CITY OF FORT LAUDERDALE

All-America City

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:	**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 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.


NW 12th St
NE 12th St
NW 3rd Ave
NW 2nd Ave
NW 1st Ave
N Andrews Ave
NE 1st Ave
NE 2nd Ave
NW 11th St
NE 11th St
RD-15
RMM-25
CB
P
CF
B-1
B-2
PLN-BOA-25040003
LEGEND
Municipal Boundary
Subject Site
N
0
100
200
US Feet
Graphic Scale

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-25040008

APPLICANT: EMILE LUXE

PROPERTY: 25 NW 11th Street, Fort Lauderdale FL 33311

PUBLIC HEARING DATE: December 10th 2025

BEFORE ME, the undersigned authority, personally appeared Luke Joseph, 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)**

Luke Joseph

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4th day of December, 2025

(SEAL)

LUCIA ALCIRA
Notary Public - State of Florida
Commission # HH 461244
My Comm. Expires Nov 5, 2027
Bonded through National Notary Assn.

Lucia Alcira

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/05/2027


PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING


CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: December 10, 2025
TIME: 6:00 P.M.
CASE: PLN-BOA-25040003

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

Menu | Refine Search | New | GIS | Create a Set | Reports | Help | My Filters --Select-- | Module Planning

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

Page 1 of 1

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 p

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, 20 25

(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, 20 25

(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- I**nclude 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, 20 25

(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

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, 20 25. 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)

WE BUILD COMMUNITY



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

Date	Type	Price	Book/Page or CIN
9/30/2003	DRR		41155 / 962
9/30/2003	WD	$229,000	36235 / 1723
4/30/2002	SWD	$120,000	33120 / 901
4/5/2002	CET	$100	33034 / 1728

Land Calculations

Price	Factor	Type
$5.00	12,007	SF

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 # 105639470, OR BK 41155 Page 962, Page 1 of 2, Recorded 12/23/2005 at 01:41 PM, Broward County Commission, Deputy Clerk 3075

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 LAUDERDLAE, 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)

W I T N E S S E T H: 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 DESCRIPTIOON, 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:

Witness #1 Signature
DAWN ALMEIDA
LAUDERDALE, FL 33311
Witness #1 Printed Name

Witness #2 Signature
BECKNER BEAUCHARD
LAUDERDALE, FL 33311
Witness #2 Printed Name

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

Notary Public

Printed Notary Name

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
GABRIELLE ALEXIS
COMMISSION NUMBER
DD167737
MY COMMISSION EXPIRES
NOV. 26,2006

File No: **03-1468B**

2

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.

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 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 _____ Deputy Clerk

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,

Approval by: Mohammed Malik, Manager
Uncontrolled in hard copy unless otherwise marked

WE BUILD COMMUNITY

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

Owner
Print Title - Authorized Individual

STATE OF FLORIDA

COUNTY 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]

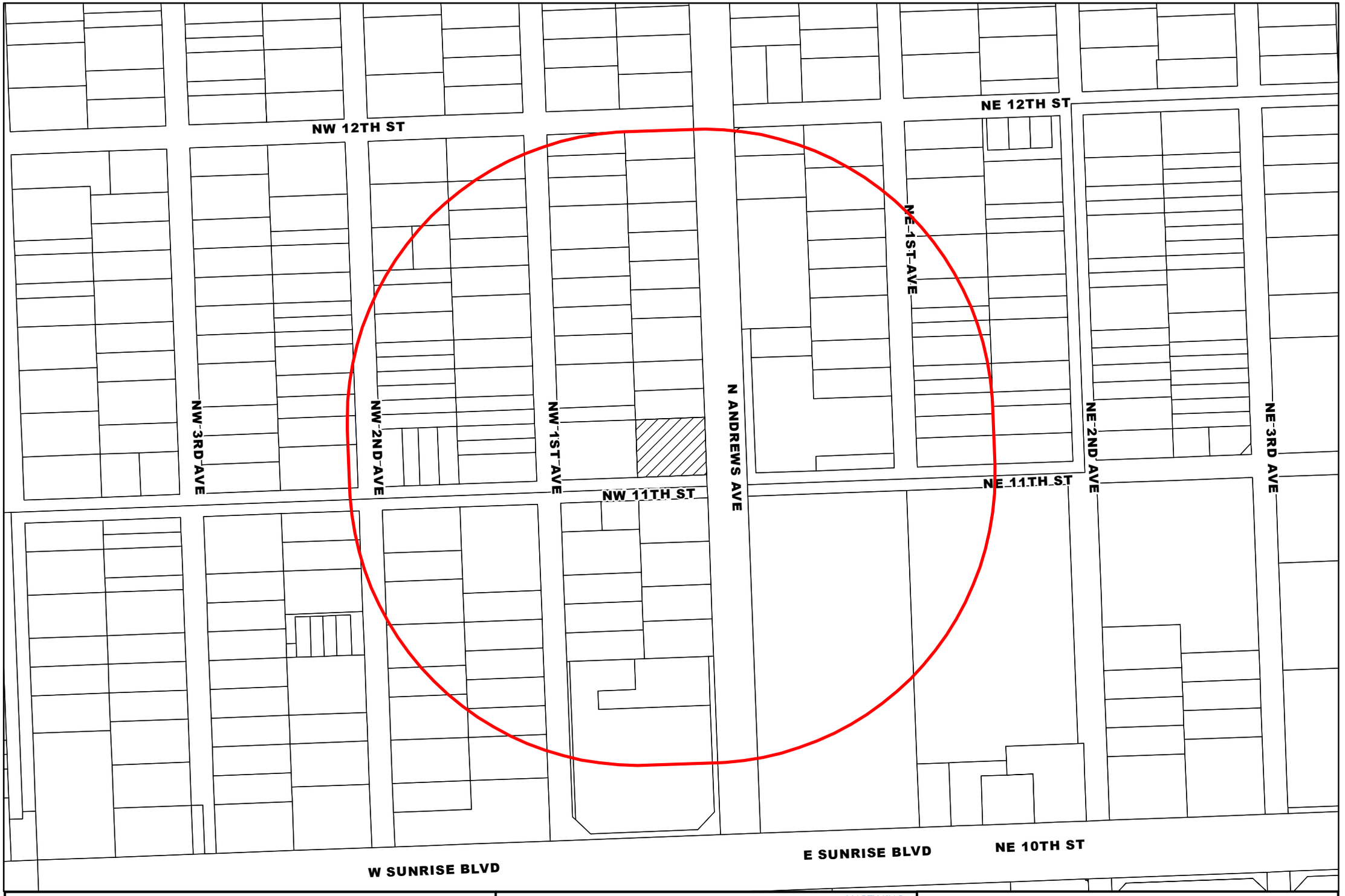
LUCIA ALCIRA
Notary Public - State of Florida
Commission # HH 461244
My Comm. Expires Nov 5, 2027
Bonded through National Notary Assn.

(Signature of Notary Public- State of Florida)

