



BOARD OF ADJUSTMENT MEETING NOTICE

Date: February 2, 2024

A Public Hearing will be held before the Board of Adjustment on: **WEDNESDAY, FEBRUARY 14, 2024 AT 6:00PM.**

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

CASE:	PLN-BOA-24010001
OWNER:	PORTER, WINFRED J JR
AGENT:	N/A
ADDRESS:	NW 5 ST, FORT LAUDERDALE, FL 33311
LEGAL DESCRIPTION:	LOTS 1 AND 2, BLOCK 6, DORSEY PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BLOCK 21, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	3
REQUESTING:	<u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.</u>

- Requesting a variance to allow a minimum lot size of 5,062 square feet for each lot, whereas the code requires a minimum lot size of 6,000 square feet. A total reduction of 938 square feet for each lot, as depicted on provided plans and narrative.

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

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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




PLN-BOA-24010001


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



CASE: PLN-BOA-24010001

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)

<i>Requirements</i>	<i>RS-8</i>	<i>RS-8A</i>
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height

	<p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p> <p>The Landings</p> <p>Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>
Minimum distance	None	None

between buildings					
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see [Section 47-23](#), Specific Location Requirements, and [Section 47-25](#), Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

***All other regulations relating to district RS-8 shall apply to RS-8A.

Records

Showing 1-3 of 3

<input type="checkbox"/> Record, Permit, or Account #	Record Description	Application Name	Record Type
<input type="checkbox"/> PLN-BOA-24010001		Port r Varianc R qu st e	Z- Board of Adjustm nt (BOA)
<input type="checkbox"/> CE15121128 e	DORSEY - BULK TRASH PILE WAS FOUND ON THE SWALE O... e	PORTER,BOBBIE E & HAZEL e	Bulk Trash Cas e
<input type="checkbox"/> VIO-CE15121128_1 e	DORSEY - BULK TRASH PILE WAS FOUND ON THE SWALE OF	PORTER,BOBBIE E & HAZEL e	Bulk Trash Cas e



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 14, 2024

TIME: 6:00 PM

CASE: PLN-BOA-24010001

Sec.47-5.31. - Table of dimensional requirements for the RS-8 district.

- Requesting a variance to allow a minimum lot size of 5,062 square feet for each lot, whereas the code requires a minimum lot size of 6,000 square feet. A total reduction of 938 square feet for each lot, as depicted on provided plans and narrative.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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



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LOCATION: CITY COMMISSION CHAMBERS INFORMATION: CONTACT (954) 828-4504
CITY HALL 100 N ANDREWS AVENUE <http://www.fortlauderdale.gov>

This notice is being posted in accordance with the provisions of the City of Fort Lauderdale Code, Chapter 47, Section 47-5.31. It is intended to provide the public with notice of the proposed variance and to provide an opportunity for the public to be heard at the public hearing. The City of Fort Lauderdale is not responsible for the accuracy of the information provided in this notice. The City of Fort Lauderdale is not responsible for the accuracy of the information provided in this notice.



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BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email request to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL: Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
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 (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

Page 1: BOA - Applicant Information Sheet

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

Case Number	
Date of complete submittal	

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

Property Owner's Name	Winfred J. Porter Jr.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner. 
Address, City, State, Zip	8303 Garden Catalina Circle #627, Lake Worth, FL 33467
E-mail Address	winfredjporter@gmail.com
Phone Number	954-560-0118
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: NW 5th Street, Fort Lauderdale, FL 33311
Legal Description	DORSEY PARK FIRST ADD 21-30 B LOTS 1 & 2 BLK 6
Tax ID Folio Numbers <i>(For all parcels in development)</i>	504204241120
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Requesting variance to convert one conforming lot into two nonconforming lots to match neighboring properties/lots in the area, as it was originally platted.
Applicable ULDR Sections <i>(Include all code sections)</i>	47-5.31

Current Land Use Designation	00- Vacant Residential
Current Zoning Designation	RS-8
Current Use of Property	Vacant/Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25 ft. or	22.50 ft.
Side	5 ft.	5 ft.
Side	5 ft.	5 ft.
Rear	15 ft.	15 ft.

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

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

Asking for a variance request from section 47-5.31 for the size of the lot. Asking for a variance request from section 47-3.3.B.3 for the 2 lots that are side by side owned by the same entity to not be considered 1 lot.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4.

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

Code changed and required two lots, owned by same entity and side by side, be combined to form 1 conforming lot.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

Approval of variance would allow lots to mirror those in Dorsey Park. The current code presents limitations to original plat.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

Asking for a variance request from section 47-5.31 for the size of the lot. Asking for a variance request from section 47-3.3.B.3 for the 2 lots that are side by side owned by the same entity to not be considered 1 lot.

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

N/A

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

The variance requested is the minimum and is compatible with surrounding properties.

AFFIDAVIT: I, Winfred J. Porter Jr., 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 of 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.

WJP
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of January, 2024

(SEAL)

Olayinka M. Henry
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 13, 2026



OLAYINKA M. HENRY
Commission # HH 275616
Expires June 13, 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.

- Board of Adjustment Application Form** (the Board of Application form must be complete with the applicable information, signatures, and notarizations). *Complete and submit this entire application form with your submittal.
 - Proof of Ownership** (warranty deed or tax record including corporation documents and Sunbiz verification name).
 - Authorization Form** (Property owner(s) original notarized signature(s) is required (if applicable)).
 - 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). *The date on the Survey should not exceed one (1) year.

 - 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.
 - Elevations**
 - Landscape Plans**
 - Additional Plans**
 - Mail Notification Documents**
- MAIL NOTICE:** 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.
- 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 & Landscaping Division -BOA
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

How to Order a Tax Map and Notice List.

