



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** September 27<sup>th</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, October 8<sup>th</sup>, 2024 at 6:00 pm.**

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

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<b>CASE:</b>	<b>PLN-BOA-24080001</b>
<b>OWNER:</b>	CONTAINER BOX LLC
<b>AGENT:</b>	FREDIANI, LUIZ
<b>ADDRESS:</b>	1110 NORTH EAST 5 AVENUE, FORT LAUDERDALE, FL 33304
<b>LEGAL DESCRIPTION:</b>	LOT 30, BLOCK 145, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA; SAID LANDS SITUATE, LYING AND BEING BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY
<b>COMMISSION DISTRICT:</b>	2
<b>REQUESTING:</b>	<b><u>Sec. 47-5.36.- Table of dimensional requirements for the RMM-25 district. (Note A)</u></b>

- Requesting a variance from the minimum 5-foot north side yard requirement for a two-family dwelling to be reduced to 3 feet 7 inches, a total variance request of 1 foot 5 inches.

### **Sec. 47-3.3. B.2. - Nonconforming lot**

- Requesting a variance from the **NON-CONFORMING LOT REQUIREMENT** of a minimum 5 feet north side yard setback requirement for a two-family dwelling to be reduced to 3 feet 7 inches a total variance request of 1 foot 5 inches.

Please Note: 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.

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**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-24080001


**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200 US Feet



# PLN-BOA- 24080001

## Sec. 47-5.36. Table of dimensional requirements for the RMM-25 district. (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	Single Family Dwelling, Attached: Townhouses	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre) (Density bonus—See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	35	55	55
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room  Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	See Section 47-18.38  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25	25
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height  Where a building exceeds 22 ft. in height that portion of the building	Same as for single family requirement  20 ft. when abutting a waterway	See Section 47-18.38  20 ft. when abutting a waterway	See Section 47-18.9  20 ft. when abutting a waterway	See Section 47-18.33  20 ft. when abutting a waterway	10	10 ft. - up to 22 feet in height  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be	20	20

	above 22 ft. shall be set back an additional 1 ft. per foot of additional height.  20 ft. when abutting a waterway						set back an additional 1 ft. per foot of additional height.  20 ft. when abutting a waterway		
Minimum rear yard (ft.) (Note B)	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	See Section 47-18.9  20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	0

### **Sec. 47-3.3. B.2. - Nonconforming lot**

A. Generally. As used in this section a nonconforming use is any use which is in compliance with the zoning regulations applicable to that use at the time the use was established and for which all required permits were issued, which use would be prohibited, restricted or would otherwise not conform to the ULDR.

B. Continuation of a nonconforming use. A nonconforming use may continue subject to the following:

1. A nonconforming use shall not be enlarged or extended nor shall the building it occupies be enlarged, extended or rebuilt such that the use would occupy a greater area of land than was occupied by the use on the effective date (June 28, 1997) or amendment of the ULDR which causes the use to become nonconforming, nor altered in any way so as to extend or enlarge the scope or area of its operation.

2. Once a nonconforming use is changed to a permitted use, or terminated as provided in [Sec. 47-3.8](#) in all or portion of a building or property, the nonconforming use which was permitted or terminated, as the case may be, shall not be resumed.

# Record

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<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Applicant on Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Treet #</u>	<u>D r e</u>	<u>Treet Name e</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	<a href="#">CE24080345</a>	OVERGROWN VACANT LOT		Cod Cas		Van ssa Willis e	1110	NE	5	AVE		Op n
<input type="checkbox"/>	<a href="#">PLN-BOA-24080002</a>		CONTAINER RESIDENCE AT 5 AVE e	Z- Board of Adjustm ent (BOA)	0		1110	NE	5	AVE		Compl t
<input type="checkbox"/>	<a href="#">PLN-BOA-24080001 e</a>		5 AVE CONTAINER RESIDENCE e	Z- Board of Adjustm nt (BOA) e	0 e		1110 e	NE e	5 e	AVE e		Op n
<input type="checkbox"/>	<a href="#">BLD-FEN-22080007 e</a>	ATF-BE22040176 INSTALL CHAIN LINK FENCE 83' LF OF... e		F nc P rmit	0		1110	NE	5	AVE		Compl t
<input type="checkbox"/>	<a href="#">BE22040176</a>	FENCE INSTALLED WITHOUT A PERMIT		Building Cod Cas e		HECTORS	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE21110290</a>	Th r is a blu backpack hanging from a tr , and...		Cod Cas		MICHELLES e	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE21090625</a>	OVERGROWN VACANT LOT		Cod Cas		Evan Oaks	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">SE21080154</a>			Bulk Trash Cas e		Wanda Acquav lla e	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE21020814 e</a>	OVERGROWTH, TRASH DEBRIS e		Cod Cas		Lois Turowski	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE20040396 e</a>	DUMPING AND TRASH ON SWALE e		Cod Cas		STEVENB e	1110 e	NE e	5 e	AVE e		Clos d e
<input type="checkbox"/>	<a href="#">SE20030125</a>			Bulk Trash Cas		STEVENB	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">LS20020347 e</a>	LS Sunshin Stat Li n -3- OPEN CASES CE19010243... e		Li n S arch	0		1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE-19110553</a>			Cod Cas		STEVENB	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE-19100604</a>	TRASH IN SWALE		Cod Cas		STEVENB e	1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE19090611</a>	MIDDLE RIVER TER - BULK TRASH PILE WAS FOUND ON, ... e	COCKING, MATTHEW	Bulk Trash Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19090611 d</a>	MIDDLE RIVER TER - BULK TRASH PILE WAS FOUND ON	COCKING, MATTHEW	Bulk Trash Cas e			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE19080550</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON, ... e	COCKING, MATTHEW e	Bulk Trash Cas			1110 e	NE e	5 e	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19080550_1</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON	COCKING, MATTHEW	Bulk Trash Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19030108_1</a>	BULK TRASH/FURNITURE	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE19030108</a>	BULK TRASH/FURNITURE	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19021201 d</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON	COCKING, MATTHEW	Bulk Trash Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE19021201</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON, ... e	COCKING, MATTHEW	Bulk Trash Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE19010243 d</a>	BULK TRASH & OVERGROWN	C@CKING, MATTHEW	Violation-CODE H aringe	0		1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE19010243</a>	BULK TRASH & OVERGROWN, BULK TRASH & OVER... e	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18102018e_1</a>	18-12(a) - THERE IS OVERGROWTH TRASH AND DEBRIS AT	C@CKING, MATTHEW e	Violation-CODE H aringe	0 e		1110 e	NE e	5 e	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE18102018</a>	18-12(a) - THERE IS OVERGROWTH TRASH AND DEBRIS A...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d e
<input type="checkbox"/>	<a href="#">VIO-CE18100138_1</a>	FURNITURE IN SWALE	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE18100138</a>	FURNITURE IN SWALE, FURNITURE IN SWALE	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18091247_1</a>	VACANT LOT HAS OVERGROWTH	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE18091247</a>	VACANT LOT HAS OVERGROWTH, VACANT LOT HAS OVERGROWTH	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18070823_1</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON	COCKING, MATTHEW	Bulk Trash Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE18070823</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON, ...	C@CKING, MATTHEW e	Bulk Trash Cas			1110	NE	5 e	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18070649_1</a>	OG/TRD	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE18070649</a>	OG/TRD e	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18040919 d</a>		C@CKING, MATTHEW	Violation-CODE H aring e	0		1110	NE	5	AVE		Clos d e
<input type="checkbox"/>	<a href="#">VIO-CE18040851_1e</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON	C@CKING, MATTHEW	Bulk Trash Cas e			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">CE18040919</a>	A LOT OF TRASH ILLEGALLY LEFT OUT IN THE GRASS e	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Clos d e
<input type="checkbox"/>	<a href="#">CE18040851 e</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON, ... e	C@CKING, MATTHEW	Bulk Trash Cas e			1110	NE	5	AVE		Clos d
<input type="checkbox"/>	<a href="#">VIO-CE18030565_1 e</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON	COCKING, MATTHEW e	Bulk Trash Cas			1110 e	NE e	5 e	AVE e		Clos d e
<input type="checkbox"/>	<a href="#">CE18030565</a>	MIDDLE RIVER TERR - BULK TRASH PILE WAS FOUND ON, ... e	COCKING, MATTHEW e	Bulk Trash Cas			1110 e	NE e	5 e	AVE e		Clos d