11/05/2025
My Commission Expires: 11/5/2027

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

WE BUILD COMMUNITY



0 62.5 125 250 375 500 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

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

FOLIO	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST ZIP	ADDRESS__1	LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2	LEGAL_LI_3	LEGAL_LI_4	LEGAL_LI_5	LEGAL_LI_6
494234038580	CESANY PROPERTY MANAGEMENT		165 NE 32 CT	OAKLAND PARK	FL 33334	OAKLAND PARK FL33334	PROGRESSO 2-18 D	LOTS 15,16 BLK 137					
494234038600	PALS,COURTNEY		1113 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	ALL OF LOT 17 & N1/2 OF LOT 18,	BLK 137	AKA: PARCEL "A"			
494234038601	M CAMARA FERNANDES,VANESSA	RUIZ OCHOA,CESAR AUGUSTO	1111 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	ALL OF LOT 19 & S1/2 OF LOT 18,	BLK 137	AKA: PARCEL "B"			
494234038610	RIZZO,MICHAEL FRANK	BENAIM,ELY	PO BOX 24122	FORT LAUDERDALE	FL 33307	FORT LAUDERDALE FL33307	PROGRESSO 2-18 D	LOT 20,21 BLK 137					
494234038630	SODOSOPA HOUSING LLC		488 NE 18 ST #3604	MIAMI	FL 33132	MIAMI FL33132	PROGRESSO 2-18 D	LOT 22 TO 24 BLK 137					
494234038800	SAINTJEAN,RANDY		1141 NW 1 AVE #A	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 1,2 & 3 BLK 138					
494234038820	FADY LLC		2141 N 56 AVE	HOLLYWOOD	FL 33021	HOLLYWOOD FL33021	PROGRESSO 2-18 D	LOT 4,5 BLK 138					
494234038830	SCOTT,ANDREW	SCOTT,FIONA M	1522 NE 17 TER	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 6,7 BLK 138					
494234038840	GREAVES,LATRINSHA		PO BOX 5102	FORT LAUDERDALE	FL 33310	FORT LAUDERDALE FL33310	PROGRESSO 2-1 D	LOTS 8 & 9 BLK 138					
494234038860	WILCHER,DELORIS		1127 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 10 & 11 BLK 138					
494234038870	GIOSEFFI FAMILY REV TR		1121 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 12,13,14 BLK 138					
494234038890	THOMAS,ELTA		1117 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 15,16 BLK 138					
494234038900	SMITH,THOMAS A		3530 WINDMILL RANCH RD	WESTON	FL 33331	WESTON FL33331	PROGRESSO 2-18 D	LOTS 17 & 18 BLK 138					
494234038910	SMITH,THOMAS A		3530 WINDMILL RANCH RD	WESTON	FL 33331	WESTON FL33331	PROGRESSO 2-18 D	LOT 19 BLK 138					
494234038911	SMITH,THOMAS A		3530 WINDMILL RANCH RD	WESTON	FL 33331	WESTON FL33331	PROGRESSO 2-18D	LOT 20 BLK 138					
494234038912	TOM SMITH DEV I INC		3530 WINDMILL RANCH RD	WESTON	FL 33331	WESTON FL33331	PROGRESSO 2-18D	LOT 21 BLK 138					
494234038920	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 22 BLK 138					
494234038930	BLANDS,PAMELA D		1101 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 23,24 BLK 138					
494234038940	UPCHURCH,ROBERT		119 NW 11 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	W 39.75 OF LOTS 25,26,27 & 28	BLK 138				
494234038941	SANCHEZ,OSCAR MANUEL JR	LONGEUAY WITHERS,CAMERON	117 NW 11 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18D	E 27.75 OF W1/2 OF LOTS 25,26,27	& 28 BLK 138				
494234038942	SMITH,THOMAS A		3530 WINDMILL RANCH RD	WESTON	FL 33331	WESTON FL33331	PROGRESSO 2-18D	W 33.75 OF E1/2 OF LOTS 25,26,27	& 28 BLK 138				
494234038943	JEANNOT,DAVID F & KACEY		111 NW 11 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18D	E 33.75 OF LOTS 25,26,27 & 28	BLK 138				
494234038970	REECE,PATRICK		1106 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 29 BLK 138					
494234038980	GONZALEZ,CRISTINA J	BISCHOF,DARIN D	501 E TROPICAL WAY	PLANTATION	FL 33317	PLANTATION FL33317	PROGRESSO 2-18 D	LOT 30 BLK 138					
494234038981	HERRERA,GUSTAVO ADOLFO CASTRO		1110 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18D	LOT 31 BLK 138					
494234038982	WILLIAMS,STEPHEN E JR		3521 FOY GLEN CT	APEX	NC 27539	APEX NC27539	PROGRESSO 2-18D	LOT 32 BLK 138					
494234038990	PETERSON,DAVID A	DAVID ALAN PETERSON LIV TR	1114 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 33 BLK 138					
494234038991	DORSEY,MATTHEW	MATTHEW J DORSEY REV LIV TR	1116 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18D	LOT 34 BLK 138					
494234039010	DIMIZA 55 LLC		55 NE 5 AVE SUITE 501	BOCA RATON	FL 33432	BOCA RATON FL33432	PROGRESSO 2-18 D	LOTS 35 & 36 BLK 138					
494234039030	PIERSON,HENRY		1501 SW 67 TERR	PLANTATION	FL 33317	PLANTATION FL33317	PROGRESSO 2-18 D	LOT 37,38 BLK 138					
494234039050	PIERSON,HENRY		1501 SW 67 TERR	PLANTATION	FL 33317	PLANTATION FL33317	PROGRESSO 2-18 D	LOT 39 BLK 138					
494234039060	CAPRIROLO,BRYANT K H/E	CAPRIROLO,JOSE A	1134 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	E 65 OF LOTS 40,41 & 42 BLK 138					
494234039070	SANDREA FARIA,CARLOS L	MENDOZA,DANIELA C	1315 NE 14 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	W 70 OF LOTS 40,41 & 42 BLK 138					
494234039080	CARLIN,BRENT	HERRERA,LEJANET	1136 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 43 TO 45 BLK 138					
494234039120	PARKER,ALON M		1145 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 1 LESS E 15 FOR RD,	2 LESS E 15 FOR RD BLK 139				
494234039130	RIEGEL-HART,LEONA F H/E	HART,DAVID W	1141 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 3 LESS E 15 FOR ST,4 LESS	E 15 FOR ST,5 LESS E 15 FOR ST	BLK 139			
494234039140	UNIQUE 2101 2 INC		2101 NE 55 CT	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	PROGRESSO 2-18 D	LOT 6 LESS E 15 FOR RD,	7 LESS E 15 FOR RD BLK 139				
494234039150	LANZA,MARIO V		1129-1131 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 8 & 9 LESS E 15 FOR ST	BLK 139				
494234039161	MAXWELL SIGNATURE LLC		3965 HYDE PARK CIR	HOLLYWOOD	FL 33021	HOLLYWOOD FL33021	PROGRESSO 2-18 D	LOT 10,11,LESS E 15 FOR R/W	BLK 139				
494234039162	BURGHER,AUDREY		PO BOX 260564	PEMBROKE PINES	FL 33026	PEMBROKE PINES FL33026	PROGRESSO 2-18 D	LOT 12 & 13 LESS E 15	THEREOF BLK 139				
494234039170	THOMPSON,DONNA L		1119 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 14 TO 16,LESS E 15 FOR ST	R/W BLK 139				
494234039180	FYR SFR BORROWER LLC	%HAVENBROOK HOMES	PO BOX 4090	SCOTTSDALE	AZ 85261	SCOTTSDALE AZ85261	PROGRESSO 2-18 D	LOT 17,18,LESS E 15 FOR ST R/W	BLK 139				
494234039190	1111 ANDREWS LLC		4284 NW 67 WAY	CORAL SPRINGS	FL 33067	CORAL SPRINGS FL33067	PROGRESSO 2-18 D	LOTS 19,20,LESS E 15 FOR RD	BLK 139				
494234039220	LUXE,EMILE		4355 SW 129 WAY	MIRAMAR	FL 33027	MIRAMAR FL33027	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			
494234039240	FIRST FORT LAUDERDALE HAITIAI	MISSIONARY BAPTIST CHURCH	770 NW 37 ST	FORT LAUDERDALE	FL 33309	FORT LAUDERDALE FL33309	PROGRESSO 2-18 D	LOT 25 TO 28 BLK 139					
494234039250	FIRST FORT LAUDERDALE HAITIAI	MISSIONARY BAPTIST CHURCH	770 NW 37 ST	FORT LAUDERDALE	FL 33309	FORT LAUDERDALE FL33309	PROGRESSO 2-18 D	LOT 29 BLK 139					
494234039260	FIRST FORT LAUDERDALE HAITIAI	MISSIONARY BAPTIST CHURCH	770 NW 37 ST	FORT LAUDERDALE	FL 33309	FORT LAUDERDALE FL33309	PROGRESSO 2-18 D	LOT 30 TO 32 BLK 139					
494234039270	CONNORS,KYLE D		1116 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 33,34 BLK 139					
494234039280	EMILE,NICLASSE		1120 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 35,36 BLK 139					
494234039290	HARRIS-JOSEPH,CHANDRA RENA		7372 NW 49 CT	LAUDERHILL	FL 33319	LAUDERHILL FL33319	PROGRESSO 2-18 D	LOT 37,38 BLK 139					
494234039300	GRACE,PAMELA		1130 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 39,40 BLK 139					
494234039310	CONDELL,CONDELL C	CONDELL,ROBIN B	1534 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 41,42,43 BLK 139					
494234039330	PINK REALTY INVESTMENTS LLC		55 PAVONIA AVE	KEARNY	NJ 07032	KEARNY NJ07032	PROGRESSO 2-18 D	LOT 44,45 BLK 139					