To order a tax map and notice list, please Contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503.

DISTRIBUTION: The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:

Submittals must be conducted through the [City's online citizen access portal LauderBuild](#). No hardcopy application submittals are accepted. Information and items listed on the above checklist are important submittal requirements that applicants must follow and submit online to be deemed complete. View all plan and document requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal upload all documents at time the application is submitted to prevent delays in processing.
- [File Naming Convention file names must adhere to the City's File Naming Convention](#).
- Reduce File Size plan sets, and other large files must be merged or flattened to reduce file size.
- Plan Sets plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories choose the correct document category when uploading.

SUBMIT 14 COPY SETS

14 copy sets of each item listed on the checklist will be due **AFTER** the Application submittal has been Deemed Complete.

All 14 copy sets must be clear and legible. The survey and plans must be at half-size scale 11X17" and all non-plan documents should be 8 1/2" x 11".

PROPERTY SUMMARY

Tax Year: 2024	Property Use: 00 - Vacant residential	Deputy Appraiser: Residential Department
Property ID: 504204241120	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): PORTER, WINFRED J JR	Adj. Bldg. S.F.: 0	Email: realprop@bcpa.net
Mailing Address: 8303 GARDEN CATALINA CIR #627 LAKE WORTH, FL 33467	Bldg Under Air S.F.:	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: NW 5 STREET FORT LAUDERDALE, 33311	Effective Year: 0	Abbr. Legal Des.: DORSEY PARK FIRST ADD 21-30 B LOTS 1 & 2 BLK 6
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2024	\$151,880	0	0	\$151,880	\$151,880	
2023	\$151,880	0	0	\$151,880	\$39,410	\$1,630.61
2022	\$121,500	0	0	\$121,500	\$35,830	\$1,321.40

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$151,880	\$151,880	\$151,880	\$151,880
Portability	0	0	0	0
Assessed / SOH	\$151,880	\$151,880	\$151,880	\$151,880
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$151,880	\$151,880	\$151,880	\$151,880

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/29/2023	Quit Claim Deed Non-Sale Title Change	\$100	119070962
12/01/1987	Warranty Deed	\$7,000	15053 / 629

LAND CALCULATIONS

Unit Price	Units	Type
\$15.00	10,125 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504204240500	08/31/2023	Quit Claim Deed	Disqualified Sale	\$70,800	119087186	448 NW 15 WAY FORT LAUDERDALE, FL 33311
504204240460	07/25/2023	Warranty Deed	Qualified Sale	\$450,000	119011962	524 NW 15 WAY FORT LAUDERDALE, FL 33311
504204240870	07/21/2023	Special Warranty Deed	Qualified Distressed Sale	\$292,000	119040416	1505 NW 4 ST FORT LAUDERDALE, FL 33311
504204240460	12/30/2022	Warranty Deed	Qualified Sale	\$224,400	118607347	524 NW 15 WAY FORT LAUDERDALE, FL 33311
504204240900	10/06/2022	Warranty Deed	Disqualified Sale	\$255,000	118441647	412 NW 15 TER FORT LAUDERDALE, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						10,125.00		

SCHOOL

North Fork Elementary: F
Parkway Middle: I
Stranahan High: C

ELECTED OFFICIALS

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

FOLIO NUMBER	NAME_LINE_	NAME_LINE1	ADDRESS LI	CITY	STATE	ZIP
504204241250	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504204240450	GOLDEN HEIGHTS	CHURCH OF CHRIST INC	PO BOX 5488	FORT LAUDERDALE	FL	33310
504204241060	FORT LAUDERDALE COMMUNITY	DEVELOPMENT CORP	1033 NW 6 ST STE 204	FORT LAUDERDALE	FL	33311
504204250090	OATES,JOANNA & NEAL JR		516 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204240370	CASON,EUGENE		513 NW 15 TER	FORT LAUDERDALE	FL	33311
504204241070	MAMIE L SMITH TR	CLARK,MICHAEL DENARD	509 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204250100	707 SEYBOLD LLC		2640 HOLLYWOOD BLVD #101	HOLLYWOOD	FL	33020
504204250250	CORNELIUS,MARY LEE		513 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204240380	V & R FAMILY ENTERPRISES CORP		1553 NW 4 ST	FORT LAUDERDALE	FL	33311
504204240440	THOMAS,VICTOR H/E ETAL	THOMAS,JAMES JR EST	508 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204241080	SMITH,MAMIE L	MAMIE L SMITH TR	509 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204250110	JOHNSON,TERESA Y		510 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204240390	V & R FAMILY ENTERPRISES CORP		1553 NW 4 ST	FORT LAUDERDALE	FL	33311
504204240410	TRIUMPH THE CHURCH AND KINGDOM	OF GOD IN CHRIST	2020 NW 30 AVE	FORT LAUDERDALE	FL	33311
504204241090	BROWN,ROBERT M		505 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204241110	WALKER,ARTHUR W H/E	MIZELL,LORRAINE GAIL	1557 NW 5 ST #1	FORT LAUDERDALE	FL	33311
504204250130	MCCOY-BENDER,ESTELLA L	HILLS,ANNIE M EST	1561 NW 5 ST	FORT LAUDERDALE	FL	33311
504204250120	ANAJASE REALTY TR	TAMAR GROUP LLC TRSTEE	2701 GRIFFIN RD	FORT LAUDERDALE	FL	33312
504204250260	GONE RIDING LLC	GRAY,EILEEN	3 PAERDEGAT 8 ST	BROOKLYN	NY	11236
504204250270	WADE,WENIFRED A		1605 NW 5 ST	FORT LAUDERDALE	FL	33311
504204250280	GRAY,CANDY &	GRAY,EILEEN & TRACEY,GRAY	1461 BLAKE AVE	BROOKLYN	NY	11208
504204241100	GEM 3 HOUSES LLC		3503 NW 64 CT	COCONUT CREEK	FL	33073
504204240530	SHIELDS-DUTTON,SANDRA		445 NW 15 TER	FORT LAUDERDALE	FL	33311
504204240520	NORRISTOWN REALTY CORP		PO BOX 616	FORT LAUDERDALE	FL	33302
504204240500	DAVILA,MARTHA L	TORRES,JOSE R	448 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204241120	PORTER,WINFRED J JR		8303 GARDEN CATALINA CIR #627	LAKE WORTH	FL	33467
504204241140	PORTER,HAZEL		1556 NW 5 ST	FORT LAUDERDALE	FL	33311
504204250870	MIXON,MYLENA F		4661 SW EAGLE ST	PORT ST LUCIE	FL	34953
504204250860	RACHEL,RALPH EDWARD		1610 NW 24 TER	FORT LAUDERDALE	FL	33311
504204250650	MAXHAUS LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33311
504204250640	DUKES,YVONNE		3261 AUBURN BLVD	FORT LAUDERDALE	FL	33312
504204240540	SIMS,HUGH JEROME		3450 NW 18 ST	LAUDERHILL	FL	33311
504204240510	KNOWLES,TRAVES	KNOWLES,ANASTASIA	6432 NW 54 ST	LAUDERHILL	FL	33319
504204250660	CITYFLATS LLC		1830 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
504204240550	GRAY,DOROTHY		437 NW 15 TER	FORT LAUDERDALE	FL	33311
504204240710	STS GROUP USA INC		1001 N FEDERAL HWY #318	HALLANDALE BEACH	FL	33009
504204241150	MONTEJO,YOANIS		437 NW 15 WAY	FORT LAUDERDALE	FL	33311

