



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** March 29<sup>th</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **WEDNESDAY, APRIL 10, 2024 AT 6:00 PM.**

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

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<b>CASE:</b>	<b>PLN-BOA-24020006</b>
<b>OWNER:</b>	M & G CHASE FAM REV LIV TR; CHASE, MICHAEL W & GRACE TRSTEEES
<b>AGENT:</b>	DIANA MEISER
<b>ADDRESS:</b>	3730 W BROWARD BLVD, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	THE WEST 90 FEET OF THE EAST 136 FEET OF THE NORTH 150 FEET OF TRACK 2, "MELROSE PARK SECTION 8", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
<b>ZONING DISTRICT:</b>	B-1 - BOULEVARD BUSINESS
<b>COMMISSION DISTRICT:</b>	3
<b>REQUESTING:</b>	<b><u>Sec. 47-18.4 (C). - Automotive repair shop.</u></b>

- Requesting a variance from the minimum lot width of 100 feet to be reduced to an existing lot width of 90 feet, a total variance request of 10 feet.

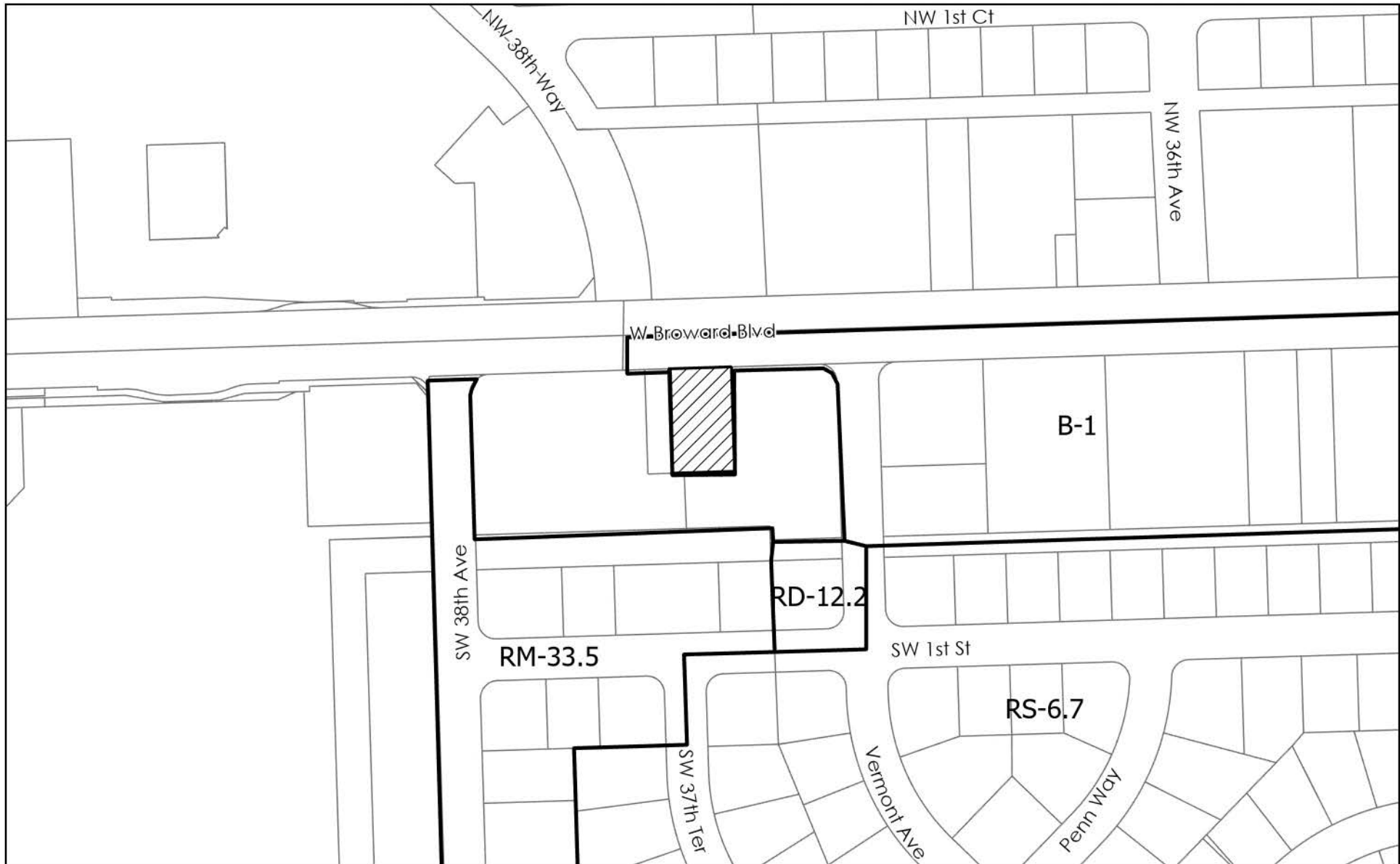
**To watch and listen to the meeting, please visit:** <https://www.fortlauderdale.gov/government/BOA>  
OR [www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

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

MOHAMMED MALIK  
ZONING ADMINISTRATOR


**Florida Statutes, Sec. 286.0105**


**NOTE:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-24020006

**LEGEND**

 Subject Site



0 100 200 US Feet

# CASE: PLN-BOA-24020006

## Sec. 47-18.4 (C). - Automotive repair shop.

### **c. 47-18.4. - Automotive repair shop.**

A. An automotive repair shop provides automotive repair service to vehicles as follows:

1. *Minor repair.* Work involving tune-up, brake relining, shock absorbent and suspension, air conditioning, wheel alignment and balance, electrical system including alternator and battery, tire repair and replacement and cooling system are permitted in B-1, B-2 and I districts.
2. *Major repair* work involving radiator repair, removal of engine, transmission or axle and paint and body work are permitted only in B-2, B-3 and I districts.

