



City of Lauderhill
 Development Services Department / Planning & Zoning Division
 3300 Inverrary Blvd., Lauderhill, FL 33319
 Phone: 954.730.3050

Special Exception – Application

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be provided on a USB with the submittal.* Refer to the Department Meeting Schedule & Submittal Deadline” document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the agenda when a complete submission has been provided. If a complete submission is not uploaded by the deadline, the application will be notified via email with an itemized list of outstanding items and/or corrections.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Special Exception	Pre-Application Meeting with Staff	Staff Review	Staff provides Applicant with the required language & tentative meeting date for mailed notice & sign.	City Commission Review	Resolution from the City Commission	Applicant addresses any conditions & proceeds with the Certificate of Use (COU) application / process

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) by Staff. Staff will review to ensure a complete submittal with 5 business days.

SUBMISSION: The following paper documents must be submitted:

PAPER	<input checked="" type="checkbox"/>	One (1) completed application with original signatures (All Owners of Record must sign)
	<input checked="" type="checkbox"/>	One (1) Affidavit (must be completed by the Landowner)
	<input checked="" type="checkbox"/>	One (1) Letter of Authorization (signed by the Landowner), <i>if the Applicant is not the Landowner</i>
	<input checked="" type="checkbox"/>	One (1) Letter of Authorization from the Condominium Association, <i>if the property is a condominium</i>
	<input checked="" type="checkbox"/>	Application Fee as established by the City Commission. Refer to Chapter 6 – Section. 6-10 – Enumeration of permit fees, regulations and inspection fees. Checks must be made payable to the “City of Lauderhill.”
	<input checked="" type="checkbox"/>	Copy of Deed or Contract to Purchase
	<input checked="" type="checkbox"/>	Copy of Lease (for Applicants who are renting)
	<input checked="" type="checkbox"/>	Written Narrative addressing each review standard & description of the proposed business/use operation
	<input checked="" type="checkbox"/>	Legal description of the property (i.e. the subdivision, block & lot; or metes & bounds description)
USB		One (1) electronic version of the special exception package
PUBLIC NOTICES	TO BE PROVIDED AFTER INITIAL SUBMITTAL & STAFF REVIEW:	
		Public Notification Affidavit – Posted Sign at Property (Information for sign provided by City Staff)
		Proof of Sign Posted on Property (refer to page 8 of this application for additional details & requirements): Photograph of posted sign must be submitted to Planning and Zoning Division no less than fifteen (15) days prior to hearing date.
		Public Notification Affidavit – Mailed Notices (Information for letter provided by City Staff)
		A certified copy of the Mailing (refer to page 8 of this application for additional details & requirements): A list of all property owners within 500 feet of the site must be provided to Planning and Zoning Division no less than fifteen (15) days prior to hearing date.

Is the property for this application subject to unpaid city liens, fines or fees?
If so, the Landowner must resolve all fees prior to placement on the City Commission agenda.

☐ Yes

☐ No



Special Exception – Application

Applicability

Article IV – Development Review Requirements

Section 4.6. – Standards for approval:

The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:

- A. The effect of such use on surrounding properties.
- B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
- C. Access, traffic generation and road capacities.
- D. Economic benefits or liabilities.
- E. Demands on utilities, community facilities, and public services.
- F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
- G. Factors relating to safety, health, and general public welfare.

Information about the Business / Use (to be included in the Narrative)

- Business Description (list all activities conducted at your business)
- Date the business is expected to open.
- Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)
- Estimated number of persons that the business will employ
- List the job titles and approximate salaries for the proposed employees
- Size of the building area that the business will occupy
- Describe how your business will affect the residents who live close by.
- Describe how this business/ use will affect neighboring businesses.
- Explain what site characteristics make this location suitable for your business/ use.
- Explain how this business/ use will affect the community economically.
- Describe any fire hazards associated with the business/ use.
- Describe what security measures the business/ use will require.
- Describe any chemicals, fluids, gases or potentially hazardous substances that the business/ use requires or stores on-site.
- Describe the water demand that the business/ use may require (above “normal” bathroom needs for employees and customers to use toilets and washing).
- Describe any activity the proposed business/ use will utilize city park facilities.
- Describe any activity the proposed business/ use will generate noise, light or vibrations.
- Describe transit, automobile or pedestrian traffic that the proposed business/ use will create in the area.
- Describe any activity of the proposed business/ use may engage in related to alcohol, music or live entertainment.
- Describe any other aspects of the business/ use that may be relevant to the City’s review not requested.