504204250880	MCWHITE,ROBERTA M		436 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204250670	LOVE,TRUDY		439 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204250850	DOE,CARY	JOHNSON,LINDA	436 NW 17 AVE	FORT LAUDERDALE	FL	33311
504204240560	BROWARD APARTMENTS II LLC		10830 SW 27 CT	DAVIE	FL	33328
504204241160	DE OLIVEIRA CHANCA,VIVIANE		433 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204250890	PAZ ORTEGA,JOSE LUIZ	VALDES,GLEIBYS IZQUIERDO	432 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204250680	BOLDEN,TOMMY & MILDRED		401 NW 15 AVE	FORT LAUDERDALE	FL	33311
504204250840	SWEET VALENTINO LLC		1820 N CORPORATE LAKES BLVD #10	WESTON	FL	33326
504204240570	THOMPkins,DAISY JACKSON H/E	JACKSON,JOSEPH EST ETAL	429 NW 15 TER	FORT LAUDERDALE	FL	33311
504204240700	V & R FAMILY ENTERPRISES CORP		1553 NW 4 ST	FORT LAUDERDALE	FL	33311
504204241170	WRIGHT,DREGORY B		607 NW 15 TER	FORT LAUDERDALE	FL	33311
504204250900	NISHIMURA,SANDRA		428 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204250690	ORANGE,ELLA MAE &	ORANGE,ALISA I	429 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204240580	VIOLA DELORES JERKINS REV TR	JERKINS,VIOLA DELORES TRS	3030 NW 8 PL	FORT LAUDERDALE	FL	33311
504204241180	SMITH,MARY L &	ROBINSON,WANDA	3273 NW 13 ST	FORT LAUDERDALE	FL	33311
504204250910	CHANCE,JOANNE H/E	CHANCE-WILSON,DIANE	424 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204250700	RUTHERFORD,JOYCE		421 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204240590	VIOLA DELORES JERKINS REV TR	JERKINS,VIOLA DELORES TRSTEE	3030 NW 8 PL	FORT LAUDERDALE	FL	33311
504204240690	SANDRA JENKINS REV LIV TR	JENKINS,SANDRA TRSTEE	940 NW 33 WAY	FORT LAUDERDALE	FL	33311
504204241190	CAMPANELLI,JOSHUA		421 NW 15 WAY	FORT LAUDERDALE	FL	33311
504204250920	MODEL 36 GANG LLC		600 W LAS OLAS BLVD #1008	FORT LAUDERDALE	FL	33312
504204240600	VARIANCE,MARY A		419 NW 15 TER	FORT LAUDERDALE	FL	33311
504204240680	ARNOLD,JAMES	GORDON,CLINT	1710 SW 22 AVE	FORT LAUDERDALE	FL	33312
504204241200	WSC TRUST I LLC		PO BOX 654	FORT LAUDERDALE	FL	33302
504204250930	MARSHALL,RICHARD LEE		416 NW 16 AVE	FORT LAUDERDALE	FL	33311
504204241210	PATRICK,CLAIR		3100 NW 46 ST	FORT LAUDERDALE	FL	33309
504204251160	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



NW 5th Street



Search here

NW 5th St

NW 5th St

NW 5th St

74°



NW 15th Way

NW 15th Way

NW 15th Way

1560

1556

436



20 ft
5 m

Google

© 2024 Google



1535 NW 5th St

1 year ago · [See more dates](#) >





AREA
SPEED
LIMIT
25

1003
53016
810
P. 13
11/17











Variance Narrative

Winfred Porter
8303 Garden Catalina Circle, 627
Lake Worth, FL 33467
954-560-0118
winfredjporter@gmail.com

January 1, 2024

To Whom it May Concern:

I appreciate your consideration of this variance to deviate from the 6,000 sq. ft. minimum lot size required for building a single family residence. I am requesting this variance in order to use the land in the manner in which it was originally platted. This request is also being made with the neighboring lot sizes in consideration. The proposed variance would allow one 10,125 square foot lot to be transitioned into two nonconforming lots. I am asking the Board to consider the fact that these lots would match those that are in the surrounding area. The splitting of the lots would complement the other lots in the area that are vacant, currently being built on, or have existing properties. As it stands, the property cannot be used for its full potential as it was originally platted.

