



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.

☒ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	☐ LEVEL III PLANNING AND ZONING BOARD (PZB)	☒ LEVEL IV CITY COMMISSION (CC)
☐ New nonresidential less than 5,000 square feet ☐ Change of use (if same impact or less than existing use) ☐ Plat note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan* ☐ Affordable Housing per §166.04151(7) Fla. Stat. (Live Local Act) ☐ Property and right-of-way applications (MOTs, construction staging) ☐ Parking Agreements (separate from site plans)	☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use (if greater impact than existing use) ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center Signage ☐ Affordable Housing (≥10%)	☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards* ☐ Waterway Use ☐ Mixed Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet	☐ Land Use Amendment ☐ Rezoning ☐ Plat ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☒ Vacation of Right-of-Way City Commission Review No PZB Review ☐ Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
☐ MISCELLANEOUS	☐ EXTENSION OR DEFERRAL	☐ APPEAL	☐ PROPERTY AND RIGHT-OF-WAY
☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT)	☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application (request must be within original approval date timeframe)	☐ Appeal decision by approving body and De Novo hearing items	☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses
COMPLETE SECTIONS B, C, D, I	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	Terry S. McKay and Vicki M. McKay, as Co-Trustees of the Vicki M. McKay Trust Agreement dated March 17, 2000	Authorized Agent	Romney C. Rogers, Esq.
Address	809 Progresso Drive	Address	1401 East Broward Boulevard, Ste. 300
City, State, Zip	Fort Lauderdale, FL 33304	City, State, Zip	Fort Lauderdale, Florida 33301
Phone	954-763-5300	Phone	954-452-1431
Email	tmckay@floridalevel.com	Email	rcrogers@mlaw.com
Proof of Ownership	Warranty Deed	Authorization Letter	Provided
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	809 Progresso Drive
Folio Number(s)	4942 34 06 2480
Legal Description (Brief)	PROGRESSO 2-18 D LOT 10, 11 BLK 256 & THAT PT OF BLK 256 S LOT 10 & W OF ALLEY LESS ST
City Commission District	2 - Steven Glassman
Civic Association	Progresso Village

D LAND USE INFORMATION

Existing Use	Commercial
Land Use	Use Code 11 - Stores, 1-story
Zoning District	NWRAC-MUne
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	N/A
Proposed Zoning District	N/A

E PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	Vacation of Right-of-Way Deed to City of Fort Lauderdale of South 20 Feet Abutting Progresso Drive																					
Project Description	In 1954, the then-owners of the 809 Progresso Drive property executed a right-of-way deed deeding the south 20 feet abutting Progresso Drive to the City of Fort Lauderdale. This south 20 feet today encompasses the parking spaces of the property. The current owners of the property, who also own and operate Florida Level & Transit Co., Inc. from this property, wish to vacate this right-of-way deed. No projects or development will occur.																					
Estimated Project Cost	\$ N/A (Estimated total project cost including land costs for all new development applications only)																					
Waterway Use	No																					
Flex Units	<table border="1"> <tr> <td></td><td>Redevelopment Units</td></tr> <tr> <td>N/A</td><td></td></tr> </table>											Redevelopment Units	N/A									
	Redevelopment Units																					
N/A																						
Flex Acreage	N/A																					
Residential Uses	<table border="1"> <tr> <td>Single Family</td><td>N/A</td></tr> <tr> <td>Townhouses</td><td>N/A</td></tr> <tr> <td>Multifamily</td><td>N/A</td></tr> <tr> <td>Cluster/Zero Lot Line</td><td>N/A</td></tr> <tr> <td>Other</td><td>N/A</td></tr> <tr> <td>Total</td><td>N/A</td></tr> </table>										Single Family	N/A	Townhouses	N/A	Multifamily	N/A	Cluster/Zero Lot Line	N/A	Other	N/A	Total	N/A
Single Family	N/A																					
Townhouses	N/A																					
Multifamily	N/A																					
Cluster/Zero Lot Line	N/A																					
Other	N/A																					
Total	N/A																					
Residential Unit Mix	Efficiency / Studio	N/A	1-Bedroom	N/A																		
Affordable Housing Units	N/A		% of AMI																			
Affordable Unit Mix	Efficiency / Studio	N/A	1-Bedroom	N/A																		
Traffic Study Required	No				Non-Residential Uses																	
Parking Reduction	No				Commercial	N/A																
Public Participation	No				Restaurant	N/A																
					Office	N/A																
					Industrial	N/A																
					Other	N/A																
Total	No				N/A																	
	2-Bedroom		N/A		3-Bedroom or More		N/A															
	2-Bedroom		N/A		3-Bedroom or More		N/A															

F PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

		Required Per ULDR	Proposed
Lot Size <i>(Square feet)(Acres)</i>		N/A	N/A
Lot Density <i>(Units/Acre)</i>		N/A	N/A
Lot Width		N/A	N/A
Building Height <i>(feet)</i>		120 ft.	N/A
Structure Length		N/A	N/A
Floor Area Ratio <i>(F.A.R.)</i>		N/A	N/A
Lot Coverage		N/A	N/A
Open Space		N/A	N/A
Landscape Area		N/A	N/A
Parking Spaces		N/A	N/A
SETBACKS <i>(Minimum Setback in Feet)</i>		Required Per ULDR	Proposed
Front		N/A	N/A
Side		N/A	N/A
Corner / Side		N/A	N/A
Rear		N/A	N/A

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street ☐	N/A	N/A	
Sides / Secondary Street ☐	N/A	N/A	
Building Height	N/A	N/A	
Streetwall Length	N/A	N/A	
Podium Height	N/A	N/A	
Tower Separation	N/A	N/A	
Tower Floorplate (square feet)	N/A	N/A	
Residential Unit Size (square feet)	N/A	N/A	

G AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(square feet/ acres)</i>			
Lot Density <i>(Units/ acres)</i>			
Lot Width			
Building Height <i>(feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project? Does this amendment require a revised water sewer capacity letter?			

**H EXTENSION, DEFERRAL, APPEAL INFORMATION** Provide information for specific request. Circle approving body and yes or no.

EXTENSION REQUEST			DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Project Name			Project Name		Project Name	
Request Description			Request Description		Request Description	
Approving Body			Approving Body		Approving Body	
Original Approval Date			Scheduled Meeting Date		30 Days from Meeting (Provide Date)	
Expiration Date (Permit Supplement Deadline)			Requested Deferral Date		60 Days from Meeting (Provide Date)	
Expiration Date (Permit Response Deadline)			Previous Deferrals Granted		Appeal Request	
Requested Extension (Permit Response Deadline)			Justification Letter Provided		Indicate Approving Body Appealing	
Code Enforcement (Permit Supplement Deadline)			*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.		De Novo Hearing Due to City Commission Call-Up	

I MISCELLANEOUS Provide information on the specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE		NOISE WAIVER*	
Project Name		Project Name		Project Name	
Request Description		Request Description		Request Description	
As Is Value	\$	Residence Type		DRC Case Number	
Date		Certification		Request Start Date	
Completion Value	\$	Length of Stay		Request End Date	
Date		Number of Residents		Construction Start Time	
Stabilized Value	\$	Number of Live-In Staff		Construction End Time	
Date		Habitable Rooms		Sunday Construction Times	
Acquisition Value	\$	Gross Floor Area		Noise Mitigation Plan	
Date		DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F		Date of Plan	
				Previous Extension Resolution No.	

