot has reduced from 15000 SF to 12006 SF. Half of the lot has been built, but the other half is currently empty. We are now in the process of building in our empty lot and we are requesting a variance split an existing one lot into two lots whereas the code requires. A new lot to be created with an area of 5,952 square feet whereas the code requires a minimum lot area of 6,000 square feet, a total variance request of forty-eight square feet, so we can proceed with the project. We Thank you all in advance for the opportunity and we look forward to hearing from you soon.

Emile Luxe

954-479-6141









SCALE = 1" = 30'

BOUNDARY SURVEY 25 NW 11TH ST, FORT LAUDERDALE, FLORIDA 33304

LEGAL DESCRIPTION:

LOT 21, LESS THE EAST 15 FEET THEREOF, AND LOTS 22, 23, AND 24, LESS THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF LOT 22; THENCE GO WESTERLY ALONG THE NORTH LINE OF SAID LOT 22, 15 FEET; THENCE SOUTHERLY ALONG A LINE 15 FEET FROM AND PARALLEL TO THE EAST LINE OF LOTS 22, 23 AND 24, 60 FEET TO THE TANGENT POINT OF A CURVE HAVING A RADIUS OF 15 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY TO WESTERLY ALONG THE ARC OF SAID CURVE 23.57 FEET THROUGH A CENTRAL ANGLE OF 90 01' TO THE END OF SAID CURVE; THENCE EASTERLY AND TANGENT TO SAID CURVE ALONG THE SOUTH LINE OF SAID LOT 24, 30 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 22, 23 AND 24, 75 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 139, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

LUKE JOSEPH

FLOOD ZONE:

1201100369H
ZONE: AH
ELEV: 06 FT
EFF: 08/18/2014

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 10) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE BEING N87°56'24"E, ASSUMED.

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	E-ELEVATION	★-LIGHT POLE	#-NUMBER	⊙-WELL	±-FENCE
W-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.-PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	E.O.W.-EDGE OF WATER	FF-FINISHED FLOOR		-ASPHALT	W-WATER VALVE	±-PLUS OR MINUS
AL-ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	T.O.B.-TOP OF BANK	LS-LICENSED SURVEYOR		-CONCRETE	C-CENTER LINE	○-POLE
(C)-CALCULATED	P.G.-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	O.H.-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK	CATCH BASIN	⊙-MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E.-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		-WOOD	-FIRE HYDRANT	XXX-TOPOGRAPHIC ELEVATION

- SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- NEIGHBOR'S PARKING CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

FIELD DATE: 06/06/2025

DRAWN BY: C.G.

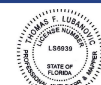
ORDER NO: 244949

REVISIONS:

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

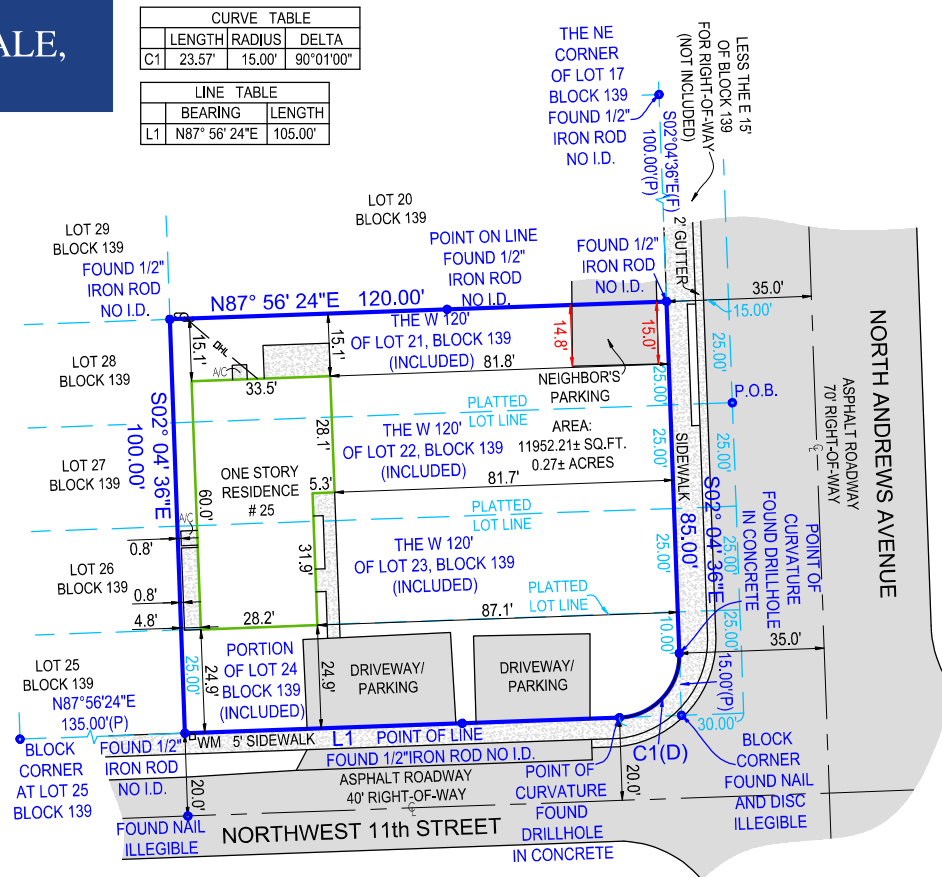
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. SHEET 1 OF 3



Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C0000019377F2457900
047370, cn=THOMAS F LUBANOVIC
Date: 2025.09.15 15:56:58 -04'00'

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939

FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.





PROPOSED PARCEL A PLAN - LOT SPLIT 25 NW 11TH ST, FORT LAUDERDALE, FLORIDA 33304

LEGAL DESCRIPTION:

THE WEST 67 FEET OF LOTS 21, 22, 23 AND 24 IN BLOCK 139, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO: LUKE JOSEPH

FLOOD ZONE:

12011C0369H
ZONE: AH
ELEV: 06 FT
EFF: 08/18/2014

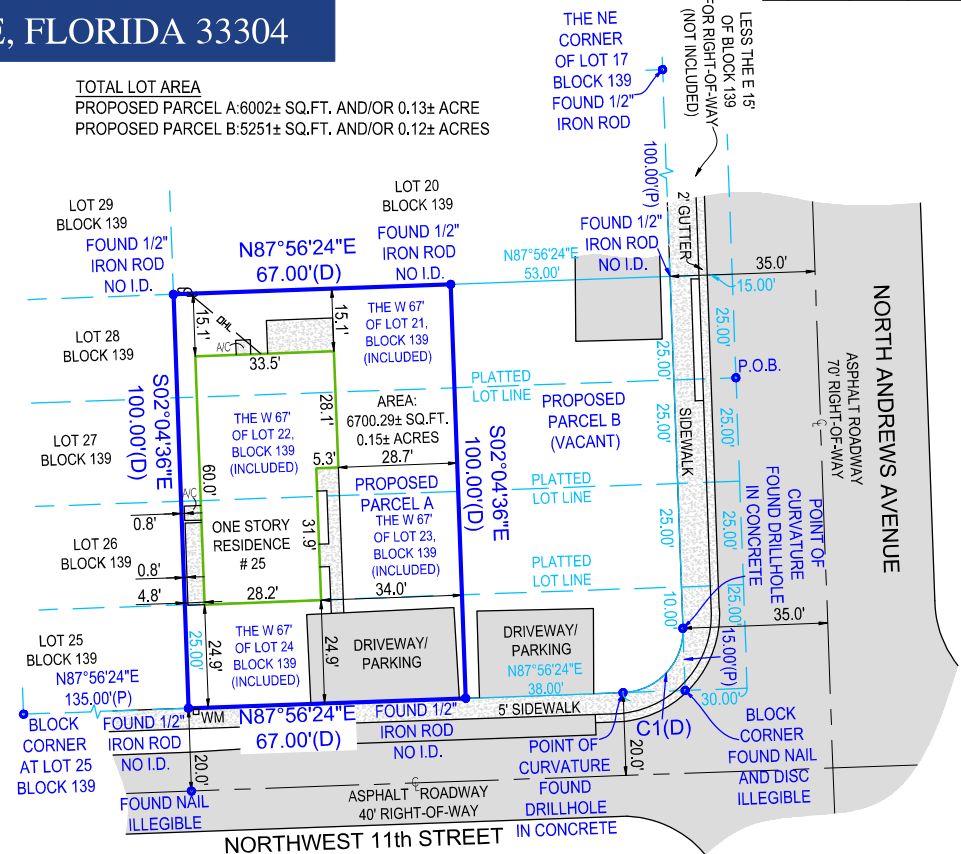
GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 10) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE BEING N87°56'24"E, ASSUMED.

FOR REVIEW ONLY

TOTAL LOT AREA
PROPOSED PARCEL A: 6002± SQ.FT. AND/OR 0.13± ACRE
PROPOSED PARCEL B: 5251± SQ.FT. AND/OR 0.12± ACRES

CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	23.57'	15.00'	90°01'00"



LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	E-ELEVATION	★-LIGHT POLE	#-NUMBER	⊙-WELL	⊙-FENCE
W-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.-PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER	FF-FINISHED FLOOR		-ASPHALT	⊙-WATER VALVE	⊙-PLUS OR MINUS
AL-ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR		-CONCRETE	⊙-CENTER LINE	⊙-POLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK	⊙-CATCH BASIN	⊙-MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E.-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		-WOOD	⊙-FIRE HYDRANT	⊙-TOPOGRAPHIC ELEVATION

NOTES:

1. THIS MAP HAS BEEN PREPARED FOR A LOT SPLIT OF A PROPERTY IN FORT LAUDERDALE. A LOT SPLIT IS ALSO A PROCESS OF SUBDIVISION OR REPLATTING. INVOLVES A NUMBER OF REQUIREMENTS GOVERNED BY BOTH THE CITY OF FORT LAUDERDALE AND BROWARD COUNTY.
2. ZONING COMPLIANCE NOT REVIEWED.

SHEET 2 OF 3

- SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

FIELD DATE: 06/06/2025

DRAWN BY: C.G.

ORDER NO: 244949

REVISIONS:

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C0000019377F245790
0047370, cn=THOMAS F LUBANOVIC
Date: 2025.09.15 15:56:16 -04'00'

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939

FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SCALE = 1" = 30'

PROPOSED PARCEL B PLAN - LOT SPLIT N ANDERS AVE, FORT LAUDERDALE, FLORIDA 33304

LEGAL DESCRIPTION:

LOT 21, 22, 23, AND 24, LESS THE WEST 67 FEET AND LESS THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF LOT 21; THENCE GO WESTERLY ALONG THE NORTH LINE OF SAID LOT 21, 15 FEET; THENCE SOUTHERLY ALONG A LINE 15 FEET FROM AND PARALLEL TO THE EAST LINE OF LOTS 21, 22, 23 AND 24, 85 FEET TO THE TANGENT POINT OF A CURVE HAVING A RADIUS OF 15 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY TO WESTERLY ALONG THE ARC OF SAID CURVE 23.57 FEET THROUGH A CENTRAL ANGLE OF 90.01° TO THE END OF SAID CURVE; THENCE EASTERLY AND TANGENT TO SAID CURVE ALONG THE SOUTH LINE OF SAID LOT 24, 30 FEET; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 21, 22, 23 AND 24, 100 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 139, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
LUKE JOSEPH

FLOOD ZONE:

1201103069H
ZONE: AH
ELEV: 06 FT
EFF: 08/18/2014

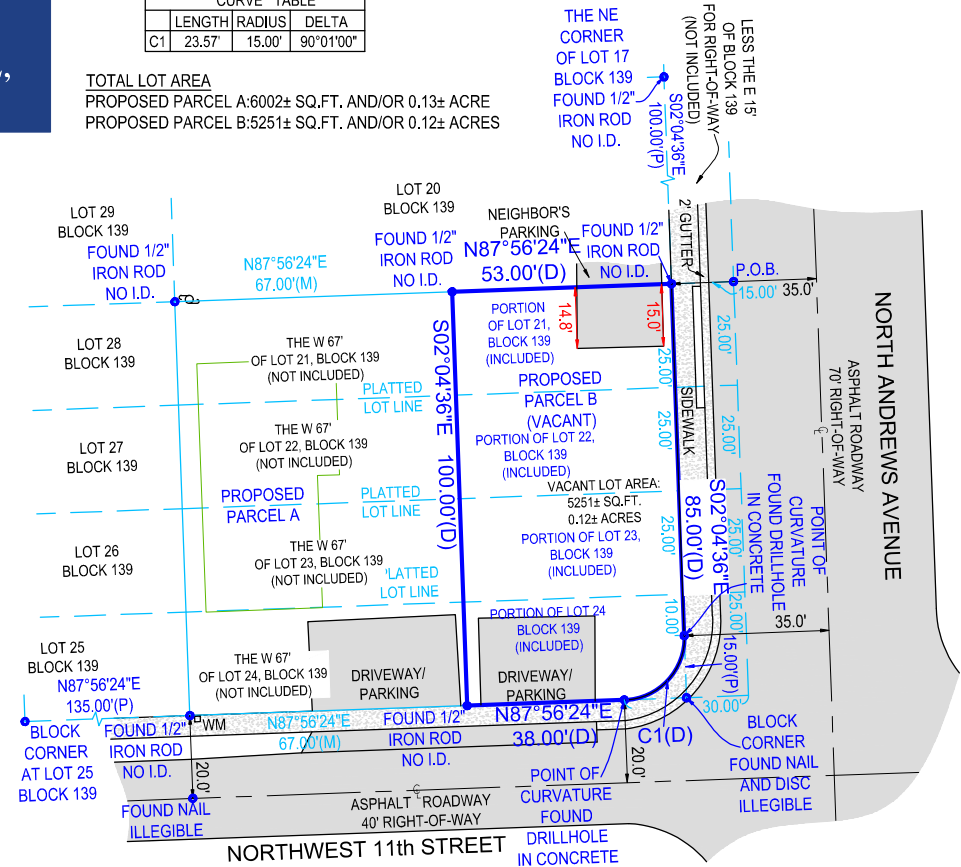
GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
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FOR REVIEW ONLY

CURVE TABLE		
LENGTH	RADIUS	DELTA
C1	23.57'	15.00'

TOTAL LOT AREA
PROPOSED PARCEL A: 6002± SQ.FT. AND/OR 0.13± ACRE
PROPOSED PARCEL B: 5251± SQ.FT. AND/OR 0.12± ACRES



LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	E-ELEVATION	★-LIGHT POLE	#-NUMBER	⊗-WELL	-FENCE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.-PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER	FF-FINISHED FLOOR		-ASPHALT	⊕-WATER VALVE	±-PLUS OR MINUS
AL-ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR		-CONCRETE	⊖-CENTER LINE	⊙-POLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK	⊕-CATCH BASIN	⊙-MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E.-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		-WOOD	⊕-FIRE HYDRANT	XXX-TOPOGRAPHIC ELEVATION

NOTES:

1. THIS MAP HAS BEEN PREPARED FOR A LOT SPLIT OF A PROPERTY IN FORT LAUDERDALE. A LOT SPLIT IS ALSO A PROCESS OF SUBDIVISION OR REPLATTING. INVOLVES A NUMBER OF REQUIREMENTS GOVERNED BY BOTH THE CITY OF FORT LAUDERDALE AND BROWARD COUNTY.
2. ZONING COMPLIANCE NOT REVIEWED.