494234039340	BECKER,JORDAN CHARLES		1138 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	S1/2 OF LOT 46 TO 48 BLK 139					
494234039341	BECKER,JORDAN		1140 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	N1/2 OF LOT 46 TO 48 BLK 139					
494234039350	MARR,DAVID DEL		1145 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 1 TO 3 BLK 140					
494234039360	WRIGHT,ELISHA & ANTOINETTE		1137 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 4 TO 6 BLK 140					
494234039370	ROSS,JASON		1133 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 7,8 BLK 140					
494234039380	ALFY MANAGEMENT LLC		4230 NW 73 AVE	LAUDERHILL	FL 33319	LAUDERHILL FL33319	PROGRESSO 2-18 D	LOT 9,10 BLK 140					
494234039390	MIAMI FINANCIAL INVESTMENTS LLC		4380 OAKES RD #807	DAVIE	FL 33314	DAVIE FL33314	PROGRESSO 2-18 D	LOT 11,12 BLK 140					
494234039400	GAIOTTO,ADECIO		1121 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 13 TO 15 BLK 140					
494234039410	JASPE,PATRICIA CAROLINA		1115 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 16,17 BLK 140					
494234039420	LABOU,SCHARRIA DESIRE		1111 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 18,19 BLK 140					
494234039440	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 24 BLK 140					
494234039470	HOPE SOUTH FLORIDA INC		1100 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 33 LESS W 30 FOR RD,	34 LESS W 30 FOR RD BLK 140				
494234039480	HOPE SOUTH FLORIDA INC		1100 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 20 THRU 23,25 THRU 32 LESS	W 30 FOR RD,35 THRU 43 LESS	W 15 FOR RD BLK 140			
494234039570	GIGNAC,KATHYE SHIRLEY		1140 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 44 TO 46,LESS W 15 FOR ST	R/W BLK 140				
494234039580	HURTADO,ANDRES	SANCHEZ,TATIANA	1146 N ANDREWS AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOTS 47 & 48 BLK 140,LESS THE	FOLLOWING:BEG AT SW COR LOT 4	ELY 15,NLY 35,NELY & ELY 23.57,	WLY 30,SLY 50 TO POB		
494234039700	ANDRADE,MILTON R	RODRIGUEZ,JULIO R	1655 SW 18 ST	MIAMI	FL 33145	MIAMI FL33145	PROGRESSO 2-18 D	LOT 25,26 BLK 141					
494234039720	LIN,FENG		1106 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 27 & 28 S1/2 BLK 141					
494234039721	P&P SUNSHINE PROPERTIES LLC		1216 SW 4 CT	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	PROGRESSO 2-18 D	LOT 28 N1/2 & LOT 29 BLK 141					
494234039730	HIKAL,MOHAMED		1110 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 30 BLK 141					
494234039731	HIKAL,MOHAMED		1110 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 31 BLK 141					
494234039740	JENKINS,LUKE W		1116 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 32,33 BLK 141					
494234039760	KESTERMAN,DAVID		1118 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 34 BLK 141					
494234039761	GOLDSTEIN,ALEXANDER		1120 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18D	LOT 35 BLK 141					
494234039770	THOMAS,VELVATENIA		1122 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 36,37 BLK 141					
494234039780	PLAZA,MARIA M	PLAZA,CARLOS HUMBERTO	1128 NE 1 AVE	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 38 TO 40 BLK 141					
494234039790	VITAL VENTURES LLC		14359 MIRAMAR PKWY #485	MIRAMAR	FL 33027	MIRAMAR FL33027	PROGRESSO 2-18 D	LOT 41 TO 44 BLK 141					
494234048920	FLORIDA FAIR HOUSING CORP		PO BOX 330537	MIAMI	FL 33233	MIAMI FL33233	PROGRESSO 2-18 D	LOTS 1,2,3,LESS E 15 FOR ST	BLK 187				
494234048950	VISTA LAKERIDGE LLC		6115 STIRLING RD STE 216	DAVIE	FL 33314	DAVIE FL33314	PROGRESSO 2-18 D	LOTS 4 TO 6,LESS E 15 FOR ST R/W	BLK 187				
494234048960	VISTA LAKERIDGE LLC		6115 STIRLING RD STE 216	DAVIE	FL 33314	DAVIE FL33314	PROGRESSO 2-18 D	LOT 7 LESS E 15 FOR ST,	8 LESS E 15 FOR ST,9 N 10	LESS E 15 FOR ST BLK 187			
494234048970	ENDRESS,LESA M		1029 N ANDREWS AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 9 S 15 LESS E 15 FOR ST,10	LESS E 15 FOR ST,11 LESS E 15	FOR ST BLK 187			
494234048980	GY-RICH INC		3981 SW 192 TER	MIRAMAR	FL 33029	MIRAMAR FL33029	PROGRESSO 2-18 D	POR LOTS 12 THRU 15 TOGETHER	WITH POR LOTS 34 THRU 37 BLK 187	DESC AS COMM NW COR LOT 37,E	117.50 TO POB,CONT E 128.50,S85,	W 193.50,N 32,E 65,N 53 TO POB	AKA:
494234048990	WMA INVESTORS LTD PRTNR	% WALGREEN CO ATTN:RE PROP	PO BOX 1159	DEERFIELD	IL 60015	DEERFIELD IL60015	PROGRESSO 2-18 D	LOT 15 THRU 23,26,27	TOGETHER WITH POR LOTS 34 THRU	37 BLK 187 DESC AS BEGIN NW COR	LOT 37,E 117.50,S 53,W 65,S 32,E	193.50,S 185,SW 42.43,W 186,NW	42.43,N 270 TO POB,LESS 5 R/W
494234049080	CADET,JULIEN & LORIE JEAN		2313 DIAMOND ST	PORT CHARLOTTE	FL 33948	PORT CHARLOTTE FL33948	PROGRESSO 2-18 D	LOTS 38 & 39 BLK 187					
494234049081	DRAGOSLAVIC GORAN		1800 W BROWARD BLVD	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	PROGRESSO 2-18 D	LOTS 40 & 41 BLK 187					
494234049090	MIZRAHI,MIKE	MIZRAHI,YAFFA	6520 PLATT AVE #608	WEST HILLS	CA 91307	WEST HILLS CA91307	PROGRESSO 2-18 D	LOT 42,43 BLK 187					
494234049110	FIRST FORT LAUDERDALE HAITIAI	MISSIONARY BAPTIST CHURCH	770 NW 37 ST	FORT LAUDERDALE	FL 33309	FORT LAUDERDALE FL33309	PROGRESSO 2-18 D	LOT 44 TO 46 BLK 187					
494234049120	TAYLOR,BALLEN & LETASHA BERRY		20 NW 11 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 47 & 48 LESS E 65 BLK 187					
494234049121	KUZNETSOV,YURY S	PETRUK,OLEKSANDR M	16 NW 11 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	E 65 FT OF LOTS 47 & 48 BLK 187					
494234049130	CURE PROPERTIES LLC		2045 NE 15 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOTS 1 THRU 6 BLK 188					
494234049170	SLAM TECHNICAL SERVICES LLC		1069 WEST BROAD STREET #744	FALLS CHURCH	VA 22045	FALLS CHURCH VA22045	PROGRESSO 2-18 D	LOT 7,8 BLK 188					
494234049180	HITT,CURTIS W	HITT,FU-LING Y	1029 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 9,10 BLK 188					
494234049190	DESSOURCES,WIDSON		1027 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 11,12 BLK 188					
494234049200	VICA PROPERTIES I LLC		2000 S DIXIE HWY #207	MIAMI	FL 33133	MIAMI FL33133	PROGRESSO 2-18 D	LOTS 13 & 14,BLK 188					
494234049210	VICA PROPERTIES I LLC		2000 S DIXIE HWY #207	MIAMI	FL 33133	MIAMI FL33133	PROGRESSO 2-18 D	LOTS 15 & 16,BLK 188					
494234049230	GRIER,REGGIE		1011 NW 1 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOTS 17 THRU 19 BLK 188					
494234049300	HILSBY,JAMES II		460 SW 55 AVE	PLANTATION	FL 33317	PLANTATION FL33317	PROGRESSO 2-18 D	LOT 33,34,35 BLK 188					
494234049330	ALCARAZ,SAMUEL MENDEZ		1022 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 36,37 BLK 188					
494234049340	1030 NW 2ND AVENUE LLC	% RTW RENTALS	101 NE 3 AVE STE 1500	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	PROGRESSO 2-18 D	LOT 38 TO 40 BLK 188					
494234049350	ZINCHENKO,VALERII		1034 NW 2 AVE	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO 2-18 D	LOT 41 TO 43 BLK 188					
494234049361	CURE PROPERTIES LLC		2045 NE 15 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOTS 44 & 45 BLK 188					
494234049370	CURE PROPERTIES LLC		2045 NE 15 ST	FORT LAUDERDALE	FL 33304	FORT LAUDERDALE FL33304	PROGRESSO 2-18 D	LOT 46 TO 48 BLK 188					
494234049380	GAP HOME LLC		415 S FORT LAUDERDALE BEACH BL	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE FL33316	PROGRESSO 2-18 D	LOT 1,2 BLK 189					
494234049390	DALEN,JESSE C		PO BOX 15924	PLANTATION	FL 33318	PLANTATION FL33318	PROGRESSO 2-18 D	LOT 3,4 BLK 189					
494234100010	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL 33311	FORT LAUDERDALE FL33311	PROGRESSO-REPLAT OF A POR OF	185 41-25 B	PARCEL A				
494234100020	SCHOOL BOARD OF BROWARD CO	ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	PROGRESSO-REPLAT OF A POR OF	185 41-25 B	PARCEL B				