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

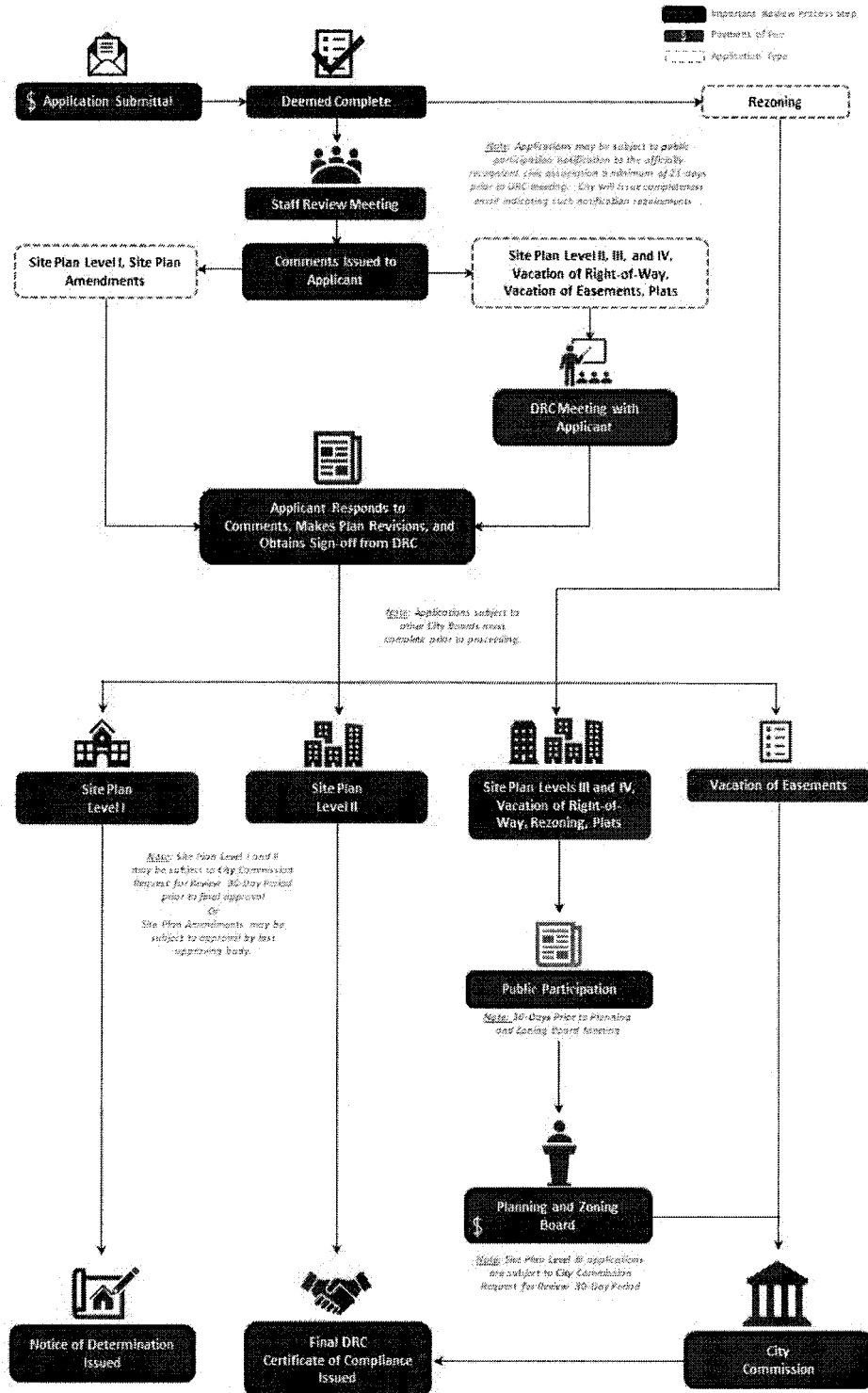
- ☒ **Preliminary Development Meeting** completed on the following date: March 6, 2026
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ **Address Verification Form** that includes all parcels within the proposed development.
- ☐ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☐ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay 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.



DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

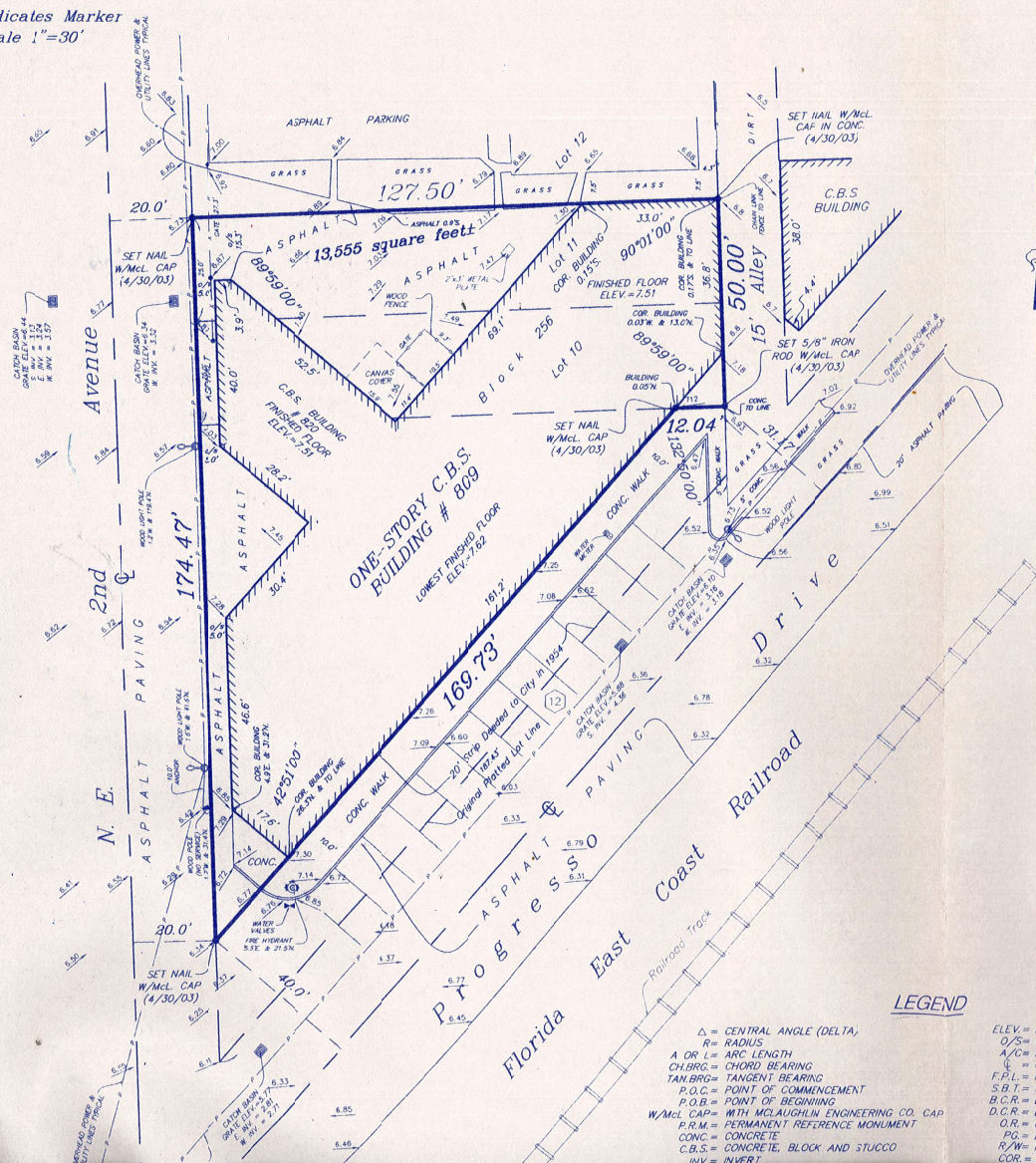
PHONE: (954)763-7611



McLAUGHLIN ENGINEERING COMPANY
400 NORTHEAST 3rd AVENUE
FORT LAUDERDALE, FLORIDA, 33301
ENGINEERS - SURVEYORS
(LB# 285)

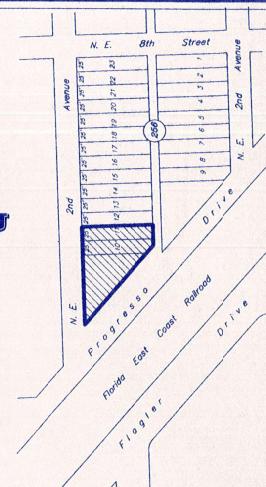
FAX: (954)763-7615

• Indicates Marker
Scale 1"=30'



TOPOGRAPHIC SURVEY

Lots 10, 11 and unnumbered triangular shaped parcel lying South of Lot 10, Block 256 PROGRESSO Plat Book 2, Page 18, D.C.R. City of Fort Lauderdale Broward County, Florida.



Block Plan
NOT TO SCALE

Legal Description

Lots 10, 11 and that unnumbered triangular shaped parcel lying South of Lot 10 and West of the alley in Block 256, PROGRESSO, according to the plat thereof recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida.

NOTES:

- 1) Elevation shown refer to National Geodetic Vertical Datum (1929), and are indicated thus Elev.
- 2) Reference Bench Mark: P.K. nail in brass disc top of curb West side Andrews Avenue & 10 feet North of North Building Line Ext #730, Benchmark No. 92, Elev.=6.209
- 3) This property lies in Flood Zone "X", Base Elev.=N/A', per Flood Insurance Rate Map No. 12011C0216 F, Community Panel No. 125105, Dated August 18, 1992, Index Map Dated October 2, 1997.
- 4) Legal Description does not infer Title or Ownership
- 5) Underground Improvements, if any, not located.
- 6) All iron rods 5/8", unless otherwise noted.
- 7) This survey reflects all easements and rights-of-way, as shown on above referenced record plat. The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Co.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61C17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG = CHORD BEARING
TAN.BRG = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
INV. = INVERT

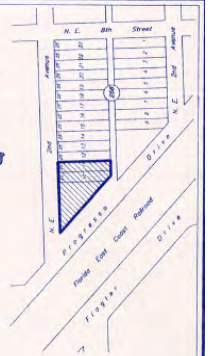
ELEV = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
COR. = CORNER



• Indicates Marker
Scale 1"=30'

TOPOGRAPHIC SURVEY

Lots 10, 11 and unnumbered triangular shaped parcel lying South of Lot 10, Block 256 PROGRESSO
Plat Book 2, Page 18, D.C.R. City of Fort Lauderdale Broward County, Florida.



Block Plan
NOT TO SCALE

Legal Description

Lots 10, 11 and that unnumbered triangular shaped parcel lying South of Lot 10 and West of the alley in Block 256, PROGRESSO, according to the plat thereof recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida.