# Record

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<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Applicant on Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Treet #</u>	<u>D r</u>	<u>Treet Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	<a href="#">VIO-CE18010680_1</a>	VACANT LOT NORTH OF THIS ADDRESS - BULK TRASH	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE18010680</a>	VACANT LOT NORTH OF THIS ADDRESS - BULK TRASH, VA...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17070497_1</a>	BED AND MATTRESS DUMPED ON THIS EMPTY LOT	COCKING, MATTHEW	Violation-CODE H aring e	0		1110 e	NE e	5 e	AVE e		Closed
<input type="checkbox"/>	<a href="#">CE17070497</a>	BED AND MATTRESS DUMPED ON THIS EMPTY LOT, BED AND...	COCKING, MATTHEW	Cod Cas	21.52 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17062625</a>	TRASH IN VACANT LOT SOUTH OF 1112 NE 5 AVE, Photo...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17060350</a>	OVERGROWTH, OVERGROWTH	COCKING, MATTHEW	Cod Cas	08 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17060350_1</a>	OVERGROWTH	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17021286</a>	LS ONE-STEP LIEN 8 OPEN CASES FOUND:, CE13110185,...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17021286_1</a>		COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17020115</a>	TRASH BEING PILED ON TOP OF EXISTING TRASH PILES	COCKING, MATTHEW	Cod Cas			1110	NE	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17020115_1</a>		COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17020075</a>	TRASH PILING UP, BROKEN FURNITUE	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17020075_1</a>		COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE17011379</a>	BULK TRASH, BULK TRASH e	COCKING, MATTHEW	Cod Cas e			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE17011379_1</a>	BULK TRASH	COCKING, MATTHEW	Violation-CODE H aring e	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16101762_1</a>	OVERGROWN, TIRE, TRASH, VACANT LOT NORTH OF 1106. e	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16101762</a>	OVERGROWN, TIRE, TRASH, VACANT LOT NORTH OF 1106,....	COCKING, MATTHEW	Cod Cas			1110	NE	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16100424_2</a>		COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16100424_1</a>		COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16100424</a>	2 HUGE GARBAGE CANS FULL OF TRASH AND DEBRIS OUT,...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16091556_1</a>	TARSH DUMPED ON PROPERTY, GREEN DUMPSTER	COCKING, MATTHEW	Violation-CODE H aring e	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16091556</a>	TARSH DUMPED ON PROPERTY, GREEN DUMPSTER, OVERFLO...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16081412_d</a>	OVERGROWN	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16081412</a>	OVERGROWN, OVERGROWN	COCKING, MATTHEW	Cod Cas e			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16062021_1</a>	VACANT LOT OVERGROWN IN BETWEEN 2 RESIDENTIAL	COCKING, MATTHEW	Violation-CODE H aring e	0 e		1110	NE	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16062021</a>	VACANT LOT OVERGROWN IN BETWEEN 2 RESIDENTIAL, PR...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16020194_1</a>	ov rgorwth / trash	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE16020193_1</a>	Th r is bulk trash on th swal of this prop rty. e	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16020194</a>	ov rgorwth / trash	COCKING, MATTHEW	Cod Cas	15.52 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE16020193</a>	Th r is bulk trash on th swal of this prop rty. e	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15110996_1</a>	THERE IS BULK TRASH SUCH AS COUCH, BED FRAMES AND e	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15110996</a>	THERE IS BULK TRASH SUCH AS COUCH, BED FRAMES AND... e	COCKING, MATTHEW	Cod Cas			1110 e	NE e	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15101846</a>	VACANT LOT WITH TRASH	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15101846_1</a>		COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15100679_d</a>	VACANT LOT WITH OVERGROWTH AND TRASH.	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15100677_1</a>	BULK TRASH ON SWALE	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15100679</a>	VACANT LOT WITH OVERGROWTH AND TRASH. e	COCKING, MATTHEW	Cod Cas	15.52 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15100677</a>	BULK TRASH ON SWALE	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15081062_1</a>	MIDDLE RIVER TERRACE- BULK TRASH PILE WAS FOUND e	COCKING, MATTHEW	Bulk Trash Cas			1110 e	NE e	5 e	AVE e		Closed
<input type="checkbox"/>	<a href="#">CE15081062</a>	MIDDLE RIVER TERRACE- BULK TRASH PILE WAS FOUND, ... e	COCKING, MATTHEW	Bulk Trash Cas			1110 e	NE e	5 e	AVE e		Closed

# Records

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<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Applicant 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="#">VIO-CE15040197_d</a>	TRASH	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15040197</a>	TRASH, TRASH	COCKING, MATTHEW	Cod Cas	02.95		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE15011365_1</a>	OVERGROWTH/TRASH/DEBRIS	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">CE15011365</a>	OVERGROWTH/TRASH/DEBRIS, , WHILE IN AREA I OBSERV...	COCKING, MATTHEW	Cod Cas	96.32 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE14102085_1</a>	OVERGROWTH - REOCCURRING VIOLATION	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE14102085</a>	OVERGROWTH - REOCCURRING VIOLATION, OVERGROWTH - ... e	COCKING, MATTHEW	Cod Cas	59.89		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE14060987_1</a>	THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE14060987</a>	THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOU...	COCKING, MATTHEW	Cod Cas	18.63 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE14020594_1_e</a>	RECURRING VIOLATION	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE14020594</a>	RECURRING VIOLATION	COCKING, MATTHEW	Cod Cas			1110	NE	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE14020436_1</a>	TRASH STREWN & OVERGROWN, PILE OF TRASH IN THE	COCKING, MATTHEW	Violation-CODE H aring	0 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE14020436</a>	TRASH STREWN & OVERGROWN, PILE OF TRASH IN TH... e	COCKING, MATTHEW	Cod Cas	71.19		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE13110185_1</a>	THERE IS TRASH AND LITTER SCATTERED ABOUT THE	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE13110185</a>	THERE IS TRASH AND LITTER SCATTERED ABOUT THE, VA...	COCKING, MATTHEW	Cod Cas	39.56 e		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE07022073_1</a>	THERE IS RUBBISH AND DEBRIS ON THE SWALE FOR BULK	COCKING, MATTHEW	Violation-CODE H aring	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE07022073</a>	THERE IS RUBBISH AND DEBRIS ON THE SWALE FOR BULK...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE07020539_1_e</a>	MIDDLE RIVER TER- BULK TRASH ON SWALE. POSTED,	COCKING, MATTHEW	Violation-CODE H aring	0		1110 e	NE e	5 e	AVE		Closed
<input type="checkbox"/>	<a href="#">CE07020539</a>	MIDDLE RIVER TER- BULK TRASH ON SWALE. POSTED,, S...	COCKING, MATTHEW	Cod Cas			1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">VIO-CE06110537_1_e</a>	MIDDLE RIVER TER- BULK TRASH ON SWALE. POSTED, e	COCKING, MATTHEW	Violation-CODE H aring e	0		1110	NE	5	AVE		Closed
<input type="checkbox"/>	<a href="#">CE06110537</a>	MIDDLE RIVER TER- BULK TRASH ON SWALE. POSTED,, S... e	COCKING, MATTHEW	Cod Cas			1110 e	NE e	5 e	AVE e		Closed





CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: October 8<sup>th</sup>, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080001

### Sec. 47-5.36.- Table of dimensional requirements for the RMM-25 district. (Note A)

- Requesting a variance from the minimum 5-foot north side yard requirement for a two-family dwelling to be reduced to 3 feet 7 inches, a total variance request of 1 foot 5 inches.

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

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

*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.*

*In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a*





CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** October 8<sup>th</sup>, 2024

**TIME:** 6:00 P.M.

**CASE:** PLN-BOA-24080001

### Sec. 47-3.3. B.2. - Nonconforming lot

- **Requesting a variance from the NON-CONFORMING LOT REQUIREMENT of a minimum 5 feet north side yard setback requirement for a two-family dwelling to be reduced to 3 feet 7 inches a total variance request of 1 foot 5 inches.**

**Please Note:** 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.

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

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



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**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24080001

APPLICANT: LUIZ FREDIANI, PE (OWNER CONTAINER BOX, LLC)

PROPERTY: 1110 NE S AVENUE FORT LAUDERDALE, FL 33304

PUBLIC HEARING DATE: OCTOBER 8TH, 2024 - 6:00PM

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

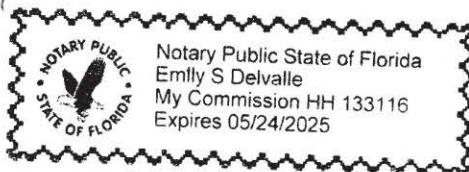
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of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

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 27<sup>th</sup> day of September, 2024

(SEAL)



Emily S Delvalle  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 05.24.2025





BROWARD COUNTY PERMITS & PERMITS  
954-389-3808

**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
DATE: October 17, 2018 TIME: 10:00 AM - 1:00 PM  
Sec. 45.03.01, 45.03.02, 45.03.03, 45.03.04, 45.03.05, 45.03.06, 45.03.07, 45.03.08, 45.03.09, 45.03.10, 45.03.11, 45.03.12, 45.03.13, 45.03.14, 45.03.15, 45.03.16, 45.03.17, 45.03.18, 45.03.19, 45.03.20, 45.03.21, 45.03.22, 45.03.23, 45.03.24, 45.03.25, 45.03.26, 45.03.27, 45.03.28, 45.03.29, 45.03.30, 45.03.31, 45.03.32, 45.03.33, 45.03.34, 45.03.35, 45.03.36, 45.03.37, 45.03.38, 45.03.39, 45.03.40, 45.03.41, 45.03.42, 45.03.43, 45.03.44, 45.03.45, 45.03.46, 45.03.47, 45.03.48, 45.03.49, 45.03.50, 45.03.51, 45.03.52, 45.03.53, 45.03.54, 45.03.55, 45.03.56, 45.03.57, 45.03.58, 45.03.59, 45.03.60, 45.03.61, 45.03.62, 45.03.63, 45.03.64, 45.03.65, 45.03.66, 45.03.67, 45.03.68, 45.03.69, 45.03.70, 45.03.71, 45.03.72, 45.03.73, 45.03.74, 45.03.75, 45.03.76, 45.03.77, 45.03.78, 45.03.79, 45.03.80, 45.03.81, 45.03.82, 45.03.83, 45.03.84, 45.03.85, 45.03.86, 45.03.87, 45.03.88, 45.03.89, 45.03.90, 45.03.91, 45.03.92, 45.03.93, 45.03.94, 45.03.95, 45.03.96, 45.03.97, 45.03.98, 45.03.99, 45.03.100



**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
 DATE: October 20, 2024 TIME: 6:00 P.M. CASE: File No. 20240011  
 Sec. 47-5.36 - Table of dimensional requirements for the RMN-20 district (Note A)  
 - Requesting a variance from the minimum 5-foot side yard requirement for a two-family dwelling to be reduced to 3 feet 7 inches or less where required 1 foot 2 inches.