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











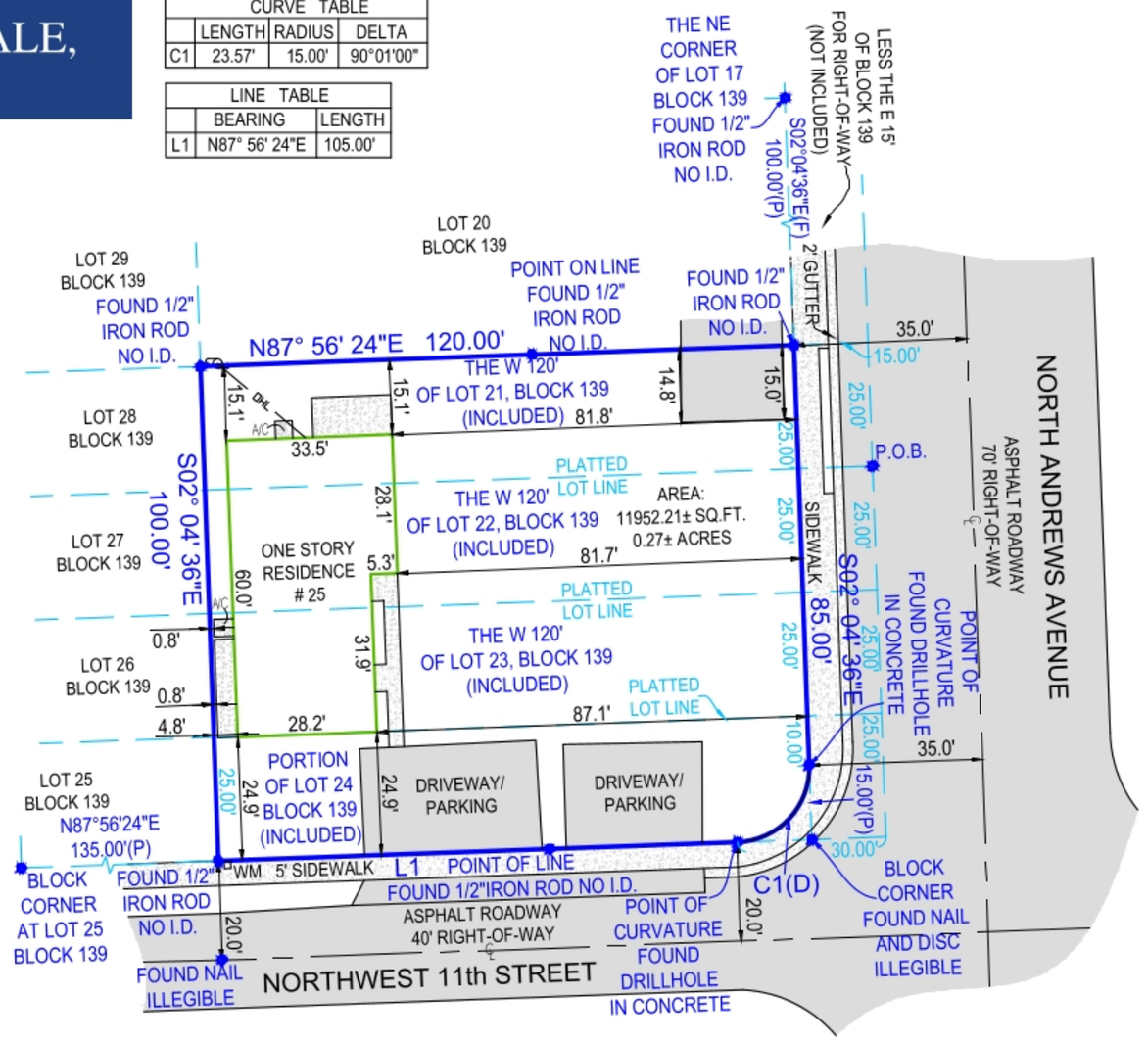


SCALE = 1" = 30'

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

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

LINE TABLE		
	BEARING	LENGTH
L1	N87° 56' 24"E	105.00'



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:
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.

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	ELEV-ELEVATION	-LIGHT POLE	# -NUMBER
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
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
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK
(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

-WELL, -WATER VALVE, -CENTER LINE, -CATCH BASIN, -FIRE HYDRANT, -FENCE, -PLUS OR MINUS, -POLE, -MANHOLE, XXX -TOPOGRAPHIC ELEVATION

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

- 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: 12/19/2025
CHANGED SPLIT LINE

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.

THOMAS F LUBANOVIC LICENSE NUMBER L6939 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019377F2457900047370, cn=THOMAS F LUBANOVIC
Date: 2025.12.19 15:49:07 -05'00'

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 60 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

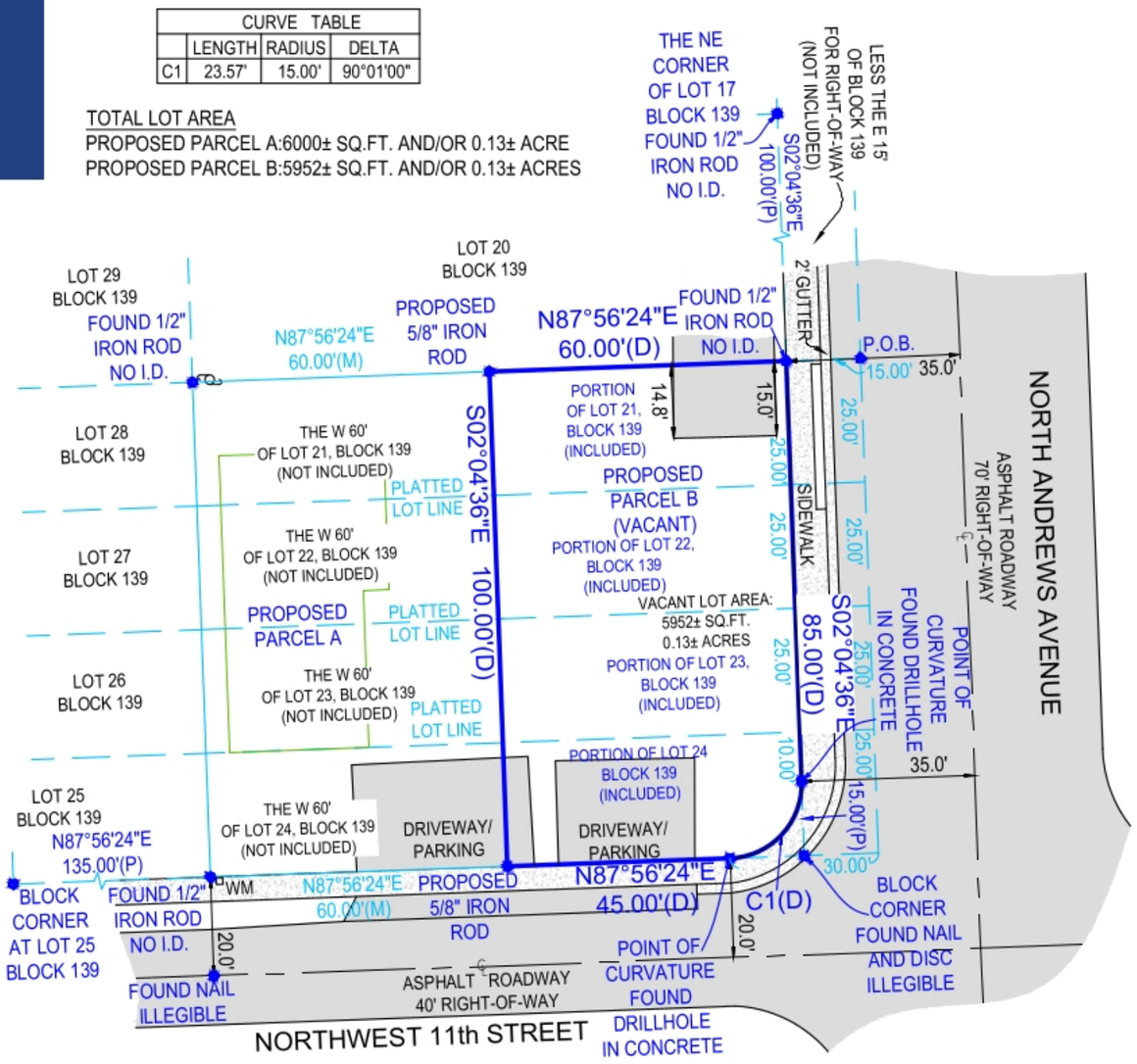
FLOOD ZONE:

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.
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7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
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10) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE BEING N87°56'24"E, ASSUMED.

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

TOTAL LOT AREA
PROPOSED PARCEL A:6000± SQ.FT. AND/OR 0.13± ACRE
PROPOSED PARCEL B:5952± SQ.FT. AND/OR 0.13± 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	ELEV-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.