B. A corner lot shall have a minimum lot size of seventy-five (75) feet in width on the front property line, and one hundred (100) feet in depth.

C. All other lots shall have a minimum lot size of one hundred (100) feet in width on the front property line, and one hundred (100) feet in depth.

D. When the front of a repair shop does not contain an office, the front of the building shall be set back a minimum of twenty (20) feet.

E. All repairs shall be performed in an enclosed building, which may contain overhead doors.

# Record

Showing 1-27 of 27

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24020006</a>		3730 W BROWARD	Z- Board of Adjustment (BOA)	53		3730	W	BROWARD	BLVD		Open
<input type="checkbox"/>	<a href="#">BT-GEN-23020016</a>		J & M AUTO REPAIR SERVICES INC	General Business Tax Receipt	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22050655</a>	MONITOR DITCH		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Open
<input type="checkbox"/>	<a href="#">CE22040937</a>	MONITOR THE DITCH		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22040825</a>	MONITOR THE DITCH		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22040462</a>	ILLEGAL DUMPING.		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22031331</a>	ILLEGAL DUMPING		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22031190</a>	QALERT #902342 /// 3740 W BROW. BLVD ILLEGAL DU...		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22020305</a>	QALERT # 874064 At 3790 W Broward Blvd Alot of d...		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22010741</a>	ILLEGAL DUMPING IN ALLEY AND DRAINAGE DITCH BEHIN...		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22010600</a>	VEHICLE PARKED IN ALLEY BEHIND THIS COMMERCIAL PR...		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE22010602</a>	VEHICLE PARKED IN ALLEY IN REAR OF PROPERTY		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE21100531</a>	ILLEGAL DUMPING IN ALLEY BEHIND THIS LOCATION.		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE21080168</a>	QALERT #796730 Illegal dumping NEAR drainage ditch		Code Case	0	Patt Gavin	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE20100620</a>	COMMERCIAL PROPERTY RENTED FOR RESIDENTIAL USE		Code Case	0	Linda Holloway	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">BLD-CERT-20070032</a>	40 YEAR BUILDING RECERTIFICATION	40 YEAR BUILDING RECERTIFICA...	Building Recertification	0		3730	W	BROWARD	BLVD		Complete
<input type="checkbox"/>	<a href="#">CE20070399</a>	Q ALERT: 549867 A MOTORCYCLE CLUB GATHERING PLA...		Code Case	0	LUKECANB	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">BE20040212</a>	REQUIRED BUILDING SAFETY RECERTIFICATION	40 YEAR RECERTIFICATION	Building Code Case	0	George Oliva	3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE18120645</a>	PAINT, LITTER, TRASH & DEBRIS, SIGNS, PARKING...	VAPOR SOURCE	Code Case	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18120645_1</a>	PAINT, LITTER, TRASH & DEBRIS, SIGNS, PARKING LOT	VAPOR SOURCE	Violation-CODE Hearing	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18120645_2</a>	PAINT, LITTER, TRASH & DEBRIS, SIGNS, PARKING LOT	VAPOR SOURCE	Violation-CODE Hearing	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18120645_3</a>	PAINT, LITTER, TRASH & DEBRIS, SIGNS, PARKING LOT	VAPOR SOURCE	Violation-CODE Hearing	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">CE17101430</a>	Refused entry for annual fire inspection.	VAPOR SOURCE	Fire Code Case	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17101430_1</a>	Refused entry for annual fire inspection.	VAPOR SOURCE	Violation-FIR Hearing	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">AB-0087895</a>		ARCTIC CUSTOM WHEELZ & TIRES	Resident/Business Alarm Registration	0		3730	W	BROWARD	BLVD		Active
<input type="checkbox"/>	<a href="#">BL-9700416</a>		VAPOR SOURCE LLC	Retail - Wholesale Business Tax Receipt	0		3730	W	BROWARD	BLVD		Closed
<input type="checkbox"/>	<a href="#">FS-04020041</a>		Arctic Auto Center	Fire Safety Account	0		3730	W	BROWARD	BLVD		Active



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: APRIL 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24020006

### Sec. 47-18.4 (C). - Automotive repair shop.

- Requesting a variance from the minimum lot width of 100 feet to be reduced to an existing lot width of 90 feet, a total variance request of 10 feet.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)



*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*



**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-24020006

APPLICANT: M&G Chase Fam Rev LIV TR

PROPERTY: 3730 W. Broward

PUBLIC HEARING DATE: 04-10-2024

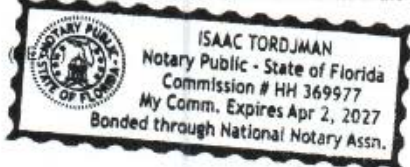
BEFORE ME, the undersigned authority, personally appeared Diana Moise, who upon being duly sworn and cautioned, under oath deposes and says:

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. DM (Initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of March, 2024



NOTARY PUBLIC  
MY COMMISSION EXPIRES:

SPEED  
LIMIT  
40

**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: 03/03/2024  
TIME: 6:00 PM  
LOCATION: 47-18-4022, BUNNICKYK, TAMPA, FL 33611  
\*Application to rezone property and establish lot split at 47-18-4022  
is scheduled for the meeting on the date and time specified.  
\*If you have any questions, please contact the Planning Department at  
(813) 274-1234.