NOTES:

- 1) Elevation shown refer to National Geodetic Vertical Datum (1929), and are indicated thus ∇ .
- 2) Reference Bench Mark: P.K. nail in brass disc top of curb West side Andrews Avenue & 10 feet North of North Building line Ext. #730, Benchmark No. 92, Elev.=6.209.
- 3) This property lies in Flood Zone "X", Base Elev.=N/A, per Flood Insurance Rate Map No. 12011C0216 F, Community Panel No. 125102, Dated August 18, 1992, Index Map Dated October 2, 1992.
- 4) Legal Description does not infer Title or Ownership.
- 5) Underground improvements, if any, not located.
- 6) All iron rods 5/8", unless otherwise noted.
- 7) This survey reflects all easements and rights-of-way, as shown on above referenced record plat. The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Co.

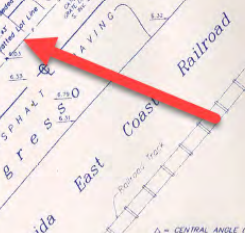
CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida

LEGEND

Δ = CENTRAL ANGLE (DELA)
R = RADIUS
A OR L = ARC LENGTH
CUBING = CHORD BEARING
TAN.BEING = TANGENT BEARING
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
W/MAL CAPS = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
B.C. = CONCRETE BLOCK AND SURVEY

ELEV. = ELEVATION
O.S. = OFFSET
A/C = AIR CONDITIONING
S = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
P.C. = PAGE
B.M. = BENCHMARK



Owners: Vicki M. McKay and Terry S. McKay, Co-Trustees of the Vicki M. McKay Trust Agreement dated March 17, 2000
Site Address: 809 Progresso Drive, Fort Lauderdale, FL 33304 ("Property")
Zoning District: NWRAC-Mune
Prepared by: Romney C. Rogers, Esq.

June 16, 2026

PROJECT NARRATIVE
AND ULDR CRITERIA FOR RIGHT-OF-WAY VACATION

I. General Background Information. The Property is located on the corner of NE 2nd Avenue and Progresso Drive. The portion of the Property to be vacated is the south 20 feet abutting Progresso Drive. This portion of the Property is used today as the parking lot for Florida Level & Transit Co., Inc. ("FLT"), a corporation that conducts business from a building that occupies the remaining portion of the Property. FLT's parking lot serves no legitimate public purpose and should be vacated.

II. ULDR Criteria

Section 47-24.6. Vacations of rights-of-way.

- a. The right-of-way or other public place is no longer needed for public purposes.

RESPONSE: The south 20 feet of the Property is being used solely as the parking lot for FLT. It is only accessed by customers of FLT and serves no purpose as public access or any other public purpose.

- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas.

RESPONSE: The south 20 feet of the Property is not currently used for pedestrian or vehicle traffic aside from traffic generated by FLT customers parking their vehicles in the parking lot and entering and exiting FLT's building. The Property can be accessed from NE 2nd Avenue and Progresso Drive. The surrounding roadway network is not affected by this vacation request. Abutting properties to the north, east and west continue to have access from either NE 2nd Avenue or Progresso Drive.

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area.

RESPONSE: Vehicle traffic from NE 2nd Avenue or Progresso Drive is unimpacted by the vacation request. Vehicles will continue to be able to travel across NE 2nd and Progresso Drive, including by turning on or off these respective streets. Likewise, FLT customers and their vehicles will continue to be able to enter and exit FLT's parking lot.

d. The closure of a right-of-way shall not adversely impact pedestrian traffic.

RESPONSE: This vacation request will not impact pedestrian traffic. Pedestrian traffic will continue to use the adjacent roadway network for travel.

e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

RESPONSE: There are no known utilities within the south 20 feet of the Property to be vacated. Applicant has requested a letter of no objection from AT&T, City Department of Public Works, Comcast, FP&L, and TECO Peoples Gas, and will provide these letters to the City upon receipt.

SKETCH OF DESCRIPTION

SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST
BROWARD, FLORIDA
JOB#2607043
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

PORTION OF BLOCK 256 LYING SOUTH OF LOT 10 OF SAID BLOCK AND WEST OF THE ALLEY, TOWNSITE OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; FORMALLY CONVEYED TO THE CITY OF FOR LAUDERDALE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 256, THENCE RUN SOUTH PARALLEL TO THE EAST BOUNDARY OF LOT 10 FOR 16.42 FEET; THENCE RUN SOUTHWEST CREATING AN INTERIOR ANGLE OF $137^{\circ}8'35''$, FOR 187.45 FEET; THENCE RUN NORTH, PARALLEL TO THE EAST BOUNDARY OF LOT 10 AND CREATING AN INTERIOR ANGLE OF $42^{\circ}51'26''$, FOR 29.40 FEET; THENCE RUN NORTHEAST CREATING AN INTERIOR ANGLE OF $137^{\circ}8'34''$ FOR 169.75 FEET TO A POINT OF THE SOUTH LINE OF LOT 10; THENCE RUN WEST ALONG THE SOUTH LINE OF LOT 10 FOR 12.04 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- 1) I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 2) THIS FIRMS'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8709.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTIES.