FOR MORE INFORMATION, CONTACT THE CITY ENGINEER'S OFFICE AT (954) 346-2200. VISIT OUR WEBSITE AT WWW.FORTLAUDERDALEFL.GOV. THE CITY ENGINEER'S OFFICE IS LOCATED AT 200 N. GULF BLVD., FORT LAUDERDALE, FL 33301.





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](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 checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation ( <b>Before</b> )	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation ( <b>After</b> )	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures ( <b>Homesteaded Only</b> ) ( <b>Before</b> )	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures ( <b>Homesteaded Only</b> ) ( <b>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.

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	CONTAINER BOX LLC
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	777 BRICKEL AVENUE - SUITE 500 MIAMI, FL 33131
<b>E-mail Address</b>	adriana.franca@containerbox.com.br
<b>Phone Number</b>	(954) 661-4833
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record 494234040930

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

<b>Applicant / Agent's Name</b>	LUIZ FREDIANI, PE
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	3753 GATLIN PLACE CIR ORLANDO FL 32812
<b>E-mail Address</b>	lfrediani@fredianiputini.com
<b>Phone Number</b>	(954)706-8626
<b>Agent Authorization Form Submitted</b>	<input type="checkbox"/>

<b>Include ANY Related code case/permit #</b>	
<b>Existing / New</b>	Existing: <input type="checkbox"/> New: <input type="checkbox"/>
<b>Project Address</b>	Address: 1110 NE 5 AVENUE FORT LAUDERDALE, FL 33304
<b>Legal Description</b>	SEE SURVEY
<b>Tax ID Folio Numbers</b> <i>(For all parcels in development)</i>	494234040930
<b>Variance/Special Exception Request</b> <i>(Provide a brief description of your request)</i>	OWNER RESPECTFULLY REQUIRES A 1' - 4-1/2" VARIANCE APPLIED TO THE PROPERTY NORTH SIDE SETBACK. PER ARTICLE II (ZONING DISTRICT REQUIREMENTS) SECTION 47-5.36 FOR ZONING RMM-25 DISTRICT - SINGLE FAMILY DWELLING - DUPEX THE SETBACK IS 5-FOOT (UP TO 22 FEET IN HEIGHT, WHAT OWNER WILL COMPLY). THE SETBACK NEED TO BE DOWN TO 3' - 7-1/2" SO THE CONTAINER FITS RESPECTING THE 5-FOOT SETBACK AT THE SOUTH SIDE OF PROPERTY.
<b>Applicable ULDR Sections</b> <i>(Include all code sections)</i>	47.5.36 AND 47-3.3.B.2

<b>Current Land Use Designation</b>	00 - RESIDENTIAL
<b>Current Zoning Designation</b>	RMM-25
<b>Current Use of Property</b>	VANCANT RESIDENTIAL
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25'	37'-0"
Side	5' (S)	5'-0" (S)
Side	5' (N)	3' - 7-1/2" (N)
Rear	15'	17'-7"

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.

REDUCE THE SIDE YARD SETBACK (NORTH ONLY) FROM 5-FOOT (80 INCHES) PER SECTION 47-18.33 TO 3'-7" (43 INCHES)

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

THIS IS A SHIPPING CONTAINER BASED HOUSE. CONTAINERS HAVE SPECIFIC STANDARDS THAT INCLUDE DIMENSIONS 140'-2" BY 8'-2-1/2".

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 FEASIBLE SIZE FOR THIS PROJECT WILL REQUIRE 8 CONTAINERS (4 AT FIRST LEVEL PLUS 4 AT SECOND LEVEL). THIS WILL HAVE A BUILDING FOOTPRINT OF 80'-4" 8'

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 SPECIFIC REQUIREMENT OF SECTION 47.18.33 - SIDE SET BACK WOULD DEPRIVE THE OWNER OF THE ABILITY TO DEVELOP THIS PAR

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

LOT WIDTH OF 25-FOOT MAKES IT TOO NARROW FOR ALMOST ANY USE.

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 IS THE MINIMUM VARIANCE NECESSARY TO USE THIS LOT AS TWO NEW FAMILIES WILL LIVE THERE, NOT ONLY BRINGING INCOME TO THE CITY AS TODAY TAXES

AFFIDAVIT: I, Adriana S. France, 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.

Adriana S. France (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15th day of August 2024



JOSEPH MAGRI
Comm.: # HH 294012
Expires: July 27, 2026
Notary Public - State of Florida

NOTARY PUBLIC
MY COMMISSION EXPIRES:

July 27, 2026

## 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: 05/06/2024
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311**

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

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

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

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

**SIGN NOTICE**

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

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

**AFFIDAVIT OF POSTING SIGNS**

STATE OF FLORIDA

BROWARD COUNTY

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

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

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

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

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_(initial here)

\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 5: Technical Specifications

### A. SITE PLAN

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

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

### B. BUILDING ELEVATIONS (as applicable)

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

Prepared by:

**WILLIAM M. KARNEY**

Attorney at Law

Moraitis, Karney, Moraitis & Quailey

915 Middle River Drive, Suite 506

Fort Lauderdale, FL 33304

954-563-4163

File Number: 24R-509K

Return to:

Signature Title & Real Estate Services, LLC

6245 N. Federal Highway, Suites 426 & 429

Fort Lauderdale, FL 33308

File Number: 2024-58

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 26 day of June, 2024 between ALPEROSE, LLC, a Florida Limited Liability Company whose post office address is 511 SE 5th Avenue, Unit #1104, Fort Lauderdale, FL 33301, grantor, and CONTAINER BOX LLC, a Florida Limited Liability Company whose post office address is 777 Brickell Avenue, Suite 500, Miami, FL 33131, grantee:

(Whenever 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, trusts and trustees)

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

Lot 30, Block 145, of Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

Parcel Identification Number: 494234-04-0930

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**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; that the grantor hereby fully 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, 2023**.

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

Signed, sealed and delivered in our presence:

ALPEROSE, LLC,  
a Florida Limited Liability Company

By: Miguel A. Jimenez  
MIGUEL A. JIMENEZ, Manager

Toni Josette Wright  
Witness Name: Toni Josette Wright  
Witness Address :  
9136 Green Apple Way Toano VA 23168

Zorka Dobрева  
Witness Name: Zorka Dobрева  
Witness Address :  
511 SE 5th Ave #802 Fort Lauderdale, FL 33301

State of Virginia  
County of James City

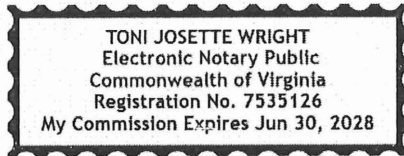
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of June, 2024 by MIGUEL A. JIMENEZ, Manager of ALPEROSE, LLC, a Florida Limited Liability Company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Toni Josette Wright ID Card *JW*  
Notary Public

Printed Name: Toni Josette Wright

My Commission Expires: 6/30/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.

No Events   No Name History

## Detail by Entity Name

Florida Limited Liability Company  
CONTAINER BOX LLC

### Filing Information

Document Number	L18000226444
FEI/EIN Number	30-1131708
Date Filed	09/24/2018
State	FL
Status	ACTIVE

### Principal Address

777 BRICKELL AVE.  
SUITE 500  
MIAMI, FL 33131

### Mailing Address

777 BRICKELL AVE.  
SUITE 500  
MIAMI, FL 33131

### Registered Agent Name & Address

DGA OFFICE LLC  
777 BRICKELL AVE.  
SUITE 500  
MIAMI, FL 33131

Name Changed: 04/12/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

FRANCA, ADRIANA SOBRAL  
777 BRICKELL AVE., SUITE 500  
MIAMI, FL 33131

Title AMBR

CORBAS, DANILO MAURO  
777 BRICKELL AVE., SUITE 500  
MIAMI, FL 33131

### Annual Reports

Report Year	Filed Date
2022	04/19/2022
2023	04/24/2023
2024	04/29/2024

### Document Images

[04/29/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)





### AGENT AUTHORIZATION FORM

I, CONTAINER BOX, LLC ("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 1110 NE 5 AVENUE FORT LAUDERDALE, FL 33304 ("Property"), do hereby authorize  
[Print Property Address]  
LUIZ FREDIANI ("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.