3730

3730-3732

3730-3732



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

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DATE: APRIL 10, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24020005

Sec. 47-18.4 (C) - Automotive repair shop.

• Requesting a variance from the minimum lot width of 100 feet to be reduced to an existing lot width of 90 feet, a total variance request of 10 feet.

MEETING LOCATION: DEVELOPING SERVICES DEPARTMENT  
200 N.W. 14TH AVENUE (10887)  
FORT LAUDERDALE, FL 33311  
CONTACT: 784-638-3428

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING, VISIT: <https://www.fortlauderdale.gov/development-services>

3730

854-877-3963

854-877-3964





BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 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, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. 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](mailto:boardofadjustment@fortlauderdale.gov)  
Phone: 954-828-6520, Option 5

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

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

Page 1: BOA - Applicant Information Sheet

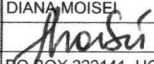
**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	
Date of complete submittal	

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

Property Owner's Name	M&G CHASE FAM REV LIV TR CHASE, MICHAEL W & GRACE TRSTEEES
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	1260 NW 116 AVE, PLANTATION FL 33323
E-mail Address	EXPEDITING.CONSULTING@GMAIL.COM
Phone Number	786-571-2630
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	DIANA MOISEL
Applicant / Agent's Signature	
Address, City, State, Zip	PO BOX 222141, HOLLYWOOD, FL 33022
E-mail Address	EXPEDITING.CONSULTING@GMAIL.COM
Phone Number	786-571-2630
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	<i>NONE</i>
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 3730 W. BROWARD BLVD, FORT LAUDERDALE, FL 33312
Legal Description	MELROSE PARK SEC 8 39-36 B TRACT 2 W 90 OF E 136 OF N 150 AKA PARCEL D
Tax ID Folio Numbers <i>(For all parcels in development)</i>	5042 07 08 0043
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	VARIANCE OF LOT FRONTAGE TO ALLOW AUTOMOTIVE REPAIR ON LOT 90 FT. IN WIDTH WHERE 100 FT. MINIMUM WIDTH IS REQUIRED.
Applicable ULDR Sections <i>(Include all code sections)</i>	SEC. 47-18.4 (C)

Current Land Use Designation	COMMERCIAL
Current Zoning Designation	B-1
Current Use of Property	AUTOMOTIVE REPAIR
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	N 5FT.	54.5 FT.
Side	0FT. E	0.7FT
Side	0FT. W	0.2FT.
Rear	0FT. S	18.8FT

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

Answer **All** questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

**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

The property has been in use as auto repair for over 30 years and continues to be use as auto repair. Details next page

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:

The adoption of Ordinance C-97-19 on 6-18-97 created a non-conforming lot for the established auto repair business. Details n

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

The literal application of the provisions of the ULDR would deprive the owner of the continuance of the auto repair. Details next

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

This property evident from Warranty Deed from 1989 has always had a 90 ft. lot width. Details next page

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.

The lot has been 90 ft. in width since at least 1989 and the variance is not self-created. Details next page

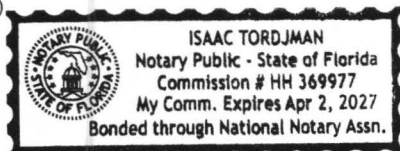
**AFFIDAVIT:** I, Diana Moisei the Owner/Agent of said property ATTEST that I am aware of the following:

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.

*Diana Moisei*  
\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27 day of February, 2024

(SEAL)



*Ordman*  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Apr 2nd, 2027

**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

- *The property has been in use as auto repair for over 30 years, and continues to be use as auto repair. The business owner cannot obtain a Certificate of Use as a result of the lot width being 90 ft. where it is required to be a minimum 100 ft. The property in 1989 was 90 ft. in width; the ULDR Ordinance C-97-19 adopted 6-18-97 created the Sec. 47-18.4(C) requiring the minimum 100 ft. lot width requirement for automotive repair establishments. The application of the code regulations created after the establishment of the use as auto repair prevents the owner a reasonable use of the property that was of privilege prior to the adoption of the Ordinance.*

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:

- *The adoption of Ordinance C-97-19 on 6-18-97 created a non-conforming lot for the established auto repair business. The new owner of the business cannot obtain a Certificate of Use due to lot width being 90 ft. where the Ordinance created the minimum 100 ft. requirement. The building was built on this lot in 1969 for before the minimum 100 ft. lot width regulations was adopted.*

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

- *The literal application of the provisions of the ULDR would deprive the owner of the continuance of the auto repair use that was established prior to the Ordinance adopting the minimum 100 ft. lot width requirement; the 90 ft. lot frontage would deprive the owner from the continued use that would be permitted otherwise on lots with a minimum 100 ft. width; the 10 ft. variance is minimum and not self-created by the owner.*

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

- *This property evident from Warranty Deed from 1989 has always had a 90 ft. lot width and was established as an auto repair business before the adoption of the Ordinance that required the minimum 100 ft. lot frontage for auto repair. The owner has not changed the lot size and the variance of 10 ft. is not self-created, but created by the adoption of the Ordinance.*

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.