Essentially, I am asking for:

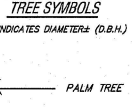
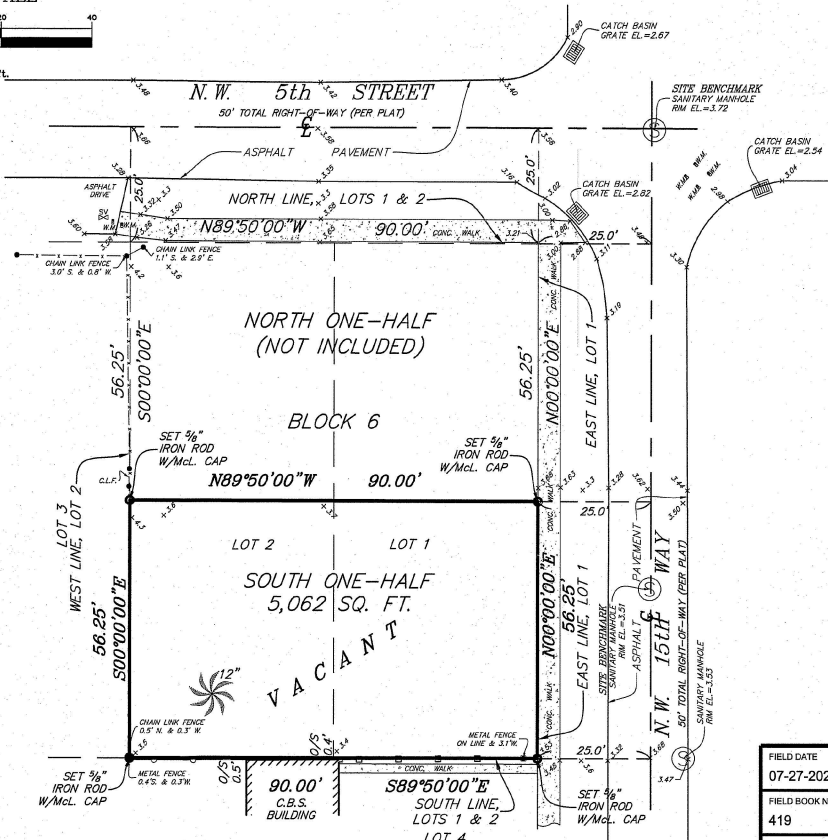
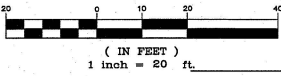
- variance request from section 47-5.31 for the size of the lot.

Thank you for your consideration.

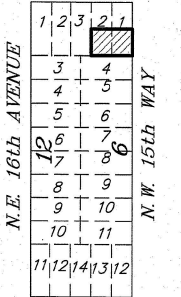
A handwritten signature in black ink, appearing to be 'W. Porter', written in a cursive style.

Winfred Porter

GRAPHIC SCALE



N. W. 5th STREET



N. W. 4th STREET

LEGAL DESCRIPTION:
The South one-half (S 1/2) of Lots 1 and 2, Block 6, DORSEY PARK FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 21, Page 30, of the public records of Broward County, Florida, more fully described records:

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 5,062 square feet or 0.1162 acres, more or less.



FIELD DATE 07-27-2023	RECORD LAND SURVEY
FIELD BOOK NO. 419	WINFRED J. PORTER JR.
FIELD BOOK PG. 2	N.W. 5th STREET BLOCK 6, LOTS 1 & 2 CITY OF FORT LAUDERDALE & BROWARD COUNTY STATE OF FLORIDA

FIELD CREW F.V.K.S.	McLAUGHLIN ENGINEERING CO. SURVEYORS - ENGINEERS - PLANNERS
DRAWN: KT	a division of CONTROL POINT ASSOCIATES, INC. 1700 N.W. 6th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309
REVIEWED: SAM	APPROVED: DATE: 07-27-2023 SCALE: 1" = 20' FILE NO.: 15-230182-00 DWG. NO.: 1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

SCOTT A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6842
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

07-27-2023
DATE

NOTES:

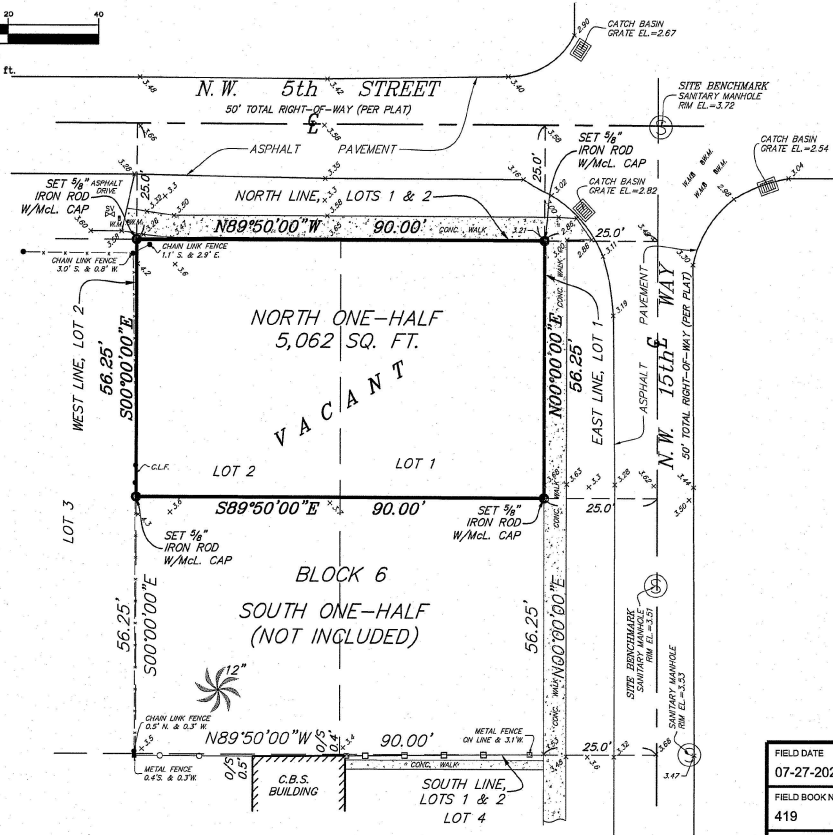
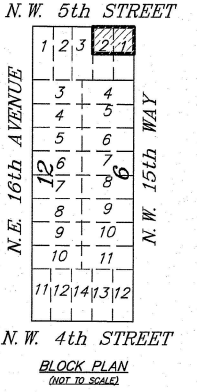
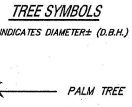
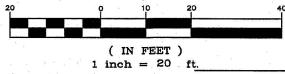
- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an authorized surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: City of Fort Lauderdale BM # NW 533, Elevation= 11.870 (NGVD29) converted to 4.350 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ③, Elev. = 6.59
- This property lies in Flood Zone "AE", Elev.=6.0 Per Flood Insurance Rate Map No. 12011C0368 H, Dated: August 18, 2014, Community Panel No. 125105.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- Bearings shown assume the East line of Lots 1 and 2, as North 00°00'00" East.

LEGEND

- | | |
|---|---|
| Δ = CENTRAL ANGLE (DELTA) | MHW = MEAN HIGH WATER |
| ∠ = AN CONDITIONS | MISC = MISCELLANEOUS |
| A.A. = ALSO KNOWN AS | M.L.P. = METAL LIGHT POLE |
| ALP = ALUMINUM LIGHT POLE | M.L. = MORE AND LESS |
| ALTA = AMERICAN LAND TITLE ASSOCIATION | N.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| AKL = ARS LINDIA | N.S.D. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| B.C. = BROWARD COUNTY RECORDS | N.V.D. = NORTH AMERICAN VERTICAL DATUM (1988) |
| B.F.P. = BACK FLOW PREVENTER | N.A.S. = NORTH SPRINGS IMPROVEMENT DISTRICT |
| B.L. = BULLDOG | N. = NUMBER |
| C.A.F. = CABLE TV TRENCH OR BOX | N.R. = NORTH RECORDS BOOK |
| CALL = CALCULATED | O. = OFFSET |
| C.B.S. = CONCRETE BLOCK AND STUCCO | O.U. = OPTIONAL UTILITY LINES |
| C. = CHURCH | P. = PLAT BOOK |
| C.C. = COASTAL CONSTRUCTION CONTROL LINE | P.C. = POINT OF CURVE |
| C.L.F. = CHAIN LINK FENCE | P.C.I. = POINT OF INTERSECTION |
| C.L.P. = CONCRETE LIGHT POLE | P.I. = POINT OF BEGINNING |
| C.P.L. = CONCRETE POWER LIGHT POLE | P.L. = POINT OF COMMENCEMENT |
| C.P.F. = CONCRETE POWER POLE | P.P.C. = POINT OF REVERSE CURVE |
| C.P. = CONCRETE | P.P.M. = PERMANENT REFERENCE MONUMENT |
| C.S. = CONCRETE SET | R. = RADIUS |
| D.B. = DEED BOOK | R.C. = REINFORCED CONCRETE PIPE |
| DECD = DESCRIPTION FROM FORMER DESCRIPTION | R/W = RIGHT-OF-WAY |
| D.M. = DIAMETER AT BREAST HEIGHT | S.E. = SOUTH END BELL TELEPHONE |
| ELEC. = ELECTRIC | S. = SEWER MAIN |
| ELEV. OR EL. = ELEVATION | S.H. = SCOURED HIGH WATER LINE |
| F. = FEET | S.T.L. = SURVEY TIE LINE |
| F.H. = FIRE HYDRANT | T.M. = TANGENT |
| F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | T.B. = TANGENT BEARING |
| F.S.L. = FLORIDA POWER AND LIGHT CO. | W. = WATER METER |
| G.M. = GREASE TRAP MANHOLE | W.V. = WATER VALVE |
| H.M. = HARD HOLE | W.F. = NET FACE OF BULLHEAD |
| I.C.V. = IRRIGATION CONTROL VALVE | W.F. = NET FACE OF CAP |
| I.M. = IRON ROD | W.P.L. = WOOD POWER STREET LIGHT POLE |
| L.B. = LICENSE BUSINESS | W.M.C. = WIRE MESH CURB & GUT |
| M.B.C. = MIAMI DADE COUNTY RECORDS | W.M.C. = WIRE MESH CURB & GUT |
| M.E. = FIELD MEASURE | W.M.C. = WIRE MESH CURB & GUT |
| M. = MANHOLE | W.M.C. = WIRE MESH CURB & GUT |
| M.S.P. = MANNING SPACES | W.M.C. = WIRE MESH CURB & GUT |

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CONTROL POINT ASSOCIATES, INC.