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

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

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

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

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

WITNESS:

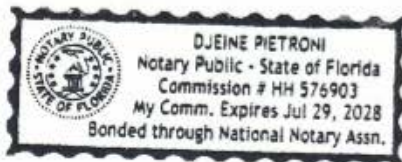
Michele Putini  
Witness Signature  
MICHELE PUTINI  
Print Name  
9/30/24  
Date

Adriana J. Franca  
Signature - Owner/Authorized Individual  
ADRIANA FRANCA  
Print Name - Owner/ Authorized Individual  
CEO  
Print Title - Authorized Individual

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of September, 2024, by Djeine Pietroni, an individual who is personally known to me  or has produced passport as identification

[NOTARY SEAL]



Djeine Pietroni  
(Signature of Notary Public - State of Florida)  
Jul 29, 2028  
My Commission Expires:  
Djeine Pietroni  
Print, Type, or Stamp Commissioned Name of Notary Public)



150 75 0 150 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



1110 NE 5 AVENUE



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	LEGAL_LINE	LEGAL_LI_1
49423404048C	BOBINGER,MARK L		3000 NE 8 TER APT A1	WILTON MANORS	FL	33334	WILTON MANORS	FL333 PROGRESSO 2-18 D	LOT 6 & 7 BLK 144
49423404076C	ARCHWAYS INC		919 NE 13 ST	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 7,8 BLK 145
49423404098C	CARDONA HOLDINGS 3 LLC		450 N PARK RD #301	HOLLYWOOD	FL	33021	HOLLYWOOD	FL33021PROGRESSO 2-18 D	LOT 41 & 42 BLK 145
49423404050C	COMMUNITY 8 PROPERTIES LLC		1800 W BROWARD BLVD	FORT LAUDERDALI	FL	33312	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 8,9 BLK 144
49423404127C	AIS,JOSIE B		301 N PINE ISLAND RD #254	PLANTATION	FL	33324	PLANTATION	FL33324 PROGRESSO 2-18 D	LOT 39,40 BLK 146
49423404078C	STARLIGHT WEST PROPERTIES INC % FISHER BRAY REAL ESTATE GF		1511 NE 4 AVE	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 9,10 BLK 145
49423404097C	SCHOEN,JEFFREY A		101 NE 17 CT UNIT 2	FORT LAUDERDALI	FL	33305	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 39,40 BLK 145
49423404051C	GIANOPOULOS,CHRISTIAN		1633 NE 18 AVE	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 10 TO 13 BLK 144
49423404126C	INGRAM,KENNETH B	MILLER,ARTHUR D	1124 NE 5 TER	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 36 TO 38 BLK 146
49423404080C	STAN,NIKOLA		1125 NE 5 TER	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 11 TO 13 BLK 145
49423404096C	SCHOEN,JEFFREY A		101 NE 17 CT UNIT 12	FORT LAUDERDALI	FL	33305	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 35 TO 38 BLK 145
49423404065C	ICPAWS LLC		2210 NE 48 ST	LIGHTHOUSE POIN	FL	33064	LIGHTHOUSE POINT	FL33iPROGRESSO 2-18 D	LOTS 34 THRU 44 LESS W 10 FOR
49423404125C	SEYMOUR,JASON & LINDA		1116 NE 5 TER	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 33 TO 35 BLK 146
49423404082C	TGCG HOLDINGS LLC		444 BRICKELL AVE STE 224	MIAMI	FL	33131	MIAMI	FL33131 PROGRESSO 2-18 D	LOT 14,15,16 BLK 145
49423404052C	SAIC 1117 NE 5TH AVE LLC		1719 SE 10 ST	FORT LAUDERDALI	FL	33316	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 14,15 BLK 144
49423404095C	CASTANEDA,LILY		1116 NE 5 AVE	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 33 & 34 BLK 145
49423404062C	CAR 75 LLC		671 S STATE ROAD 7	PLANTATION	FL	33317	PLANTATION	FL33317 PROGRESSO 2-18 D	LOTS 16 & 30 THRU 33,LESS W 10
49423404124C	SMALL,WILBERT		1112 NE 5 TER	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 29 TO 32 BLK 146
49423404083C	BIANCHI,JOHN		1121 SW 22 AVE APT 1	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 17,18,19,20 BLK 145
49423404094C	HENAO INVESTMENTS LLC		1112 NE 5 AVE	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 31 & 32 BLK 145
49423404055C	OSBORN,JESSE D		1115 NE 5 AVENUE, 1B	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 17,18,19,LOT 20 LESS S 12.4
49423404093C	CONTAINER BOX LLC		777 BRICKELL AVE STE 500	MIAMI	FL	33131	MIAMI	FL33131 PROGRESSO 2-18 D	LOT 30 BLK 145
49423404091C	5 AVE HOLDING LLC		1106 NE 5 AVE #1-5	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 27,28,29 BLK 145
49423404060C	RIOBABEL LLC		524 WATER POINT RD	WESTON	FL	33326	WESTON	FL33326 PROGRESSO 2-18 D	LOTS 27 TO 29,LESS W 10 FOR ST
49423404122C	BARBER,NANCY LYNN	BARBER,TERRY	1340 NE 24 ST	POMPANO BEACH	FL	33064	POMPANO BEACH	FL33iPROGRESSO 2-18 D	E 40 OF LOTS 25 TO 28 BLK 146
49423404123C	ASL 1100 LLC		820 NE 5 TER	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOTS 25 TO 28 LESS E 40 BLK 146
49423404087C	OSHU 1 LLC		1495 MYRTLE OAK TER	HOLLYWOOD	FL	33021	HOLLYWOOD	FL33021PROGRESSO 2-18 D	LOT 21,22 BLK 145
49423404058C	KROSLEY,JARED EDEN	KROSLEY,JONATHAN HALE	5255 N FEDERAL HWY STE	BOCA RATON	FL	33487	BOCA RATON	FL33487 PROGRESSO 2-18 D	LOT 20 S 12.4 OF W 64.5 & S 3.09
49423404089C	STRINGI,LOIS M		4501 NE 21 AVE # 205	FORT LAUDERDALI	FL	33308	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 23,24 BLK 145
49423404059C	RAKI MARINA FORT LAUDERDALE LLC		3 CAPEN HILL RD	SHARON	MA	02067	SHARON	MA02067 PROGRESSO 2-18 D	LOTS 25 & 26 LESS W 10 FOR ST
494234047932	PHILADELPHIA FUNDAMENTAL BAPT CHURCH		3985 NW 35 AVE	LAUDERDALE LAKE	FL	33309	LAUDERDALE LAKES	FL33iPROGRESSO 2-18 D	BEG AT NW COR OF TRIANGULAR
49423448001C	HOME DEPOT U S A INC	% PROP TAX DEPT #6372	PO BOX 105465	ATLANTA	GA	30348	ATLANTA	GA30348 HOME DEPOT FORT LAUDERD,	172-92 B
49423404090C	DNY HOLDINGS LLC		1018 S 56 AVE	HOLLYWOOD	FL	33023	HOLLYWOOD	FL33023PROGRESSO 2-18 D	LOT 25 W1/2,LOT 26 W1/2 BLK 145
494234040901	SIMMONS,BENJAMIN		515 NE 11 ST	FORT LAUDERDALI	FL	33304	FORT LAUDERDALE	FL33 PROGRESSO 2-18 D	LOT 25 E1/2,26 E1/2 BLK 145
49423400013C	FLORIDA DEPT OF TRANSPORTATIO OFFICE OF RIGHT OF WAY		3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	FORT LAUDERDALE	FL33 34-49-42	PORTION OF NE 4 AVE FROM SOL

July 31, 2024

City of Fort Lauderdale  
Building Services Department  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33304

**1110 NE 5 AVENUE  
FORT LAUDERDALE, FL 33304  
Parcel Id: 494234040930**

**Ref.: Narrative for variance request for 1'-4 ½" side set back reduction**

Dear Sir or Madam,

On behalf of Container Box, a renowned Brazilian company specialized in container constructions, and according to section 47-24.12 of Fort Lauderdale Unified Land Development Regulations (ULDR), I hereby present this request for a 16.5 inches side setback variance for the construction of a residence at the above-mentioned parcel. ULDR table 47-5.36 sets the dimensional requirements for the RMM-25 district as 5 feet for a Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling. Also Section 47-18 sets the Specific Use Requirements, and specifically Section 47-3.3.B.2 defines that 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.