- *The lot has been 90 ft. in width since at least 1989 and the variance is not self-created; The lot width is 10 ft. less than required and the building meets and exceeds all other zoning requirements for auto repair use. The less 10 ft. would not have a detrimental impact on adjoining properties otherwise detrimental to the public welfare having been established since 1969.*

**PROPERTY SUMMARY**

<b>Tax Year:</b> 2024	<b>Property Use:</b> 48-01 Warehousing	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 504207080043	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> M & G CHASE FAM REV LIV TR CHASE,MICHAEL W & GRACE TRSTEEES	<b>Adj. Bldg. S.F:</b> 6234	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 1260 NW 116 AVE PLANTATION, FL 33323	<b>Bldg Under Air S.F:</b>	<b>Zoning :</b> B-HC
<b>Physical Address:</b> 3730 W BROWARD BOULEVARD FORT LAUDERDALE, 33312	<b>Effective Year:</b> 2003	<b>Abbr. Legal Des.:</b> MELROSE PARK SEC 8 39-36 B TRACT 2 W 90 OF E 136 OF N 150 AKA PARCEL D
	<b>Year Built:</b> 1969	
	<b>Units/Beds/Baths:</b> 0 / /	

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$162,100	\$661,420	0	\$823,520	\$823,520	
2023	\$162,100	\$661,420	0	\$823,520	\$823,520	\$16,625.72
2022	\$162,100	\$544,190	0	\$706,290	\$604,160	\$12,857.24

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$823,520	\$823,520	\$823,520	\$823,520
Portability	0	0	0	0
Assessed / SOH	\$823,520	\$823,520	\$823,520	\$823,520
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$823,520	\$823,520	\$823,520	\$823,520

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
04/14/2022	Multi Quit Claim Deed Non-Sale Title Change	\$100	118121202
09/06/2007	Multi Warranty Deed Qualified Sale	\$1,100,000	44600 / 1002
09/06/2007	Multi Rerecorded Deed Correction Non-Sale Title Change	\$100	44600 / 990
12/28/1995	Multi Quit Claim Deed	\$100	24336 / 843
08/01/1989	Quit Claim Deed	\$100	16694 / 361

**LAND CALCULATIONS**

Unit Price	Units	Type
\$12.00	13,508 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504207080350	11/28/2023	Quit Claim Deed	Disqualified Sale	\$63,500	119286298	511 LONG ISLAND AVE FORT LAUDERDALE, FL 33312
504207080660	11/17/2023	Warranty Deed	Qualified Sale	\$490,000	119296103	340 LONG ISLAND AVE FORT LAUDERDALE, FL 33312
504207080440	11/09/2023	Warranty Deed	Qualified Sale	\$495,000	119223809	541 PENNSYLVANIA AVE FORT LAUDERDALE, FL 33312
504207080700	08/18/2023	Special Warranty Deed	Qualified Sale	\$480,000	119058507	510 LONG ISLAND AVE FORT LAUDERDALE, FL 33312
504207081370	09/20/2022	Warranty Deed	Qualified Sale	\$410,000	118439919	316 UTAH AVE FORT LAUDERDALE, FL 33312

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Warehouse-Industrial (W) 6,234						(F2) 13,508.00		

**SCHOOL**

**Westwood Heights Elementary:** D  
**Parkway Middle:** I  
**South Plantation High:** C

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
99	Daryl Campbell	32	Rosalind Osgood	Sarah Leonardi

**THE  
MICHAEL AND GRACE CHASE FAMILY  
REVOCABLE LIVING TRUST**

Prepared by:

HOLLY EAKIN MOODY, ESQUIRE  
HOLLY EAKIN MOODY, P.A.  
2900 EAST OAKLAND PARK BOULEVARD  
FORT LAUDERDALE, FLORIDA 33306  
(954)566-7417

**THE  
MICHAEL and GRACE CHASE FAMILY  
REVOCABLE LIVING TRUST**

THIS TRUST AGREEMENT is made this 6<sup>th</sup> day of March 2022 between the Grantors and the Trustees for the beneficiaries and upon the terms and conditions as follows:

**ARTICLE I**

**INTRODUCTION AND DEFINITIONS**

1.1 Name. The name of this trust shall be the **MICHAEL AND GRACE CHASE FAMILY REVOCABLE LIVING TRUST**.

1.2 Grantors. The Grantors of this trust are **MICHAEL WILLIAM CHASE AND GRACE CHASE**, who shall be referred to as the "Grantors".

1.3 Trustees. The Trustees of this trust shall be the Grantors, **MICHAEL WILLIAM CHASE AND GRACE CHASE**, and shall be herein referred to as the "Trustees".