SHEET 3 OF 3

- SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- NEIGHBOR'S PARKING CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

FIELD DATE: 06/06/2025

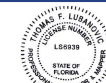
DRAWN BY: C.G.

ORDER NO: 244949

REVISIONS:

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

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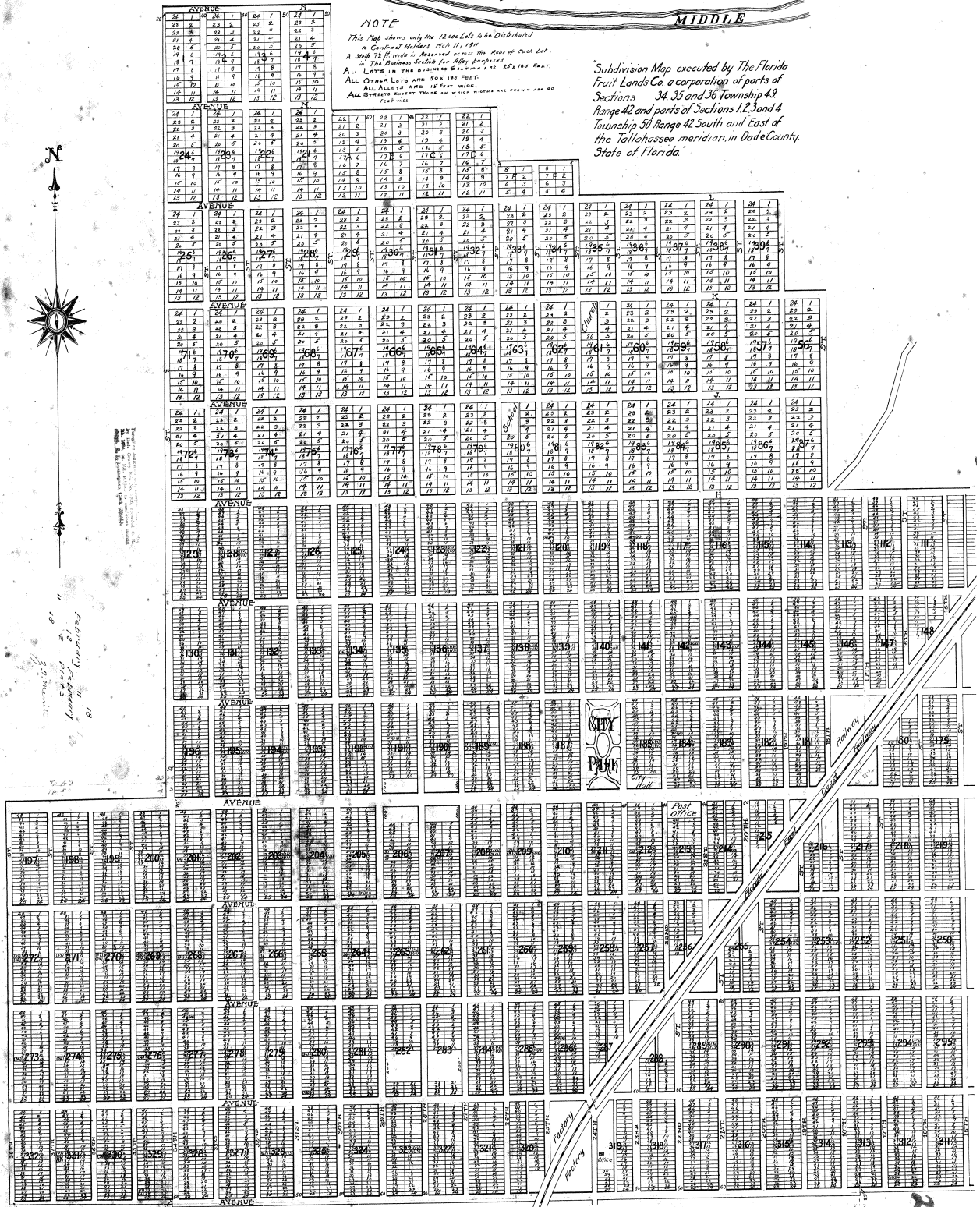
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DN: c=US, o=Unaffiliated,
dnQualifier=A01410C0000019377F24579
00047370, cn=THOMAS F LUBANOVIC
Date: 2025.09.15 15:55:42 -04'00'

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939

FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MIDDLE

"Subdivision Map executed by The Florida Fruit Lands Co. a corporation of parts of Sections 34, 35 and 36 Township 49 Range 42 and parts of Sections 1, 2, 3 and 4 Township 50 Range 42 South and East of the Tallahassee meridian, in Dade County, State of Florida."



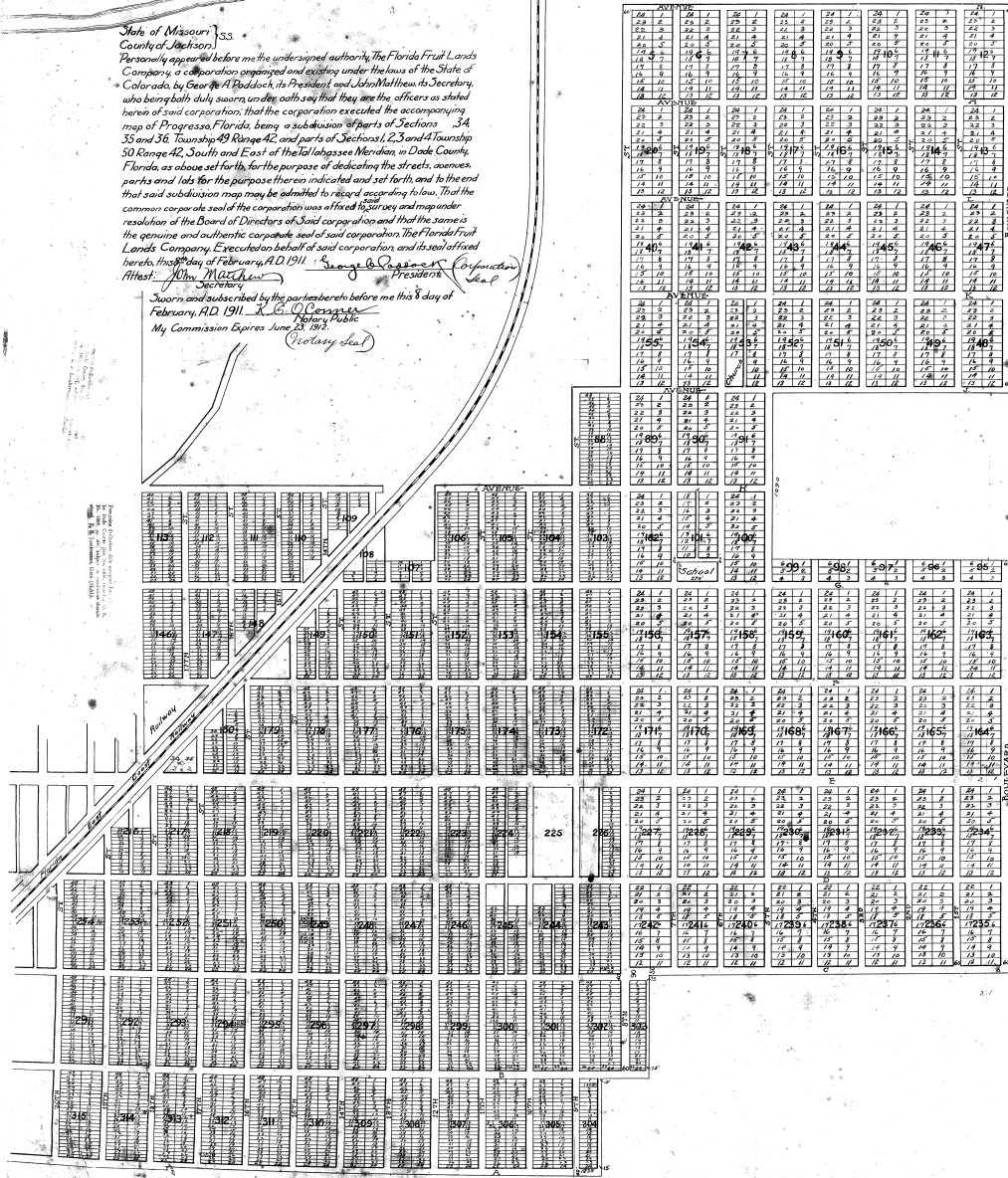
MAP OF RESSO, FLORIDA. DADE COUNTY.

FLORIDA FRUIT LANDS CO.
MIDLAND BLDG. KANSAS CITY, MO.
SCALE: 1 in. = 300 feet.

State of Missouri
County of Jackson.

I, the undersigned authority, the Florida Fruit Lands Company, a corporation organized and existing under the laws of the State of Colorado, by George A. Boddock, its President, and John Matthew, its Secretary, who being both duly sworn under oath, say that they are the officers as stated herein of said corporation; that the corporation executed the accompanying map of Progress, Florida, being a subdivision of parts of Sections 34, 35 and 36, Township 49 Range 42, and parts of Sections 1, 2, 3 and 4, Township 50 Range 42, South and East of the Tallahassee Meridian in Dade County, Florida, as above set forth for the purpose of dedicating the streets, avenues, parks and lots for the purpose therein indicated and set forth, and to the end that said subdivision map may be admitted to record according to law. That the common corporate seal of the corporation was affixed to said map and under resolution of the Board of Directors of said corporation and that the same is the genuine and authentic corporate seal of said corporation. That Florida Fruit Lands Company, Executive in behalf of said corporation, and is duly attested hereto, this 15th day of February, A.D. 1911.

Attest: John Matthew, Secretary
George A. Boddock, President
Sworn and subscribed by the parties herein before me this 8 day of February, A.D. 1911. J. C. O'Connell, Notary Public
My Commission Expires June 25, 1912.