- 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: 12/19/2025
CHANGED SPLIT LINE

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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THOMAS F. LUBANOVIC LICENSE NUMBER LS6239 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019377F2457900047370, cn=THOMAS F LUBANOVIC
Date: 2025.12.19 15:48:33 -05'00'

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



SCALE = 1" = 30'

LEGAL DESCRIPTION:

THE WEST 60 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

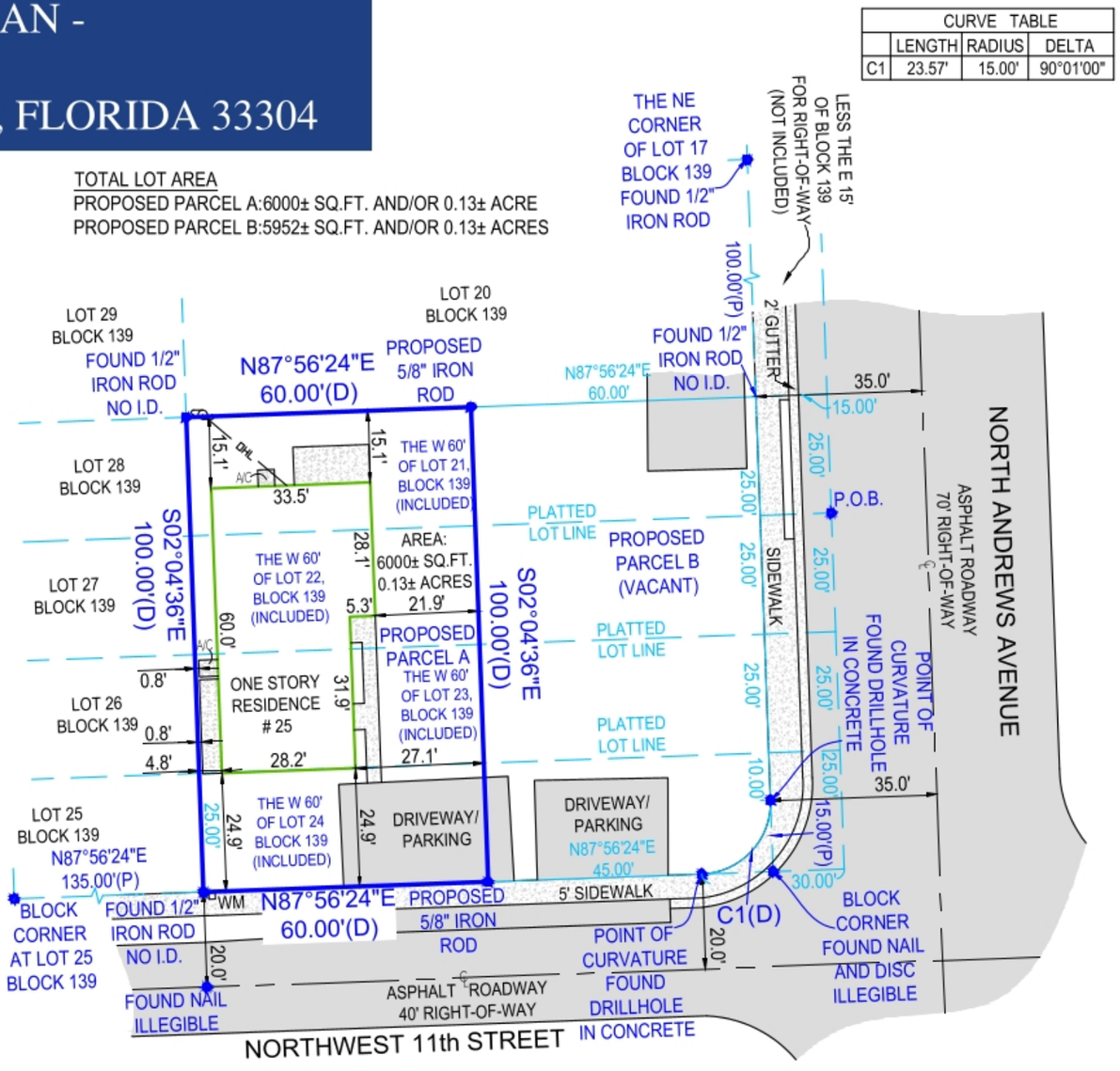
FLOOD ZONE:

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.
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TOTAL LOT AREA
PROPOSED PARCEL A:6000± SQ.FT. AND/OR 0.13± ACRE
PROPOSED PARCEL B:5952± SQ.FT. AND/OR 0.13± 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	ELEV-ELEVATION	-LIGHT POLE	# -NUMBER
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
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
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK
(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

-WELL, -WATER VALVE, -CENTER LINE, -CATCH BASIN, -FIRE HYDRANT, -FENCE, -PLUS OR MINUS, -POLE, -MANHOLE, XXX' -TOPOGRAPHIC ELEVATION

NOTES:
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2. ZONING COMPLIANCE NOT REVIEWED.

- 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: 12/19/2025
CHANGED SPLIT LINE

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
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THOMAS F. LUBANOVIC LICENSE NUMBER LS6939 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019377F24579 00047370, cn=THOMAS F LUBANOVIC
Date: 2025.12.19 15:47:50 -05'00'

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.

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



SCALE = 1" = 30'

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

LINE TABLE		
	BEARING	LENGTH
L1	N87° 56' 24"E	105.00'

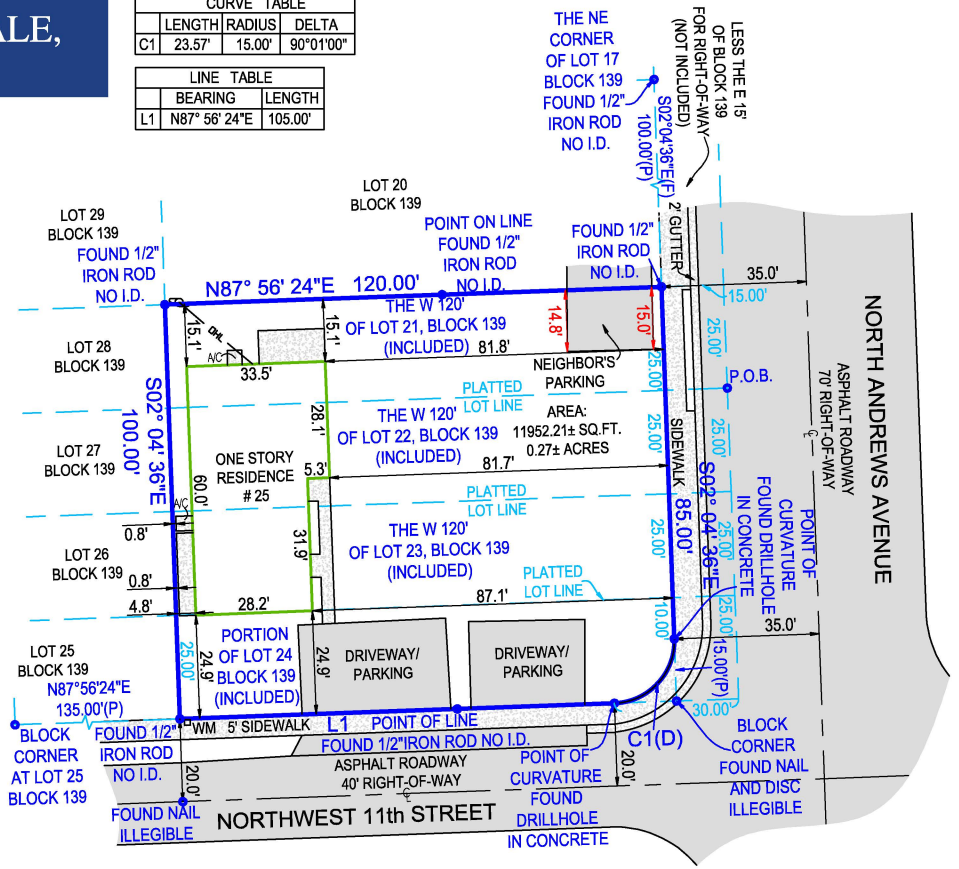
LEGAL DESCRIPTION:
LOT 21, LESS THE EAST 15 FEET THEREOF, AND LOTS 22, 23, AND 24, LESS THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS:

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:
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.
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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	ELEV-ELEVATION	-LIGHT POLE	# -NUMBER
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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
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK
(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

-WELL -WATER VALVE -CENTER LINE -CATCH BASIN -FIRE HYDRANT -FENCE -PLUS OR MINUS -POLE -MANHOLE XXX -TOPOGRAPHIC ELEVATION

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

- 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:

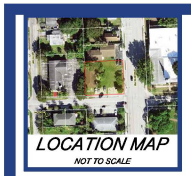
NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

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.