1.4 Beneficiaries. The beneficiaries of this trust are the Grantors, Grantor's children, **REESE WILLIAM CHASE AND HEIDI ROSE CHASE**.

1.5 Miscellaneous. The terms used herein shall mean and include the singular and the plural, the masculine and the feminine, and natural persons and other entities where the context requires or admits.

**ARTICLE II**

**ESTABLISHMENT OF TRUST FOR GRANTORS**

2.1 Trust Property. The Grantors have previously delivered the property described in Schedule "A" attached hereto, said property having been delivered on the initial execution of the trust on 3/16, 2022, and the Trustees agrees to hold, administer and distribute all of aforesaid assets (together with all additions thereto and all reinstatements thereof), as the corpus of a trust estate, for the benefit of the Grantors in accordance with the terms and provisions hereinafter set out.

2.2 Distribution of Income. The Trustees shall hold, manage and control the property comprising the trust estate, collect the income therefrom, and may pay or apply the net income, as

SCHEDULE "A"


TO THE

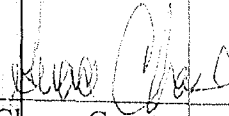
**MICHAEL AND GRACE CHASE FAMILY**

**REVOCABLE LIVING TRUST AGREEMENT**

DATED 3/16, 2022

The assets which constitute the initial principal or corpus of this Trust consist of cash in the amount of \$100,00. The Trustees named herein hereby acknowledges receipt of the foregoing assets.

  
\_\_\_\_\_  
Michael William Chase, Grantor and Trustee

  
\_\_\_\_\_  
Grace Chase, Grantor and Trustee





# BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

## AGENT AUTHORIZATION FORM

I Graw Chase ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner]  
 property located at 3730 W Broward Blvd, Fort Lauderdale FL 33312 ("Property"), do hereby authorize  
[Print Property Address]  
Diana Moisei ("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: 6/02/2023 | 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 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/**

**Company, please submit proof from Sunbiz.**

WITNESSES:

[Signature]  
Witness Signature  
Janica Soto 01/18/2024  
Print Name and Date

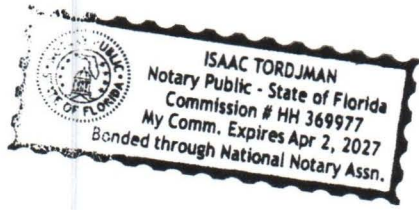
[Signature]  
Witness Signature  
CYRIL SANTIAGO 01/18/24  
Print Name and Date

[Signature]  
[Owner's Signature]  
786-571-2630 Grace Chase  
[Print Owner's Name]  
1/18/24  
[Date]

STATE OF Florida  
COUNTY OF Boonard  
VARIANCE OF LOT FRONTAGE TO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this SEE day of Jan., 2024, by Grace Chase an individual. 18

[SEAL]



[Signature]  
(Signature of Notary Public - State of Florida)  
Isaac Tordjman  
(Print, Type, or Stamp Commissioned Name of Notary Public)





# BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000  
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[Print First and Last Name of the title Owner]  
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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,



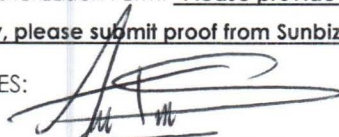
# BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

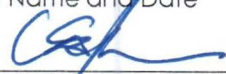
Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000  
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WITNESSES:

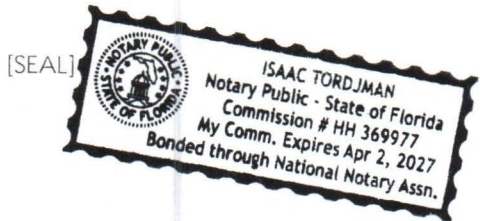
  
Witness Signature  
Jania Soto 01/18/2024  
Print Name and Date

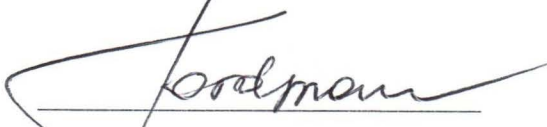
  
Witness Signature  
Cyndi Saffin 01/18/24  
Print Name and Date

  
[Owner's Signature]  
786-571-2630 Michael Chase  
[Print Owner's Name]  
1-18-2024.  
[Date]

STATE OF Florida  
COUNTY OF Broward  
VARIANCE OF LOT FRONTAGE TO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this SEE 18 day of Jan, 2024, by Michael Chase an individual.