RIGHT·OF·WAY MAP
FOR
NORTH ANDREWS AVE.
FROM SUNRISE BLVD. TO N.E. & N.W. 16TH STREET
PROJ. NO. 2058 R·O·W NO. 93

STATE OF FLORIDA
COUNTY OF BROWARD

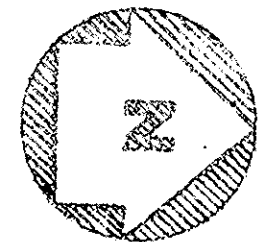
I, MARIE L. CROW, CITY CLERK OF THE CITY OF
FORT LAUDERDALE, DO HEREBY CERTIFY THAT THE FORE-
GOING RIGHT-OF-WAY MAP WAS APPROVED BY THE CITY
COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA,
BY RESOLUTION NO. 9573, ADOPTED DECEMBER 1, 1964

THIS, THE 1st DAY OF DECEMBER, 196 4

Marie L. Crow
CITY CLERK, CITY OF
FORT LAUDERDALE, FLORIDA

PREPARED UNDER THE DIRECT SUPERVISION OF
THE CITY ENGINEER, CITY OF FORT LAUDERDALE,
FLORIDA

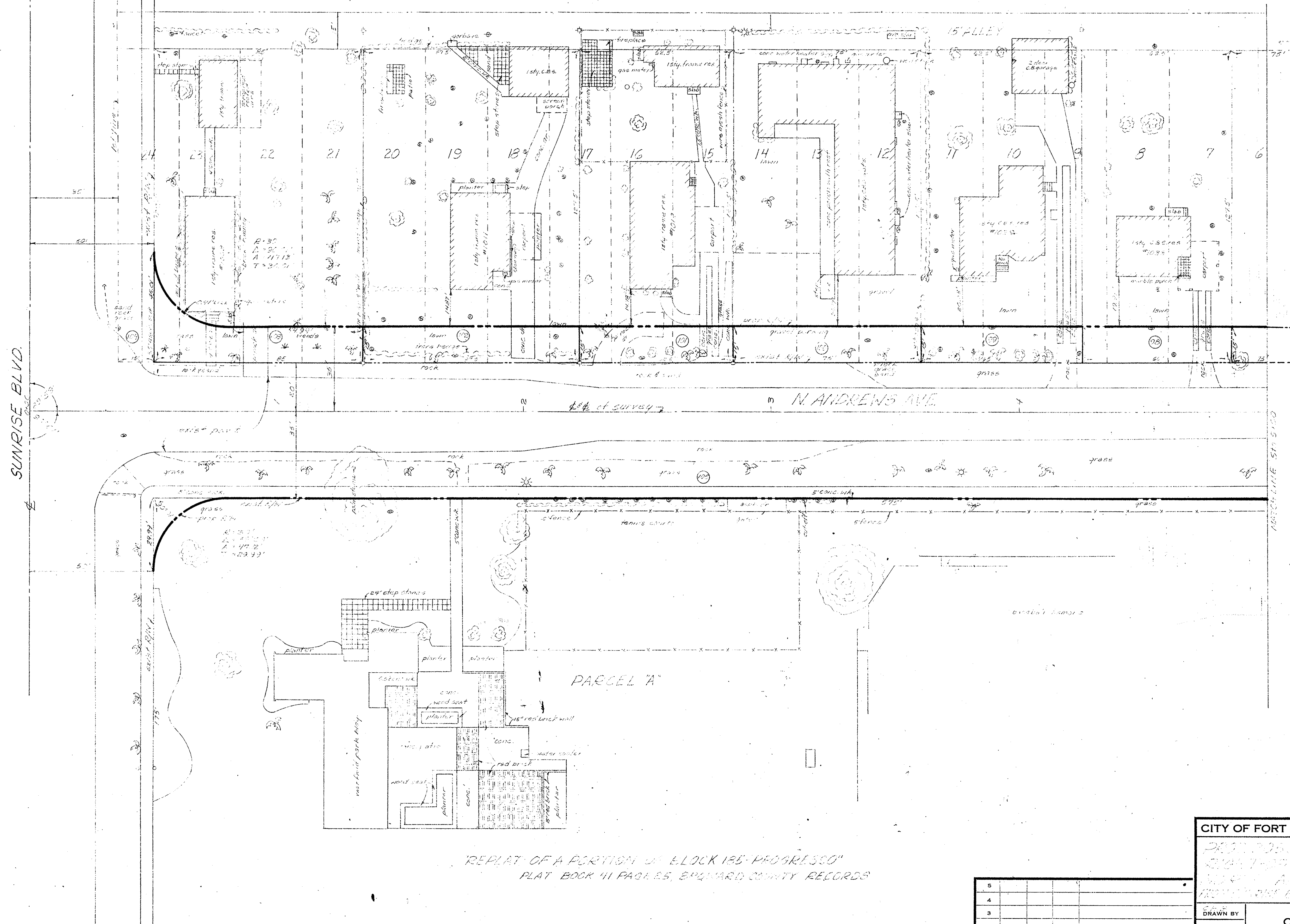
[Signature]
CITY ENGINEER
FLA. REG. ENG. NO. 2136



BLOCK 187

"PROGRESSO"

PLAT BOOK 2, PAGE 18, DADE COUNTY RECORDS



"REPLAT OF A PORTION OF BLOCK 187 'PROGRESSO'"
PLAT BOOK 41 PAGE 25, BROWARD COUNTY RECORDS

CITY OF FORT LAUDERDALE, FLORIDA

2002-0058 PLAT 52-
0457-0011
N. ANDREWS AVE.
FROM PLAT 112 OF 1902

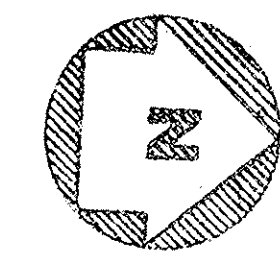
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4				
3				
2				
1				

REVISIONS

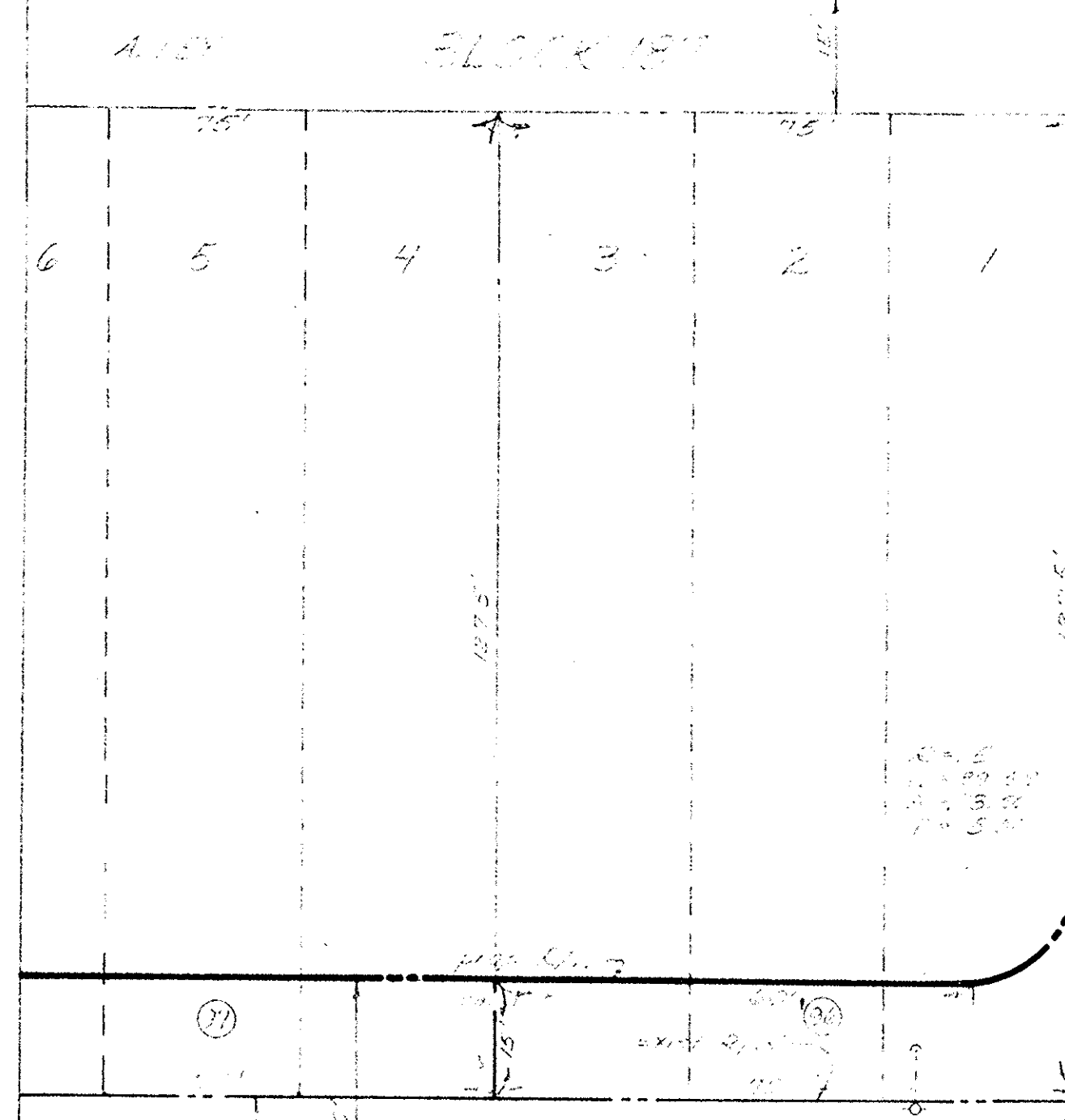
DRAWN BY	DATE
CHECKED BY	SCALE
FIELD BOOK	SHEET

OFFICE OF
CITY ENGINEER

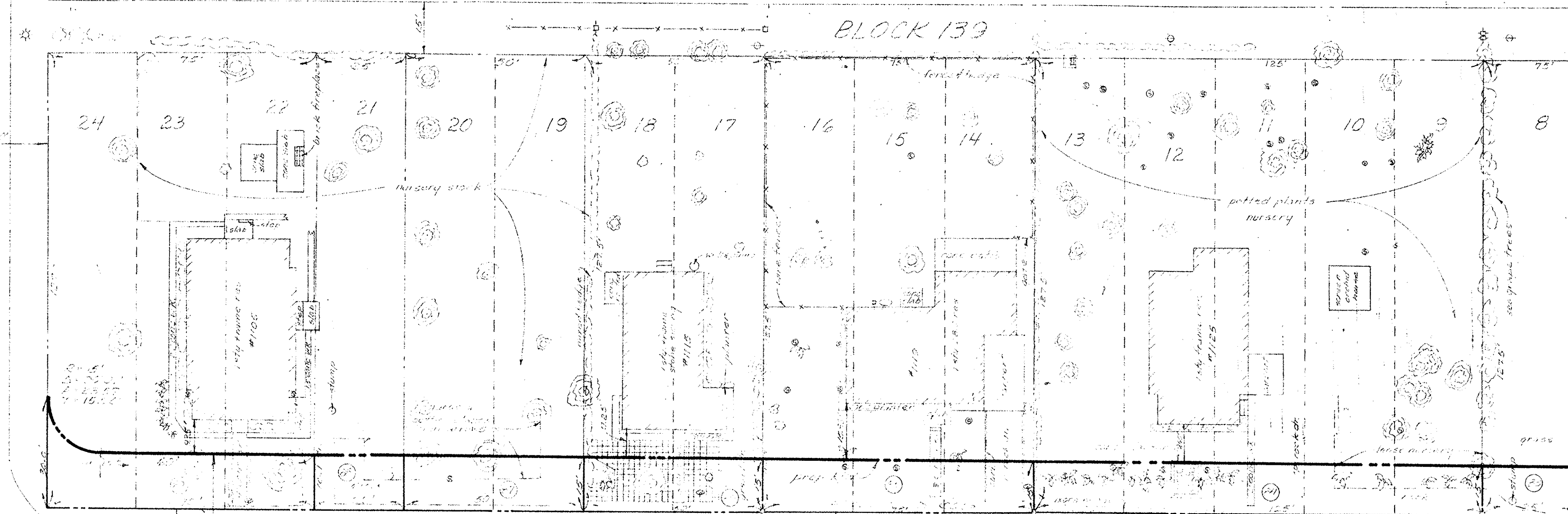
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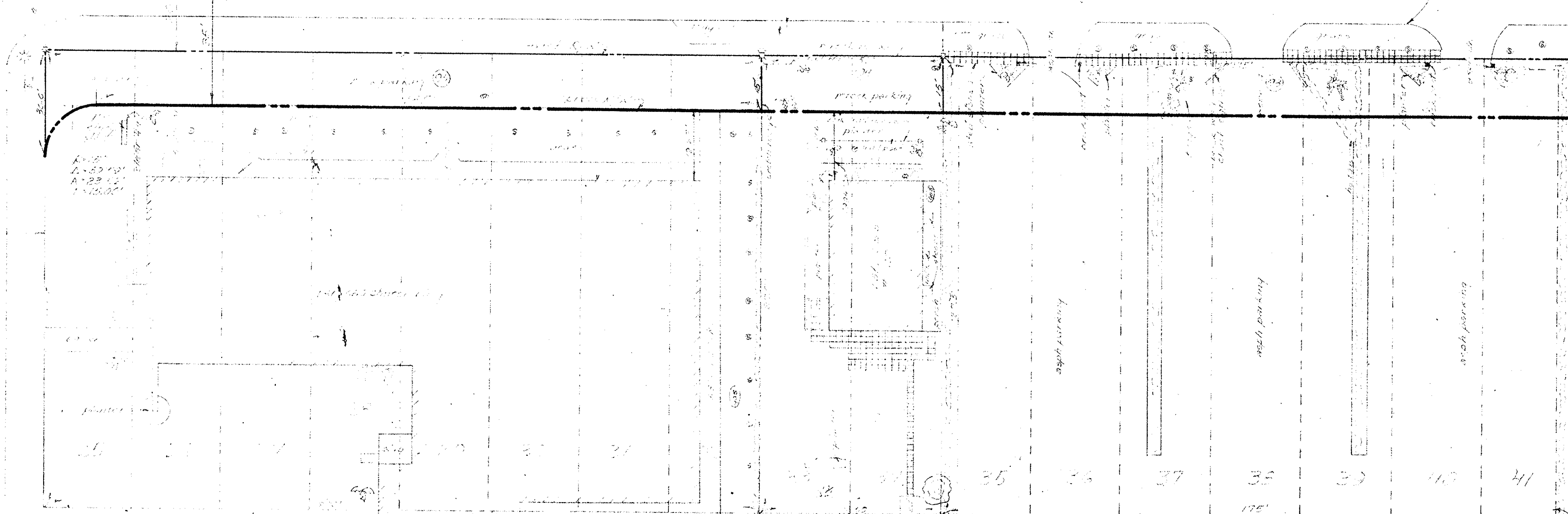
"PROGRESSO"
PLAT BOOK 2, PAGE 12, DADE COUNTY
RECORDS



"PROGRESSO"
PLAT BOOK 2, PAGE 12, DADE COUNTY RECORDS.