NOTE ON COORDINATES, BEARINGS AND DISTANCES: COORDINATES SHOWN HEREON ARE GRID. DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST. LINEAR FOOT IS US SURVEY FOOT. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCE ARE GRID UNLESS NOTED OTHERWISE. SCALE FACTOR IS = 1.0000105 (GRID DISTANCE DIVIDED BY SCALE FACTOR IS GROUND DISTANCE)
BEARING SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

NOT VALID WITHOUT
ORIGINAL SIGNATURE



Digitally signed
by Kenneth P
Taylor
Date: 2026.07.09
16:48:24 -04'00'

SIGNATURE KENNETH P. TAYLOR, 5532

DATE:

KENNETH P. TAYLOR - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5532 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGEND:

POB = POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PB = PLAT BOOK
PG = PAGE

Vicinity Map

Not-to-Scale



Job No.: 2607043

Date: 7/9/2026

Drawn By: C.G.

Revisions:

Tru North
LAND SURVEYING LB 8709
INFO@TRUNORTHSURVEYING.COM

LOT 10, BLOCK 256
PARCEL ID: 494234062480

P.O.B AT THE SE CORNER OF LOT 10 BLOCK 256

SOUTH LINE OF LOT 10

PORTION OF BLOCK 256
PARCEL ID: 494234062480

NE 2ND AVENUE

PROGRESSO DRIVE

FLORIDA EAST COAST RAILROAD

15' ALLEY

40' RIGHT-OF-WAY

100' RIGHT-OF-WAY

132°50'26"

12.04'

16.42'

90°0'59"

137°8'35"

20.00'

189.75'

187.45'

42°51'26"

137°8'34"

20.00'

29.40'

42°51'26"

20.00'

21.53'

SCALE: 1"=30'

0.0 30.0 60.0

Job No.: 2607043	Date: 7/9/2026
Drawn By: C.G.	
Revisions:	



Tru North
LAND SURVEYING LB 8709

Maury Litow

From: Terry McKay <tmckay@floridalevel.com>
Sent: Wednesday, July 29, 2026 10:37 AM
To: Maury Litow
Cc: Romney C. Rogers; Michaela Baker
Subject: RE: 809 Progresso Right-of-Way Vacation

Maury-

Yes, I authorize RMZ to process our right-of-way vacation application.

Thanks,

Terry McKay
President
Florida Level & Transit Co.
809 Progresso Dr.
Ft. Lauderdale, FL 33304
954-763-5300 x119
tmckay@floridalevel.com



From: Maury Litow <mlitow@rmzlaw.com>
Sent: Wednesday, July 29, 2026 10:17 AM
To: Terry McKay <tmckay@floridalevel.com>
Cc: Romney C. Rogers <rcrogers@rmzlaw.com>; Michaela Baker <mbaker@rmzlaw.com>
Subject: 809 Progresso Right-of-Way Vacation

Good morning, Terry,

The City of Fort Lauderdale has asked that we provide them an agent authorization showing that our firm is authorized to process the right-of-way vacation application on your behalf. Accordingly, we intend to send the attached form with the agent information filled out and signed by Mr. Rogers. Please confirm that you authorize us to send the attached to the City of Fort Lauderdale.

Thank you,

Maury Litow
Associate Attorney



Rogers, Morris & Ziegler LLP
[1401 E. Broward Blvd. Suite 300](#)
[Fort Lauderdale, FL 33301](#)

office: [954-462-1431](tel:954-462-1431)
direct: [954-400-4111](tel:954-400-4111)
fax: 954-763-2692
mlitow@rmzlaw.com
rmzlaw.com

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Federal Fair Debt Collections Practices Act Notice. To the extent that this message is an effort to collect a consumer debt, you are hereby notified that all information obtained will be used for that purpose. Unless within 30 days of this communication you dispute the validity of the amount of the debt due, or any portion thereof, the amount will be presumed to be valid. If you notify this office in writing within 30 days that the amounts due or any portion thereof is disputed, this office will obtain verification of the amounts due and verification will be mailed to you.

Evidentiary Privilege. To the extent that this message is a communication to settle a claim, all evidentiary limitations on its use are hereby expressly made applicable to its contents under FRE 408/ F.S. 90.408.

Uniform Electronic Transactions Act Notice. If this communication concerns negotiation of a contract or agreement, unless otherwise expressly stated in writing, the Uniform Electronic Transactions Act does not apply to this communication. Contract formation in this matter occurs subject to our clients' final review and manually affixing of original signatures on original documents.