GRAPHIC SCALE



LEGAL DESCRIPTION:
The North one-half (N 1/2) of Lots 1 and 2, Block 6, DORSEY PARK FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 21, Page 30, of the public records of Broward County, Florida, more fully described records:
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 5,062 square feet or 0.1162 acres, more or less.

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 - Bearings shown assume the East line of Lots 1 and 2, as North 00°00'00" East.

LEGEND

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A/C = AIR CONDITIONING	MIS = MISCELLANEOUS
A/L = ALSO KNOWN AS	M/L = METAL LIGHT POLE
A/LP = ALUMINUM LIGHT POLE	M/L&L = MORE AND LESS
A/LTA = AMERICAN LAND TITLE ASSOCIATION	M/S = METRIC SURVEY
A OR L = ARC LENGTH	NPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
B/C = BROWARD COUNTY RECORDS	NOVD = NATIONAL GEODETIC VERTICAL DATUM (1928)
B/P = BACK FLOW PREVENTOR	NAVD88 = NORTH AMERICAN VERTICAL DATUM (1988)
B/L = BULKHEAD	N.S.D. = NORTH SPRING DISTRICT
B = BASE LINE	O.R.B. = OPTICAL RECORDS BOOK
C.A.T.V. = CABLE TV TERMINAL OR BOX	O/S = OFFSET
C/LC = CALCULATED	O.U.L. = OPERATIONAL UTILITY LINES
C/S = CONCRETE, BLOCK AND STUCCO	P.B. = PAGE BOOK
C = CENTERLINE OF RIGHT-OF-WAY	P.C. = PLAT BOOK
CH.B.M. = CHAIN BEARING	P.C.B. = PALM BEACH COUNTY RECORDS
C/L = CHAIN LINK FENCE	P.I. = POINT OF CURVE
C/C.L. = CONCRETE CONSTRUCTION CONTROL LINE	P.I.V. = POINT OF INTERSECTION
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DE.S.C. = DESCRIPTION FROM FORM DESCRIPTION	R/S = RIGHT-OF-WAY
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DIA = DIAMETER	S.W. = SEWER VALVE
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E = FEET	T.M. = TANGENT
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M.D.C.R. = MARK DADE COUNTY RECORDS	T.M. = TANGENT
MES = FIELD MEASURE	T.M. = TANGENT
M = MARKING SPACES	T.M. = TANGENT

FIELD DATE 07-27-2023	RECORD LAND SURVEY			
FIELD BOOK NO. 419	WINFRED J. PORTER JR.			
FIELD BOOK PG. 2	N.W. 5th STREET BLOCK 6, LOTS 1 & 2 CITY OF FORT LAUDERDALE & BROWARD COUNTY STATE OF FLORIDA			
FIELD CREW F.V./K.S.	McLAUGHLIN ENGINEERING CO. SURVEYORS - ENGINEERS - PLANNERS			
DRAWN: KT	a division of CONTROL POINT ASSOCIATES, P.C. 1700 N.W. 6th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309			
REVIEWED: SAM	APPROVED: PM/PLS	DATE 07-27-2023	SCALE 1" = 20'	FILE NO. 15-230182-00
				DWG. NO. 1 OF 1

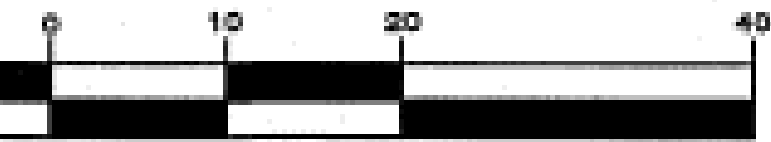
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

SCOTT A. McLAUGHLIN 07-27-2023
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6842
FLORIDA CERTIFICATE OF AUTHORIZATION LB #1317

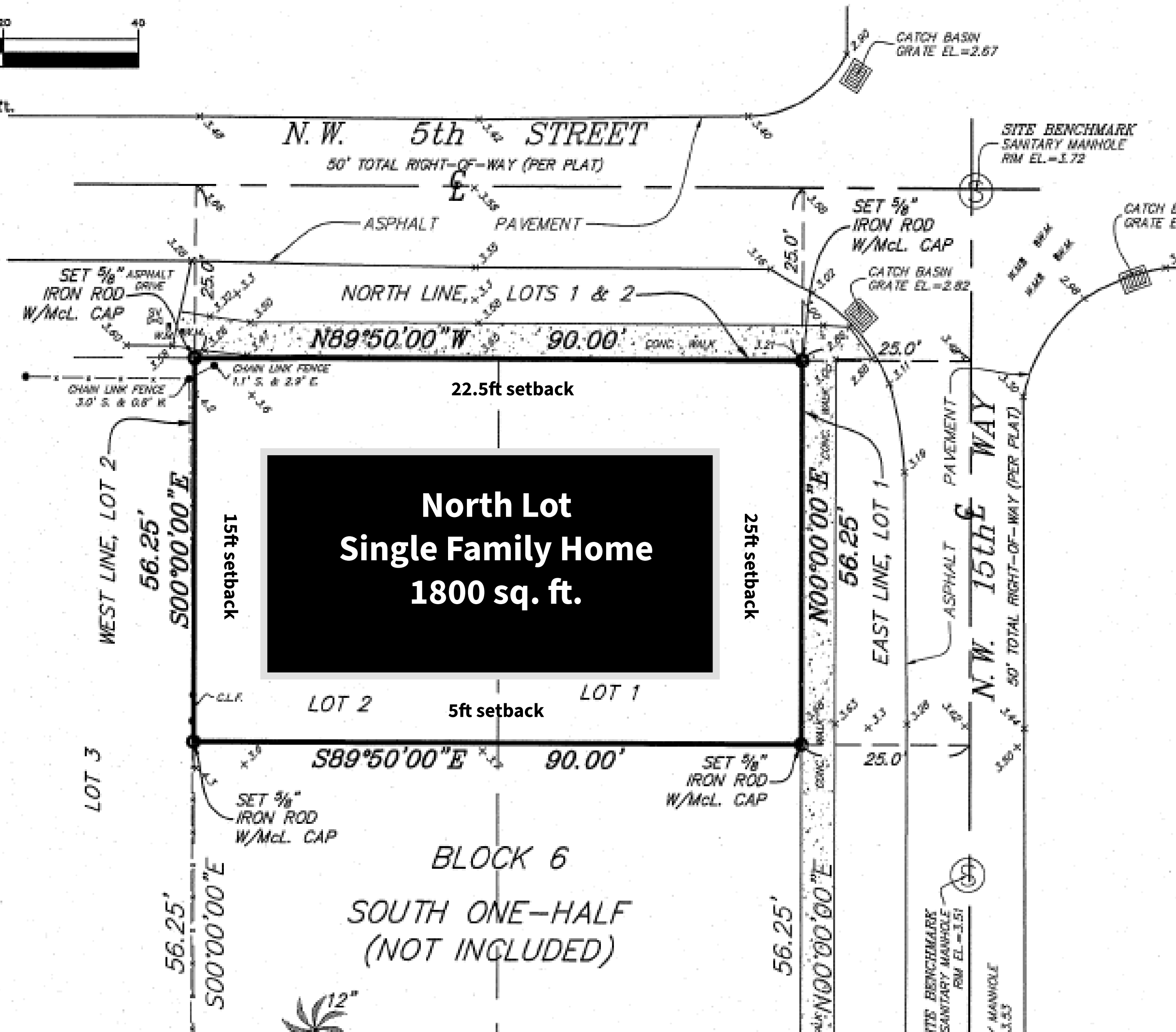
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GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