N ANDREWS AVE



PARCELA

RECORDS OF DADE COUNTY
PLAT BOOK 4, PAGE 12, DADE COUNTY
RECORDS

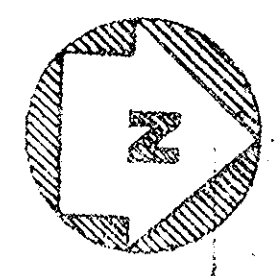
PLAT BOOK 2, PAGE 12, DADE COUNTY RECORDS

CITY OF FORT LAUDERDALE, FLORIDA	
PROJ. 2058 R.O.W. # 23	
RIGHT-OF-WAY MAP	
NORTH ANDREWS AVE	
FROM SUNRISE BLVD TO NWAVE 16TH STREET	
DRAWN BY AS	DATE 11-6-64
CHECKED BY ST-723	SCALE 1" = 20'
FIELD BOOK	SHEET 3 OF 2
OFFICE OF CITY ENGINEER	

NO.	DATE	BY	CHK.	REMARKS
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4				
3				
2				
1				

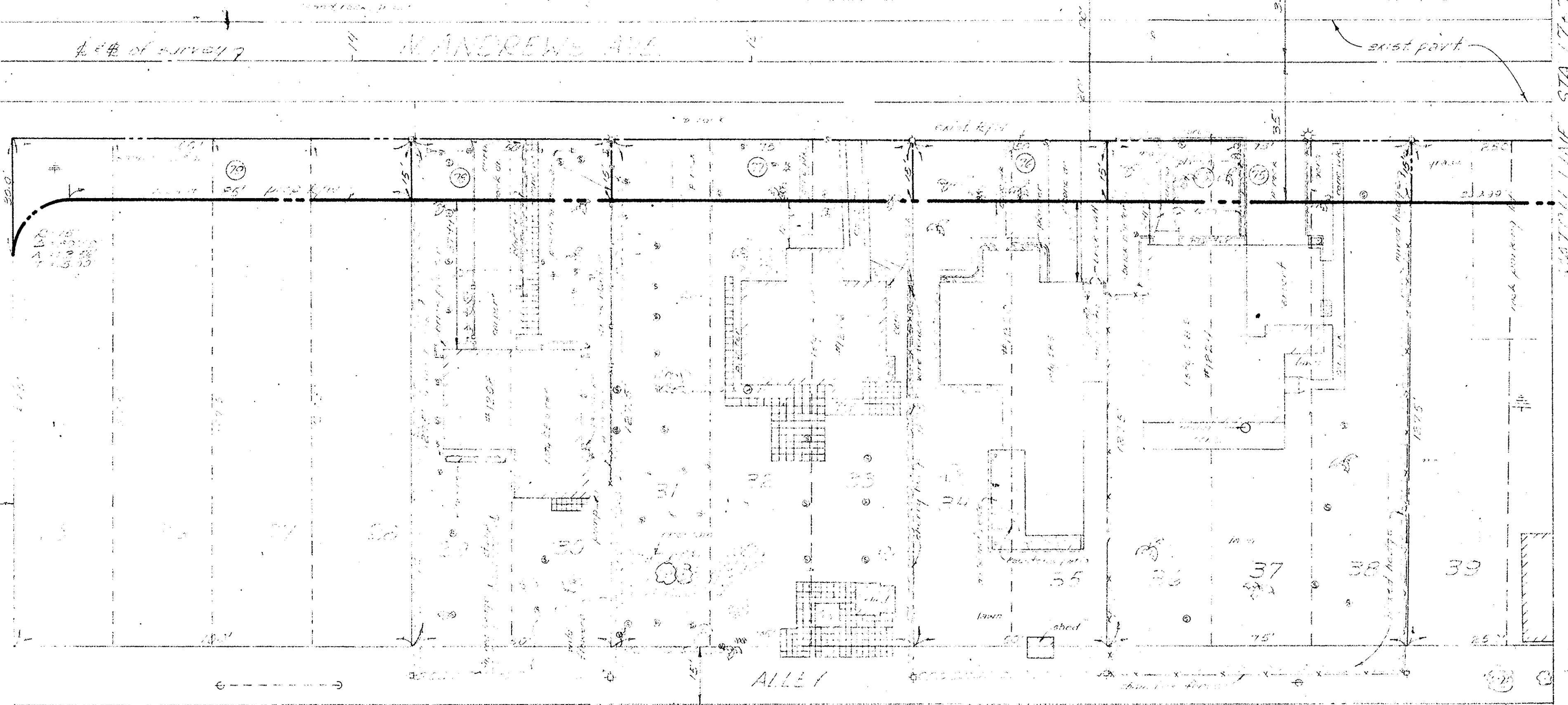
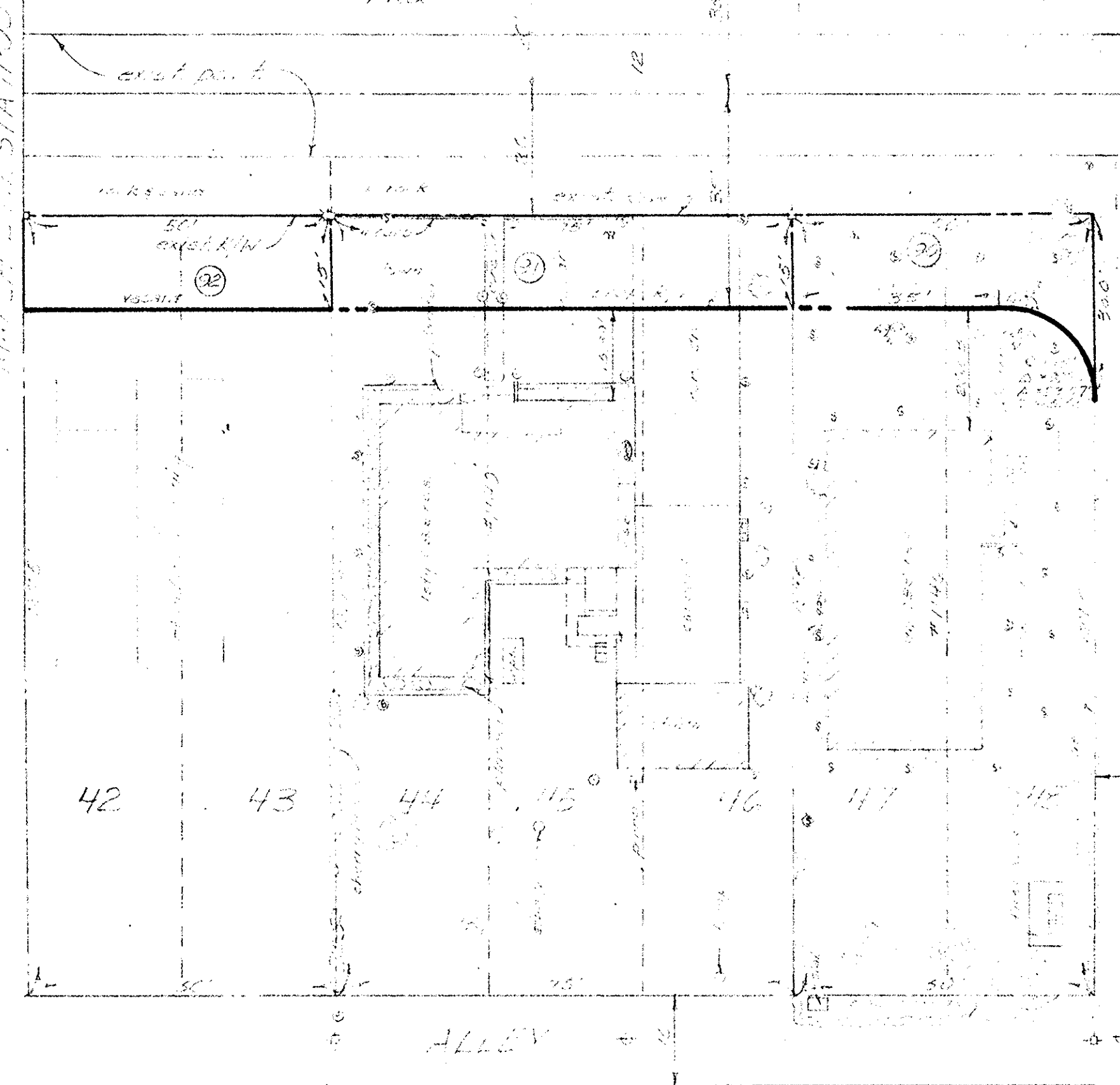
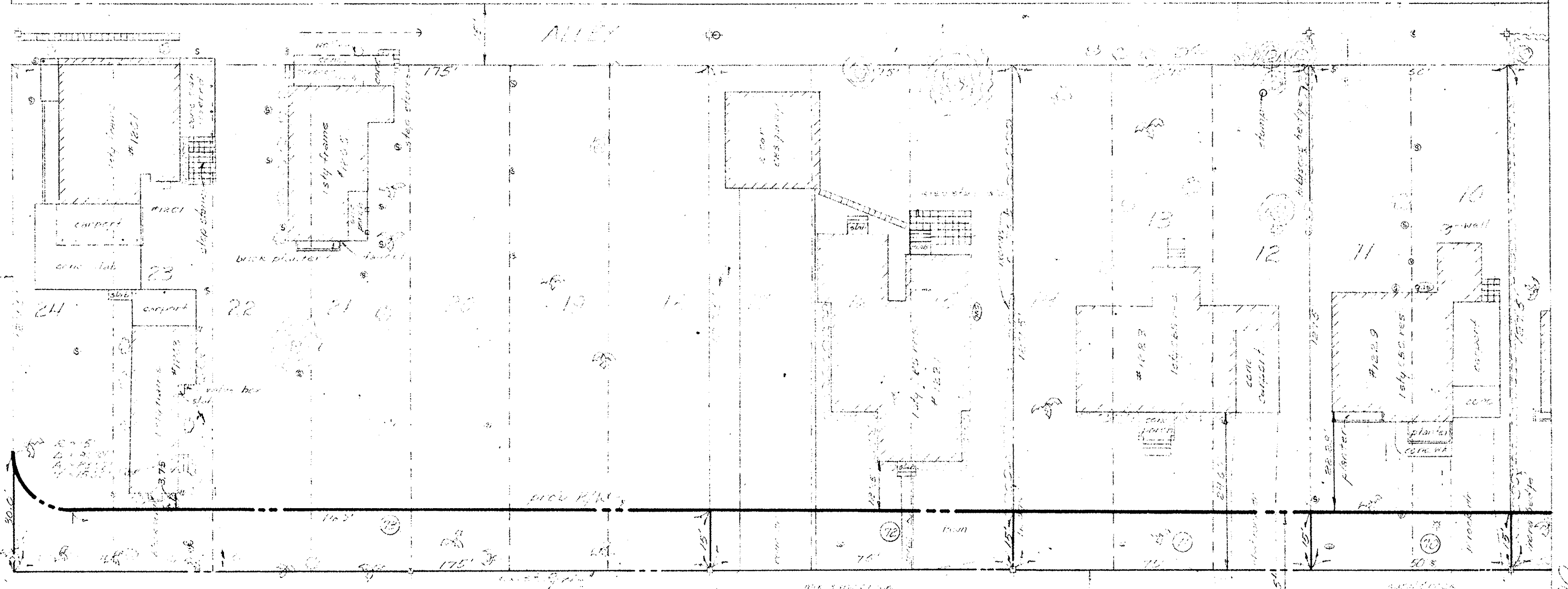
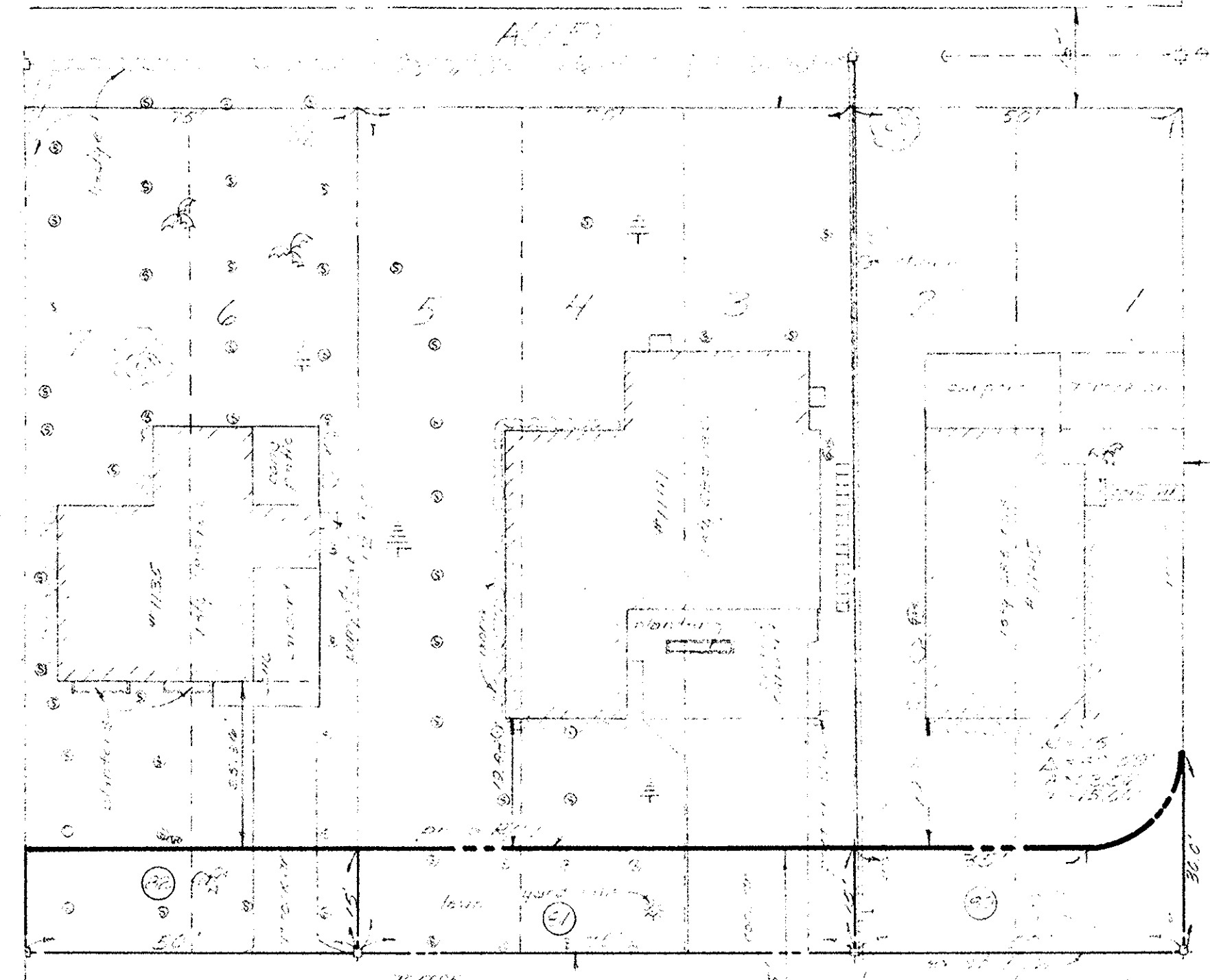
REVISIONS