W/C MJD

THIS INSTRUMENT PREPARED BY:

Romney C. Rogers, Esquire
ROGERS, MORRIS & ZIEGLER LLP
1401 East Broward Boulevard, #300
Fort Lauderdale, Florida 33301

Property Appraiser's Parcel Identification Number: 494234-06-2480

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 29 day of December, A.D., 2014, by VICKI M. McKAY, pursuant to Florida Statute 689.071(1) including but not limited to the power and authority to protect, conserve, sell and convey, or to lease or to encumber, or otherwise to manage and dispose of the property described herein, with a post office address of P.O. Box 14878, Fort Lauderdale, Florida 33302-4878, Grantor, to VICKI M. McKAY and TERRY S. McKAY, Co-Trustees of the Vicki M. McKay Trust Agreement dated March 17, 2000, and any amendments thereto, pursuant to Florida Statute 689.071(1) including but not limited to the power and authority to protect, conserve, sell and convey, or to lease or to encumber, or otherwise to manage and dispose of the property described herein, with a post office address of P.O. Box 14878, Fort Lauderdale, Florida 33302-4878.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

PARCEL A:

Lots 10, 11, 12, 13 and 14 of Block 256 of the TOWNSITE OF PROGRESSO, according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida; said lands, situate, lying and being in Broward County, Florida; and

PARCEL B:

All that part of Block 256 lying south of Lot 10 of said Block and West of the alley, TOWNSITE OF PROGRESSO, according to the Plat thereof, recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, less and except the South 20 feet (abutting Progresso Drive) conveyed to the City of Fort Lauderdale by Warranty Deed dated December 7, 1954, filed on December 14, 1954, and recorded in Official Records Book 260, Page 587, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida;

The Grantor being under oath does swear the property herein described is not her homestead as defined by the laws of the State of Florida, and is commercially zones property. The Grantor resides at 20818 Soneto Drive, Boca Raton, Florida 33433.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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

Signed, sealed and delivered in the presence of:

WITNESSES:

Justin Plante
Print Name Justin Plante

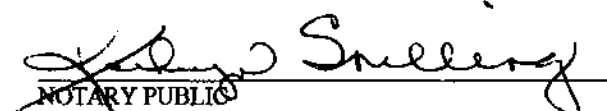
Vicki M. McKay
VICKI M. McKAY

Anne Plante
Print Name Anne Plante

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing Quit Claim Deed between VICKI M. McKAY, Grantor, and VICKI M. McKAY and TERRY S. McKAY, Co-Trustees of the Vicki M. McKay Trust Agreement dated March 1, 2006, Grantee, was acknowledged before me this 29 day of DECEMBER, 2014, by VICKI M. McKAY, as Alternative Trustee of the Vivian M. MacDonald Revocable Trust Agreement dated March 17, 2000, who is personally known to me and who has produce DRIVERS LIC as identification.


NOTARY PUBLIC
Print name: _____
Commission No.: _____
Commission Expires: _____



200-557
Right-of-Way Deed

603053

THIS INDENTURE, Made this 7th day of December, A. D. 1954
Between JAMES CLIFFORD BURNS and MABEL DAYNA BURNS, husband and wife,

of the County of Broward and State of Florida, parties of the
first part, and CITY OF FORT LAUDERDALE, a municipal corporation of Florida, City Hall, Fort Lau-
derdale, Broward County, Florida, party of the second part.

WITNESSETH, That the said Parties of the first part, for and in consideration of the sum of ONE
DOLLAR AND OTHER VALUABLE CONSIDERATIONS, to them in hand paid by the said
party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold,
aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell and
convey unto the said party of the second part, and its successors and assigns forever, all the following par-
cels of land, situate, lying and being in the County of Broward, State of Florida, and more particularly de-
scribed as follows:

The south 20 feet (abutting Progresso Drive) of the un-
numbered lot lying south of Lot 10 and west of the alley
in Block 256, PROGRESSO, according to the plat thereof
recorded in Plat Book 2, page 18, of the public records of
Dade County, Florida; same being shown and delineated as
the shaded area upon a sketch prepared by the office of the
City Engineer, Fort Lauderdale, Florida, copy of which is
attached hereto.



ENC 14 11 77

This deed is given for the purpose of conveying the above described parcels for public street or sidewalk
purposes and said property is to be used only for such purposes. In connection with the improvement of
Progresso Drive in Fort Lauderdale, Florida

no special assessments will be levied against the remaining portion of said lots to pay any part of
the cost of such street, sidewalk or curb and gutter improvements.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns,
for the use, benefit and behoof of the public for public street and sidewalk purposes, forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their
hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

James Clifford Burns
Mabel Dayna Burns

James Clifford Burns (SPAL)
Mabel Dayna Burns (SEAL)
(SEAL)
(SEAL)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY, that on the 7th day of December, A. D. 1954
before me personally appeared JAMES CLIFFORD BURNS and MABEL DAYNA BURNS, known to me well known and known to me to be the individuals described in and who executed the foregoing
Right-of-Way Deed, and acknowledged before me that they executed the same freely and volun-
tarily for the purpose therein expressed.