**North Lot
Single Family Home
1800 sq. ft.**

WEST LINE, LOT 2
56.25'
500'00"00"E

15ft setback

22.5ft setback

25ft setback

EAST LINE, LOT 1
56.25'
N00'00"00"E

5ft setback

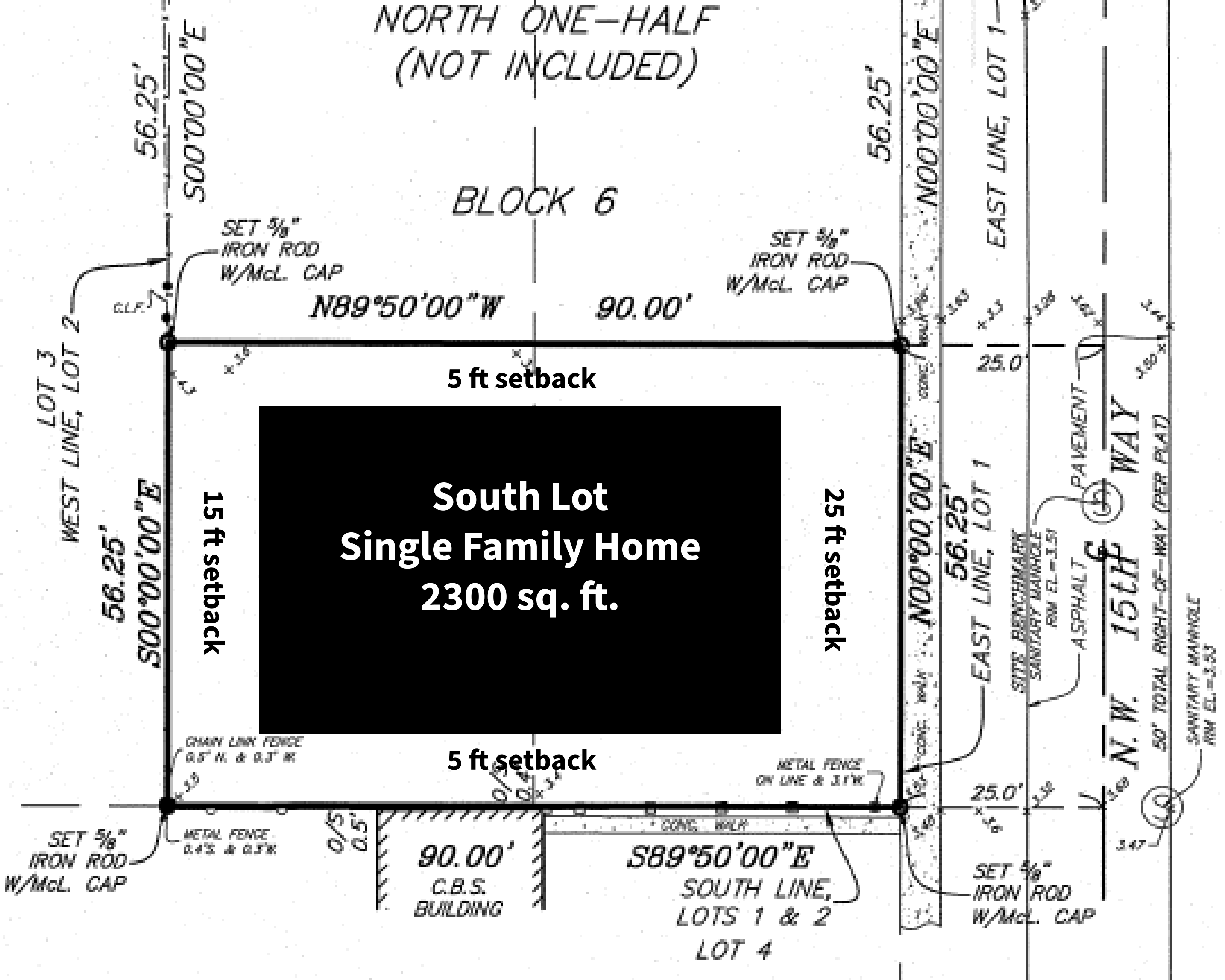
S89°50'00"E 90.00'