We would like to highlight the importance and benefits of these constructions, which follow strict principles of sustainability and circularity for the city. According to

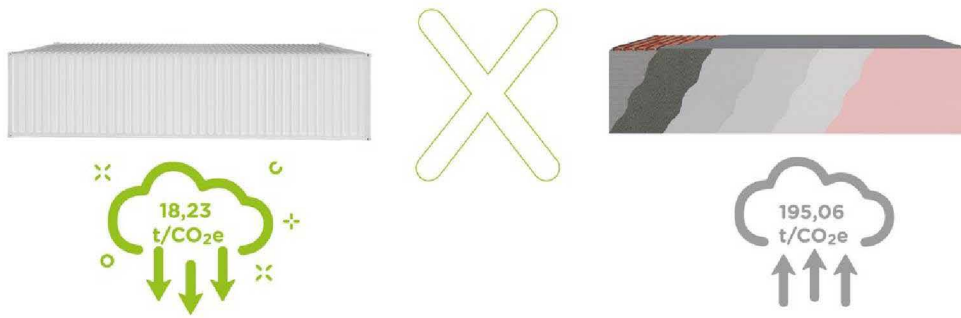
**About the company:**

Container Box is a highly creative and sustainable company, specialized in mixed constructions using modular container Architecture, combined with masonry, steel frame and/or wood frame techniques. Over the past 15 years, the company has developed a unique construction methodology by leveraging the modulation of containers for constructions, to achieve an excellent level of sustainability. The company has had its Zero Carbon footprint in its corporate structure since 2022, and we rigorously calculate our carbon footprint, consistently verifying it as extremely low number, which allows us to build several projects with a carbon neutral impact.

All our projects are currently Zero Carbon and environmentally friendly projects. Last year, we were honored with a sustainability award from the American Chamber of Commerce in Brazil (AMCHAM) for a project of the Zero Carbon Laboratory for the Brazilian government – Butantan Institute. This recognition underlines our commitment to the economy in the construction industry

**Container Building Carbon Footprint:**

Our comparative study between container construction and traditional masonry (CMU) construction reveals significant environmental benefits. A "40-foot HC container" when prepared for construction with heat treatments, walls, floors, and other modifications, has a carbon footprint of approximately 18.23 tCO<sub>2</sub>e (greenhouse gas emissions per ton). Compared to an equivalent masonry structure has a carbon footprint of about 195.06 tCO<sub>2</sub>e. This demonstrates that the use of a container structure reduces carbon emissions by about 90%, avoiding emissions of approximately 176.83 tCO<sub>2</sub>e, into the environment.



### 1. Durability and Resistance:

- Containers are designed to withstand harsh conditions during transport, which makes them extremely robust and durable. They can withstand extreme weather conditions, including Category 5 hurricanes, providing a solid foundation for a home.
- The steel frame is resistant to pests, rot, and other problems common in traditional wooden homes, reducing the need for long-term maintenance.
- Container homes are less prone to fires compared to wooden structures, offering superior fire protection when properly insulated and equipped.

### 2. Speed in Construction and Sustainability:

- Containers are prefabricated and can be quickly assembled on site, reducing overall construction time. This can help the city meet the demand for housing faster than traditional construction.
- Due to prefabrication, container homes require less site preparation compared to traditional construction, helping to reduce erosion and pollution into the neighborhood. In addition, we use less material (such as water, sand, cement, stone) that are extracted from nature and are finite.

### 3. Modern and Contemporary Aesthetics:

- Our projects feature a modern and contemporary aesthetic that appeals to those seeking a distinctive look. The clean lines and functional appearance can be quite attractive to the city skyline.
- Containers are modular units, with different sizes standardized internationally (20x8x8.6 feet, 40x8x8.6 feet and 40x8x9.6 feet). This standardization makes it impossible to fit the construction to the lot, requiring the lot to be adjusted to the container.

## Positive Impact for the City

### 1. Valuation of Vacant Lots:

- The construction of two houses on an empty lot, which has remained unused since the city's subdivision, will bring a series of economic and social benefits. The presence of new residences increases population density and contributes to the vitality of the neighborhood, attracting new residents and businesses to the area.
- The appreciation of empty lots also results in an increase in tax collection for the city, allowing investments in infrastructure and public services.

### 2. Tax Revenue Projection:

- Empty lots do not generate significant tax revenue for the city. However, when building two houses on one lot, tax increases substantially. Considering a 20-year projection, the positive financial impact for the city can be significant, providing additional resources for public investments.
- The tax collected annually is \$1,757.27 (2022) at this parcel. Once built and appraised with the building on it taxes can rise to \$10,000 annually, meaning a quarter million dollars more to the city on 20 years span.

### 3. Innovation and Sustainability in Construction:

- Our projects not only solve the problem of non-conforming lots, but also introduce innovative and sustainable practices in civil construction. City architects and engineers will have the opportunity to collaborate on projects that utilize modern and eco-friendly techniques, strengthening the city's commitment to sustainability.

**Why we need this Variance Request:**

The 1'-4 ½" variance is crucial due to the modular nature of the containers in our construction technique. As the containers follow an international size standard, adjusting the construction to the lot without this "variance" would compromise the integrity and design of the structure. The requested "variance" will allow us to maintain the modularity and sustainability of our constructions, without compromising the ecological principles that guide our work. In addition, this project may represent a milestone in the city of Fort Lauderdale, being the first Zero Carbon project in the city, which already values sustainable practices so much.

As this is a non-conforming lot, even for an usual brick and mortar construction the width of the lot would compromise the quality of the house. Taking in consideration a finished exterior brick wall would end at 10 inches, the internal "net" width for a house in this lot would be 13 feet.

We are confident that granting this variance will not only benefit Container Box, but also help the standard of innovation and environmental responsibility that other initiatives can follow, solidifying Fort Lauderdale as a pioneer city in sustainable construction and eco-friendly practices.

We appreciate your consideration and are available for any further clarification.

Sincerely,

Luiz Frediani, PE  
(954)706-8626  
[lfrediani@fredianiputini.com](mailto:lfrediani@fredianiputini.com)

July 31, 2024

City of Fort Lauderdale  
Building Services Department  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33304

**1110 NE 5 AVENUE  
FORT LAUDERDALE, FL 33304  
Parcel Id: 494234040930**

**Ref.: Pictures for Variance Request**



**Picture #1: Street facing the Vacant Lot**





**Picture #2: South Property Line**



Picture #3: North Property Line



**Picture #4: Inside the parcel**

OWNER/ADDRESS

SIGNED:



FREDIANI PUTINI & SONS  
2462 E MICHIGAN ST  
SUITE 206  
ORLANDO, FL  
(954) 706-8626

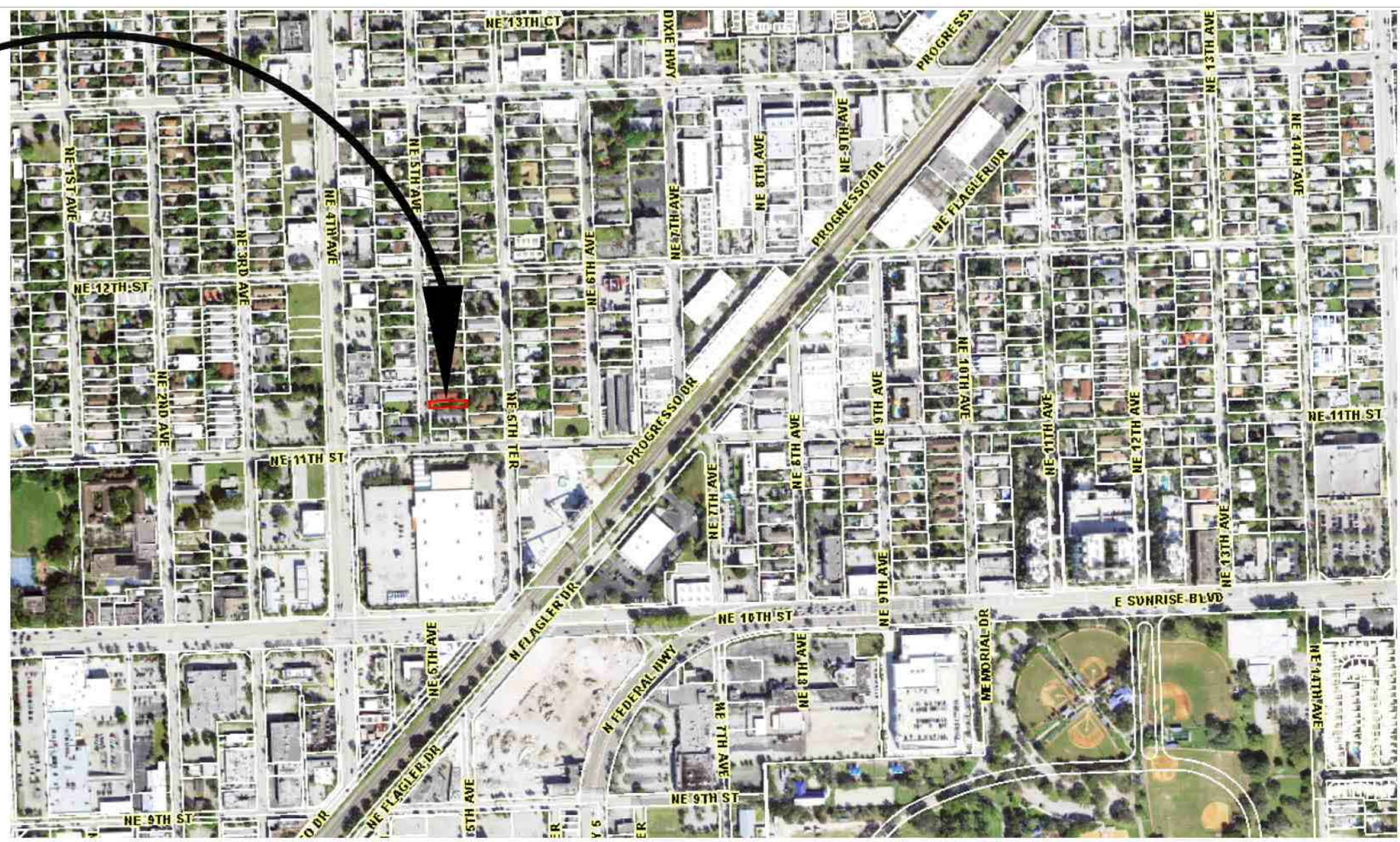
Revisions

Description	Date

DATE: MAY - 2024  
DRAWN BY: MP/LF  
SCALE: AS INDICATED  
Sheet Title:  
**CIVIL / HARDSCAPE**

**C-1**

Project No: 24-047



LOCATION MAP

BUILDING  
LOCATION

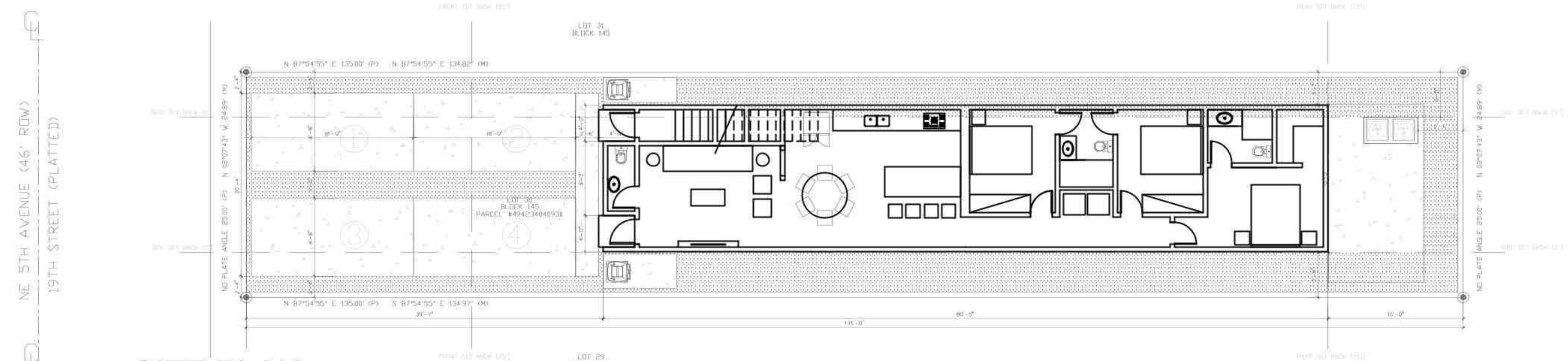
DATA TABLE

ZONING: RMM-25  
CURRENT USE: VACANT RESIDENTIAL

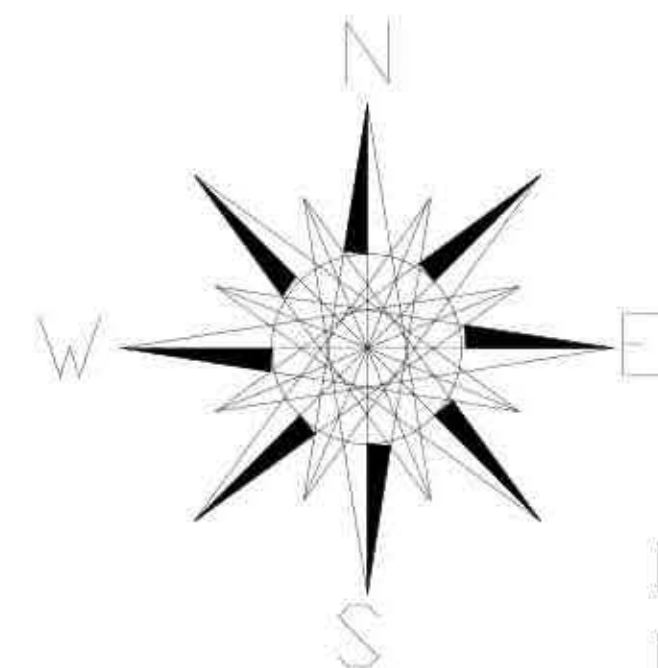
FRONT YARD: 25 FEET (PROPOSED: 37'-0")  
REAR YARD: 15 FEET (PROPOSED: 17'-7")  
SIDE YARD (S): 5 FEET (PROPOSED: 5'-0")  
SIDE YARD (N): 5 FEET (PROPOSED: 3'-7")

BUILDING INFO:

LOT AREA: 3,375 SF (0.078 ACRES)  
BLDG. AREA: 2,630 SF  
IMPERVIOUS AREA: 2,725 SF  
PERVIOUS AREA: 650 SF  
ISR: .80  
PARKING REQUIRED PER UNIT: 2  
PARKING PROVIDED PER UNIT: 2

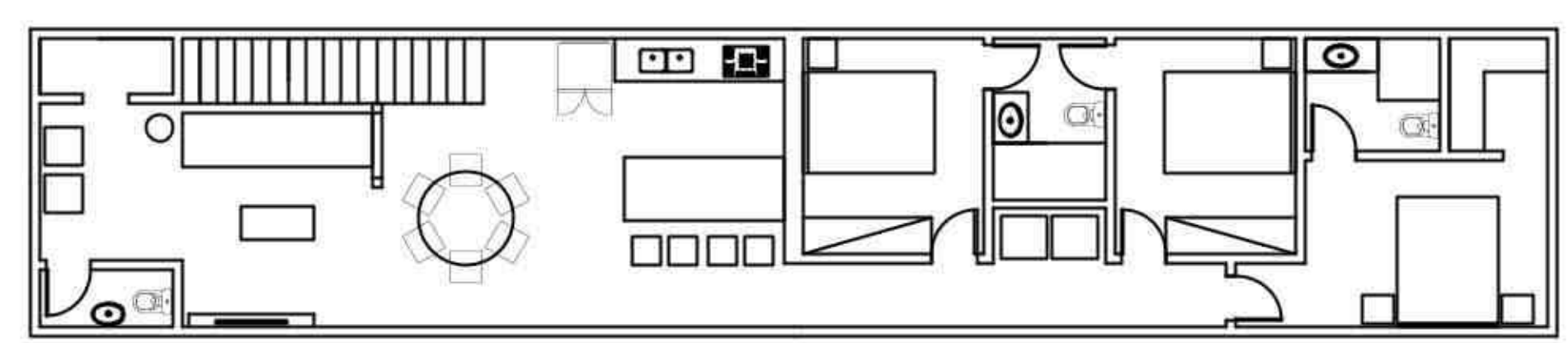


1 SITE PLAN  
C1 SCALE: 1:100

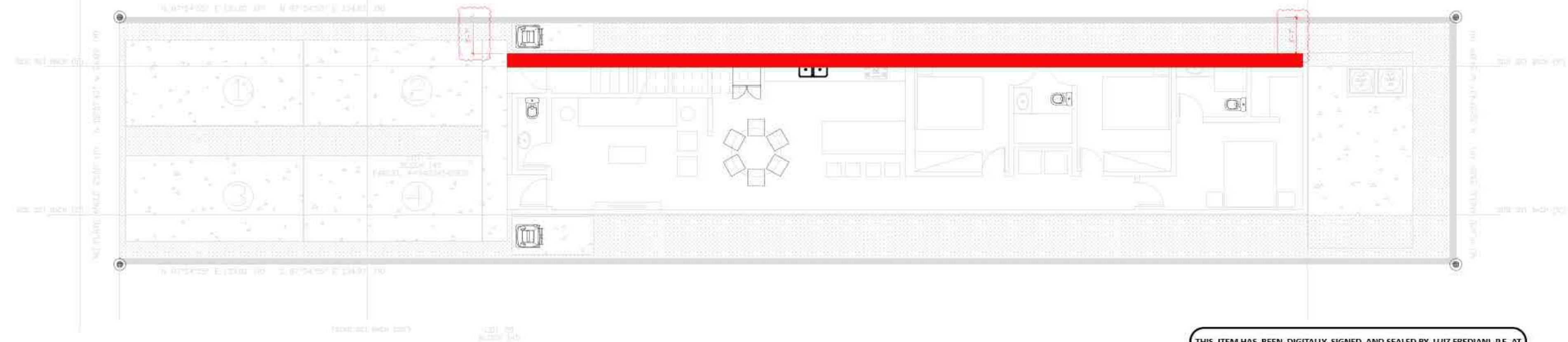


Luiz Frediani  
Digitally signed by Luiz Frediani  
Date: 2024.09.05 16:56:23 -04'00'