FILE NO. 4-45-23



"PROGRESS" PLAT BOOK 2, PAGE 18 DADE COUNTY RECORDS
BLOCK 139

PLAT BOOK 2, PAGE 18 DADE COUNTY RECORDS
BLOCK 140



BLOCK 140

BLOCK 140

"PROGRESS"

"PROGRESS"

PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS

PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS

NO.	DATE	BY	CHK.	REMARKS
5				
4				
3				
2				
1				

REVISIONS

CITY OF FORT LAUDERDALE, FLORIDA

PROJ 2058 ROW #93

RIGHT-OF-WAY MAP

NORTH ANDREWS AVE.

FROM SUNRISE BLVD TO N. W. 11th ST

DRAWN BY

CHECKED BY

FIELD BOOK

DATE

SCALE

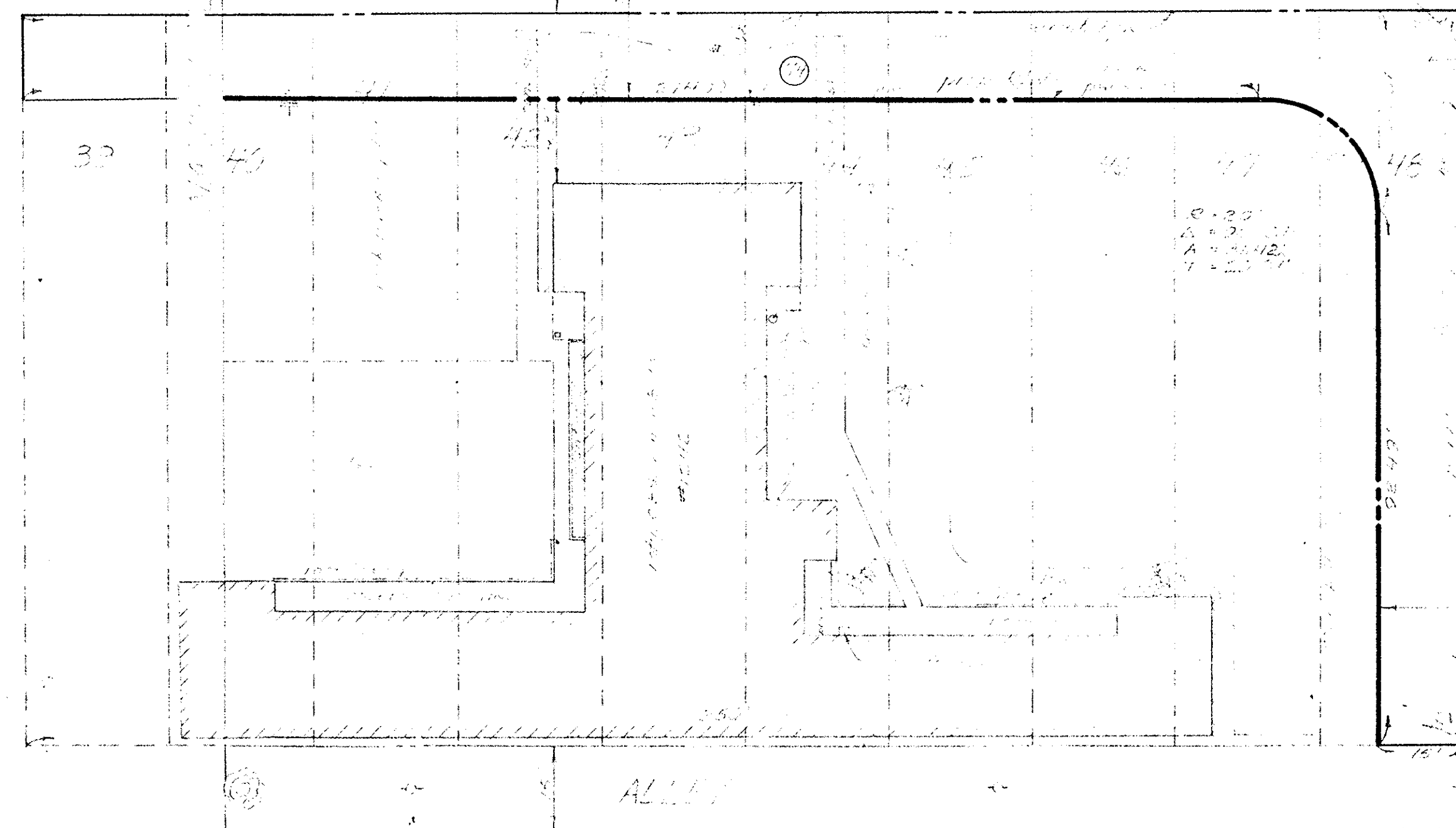
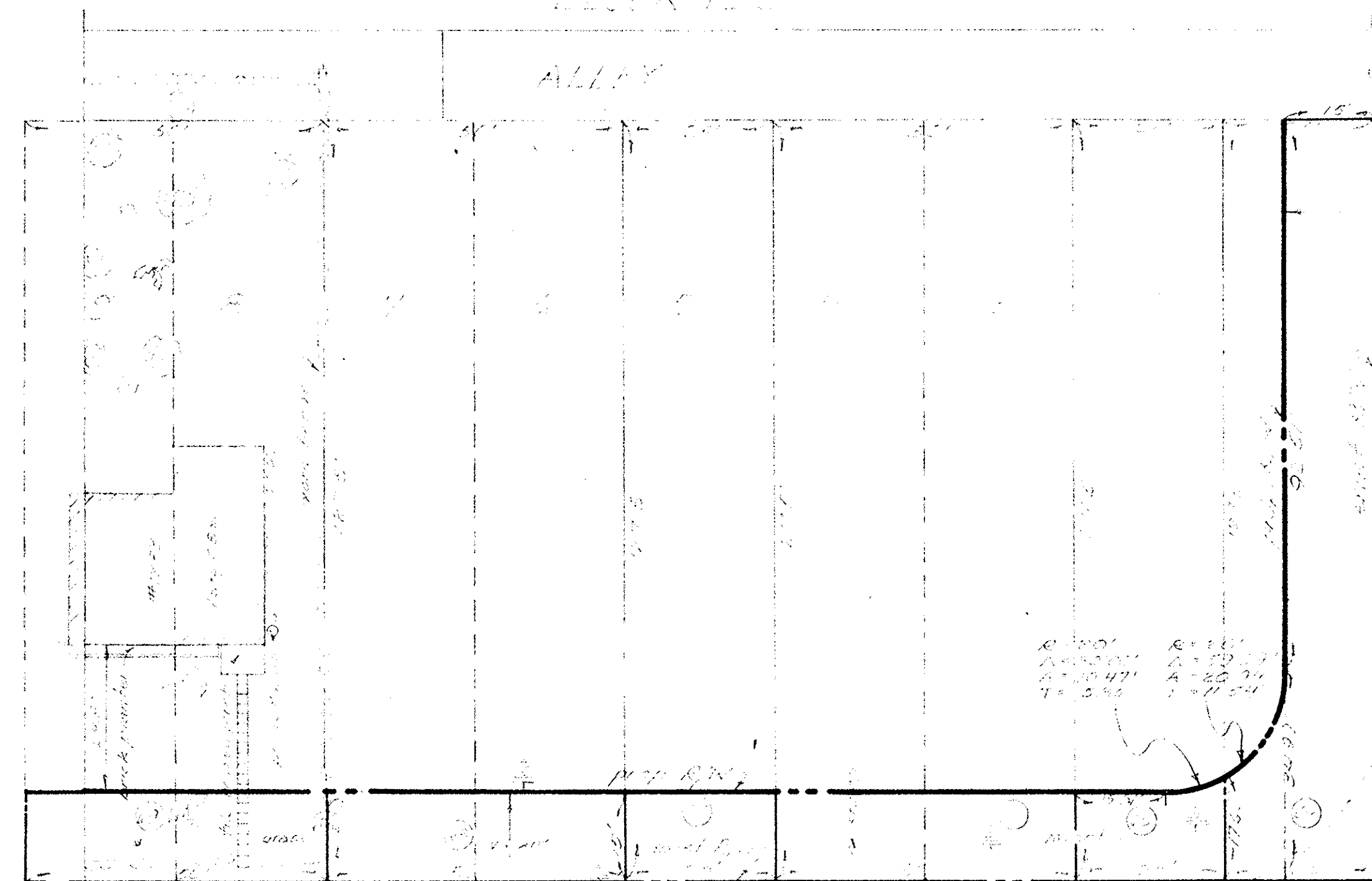
SHEET

OFFICE OF

CITY ENGINEER

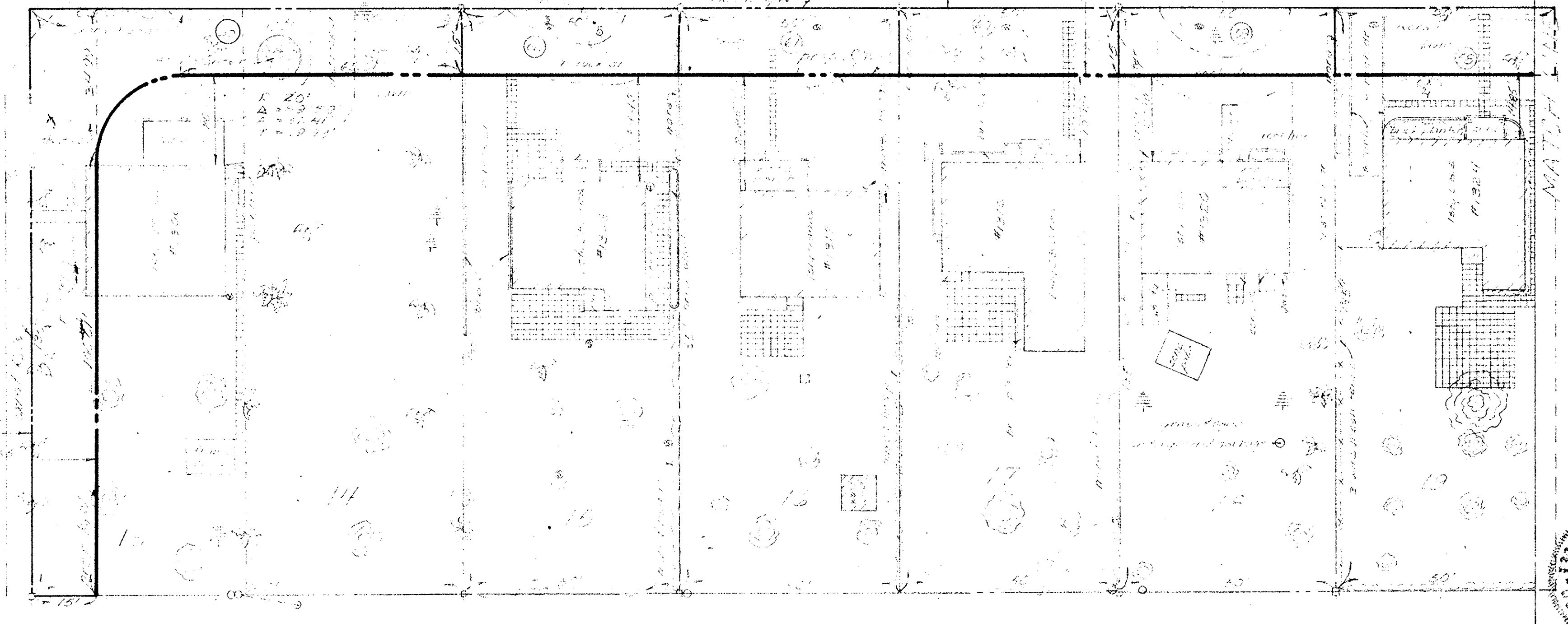
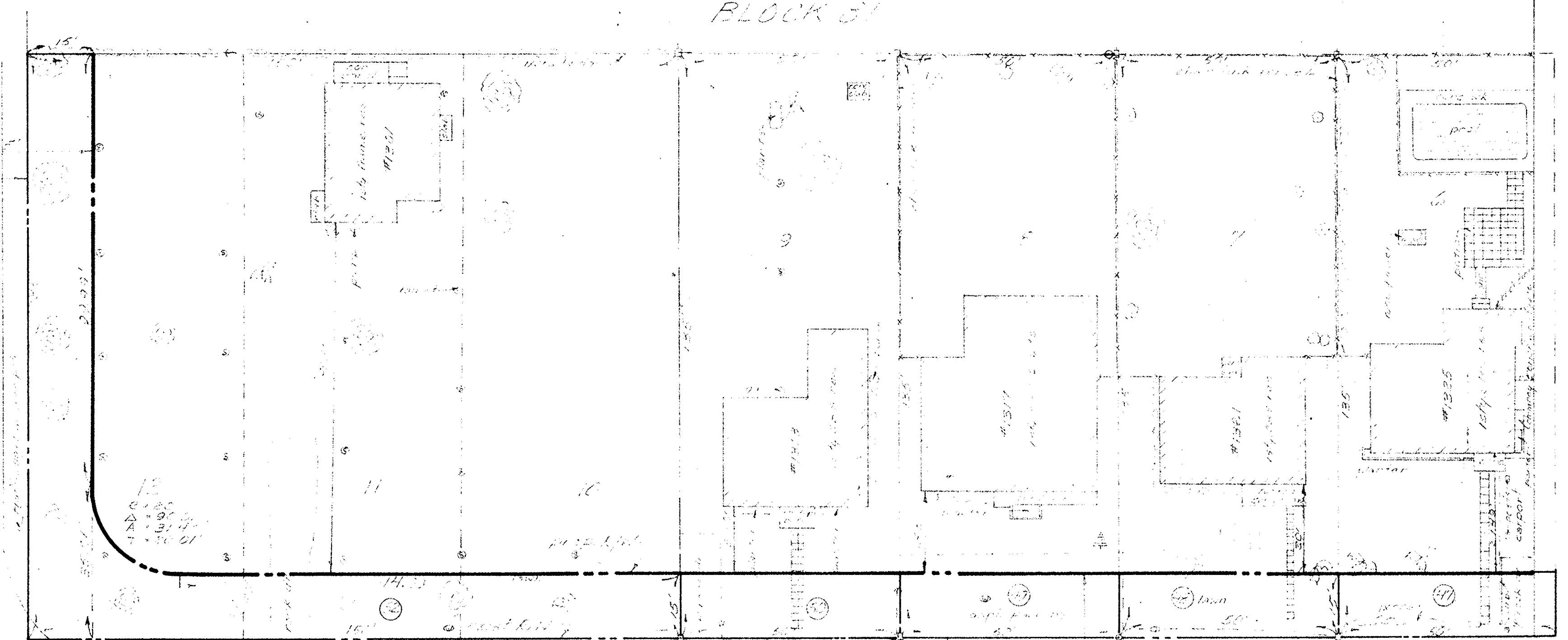
FILE NO. 4-45-23