56.25'
500'00"00"E

56.25'
N00'00"00"E

BLOCK 6
SOUTH ONE-HALF
(NOT INCLUDED)





**South Lot
Single Family Home
2300 sq. ft.**

LEGEND

- | | |
|--|---|
| Δ = CENTRAL ANGLE (DELTA) | MHW = MEAN HIGH WATER |
| A/C = AIR CONDITIONING | MISC. = MISCELLANEOUS |
| A.K.A. = ALSO KNOWN AS | M.L.P. = METAL LIGHT POLE |
| A.L.P. = ALUMINUM LIGHT POLE | ± = MORE AND LESS |
| ALTA = AMERICAN LAND TITLE ASSOCIATION | NBS = NATIONAL GEODETIC SURVEY |
| A OR L = ARC LENGTH | NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| B.C.R. = BROWARD COUNTY RECORDS | NAD83 = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| B.F.P. = BACK FLOW PREVENTOR | NAD88 = NORTH AMERICA VERTICAL DATUM (1988) |
| B.H. = BULKHEAD | N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT |
| B.L. = BASE LINE | NO. = NUMBER |
| C.A.T.V. = CABLE TV TERMINAL OR BOX | O.R.B. = OFFICIAL RECORDS BOOK |
| CALC. = CALCULATED | O/S = OFFSET |

Measurements and rights-of-way, as shown on this plat(s). The subject property was not surveyed. Measurements, road reservations or rights-of-way are shown for information only. Engineering Company.

Measurements if any not located.

F
O
F
4
F
2
F
D
K



KNOW ALL MEN BY THESE PRESENTS, THAT PAUL DYE and LILLIE his wife, owners of the herein described lands have caused to be made this FIRST ADDITION for the purpose of subdividing the lands in the shown hereon. All streets and avenues are dedicated to the perpetual public in fee simple forever.

IN WITNESS WHEREOF: They have executed these presents and affixed their signatures in the City of Fort Lauderdale, Broward County, Florida, on this 18th day of March 1946.

Witnesses
Maude Morris
Julia Johnson
Paul Dye
Lillie Mae Dye

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY, that on this day personally appeared before me on behalf of the above named parties, authorized to administer oaths and take acknowledgments, PAUL DYE and LILLIE MAE DYE, his wife to me well known to be the individuals who executed the foregoing dedication and they severally acknowledged before me and executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal of Fort Lauderdale in the County of Broward, State of Florida, this 18th day of March 1946.

Philip Dora
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES

CITY PLANNING BOARD CERTIFICATE

This is to certify that the CITY PLANNING BOARD of Fort Lauderdale approved and accepted this plat by resolution adopted this 19th day of March 1946.

J. T. Hulse
SECRETARY

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

This is to certify that this plat of "DORSEY PARK" First Addition has been filed for record by the City Commission of the City of Fort Lauderdale and by ordinance No. 301 adopted by said City Commission on the 15th day of March 1946. IN WITNESS WHEREOF the said City Commission has caused these presents to be attested by its Auditor and Clerk and the corporate seal of said City to be hereunto affixed this 25th day of MARCH 1946.

J. M. Marshall
CITY AUDITOR AND CLERK

COUNTY CLERK'S CERTIFICATE

I hereby certify that this plat complies with the provisions of "an Act to Regulate the Surveying and Filing for Record of Maps and Plats in the State of Florida" adopted by the Governor, June 11, 1925.

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

This instrument filed for record this 26th day of March 1946 and recorded in Book 100 of Page 30, RECORD VERIFIED.

TED CABOT
CITY OF FORT LAUDERDALE
CITY CLERK
Ted Cabot
DEPUTY CLERK

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I hereby certify that this plat of "DORSEY PARK First Addition" is a true and correct representation of a survey made by me and that permanent reference may be had to the same in the office of the Surveyor General of the State of Florida.

Dated at Fort Lauderdale, Florida, this 20th day of March 1946.

J. W. McLaughlin
REGISTRAR
REG. SURVEYS NO. 167
STATE OF FLORIDA

DORSEY PARK
FIRST ADDITION
FORT LAUDERDALE
SEC. 4 TWP. 50S
BROWARD COUNTY

PAUL DYE - OWNER-DEVELOPER

PARK AVE

15TH ST

14TH ST

13TH ST

15TH TER

14TH TER

13TH TER

15TH WAY

14TH WAY

13TH WAY

6TH ST

5TH ST

4TH ST

TUSKEGEE

1ST ADDITION

DESCRIPTION

THAT PART OF THE N.E. 1/4 OF S.W. 1/4 SEC. 4, TWP. 50S., RGE. 42E., BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID N.E. 1/4 OF S.W. 1/4, THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID N.E. 1/4 OF S.W. 1/4 S. 88° 36' 20" W. 678.85 FT. THENCE S. 01° 33' 40" E. 1352.46 FT. THENCE N. 08° 56' 20" E. 681.16 FT. THENCE N. 01° 28' 20" W. 1352.46 FT. TO THE POINT OF BEGINNING.

ACREAGE

1/4 COR. SOUTH B'DY SEC. 4-50-42

Approved for record this 16 day of March, 1946.

W. G. Davis
County Engineer

Approved for record this 20 day of March, 1946.

J. W. McLaughlin
City Engineer

J. W. McLAUGHLIN
MARCH 1946

EN
SCA