Digitally signed by THOMAS F LUBANOVIC
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019377F2457900047370, 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



SCALE = 1" = 30'

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:

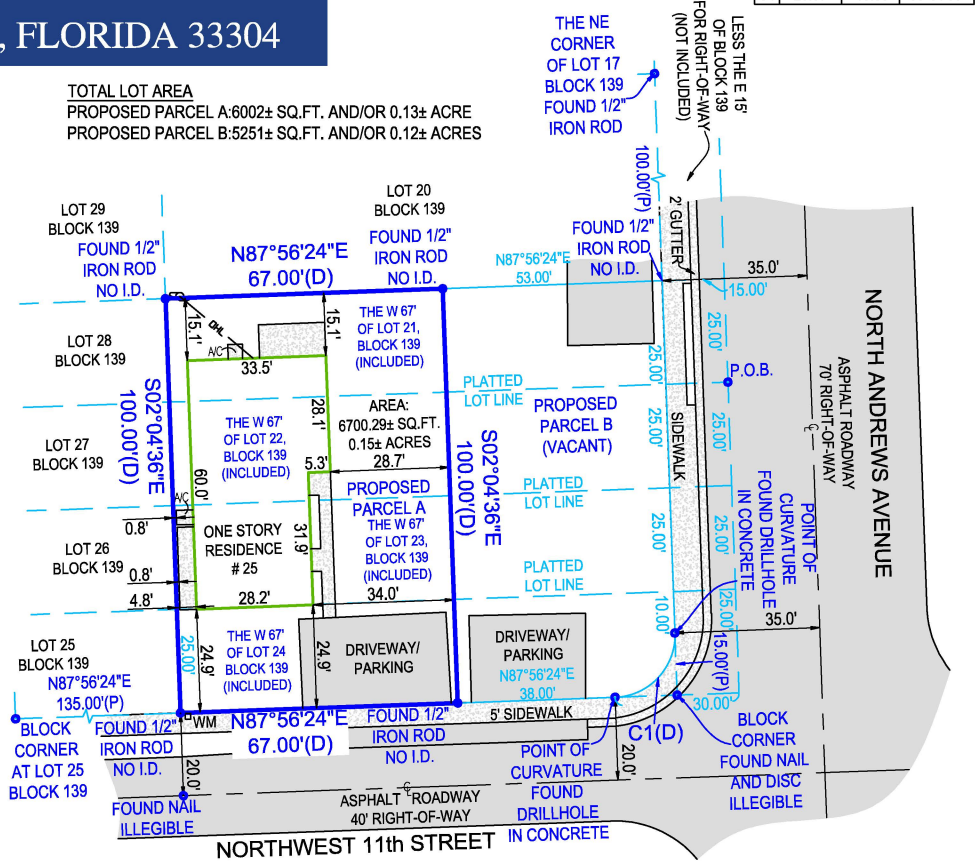
12011C0369H
ZONE: AH
ELEV: 06 FT
EFF: 08/18/2014

FOR REVIEW ONLY

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.

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	ELEV-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.

- 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:

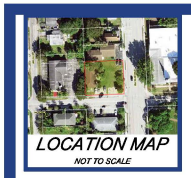
NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

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THOMAS F LUBANOVIC LICENSE NUMBER LS6939 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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
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SCALE = 1" = 30'

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

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

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

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.

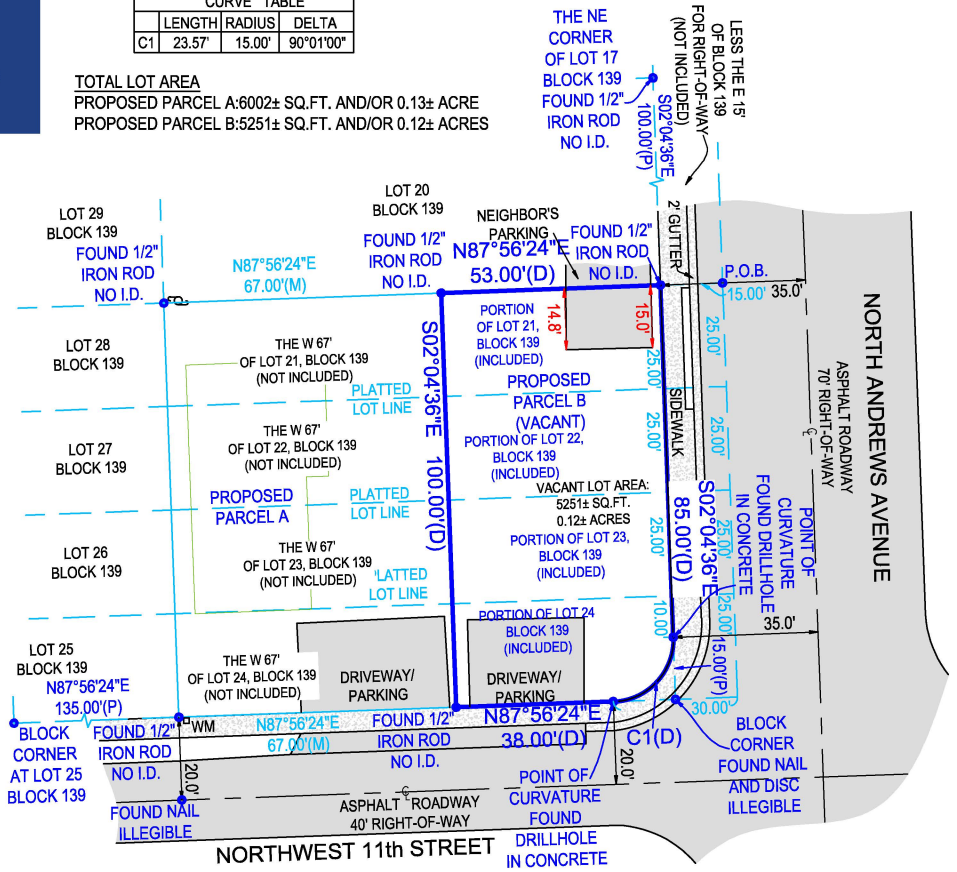
CERTIFIED TO:
LUKE JOSEPH

FLOOD ZONE:

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

FOR REVIEW ONLY

GENERAL NOTES:
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(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	ELEV-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
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(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.

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-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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THOMAS F. LUBANOVIC LICENSE NUMBER LS6939 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by THOMAS F LUBANOVIC
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.

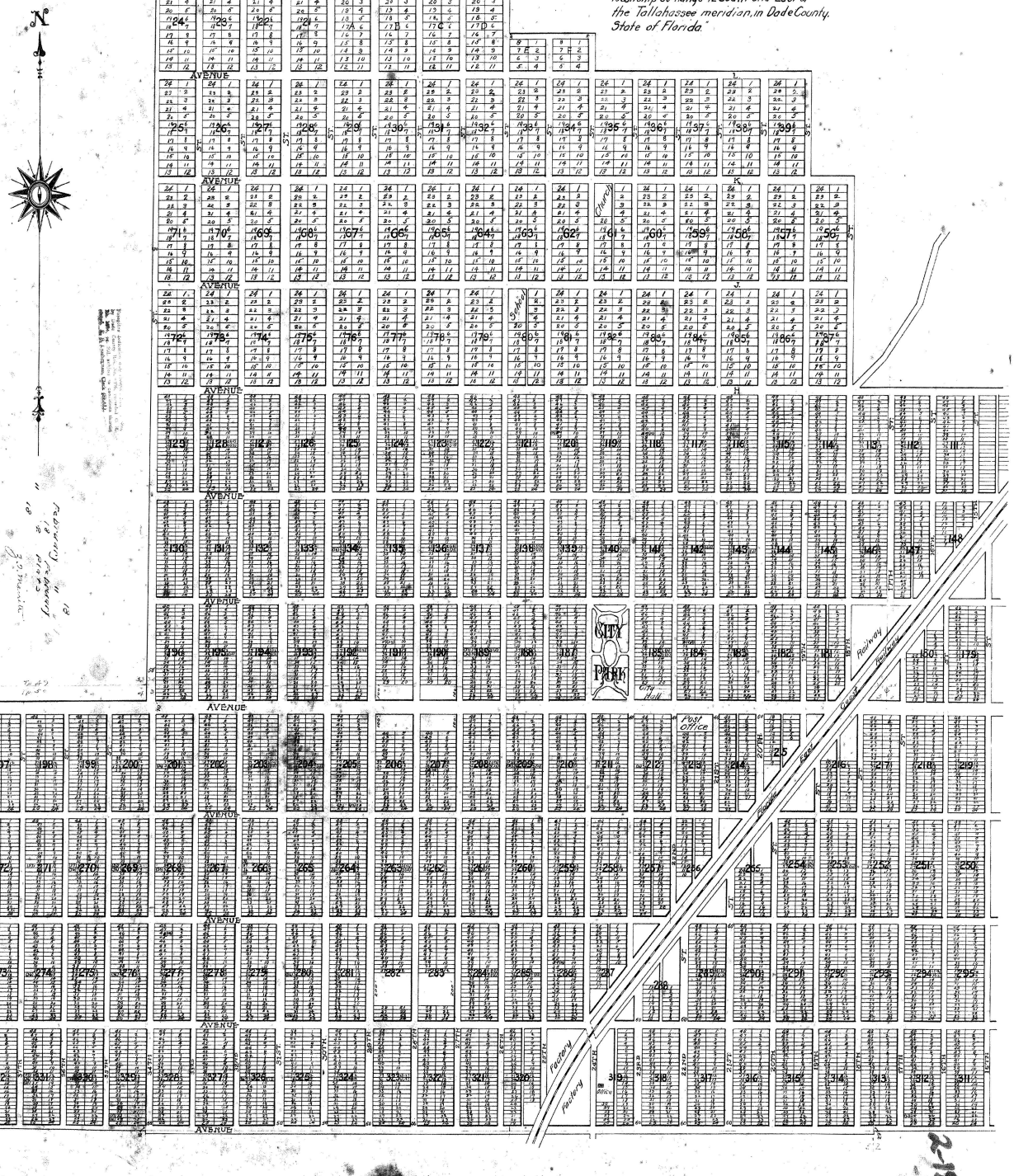
PROG



NOTE

This Map shows only the 12 000 Lots to be Distributed in Confirmed Holders March 11, 1911.
A Strip 7½ ft wide is Reserved across the Rear of Each Lot in The Business Section for Alley purposes.
All Lots in the Business Section are 25 x 135 Feet.
All Other Lots are 50 x 135 Feet.
All Alleys are 15 Feet Wide.
All Streets Except Those on which Widths are Known are 60 Feet wide