PROPOSED
FLAT BLOCK 2, PAGE 15, LAND COUNTY RECORDS
BLOCK 12



BLOCK 12
FLAT BLOCK 2, PAGE 15, LAND COUNTY RECORDS
BLOCK 12

PROPOSED
FLAT BLOCK 2, PAGE 15, LAND COUNTY RECORDS
BLOCK 12



FLAT BLOCK 2, PAGE 15, LAND COUNTY RECORDS
BLOCK 12

NO.	DATE	BY	CHK.	REMARKS
5				
4				
3				
2				
1				

REVISIONS

CITY OF FORT LAUDERDALE, FLORIDA

PROJ 2058 ROW 93
RIGHT-OF-WAY MAP
NORTH ANDREWS AVE.
FROM SUNRISE BLVD TO NW 4th STREET

DRAWN BY
11-20-94

CHECKED BY
11-20-94

FIELD BOOK

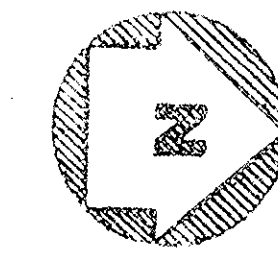
OFFICE OF
CITY ENGINEER

DATE
11-20-94

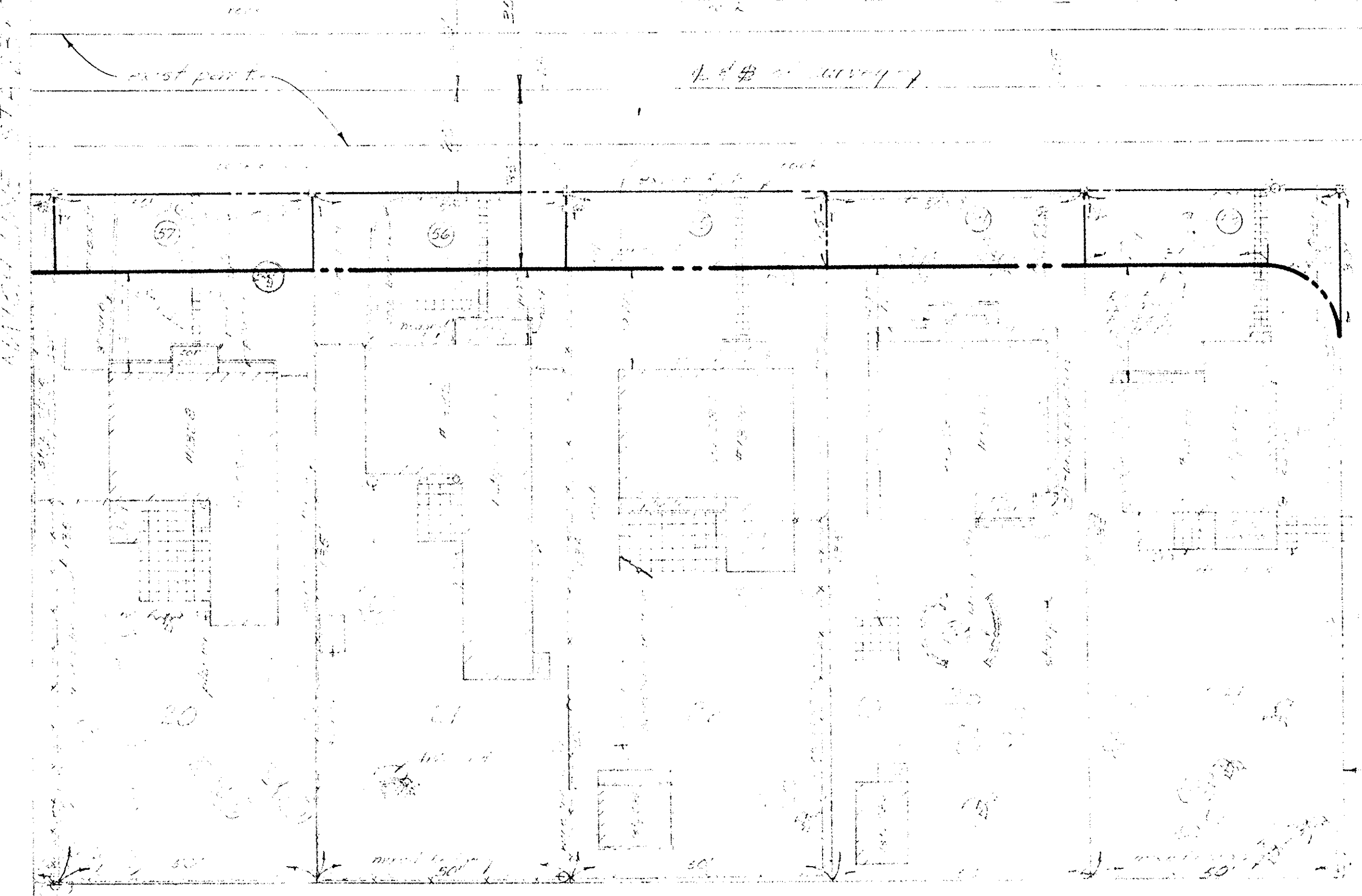
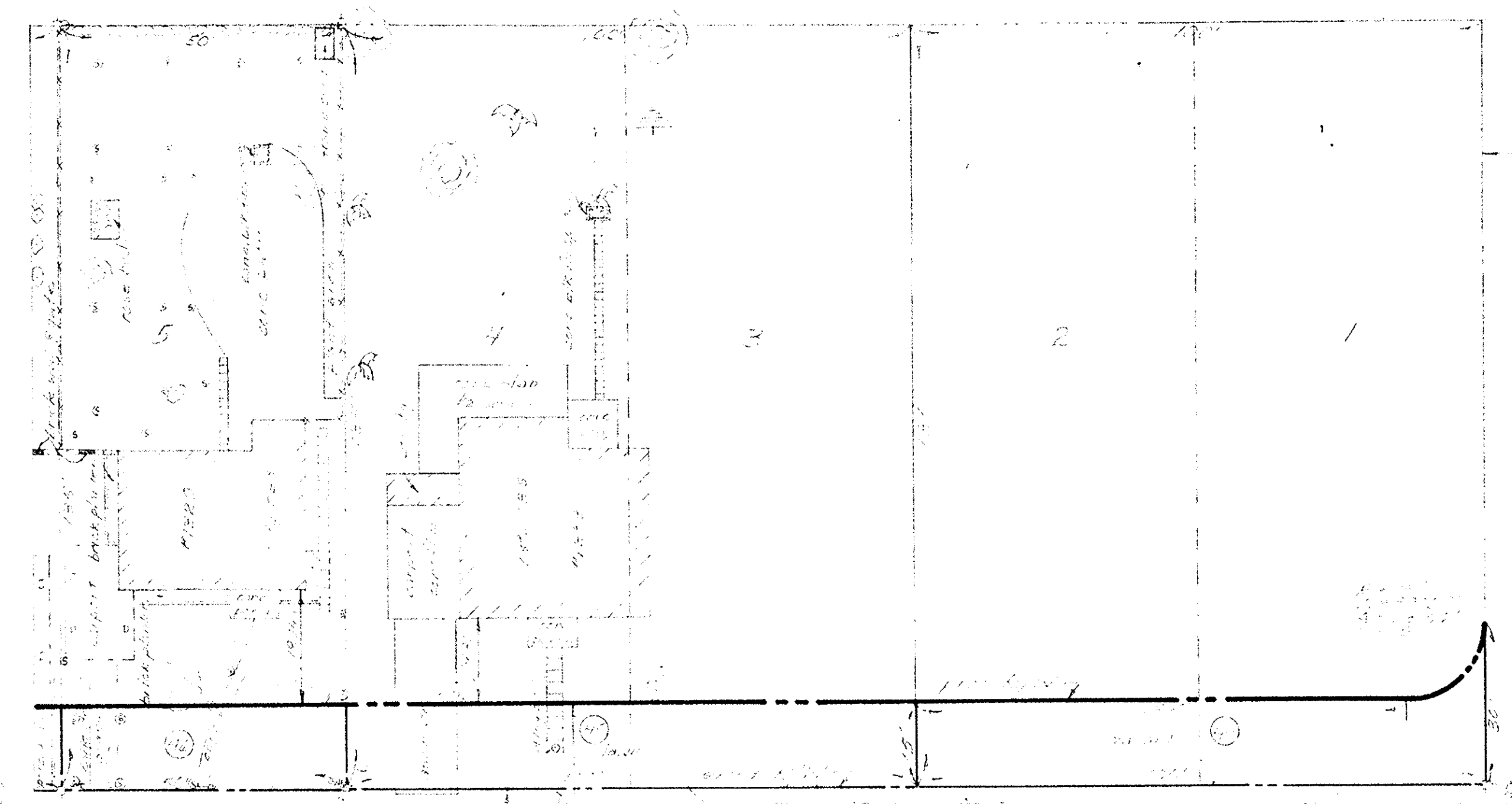
SCALE
5' = 1"