WITNESS my hand and official seal at Fort Lauderdale
in the State and County aforesaid, this 7th day of December, A. D. 1954

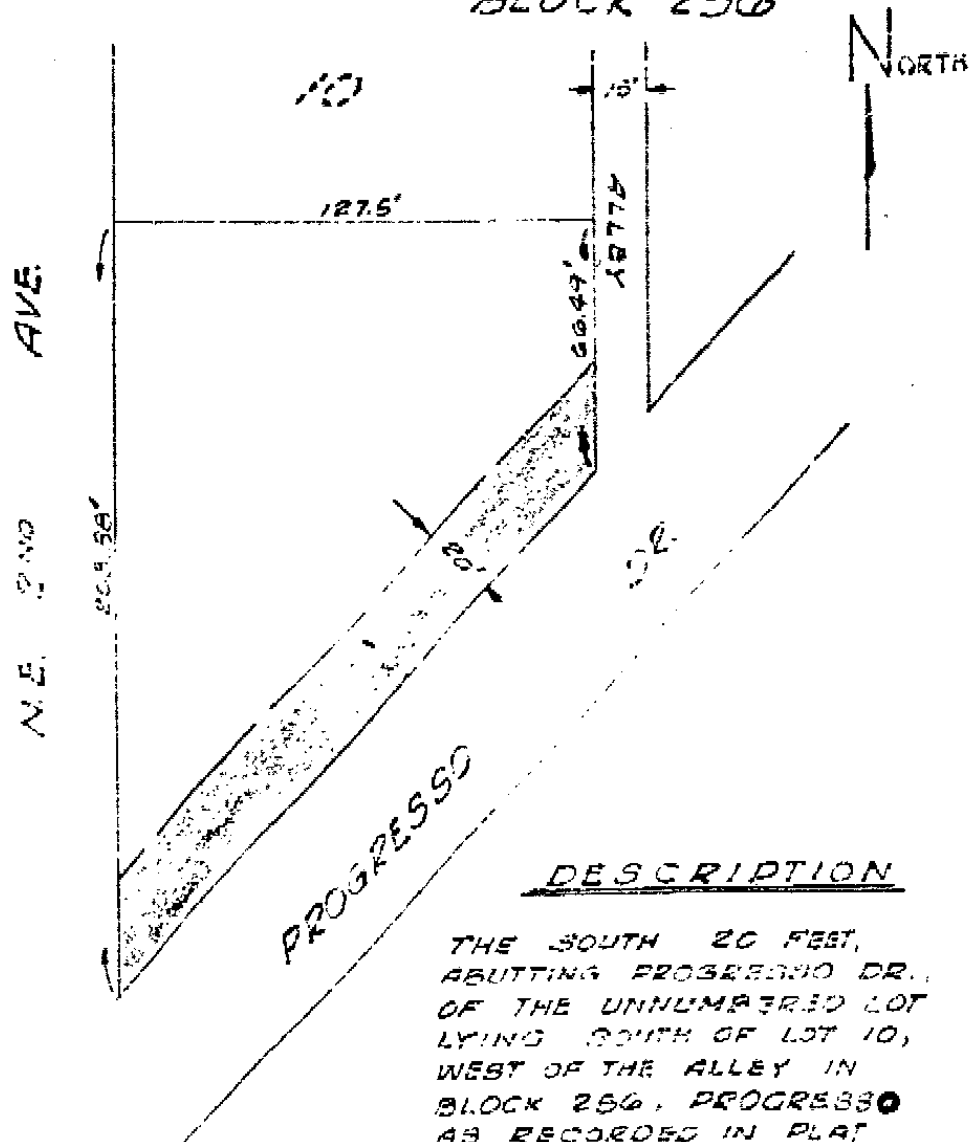
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION EXPIRES
JAN 24, 1955

Notary Public, State of Florida at Large.

My Commission Expires Jan 24, 1955

PROGRESSO

BLOCK 256



DESCRIPTION

THE SOUTH 20 FEET, ABUTTING PROGRESSO DR., OF THE UNNUMBERED LOT LYING SOUTH OF LOT 10, WEST OF THE ALLEY IN BLOCK 256, PROGRESSO AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CITY OF FORT LAUDERDALE, FLORIDA

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

WHR
DESIGN BY

CITY OF

CITY ENGINEER

CHECKED BY