"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 } SS.
County of Jackson }

Personally appeared before me the undersigned authority, The Florida Fruit Lands Company, a corporation organized and existing under the laws of the State of Colorado, by George A. Paddock, its President and John Matthews, 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 Progresso, 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 survey and map under resolution of the Board of Directors of said corporation and that the same is the genuine and authentic corporate seal of said corporation. The Florida Fruit Lands Company. Executed on behalf of said corporation, and its seal affixed hereto, this 8th day of February, A.D. 1911 : George A. Paddock (Corporate Seal) President

Attest: John Matthews Secretary

Sworn and subscribed by the parties hereto before me this 8 day of February, A.D. 1911 K. C. O'Connor Notary Public

My Commission Expires June 23 1912. (Notary Seal)

RIVER

BAY

AVENUE

BOULEVARD

Railway

Florida East Coast

School Site

The L. J. Morley Co. Del
C. E. McCrae, Mgr.
Kansas City, - Mo.

65- 45180

'65 MAY 14 PM 3:34

R/W Book 6 Page 12

Sheet 1 of 8 Sheets

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 FOREGOING 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, 1964

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

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

C. B. Pittman
CITY ENGINEER
FLA. REG. ENG. NO. 2136

FILE NO. 4-45-23 SHEET 1 of 8

BLOCK 187

"PROGRESSO"

PLAT BOOK 2, PAGE 18, DADE COUNTY RECORDS

PARCEL "A"

N. ANDREWS AVE.

SUNRISE BLVD.

"REPLAT OF A PORTION OF BLOCK 185 PROGRESSO"

PLAT BOOK 41 PAGE 55, BROWARD COUNTY RECORDS

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

REVISIONS

CITY OF FORT LAUDERDALE, FLORIDA

PROGRESSO PLAT FOR PORTION OF N. ANDREWS AVE. RIGHT OF WAY VACATION

DRAWN BY	OFFICE OF CITY ENGINEER	DATE
CHECKED BY		SCALE
FIELD BOOK		SHEET
		FILE NO.

R/W Book 6 Page 12

Sheet 3

"PROGRESSO"
PLAT BOOK 2, PAGE 18, DADE COUNTY RECORDS

"PROGRESSO"
PLAT BOOK 2, PAGE 18, DADE COUNTY RECORDS

BLOCK 15

BLOCK 139

N ANDREWS AVE

15TH ALLEY

PARCEL A

CITY OF FORT LAUDERDALE, FLORIDA

PROJ 2059 R-O-W #33

RIGHT-OF-WAY MAP

NORTH ANDREWS AVE

FROM SUNRISE BLVD TO NW/NE 16TH STREET

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

REVISIONS

DRAWN BY: HS

CHECKED BY: [illegible]

FIELD BOOK: [illegible]

OFFICE OF CITY ENGINEER

DATE: 11-6-64

SCALE: 1" = 20'

SHEET: SHT. 3

FILE NO. 6-45-23

R/W Book 6 Page 12
Sheet 4

"PROGRESS 50"
PLAT BOOK 2, PAGE 18 DADE COUNTY RECORDS
BLOCK 139

BLOCK 140
"PROGRESS 50"
PLAT BOOK 2, PAGE 18 DADE COUNTY RECORDS

PLAT BOOK 2, PAGE 18 DADE COUNTY RECORDS
BLOCK 141

BLOCK 142
"PROGRESS 50"
PLAT BOOK 2, PAGE 18 DADE COUNTY RECORDS

N.W. 12th ST.

N. ANDREWS AVE.

S.W. 12th ST.

ALLEY

ALLEY

ALLEY

ALLEY

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

REVISIONS

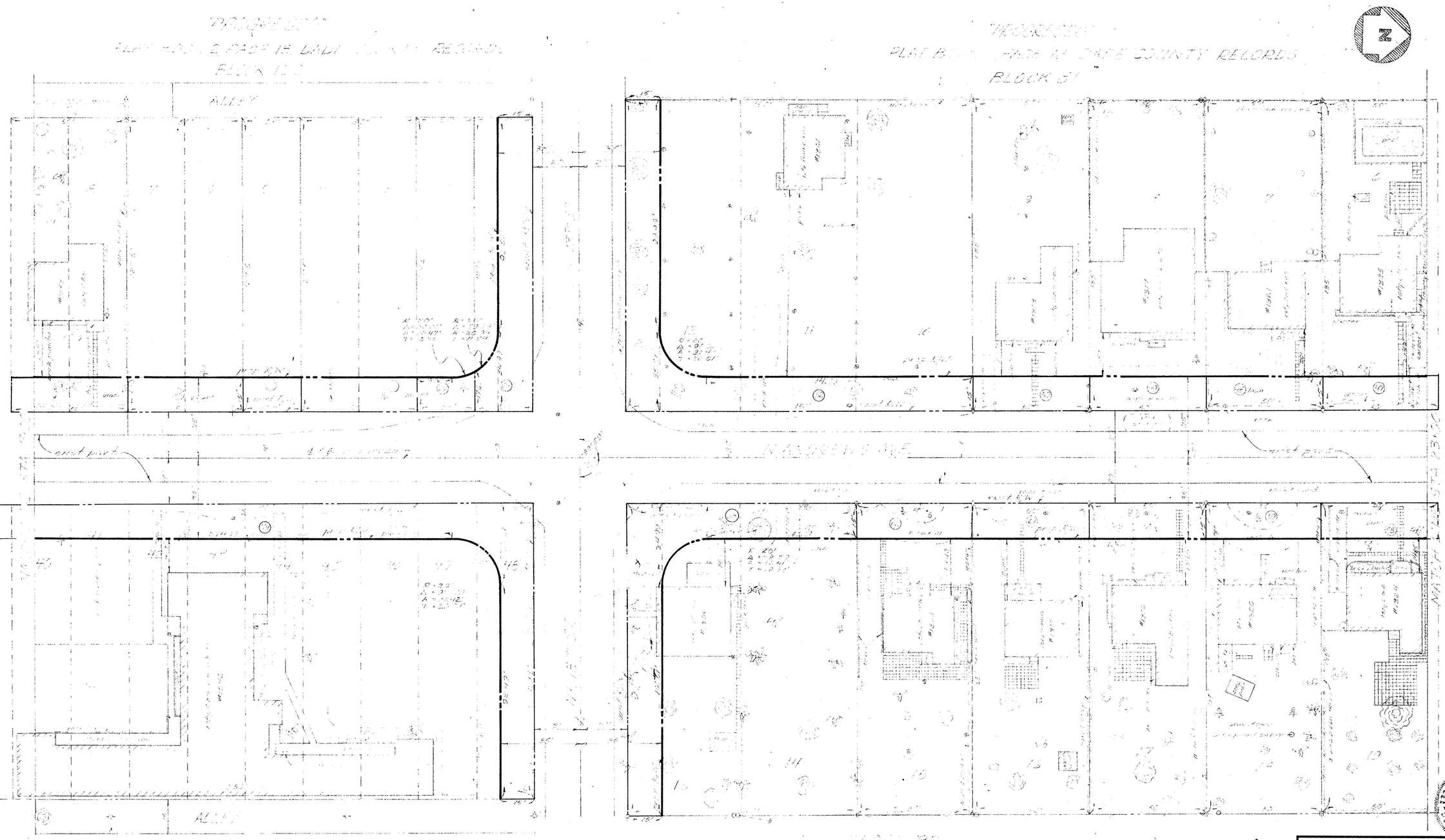
CITY OF FORT LAUDERDALE, FLORIDA

PROJ 2058 R-O-W # 93
RIGHT-OF-WAY MAP
NORTH ANDREWS AVE.
FROM SE 4th ST. BLVD TO NE 4th STREET

DRAWN BY	11-6-61 DATE
CHECKED BY	1"=50' SCALE
FIELD BOOK 673 1176 1331	4 of 5 SHEET

OFFICE OF CITY ENGINEER

FILE NO. 4-45-25



CITY OF FORT LAUDERDALE, FLORIDA

PROJECT R-O-W # 32

R/W MAP

NORTH ANDREWS AVE.