SHEET
5 of 5

FILE NO. 44-45-23

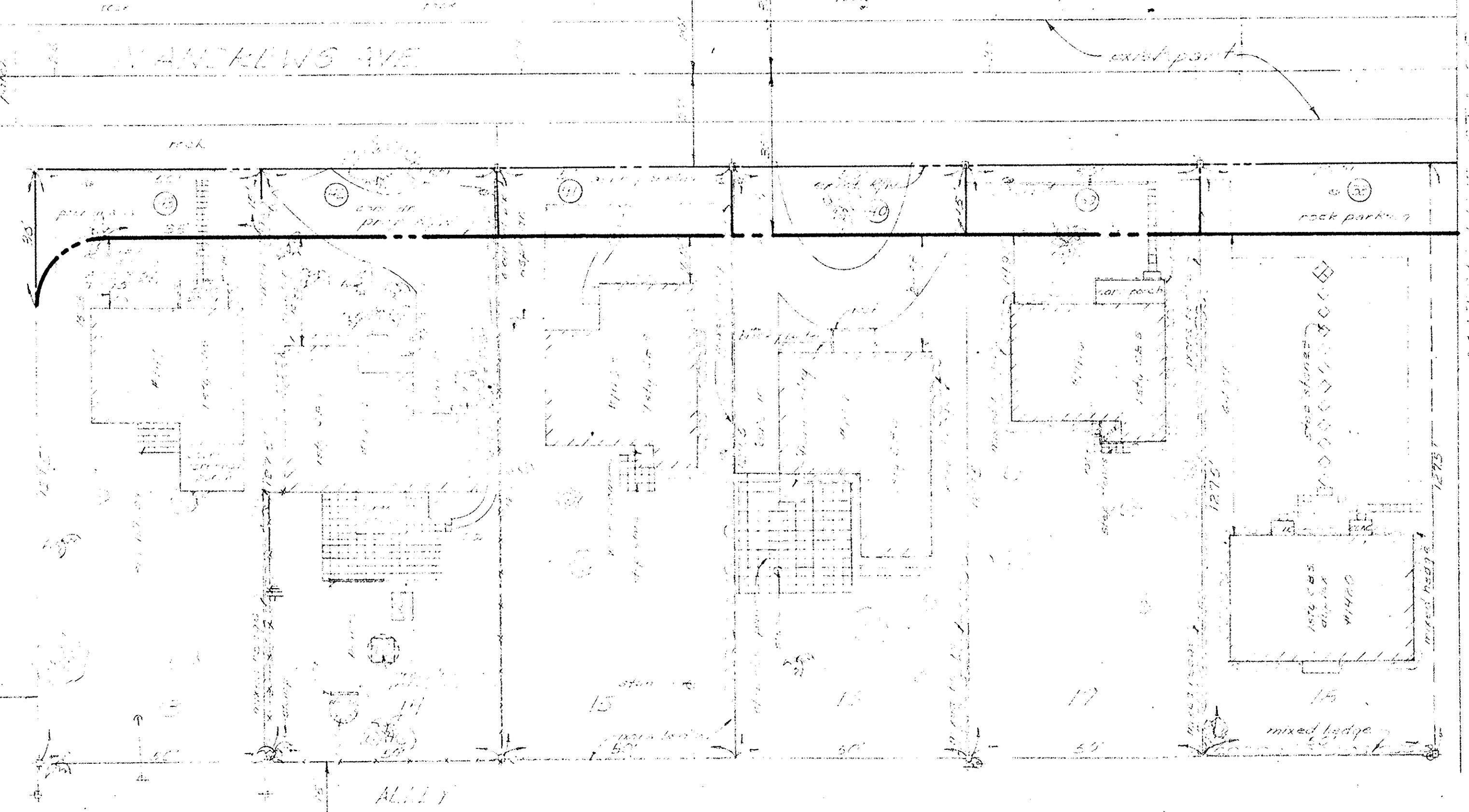
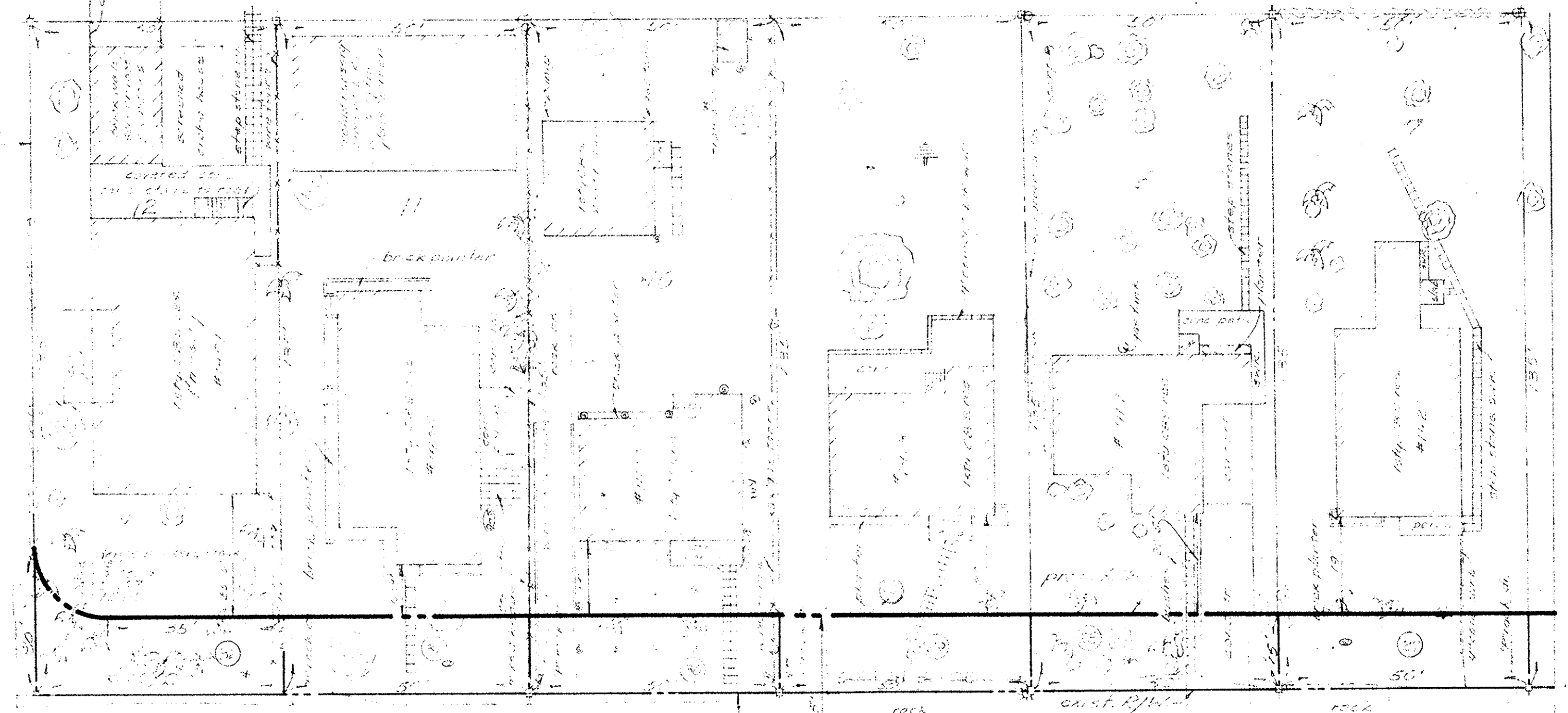


PROJECT 510
PLAT BOOK 1, PAGE 15, DADE COUNTY RECORDS
FLOOR PLAN



PROJECT 510
PLAT BOOK 1, PAGE 15, DADE COUNTY RECORDS

PROJECT 510
PLAT BOOK 2, PAGE 15, DADE COUNTY RECORDS
BLOCK 51



BLOCK 51
PROJECT 510
PLAT BOOK 2, PAGE 15, DADE COUNTY RECORDS

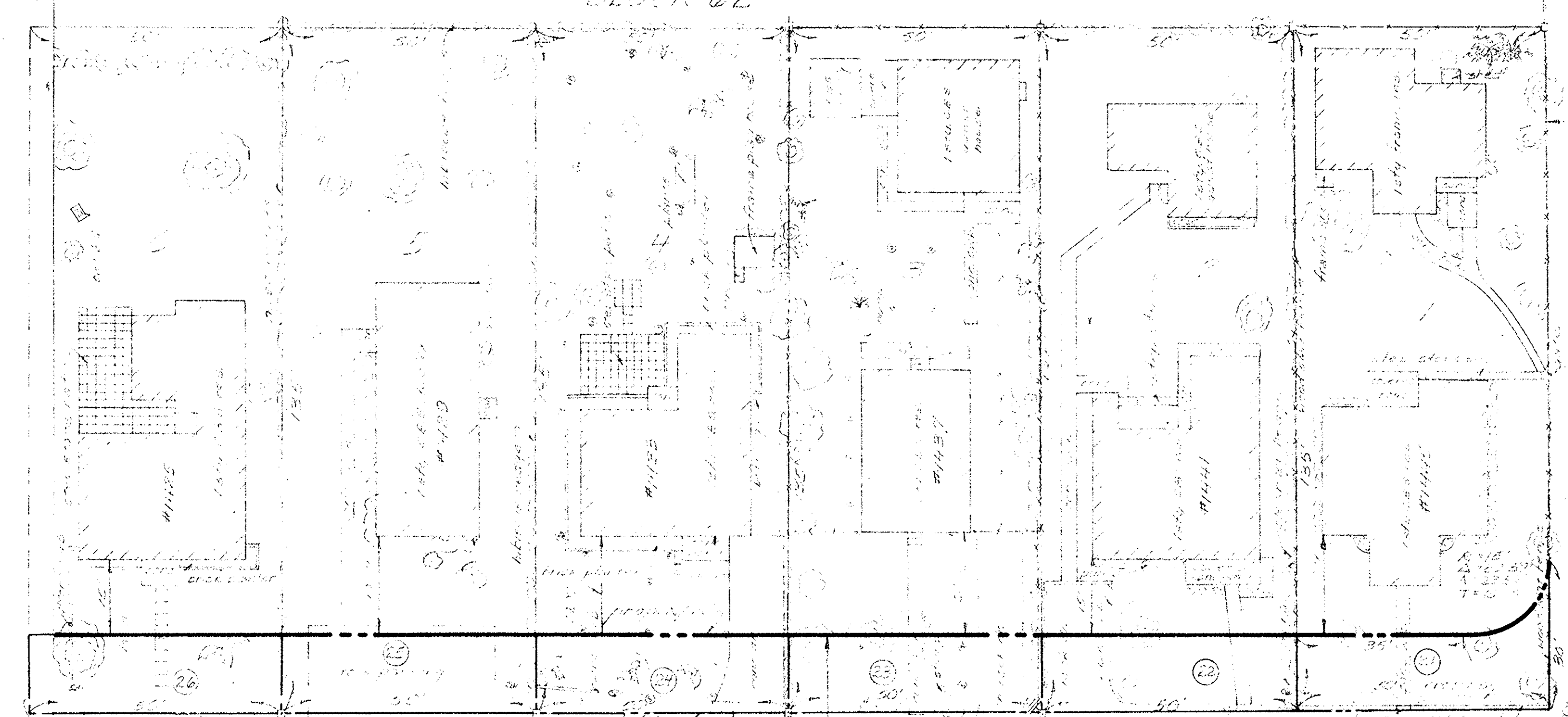
NO.	DATE	BY	CHK.	REMARKS
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REVISIONS

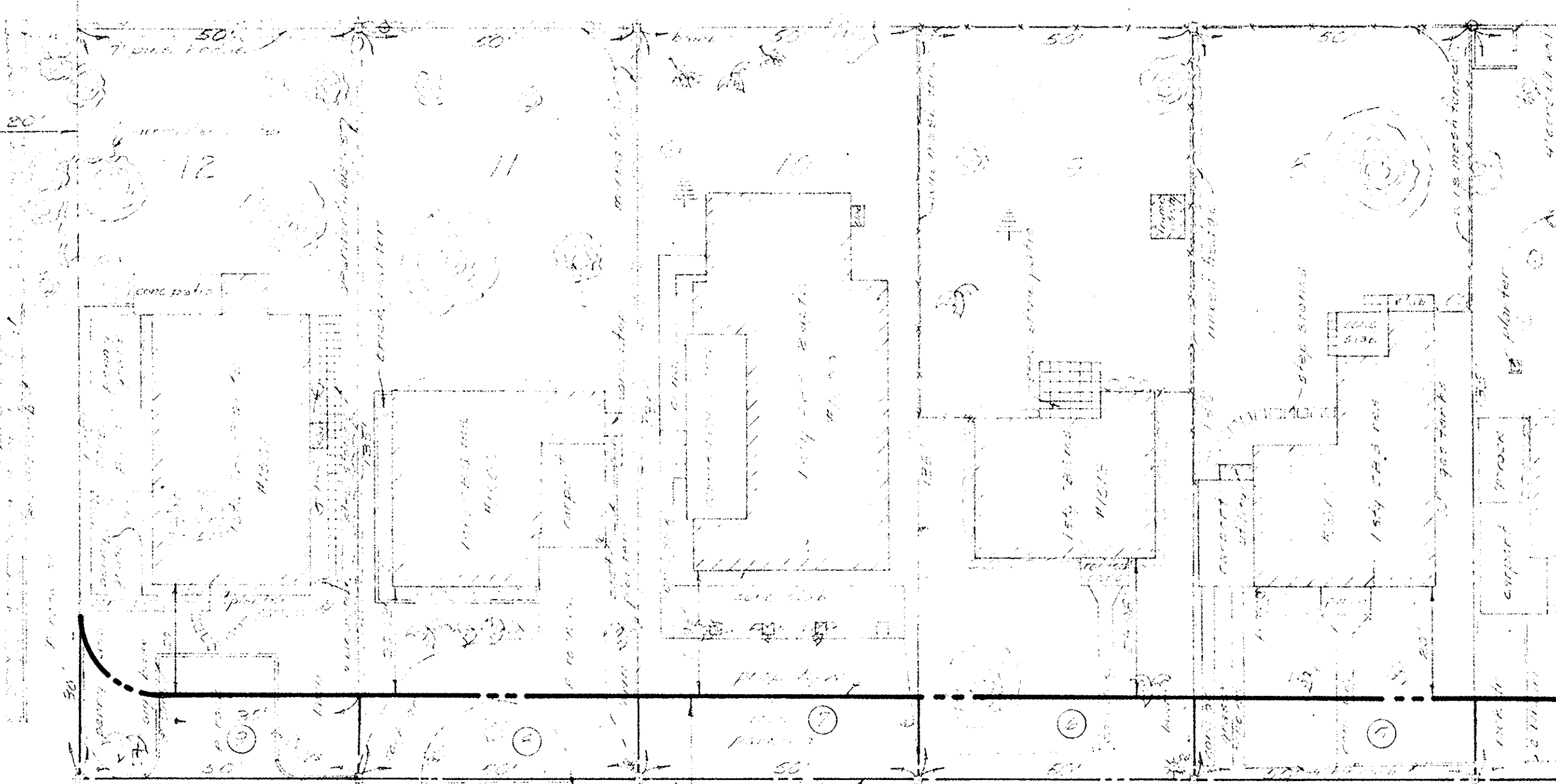
CITY OF FORT LAUDERDALE, FLORIDA	
PROJ 2058 R.O.W. # 93 RIGHT-OF-WAY M.D. NORTH ANDREWS AVE FROM CHARGE BLVD TO NEWPORT STREET	
DRAWN BY CHECKED BY FIELD BOOK	OFFICE OF CITY ENGINEER
DATE SCALE SHEET	FILE NO. 4-45-23