  
(Signature of Notary Public - State of Florida)  
Isaac Tordjman  
(Print, Type, or Stamp Commissioned Name of Notary Public)





150 75 0 150 Feet

**MARTY KIAR**  
**BROWARD COUNTY PROPERTY APPRAISER**



**3730 W Broward Blvd**



FOLIO_NUMB	NAME_LINE_	ADDRESS_LI
504206000400	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD
504206010010	RENAISSANCE EVANGELICAL BAPTIST	5265 NW 74 TER
504206020060	RENAISSANCE EVANGELICAL BAPTIST	PO BOX 120607
504207060010	CONCORDE PETROLEUM ENTERPRISES	9701 NW 89 AVE
504207060031	NUGENT,GEORGE CHRISTOPHER	4122 INVERRARY BLVD #58B
504207062480	CAMPBELL,PAULINE H/E	3687 SW 1 ST
504207062500	CJ & KK INDUSTRIES INC	1153 ARIZONA AVE
504207081770	BROWARD HOUSE INC	1726 SE 3 AVE
504207081750	SOL 3741 LLC	1270 SW 26 AVE
504207081740	MARQUEZ,YAQUELINE	3761 SW 1 ST
504207081730	GREENWICH COFFEE COMPANY LLC	15751 SHERIDAN ST #421
504207061960	BLUE ONE REALTY HOLDINGS LLC	6690 NW 80 MNR
504207081780	LOPEZ,BERNIE	330 HICKORY ST
504207081540	GFR PROPERTIES LLC	3330 NE 190 ST #2012
504207080042	MONDESIR,LEON T	428 W DAYTON CIR
504207080040	BANK OF AMERICA	PO BOX 32547
504207080043	M & G CHASE FAM REV LIV TR	1260 NW 116 AVE
504207060050	M & G CHASE FAM REV LIV TR	1260 NW 116 AVE
504206020650	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD
504206020022	WENDY'S FT LAUDERDALE	4785 CAUGHIN PARKWAY
504207012440	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD
504206020660	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD
504206020680	PUBLIC LAND	400 NW 73 AVE
504207081830	PUBLIC LAND	100 N ANDREWS AVE
504207062510	PUBLIC LAND	100 N ANDREWS AVE
504206020020	RPT REALTY LP	PO BOX 4900

CITY	STATE	ZIP
FORT LAUDERDALE	FL	33309
LAUDERHILL	FL	33319
FORT LAUDERDALE	FL	33312
MEDLEY	FL	33178
LAUDERHILL	FL	33319
FORT LAUDERDALE	FL	33312
FORT LAUDERDALE	FL	33312
FORT LAUDERDALE	FL	33316
FORT LAUDERDALE	FL	33312
FORT LAUDERDALE	FL	33312
FORT LAUDERDALE	FL	33331
PARKLAND	FL	33067
WASHINGTON	NJ	07676
AVENTURA	FL	33180
FORT LAUDERDALE	FL	33312
CHARLOTTE	NC	28232
PLANTATION	FL	33323
PLANTATION	FL	33323
FORT LAUDERDALE	FL	33309
RENO	NV	89519
FORT LAUDERDALE	FL	33309
FORT LAUDERDALE	FL	33309
PLANTATION	FL	33317
FORT LAUDERDALE	FL	33301
FORT LAUDERDALE	FL	33301
SCOTTSDALE	AZ	85261











## NARRATIVE FOR REQUEST FOR VARIANCE OF LOT WIDTH

3730 W. BROWARD BLVD, FORT LAUDERDALE

December 13, 2023

The property is located at 3730 W. Broward Blvd, on a 13,508 square foot lot with a 6,234 square foot building established as an automotive repair business. The property has been established as an auto repair business for over 30 years. The current business owner cannot obtain a Certificate of Use as a result of the property having a 90 foot lot width, where Sec. 47-18.4(C) requires a minimum lot width of 100 feet. The property has had a 90 foot lot width since at least 1989 or before, and the existing building was built in 1969.

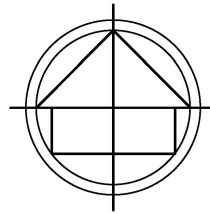
The City adopted Ordinance C-97-19 on 6-18-97 which created the minimum lot width of 100 feet for automotive repair use. The lot has been 90 feet and established as an auto repair prior to the adoption of the Ordinance. The 90 foot lot width is not self-created or due to change of use or new use of the property. The 10 foot variance will not have a detrimental impact on adjoining properties or the public welfare because the less 10 feet is indistinguishable to the adjoining properties and the public.

We kindly request your fair consideration of the requests for the 10 foot lot width variance and find the variance will not create and detrimental impacts on the neighborhood, and would allow for the continued use of the property as has been for over 30 years.