FROM SUNRISE BLVD TO NW 4TH STREET

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

REVISIONS

DRAWN BY

CHECKED BY

FIELD BOOK

OFFICE OF CITY ENGINEER

DATE 11-20-91

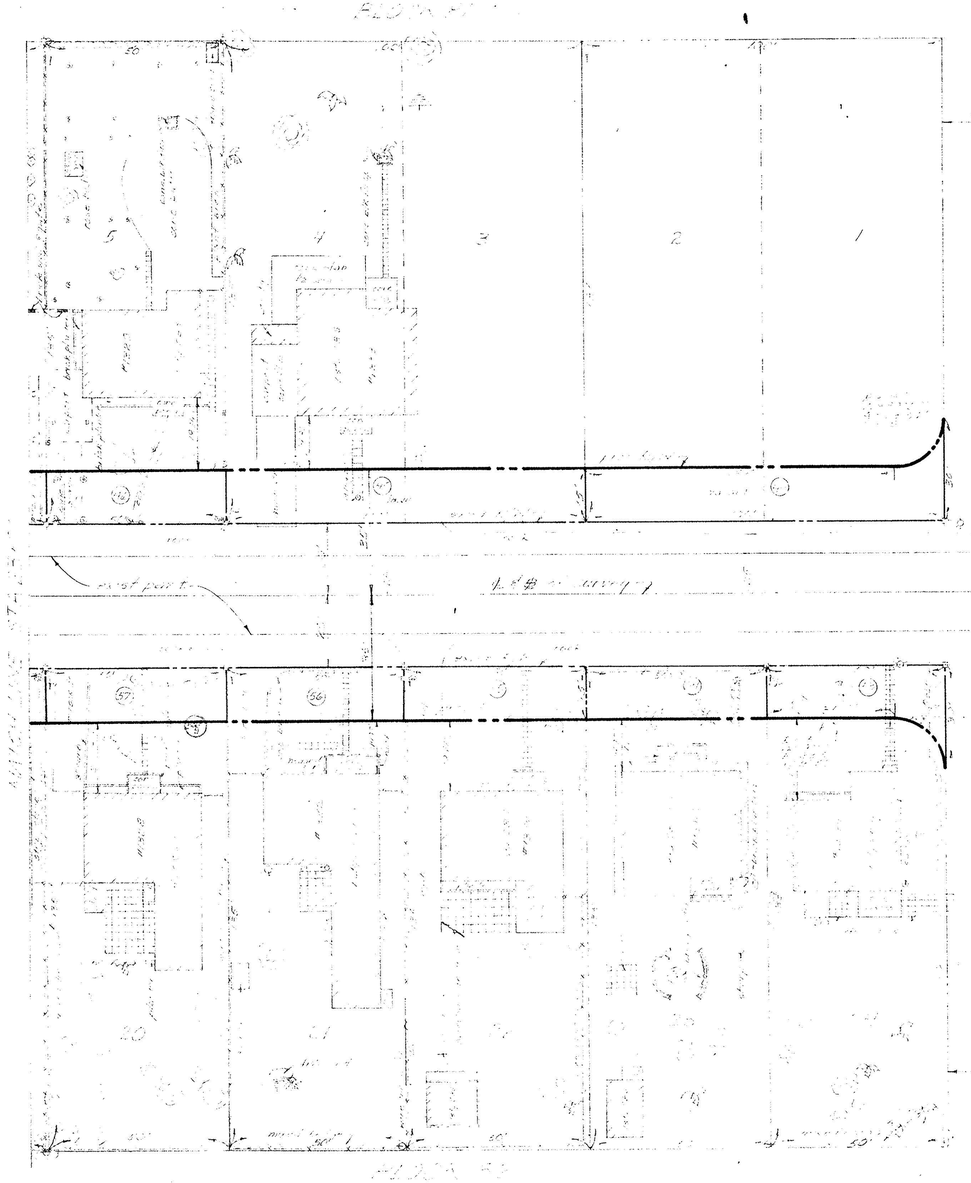
SCALE 1"=20'

SHEET 5 of 7

FILE NO. 11-115-23

RECORDED
PLAT BOOK 2 PAGE 18 DADE COUNTY RECORDS
BLOCK 61

RECORDED
PLAT BOOK 2 PAGE 18 DADE COUNTY RECORDS
BLOCK 62



R/W Book 6 Page 12

Sheet 7

"PROGRESS"
PLAT BOOK 2, PAGE 15 DADE COUNTY RECORDS
BLOCK 62

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

N.E. 4th AVENUE

EAST 1st STREET

ALLEY

BLOCK 61
"PROGRESS"
PLAT BOOK 2 PAGE 15 DADE COUNTY RECORDS

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

MATCH LINE STA 35+00

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

REVISIONS

CITY OF FORT LAUDERDALE, FLORIDA

PROJECT NAME
SURVEY MAP
NORTH ANDREWS AVE
FROM EAST LAS OLAS BLVD TO EAST 1ST ST

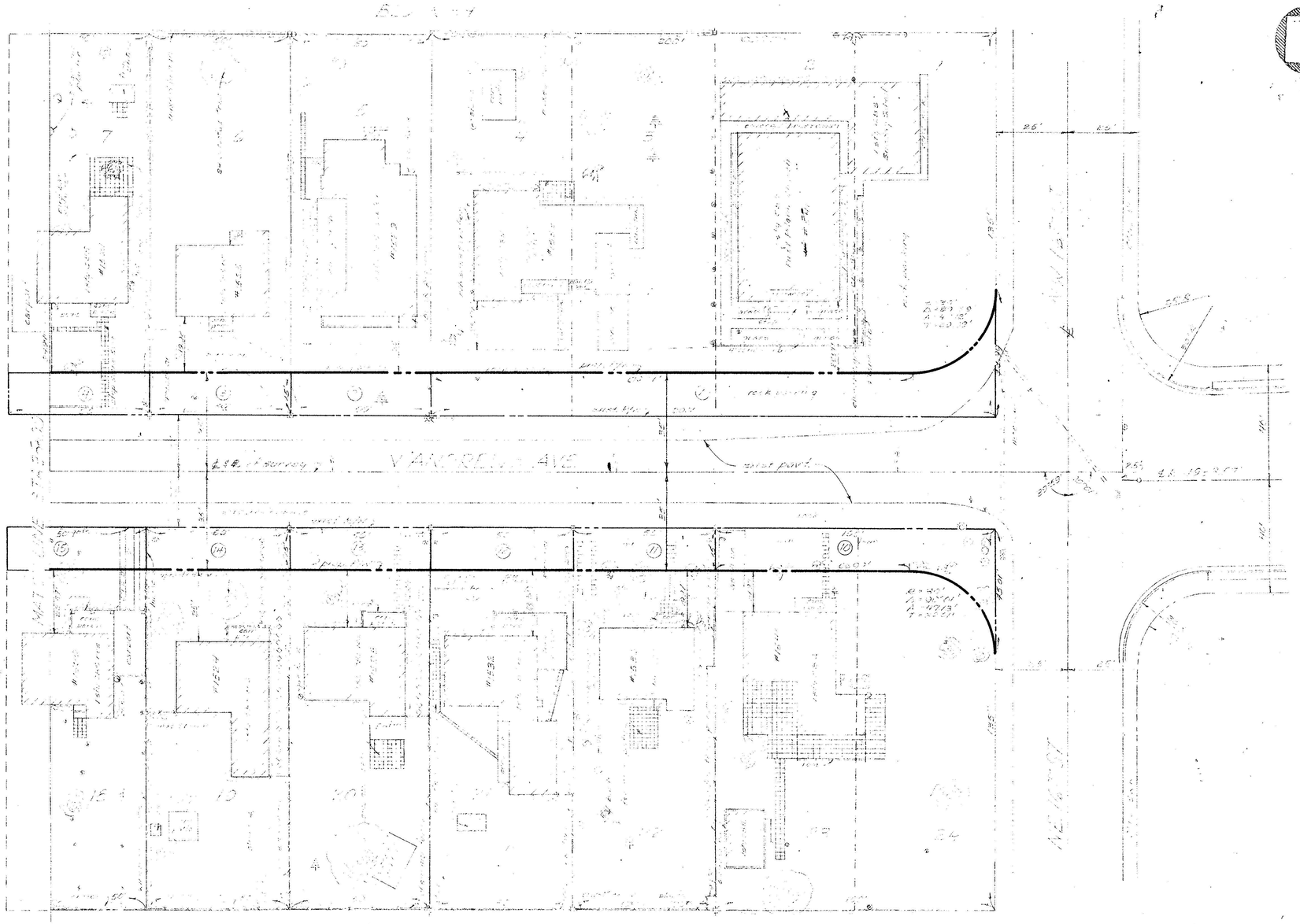
DRAWN BY
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FIELD BOOK

OFFICE OF
CITY ENGINEER

DATE
SCALE
SHEET

FILE NO. 4-45-62

"REFORENCE"
"PLAT BOOK 2 PAGE 18 BROWARD COUNTY RECORDS"


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