SET BACK (3'-7")



1A SECON FLOOR PLAN  
C1 SCALE: 1:100



2 VARIANCE REQUEST  
C1 SCALE: 1/8" = 1'-0"

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ENGINEERING AND DESIGN  
COPYRIGHT 2024

**RESIDENTIAL 2-FAMILY  
NEW CONSTRUCTION  
FOR CONTAINER BOX LLC**  
0000 NE 5<sup>TH</sup> AVE  
FORT LAUDERDALE, FL

OWNER/ADDRESS

SIGNED:



**Luiz Frediani**  
Digitally signed by Luiz Frediani  
Date: 2024.09.06 07:28:40 -04'00'

Revisions

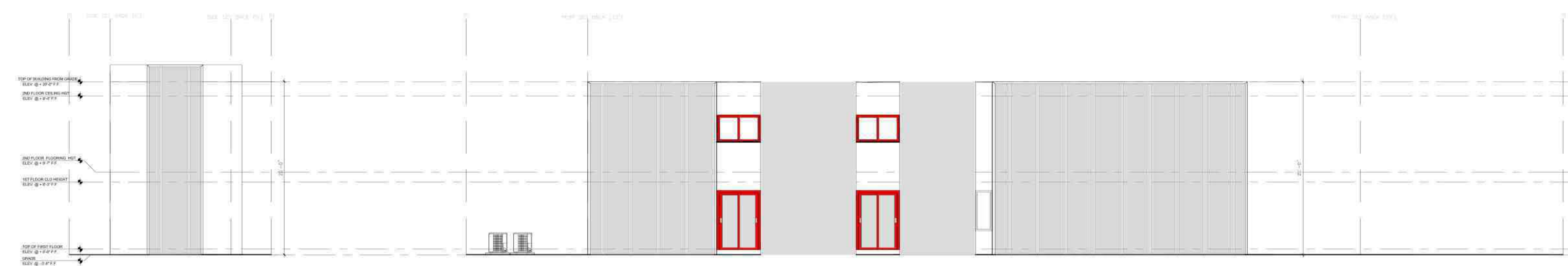
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DATE: MAY - 2024  
DRAWN BY: MP/LF  
SCALE: AS INDICATED

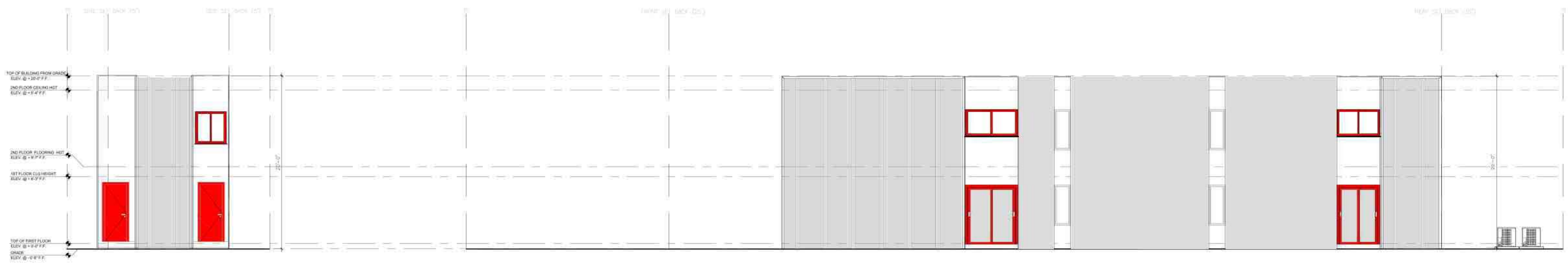
Sheet Title:  
**CIVIL / HARDSCAPE**

**C-2**

Project No: 24-047

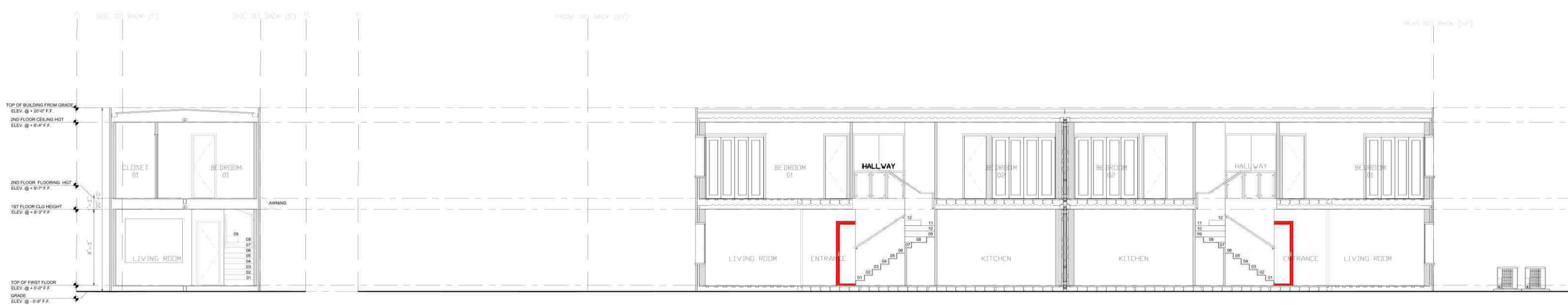


EAST (REAR) NORTH



WEST (STREET) SOUTH

**1 ELEVATIONS**  
C2 SCALE: 1/8" = 1'-0"



**2 SECTIONS**  
C2 SCALE: 3/16" = 1'-0"

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1  
C3

**RENDERINGS**  
SCALE: N.T.S.

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**RESIDENTIAL 2-FAMILY  
NEW CONSTRUCTION  
FOR CONTAINER BOX LLC**  
0000 NE 5<sup>TH</sup> AVE  
FORT LAUDERDALE, FL

OWNER/ADDRESS

SIGNED:



Digitally signed  
by Luiz Frediani  
Date:  
2024.09.05  
16:58:38 -04'00'

Revisions:

Description	Date

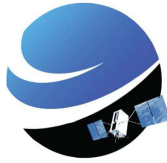
DATE: MAY - 2024  
DRAWN BY: MP/LF  
SCALE: AS INDICATED

Sheet Title:  
**CIVIL / HARDSCAPE**

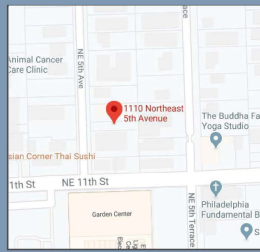
**C-3**

Project No: 24-047

PREPARED BY:



**G.T.T. Surveyors & Mappers, Inc.**



PROPERTY ADDRESS: 1110 NE 5TH AVE, FORT LAUDERDALE, FLORIDA 33304

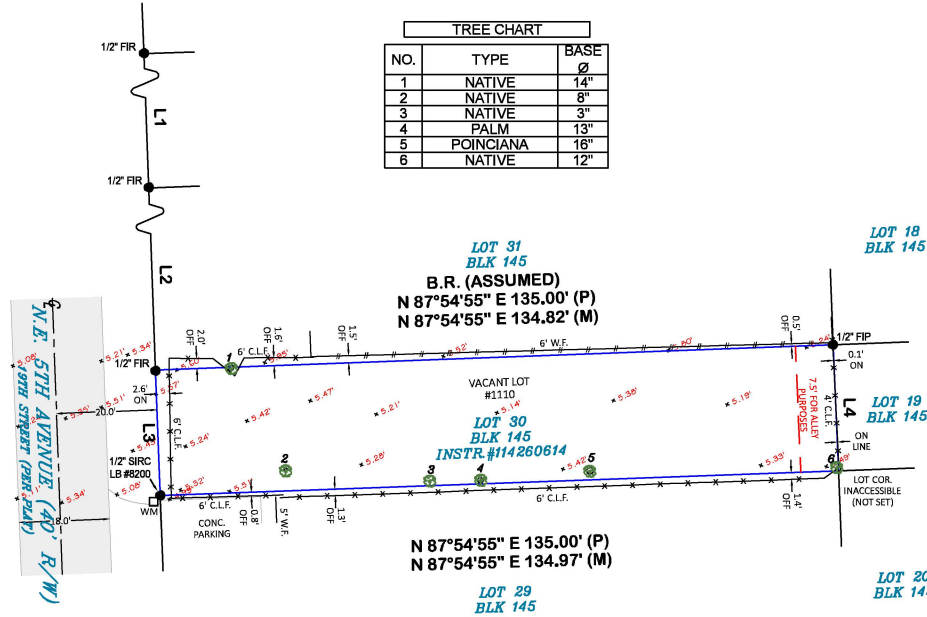
SURVEY NUMBER: 2407.0117

FIELD WORK DATE: 7/24/2024

REVISION DATE(S): (REV.2 7/31/2024) (REV.1 7/26/2024)

2407.0117  
BOUNDARY/TOPOGRAPHIC  
SURVEY  
BROWARD COUNTY

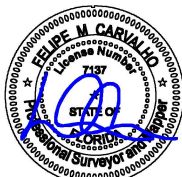
PROGRESSO  
P.B. 2, PG.18



TREE CHART		
NO.	TYPE	BASE Ø
1	NATIVE	14"
2	NATIVE	8"
3	NATIVE	3"
4	PALM	13"
5	POINCIANA	16"
6	NATIVE	12"

**Felipe Carvalho**

Digitally signed by Felipe Carvalho  
DN: c=US, o=GEOMATICS TOP TEAM INC., dnQualifier=A01410C00000, 18FE3A1CB2700019542, cn=Felipe Carvalho  
Date: 2024.08.01 14:26:28 -04'00'



**LINE TABLE:**

- L1 NO PLAT ANGLE 100.00' (P)  
N 02°06'47" W 100.03' (M)
- L2 NO PLAT ANGLE 100.00' (P)  
N 02°05'11" W 100.21' (M)
- L3 NO PLAT ANGLE 25.00' (P)  
N 02°07'43" W 24.89' (M)
- L4 NO PLAT ANGLE 25.00' (P)  
N 02°28'39" W 25.05' (M)

**NOTES:**

- X 0.00' DENOTES EXISTING ELEVATIONS IN FEET
- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

**FLOOD INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FORT LAUDERDALE, COMMUNITY NUMBER 125105, DATED 08/18/2014.