Sincerely,

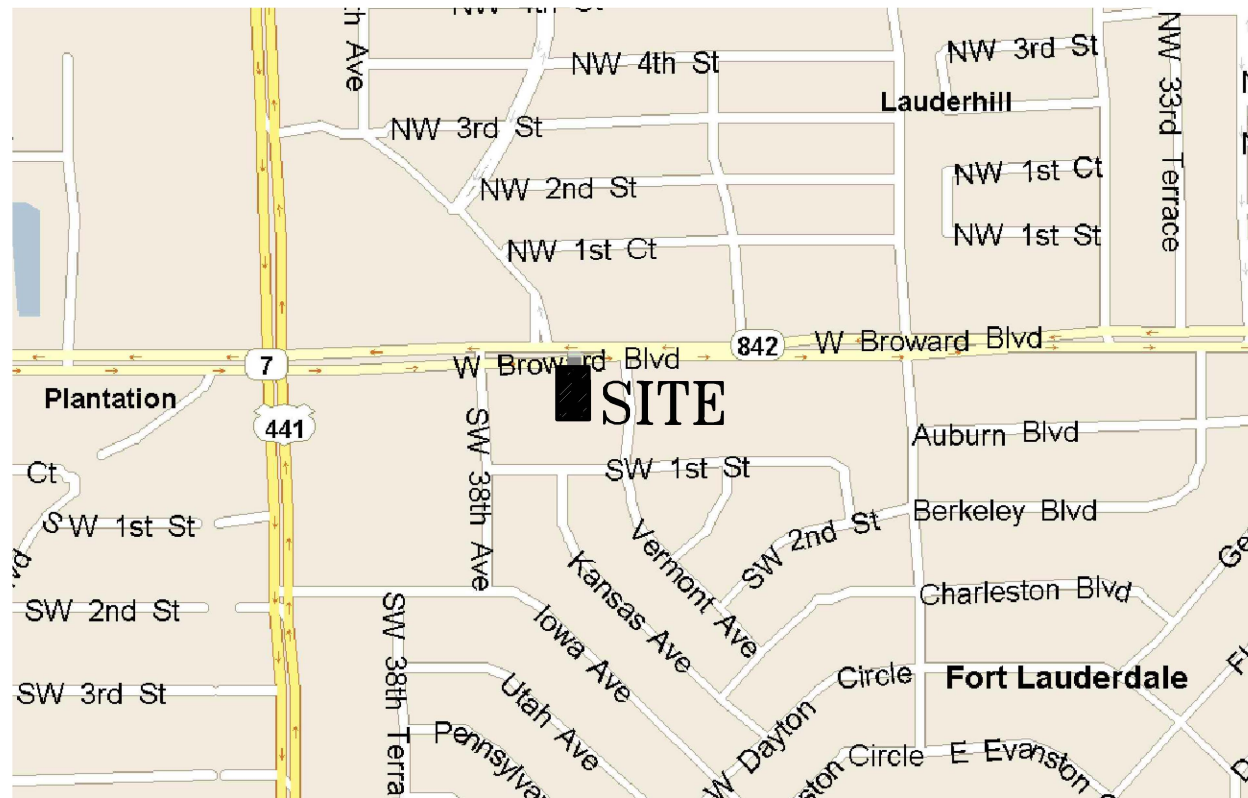
*Diana Moisei* (agent for owner)

# SKETCH OF SURVEY



**LAND DESCRIPTION:**

THE WEST 90 FEET OF THE EAST 136 FEET OF THE NORTH 150 FEET OF TRACT 2, "MELROSE PARK SECTION 8", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**LEGEND:**

- |        |                               |
|--------|-------------------------------|
| CKD    | CHECKED BY                    |
| CONC   | CONCRETE                      |
| DWN    | DRAWN BY                      |
| FB/PG  | FIELD BOOK AND PAGE           |
| SIR    | SET 5/8" IRON ROD & CAP #6448 |
| SNC    | SET NAIL & CAP #6448          |
| FIR    | FOUND IRON ROD                |
| FIP    | FOUND IRON PIPE               |
| FNC    | FOUND NAIL & CAP              |
| FND    | FOUND NAIL & DISK             |
| PRM    | PERMANENT REFERENCE MARKER    |
| P.B.   | PLAT BOOK                     |
| B.C.R. | BROWARD COUNTY RECORDS        |
| FPL    | FLORIDA POWER & LIGHT         |
| -X-    | CHAIN LINK FENCE              |
| -E-    | OVERHEAD UTILITY LINES        |
| WM     | WATER METER                   |
| WV     | WATER VALVE                   |
| BFP    | BACK FLOW PREVENTER           |
| EB     | ELECTRIC BOX                  |
| WPP    | WOOD POWER POLE               |
| MLP    | METAL LIGHT POLE              |
| CLP    | CONCRETE LIGHT POLE           |
| SDMH   | STORM DRAIN MANHOLE           |
| SSMH   | SANITARY SEWER MANHOLE        |
| 0.00   | ELEVATIONS                    |
| NTS    | NOT TO SCALE                  |

**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #2815 ELEVATION = 8.14' (NAVD88)
8. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "MELROSE PARK SECTION 8", P.B. 39, PG 36, B.C.R. SAID LINE BEARS S89°49'38"E.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN NOVEMBER, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 11/16/23

**COUSINS SURVEYORS & ASSOCIATES, INC.**



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766  
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10107-23

CLIENT :  
EXPEDITING AND CONSULTING

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/16/23	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0552H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

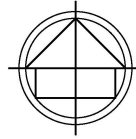
PROPERTY ADDRESS :  
3730 W BROWARD BOULEVARD

SCALE: 1" = 20'

SHEET 1 OF 2



# SKETCH OF SURVEY



**LAND DESCRIPTION:**

THE WEST 90 FEET OF THE EAST 136 FEET OF THE NORTH 150 FEET OF TRACT 2, "MELROSE PARK SECTION 8", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



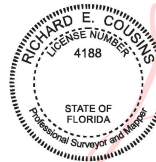
**LEGEND:**

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL & CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL & CAP
- FND FOUND NAIL & DISK
- PRM PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT
- X- CHAIN LINK FENCE
- E- OVERHEAD UTILITY LINES
- WM WATER METER
- WV WATER VALVE
- BFP BACK FLOW PREVENTER
- EB ELECTRIC BOX
- WPP WOOD POWER POLE
- MLP METAL LIGHT POLE
- CLP CONCRETE LIGHT POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- 0.00 ELEVATIONS
- NTS NOT TO SCALE