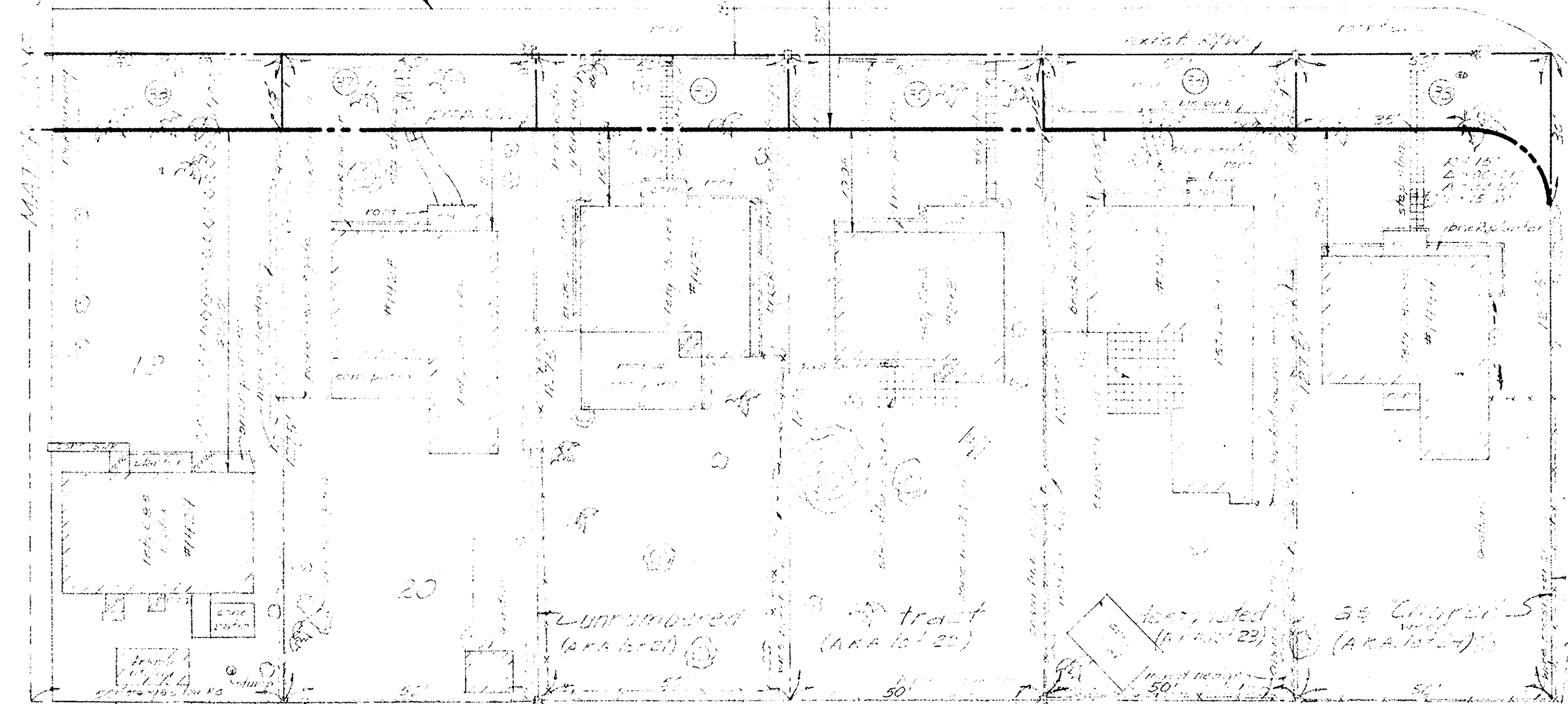
"PROGRESS"
PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS
BLOCK 22



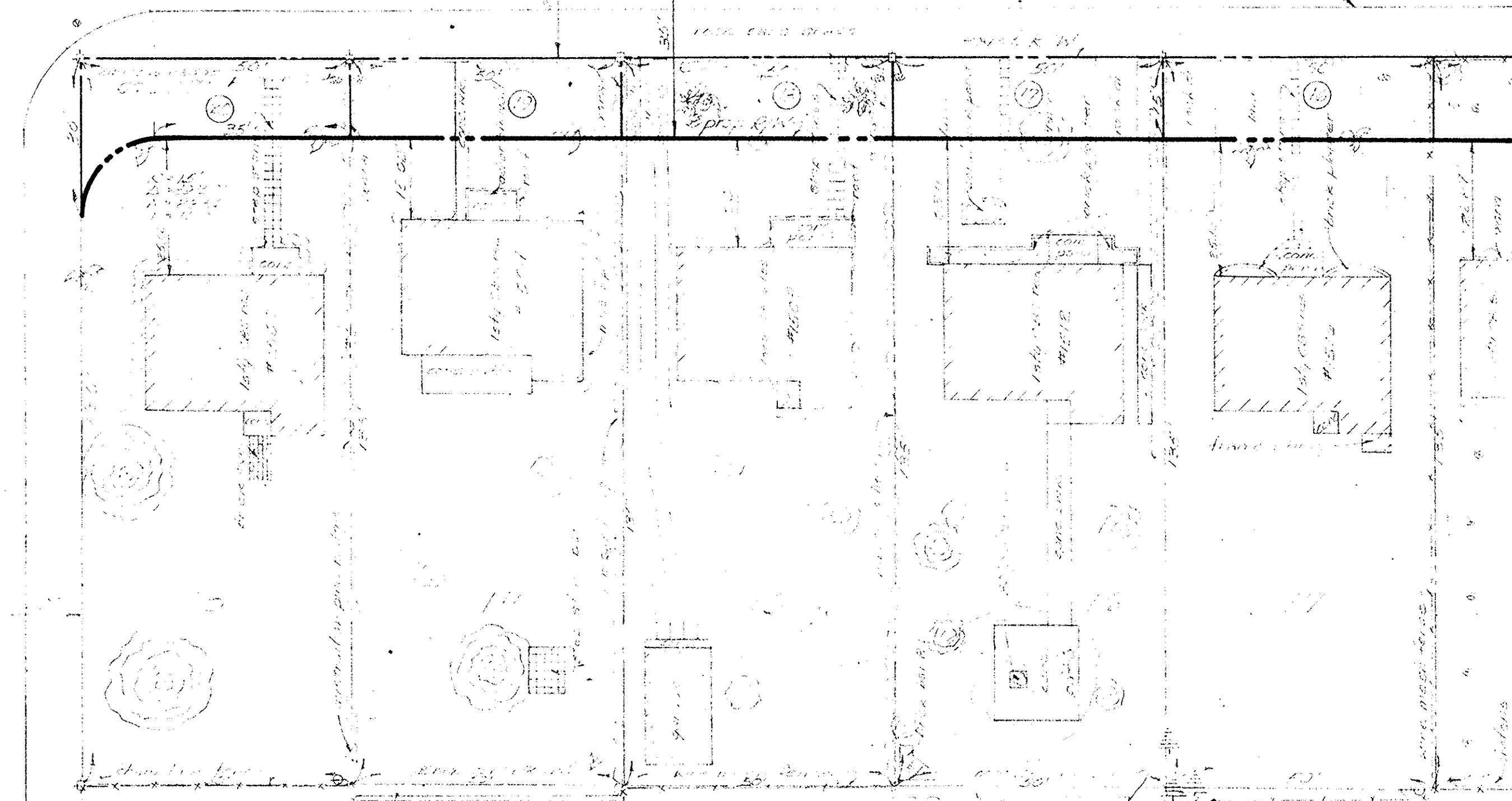
"PROGRESS"
PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS
BLOCK 34



N ANDREWS AVE



ALLEY
BLOCK 21
"PROGRESS"
PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS



BLOCK 35
"PROGRESS"
PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS

5					
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NO.	DATE	BY	CHK.	REMARKS	

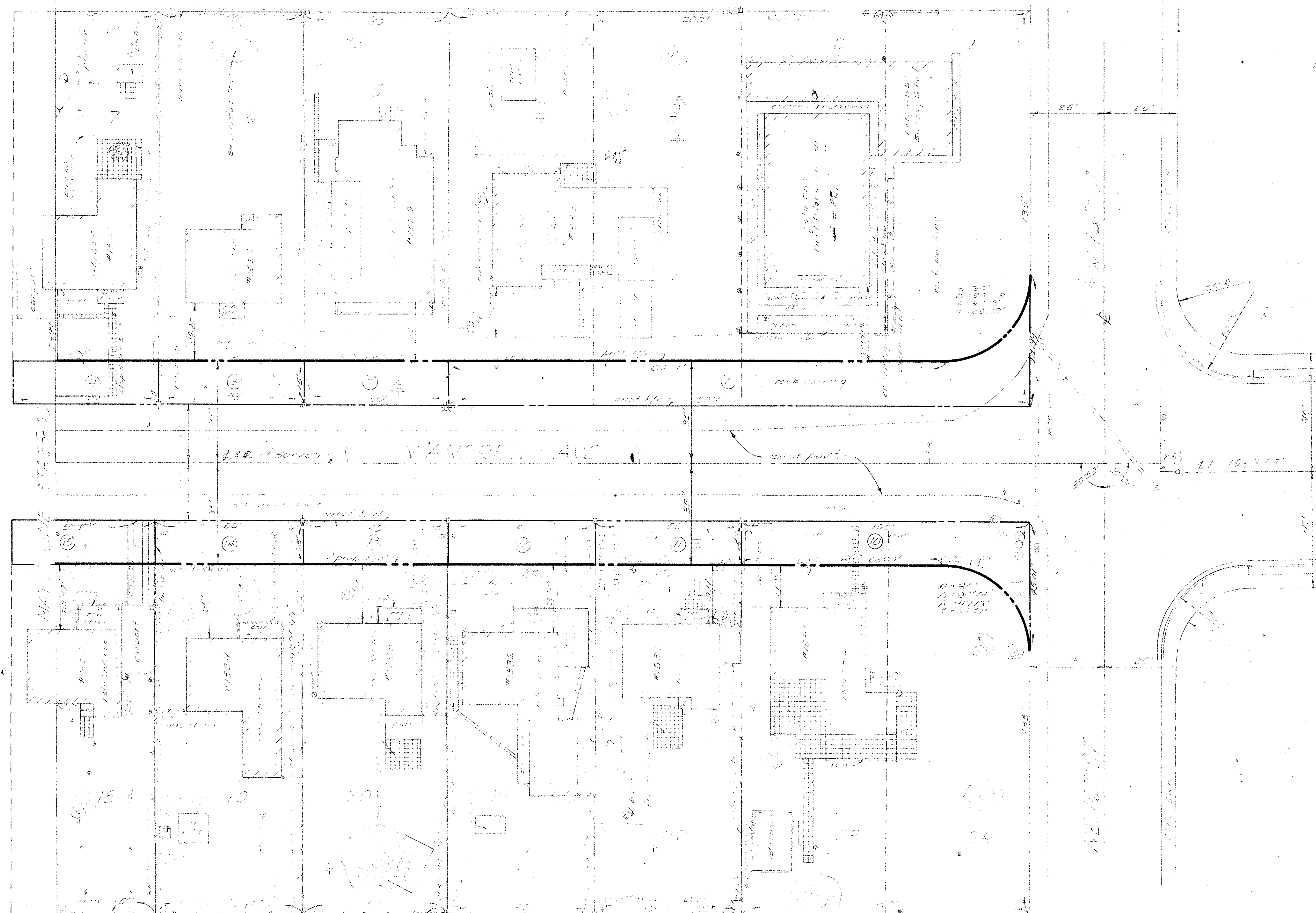
REVISIONS

CITY OF FORT LAUDERDALE, FLORIDA	
PROJ. 8053 - 20K 11-93	
SOUTH DALLAS MAP	
NORTH ANDREWS AVE	
FORT LAUDERDALE, FLORIDA	
DRAWN BY	DATE
CHECKED BY	SCALE
FIELD BOOK	SHEET
OFFICE OF CITY ENGINEER	
FILE NO. 4-48-23	

"PROGRESS"

CLAT PLAZA PHONE BLADE COUNTY RECORDS

AL 104



PRINTED

FLAT BOOK CASE OF BIBLE RECORDS

RECORDED IN THE RIGHT-OF-WAY
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

CITY OF FORT LAUDERDALE, FLORIDA

PROJ 2058 R-011#33
RIGHT-OF-WAY MAP
NORTH ANDREWS AVE.
FROM SUNRISE BLVD TO N. 5TH ST STREET

5				
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1				
NO.	DATE	BY	CHK.	REMARKS

REVISIONS

CH 9
DRAWN BY
48.
CHECKED BY
572
576 KEMO
FIELD BOOK

OFFICE OF
CITY ENGINEER

1-6-64	DATE
1:20'	SCALE
B of 5	SHEET

REVISIONS

FILE NO. 44-3886-22