**POINTS OF INTEREST**  
NONO VISIBLE

CLIENT NUMBER:

DATE: 07/26/24

BUYER:

SELLER:

CERTIFIED TO: CONTAINER BOX LLC

**GEOMATICS TOP TEAM INC.**  
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE  
MARGATE, FL 33063

LB#8200  
gtt@geotopteam.com



**LEGAL DESCRIPTION:**

LOT 30, BLOCK 145, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**JOB SPECIFIC SURVEYOR NOTES:**

THE ASSUMED BEARING REFERENCE OF NORTH 87 DEGREES 54 MINUTES 55 SECONDS EAST IS BASED ON THE NORTHERLY LINE OF LOT 30, BLOCK 145, LOCATED WITHIN PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

**LEGEND:**

**SURVEYOR'S LEGEND**

**LINE TYPES (UNLESS OTHERWISE NOTED)**

- BOUNDARY LINE
- STRUCTURE
- CONTRIBUTOR
- CHAIN LINK or WIRE FENCE
- EDGE OF WATER
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

**SURFACE TYPES (UNLESS OTHERWISE NOTED)**

- ASPHALT
- BRICK or TILE
- CONCRETE
- COVERED AREA
- WATER
- WOOD

**SYMBOLS (UNLESS OTHERWISE NOTED)**

- BENCH MARK
- CENTRAL ANGLE or DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FOUND OR SET MONUMENT
- GROUND OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

AC	AIR CONDITIONING	ID.	IDENTIFICATION	SEC.	SECTION
B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE TANK	SEP.	SEPTIC TANK
B.C.	BLOCK CORNER	INST.	INSTRUMENT	SEW.	SEWER
B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION	SKGD	SET GLUE DISC
BLK.	BLOCK	INT.	INTERSECTION	SRCC	SET IRON ROD & CAP
BLDG.	BUILDING	LB#	LICENSE # - BUSINESS	SN&D	SET NAIL & DISC
BM	BENCHMARK	LS#	LICENSE # - SURVEYOR	SQ.FT.	SQUARE FEET
B.R.L.	BUILDING RESTRICTION LINE	M.	METAL FENCE	STY.	STORY
BSMT.	BASEMENT	M.B.	MAP BOOK	S.T.L.	SURVEY TIE LINE
BW	BAYBOX WINDOW	M.E.S.	METERED END SECTION	SV	SEWER VALVE
C	CURVE	M.F.	METAL FENCE	SW	SIDEWALK
CATV	CABLE TV RISER	N.R.	NON RADIAL	S.W.	SEAWALL
C.B.	CONCRETE BLOCK	N.T.S.	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
CHM.	CHIMNEY	O.C.S.	ON CONCRETE SLAB	TEL.	TELEPHONE FACILITIES
C.L.F.	CHAIN LINK FENCE	O.G.	ON GROUND	T.O.B.	TOP OF BANK
C.O.	CLEAN OUT	OFF	OUTSIDE OF SUBJECT PARCEL	TX	TRANSFORMER
CONC.	CONCRETE	OH.	OVERHANG	TYP.	TYPICAL
COR.	CORNER	OH.	OVERHEAD LINES	TWP.	TOWNSHIP
CSW	CONCRETE SIDEWALK	ON	INSIDE OF SUBJECT PARCEL	U.R.	UTILITY RISER
C.V.G.	CONCRETE VALLEY GUTTER	O.R.B.	OFFICIAL RECORD BOOK	WC	WITNESS CORNER
CL	CENTER LINE	O.R.V.	OFFICIAL RECORD VOLUME	WF	WATER FILTER
CP	COVERED PORCH	O/A	OVERALL	W.F.	WOODEN FENCE
C/S	CONCRETE SLAB	OS	OFFSET	WM	WATER METER VALVE BOX
D	DEED	OT	OFFSET	WW	WATER VALVE
D.F.	DRAIN FIELD	P.B.	PLAT BOOK	V.F.	VINYL FENCE
D.H.	DRILL HOLE	P.C.	POINT OF CURVATURE		
D.W.	DRIVEWAY	P.C.C.	POINT OF COMPOUND CURVATURE		
ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT	A.E.	ACCESS EASEMENT
ENCL.	ENCLOSURE	PE	PAGE	AN.E.	ANCHOR EASEMENT
ENT.	ENTRANCE	PE	PAGE	C.M.E.	CANAL MAINTENANCE ESMT.
EM	ELECTRIC METER	PL	POINT OF INTERSECTION	C.U.E.	COUNTY UTILITY ESMT.
F.O.P.	EDGE OF PAVEMENT	PLS	PROFESSIONAL LAND SURVEYOR	D.E.	DRAINAGE EASEMENT
E.O.W.	EDGE OF WATER	PLNTR.	PLANTER	D.U.E.	DRAINAGE AND UTILITY ESMT.
EUB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING	ESMT.	EASEMENT
(F)	FIELD	P.O.C.	POINT OF COMMENCEMENT	I.E./E.E.	INGRESS/EGRESS ESMT.
FCM	FOUND CONCRETE MONUMENT	P.P.	PINCHED PIPE	IRR.E.	IRRIGATION EASEMENT
FDH	FOUND DRILL HOLE	P.R.C.	POINT OF REVERSE CURVATURE	L.A.E.	LIMITED ACCESS ESMT.
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
FIP	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	L.E.	LANDSCAPE ESMT.
FIPC	FOUND IRON PIPE & CAP			L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
FR	FOUND IRON ROD	P.T.	POINT OF TANGENCY	M.E.	MAINTENANCE EASEMENT
FR&C	FOUND IRON ROD & CAP	R	RADIUS or RADIAL RECORD	P.U.E.	PUBLIC UTILITY EASEMENT
FN	FOUND NAIL	R	RADIUS	R.O.E.	ROOF OVERHANG ESMT.
FN&D	FOUND NAIL AND DISC	RGE.	RANGE	S.W.E.	SIDEWALK EASEMENT
FN2	FOUND NAIL	RES.	RESIDENCE	S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
FPKN	FOUND PARKER-KALON NAIL	RW	RIGHT OF WAY	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
FPKN&D	FOUND PK NAIL & DISC	(S)	SURVEY	U.E.	UTILITY EASEMENT
FR&SPK	FOUND RAILROAD SPRING	S.B.L.	SET BACK LINE		
GAR.	GARAGE	S.C.L.	SURVEY CLOSURE LINE		
GM	GAS METER	SCR.	SCREEN		

**POWERED BY:**

**PRINTING INSTRUCTIONS:**

**ELECTRONIC SIGNATURE:**

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, If this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and invariable. In order to validate the "Electronic Signature" of PDF surveys sent via [www.surveystars.com](http://www.surveystars.com) you must use a hash calculator. A free hash calculator is available for download at: [www.softspecia.com/get/System/File-Management/Hash-Calculator-Krill.html](http://www.softspecia.com/get/System/File-Management/Hash-Calculator-Krill.html)

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1. Download the Hash Calculator available at: [www.softspecia.com/get/System/File-Management/Hash-Calculator-Krill.html](http://www.softspecia.com/get/System/File-Management/Hash-Calculator-Krill.html)
2. Save the Survey PDF onto your computer from [www.surveystars.com](http://www.surveystars.com) or from the email sent from [www.surveystars.com](http://www.surveystars.com).
3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in [www.surveystars.com](http://www.surveystars.com) which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice for the survey as [www.surveystars.com](http://www.surveystars.com) is, they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
  2. Select a printer with legal sized paper.
  3. Under "Print Range", click select the "All" toggle.
  4. Under the "Page Handling" section, select the number of copies that you would like to print.
  5. Under the "Page Scaling" selection drop down menu, select "None."
  6. Uncheck the "Auto Rotate and Center" checkbox.
  7. Check the "Choose Paper size by PDF" checkbox.
  8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
  2. Choose "Quality" from the options.
  3. Change from "Auto Color" or "Full Color" to "Gray Scale".