**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
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Digitally signed  
by Richard E Cousins  
Date: 2024.02.28  
11:38:40 -05'00'

FOR THE FIRM, BY: \_\_\_\_\_

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 11/16/23

**COUSINS SURVEYORS & ASSOCIATES, INC.**



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REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/16/23	SKETCH	JD	REC

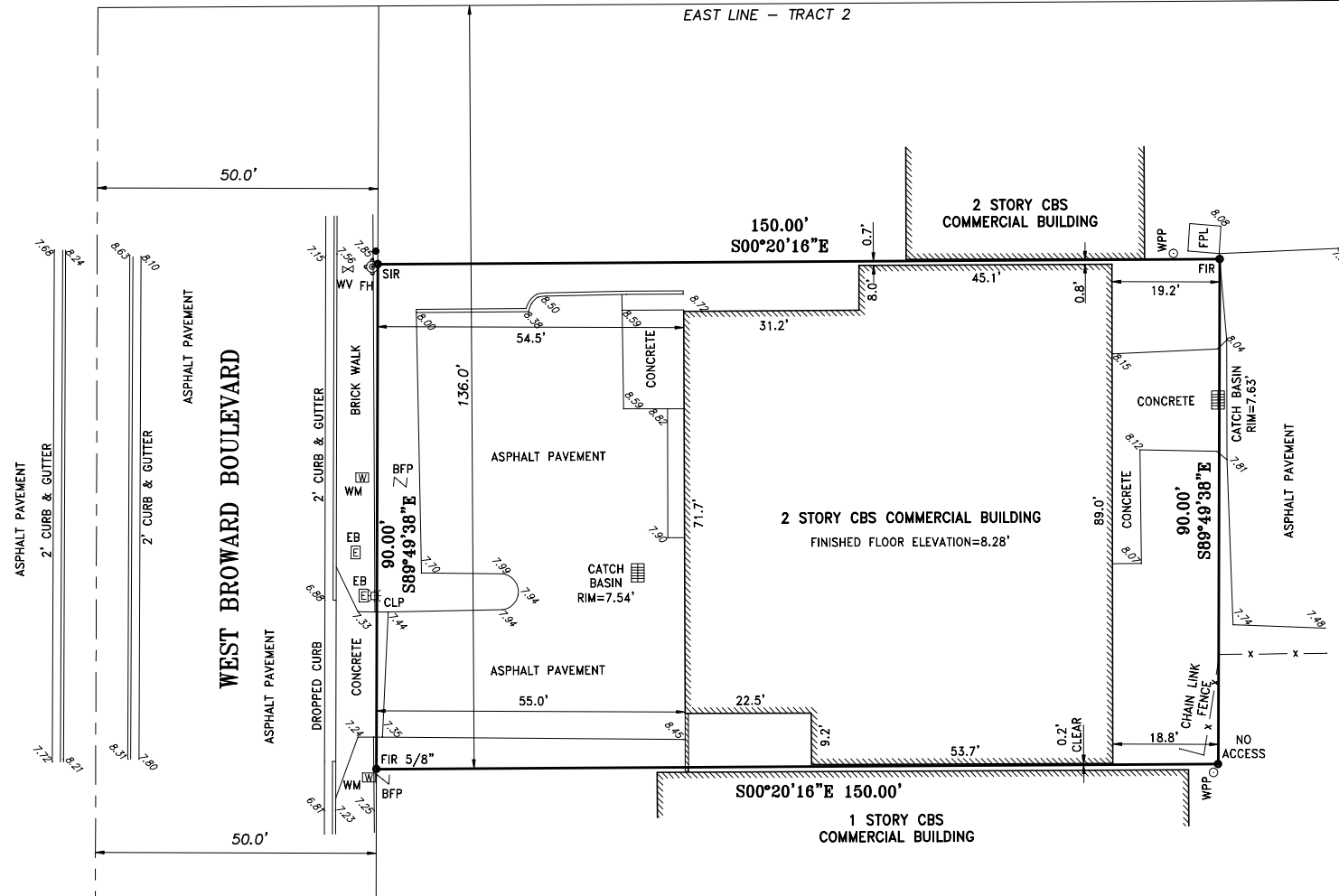
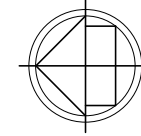
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0552H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :  
3730 W BROWARD BOULEVARD

SCALE: 1" = 20'

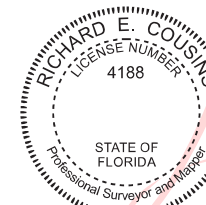
SHEET 1 OF 2

# SKETCH OF SURVEY



**LEGEND:**

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
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- 0.00 ELEVATIONS
- NTS NOT TO SCALE



Digitally signed  
by Richard E Cousins  
Date: 2024.02.28  
11:37:56 -05'00'

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
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BOUNDARY & IMPROVEMENTS SURVEY	11/16/23	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0552H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :	3730 W BROWARD BOULEVARD
SCALE:	1" = 20'
SHEET	2 OF 2