Special Exception – Application

Additional Information about the Business / Use for Childcare / Schools

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease. ✓
- ~~3.~~ Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
- ~~4.~~ Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy. ✓
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply: ✓
- ~~9.~~ The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
10. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy. ✓
11. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



City of Lauderdale
Development Services Department / Planning & Zoning Division
3300 Inverrary Blvd., Lauderdale, FL 33319
Phone: 954.730.3050

Special Exception – Application

Property Description		
Street Address:	Folio Number(s):	
7173 West Oakland Park Blvd	494122260021	
Nearest Cross Street:		
OAKLAND PARK BLVD & INVERRARY BLVD WEST		
Subdivision:	Block:	Lot:

Business Information	
Business Name (if applicable):	Business Owner:
Angel touch therapy LLC	Melitza Horta
Mailing Address:	City, State & Zip Code:
3104 Island Drive	Miramar FL 33023
Phone Number:	Email:
786 445-8890	melitza.horta@gmail.com

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable):	Business Name (if applicable):
Angel touch therapy LLC	Ptolemios Property, LP <i>Care of Levy Health Advisors LLC</i>
Name and Title:	Name and Title:
Melitza Horta CEO	Josh Levy COO
Signature:	Signature:
<i>Melitza Horta</i>	<i>Josh Levy</i>
Date:	Date:
Aug 5, 2025	Aug 6, 2025
Mailing Address:	Mailing Address:
7173 West Oakland Park Blvd	4901 NW 17th Way, Ste 103
City, State & Zip:	City, State & Zip Code:
Ft Lauderdale FL 33313	Ft. Lauderdale, FL 33309
Phone Number:	Phone Number:
786 445-8890	954 491-5505
Email:	Email:
melitza.horta@gmail.com	Josh@Levyrai.COM
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



Special Exception – Application

Architect	Engineer
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:

Attorney	Other
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:



Special Exception – Application

Site Data
Development / Project Name: <u>Education tutoring</u>
Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):
<u>my project is a tutoring Service Created to help the kids that are in need or Struggling</u>

Additional Information		
Have any other applications been submitted for this site?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If so, list the other applications & provide reference to the Meeting Date/ Results:		
Pre-Application Conference Date: <u>7/22/2025</u>		



Special Exception – Application

AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST FIFTEEN (15) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING AND PHOTOGRAPH OF THE REMOVED SIGN SHALL BE PROVIDED TO THE PLANNING AND ZONING DEPARTMENT.
3. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE.

Landowner's Name:

Josh Levy

(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address:

4901 NW 17th Way, Ste 103

Ft. Lauderdale

(City)

FL

(State)

33309

(Zip Code)

Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 6 day of August, 2025 by means of

☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Melissa Presser
Comm.: HH 524655
Expires: Jun. 7, 2028
Notary Public - State of Florida

☒ Personally know to me, or

☐ Produced identification:

(Type of Identification Produced)



Special Exception – Application

ADDITIONAL RESOURCES:
REAL ESTATE RESEARCH SERVICES

The following companies have provided the required certified mailing list for previous applicants. This is not a comprehensive list of companies that provide this service, nor shall this be construed as a list of companies the City endorses. This is merely a list of businesses who have provided this service in the past. Please refer to the yellow pages or internet search engine for additional sources.

**Alldata Real Estate
Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800**

**Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205**

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least fifteen (15) days before the public hearing. No permit shall be required for such sign.

The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3 feet above ground level.

POSTS shall be set a minimum of 18" below ground level.

**CITY OF LAUDERHILL
NOTICE
OF
PUBLIC HEARING**

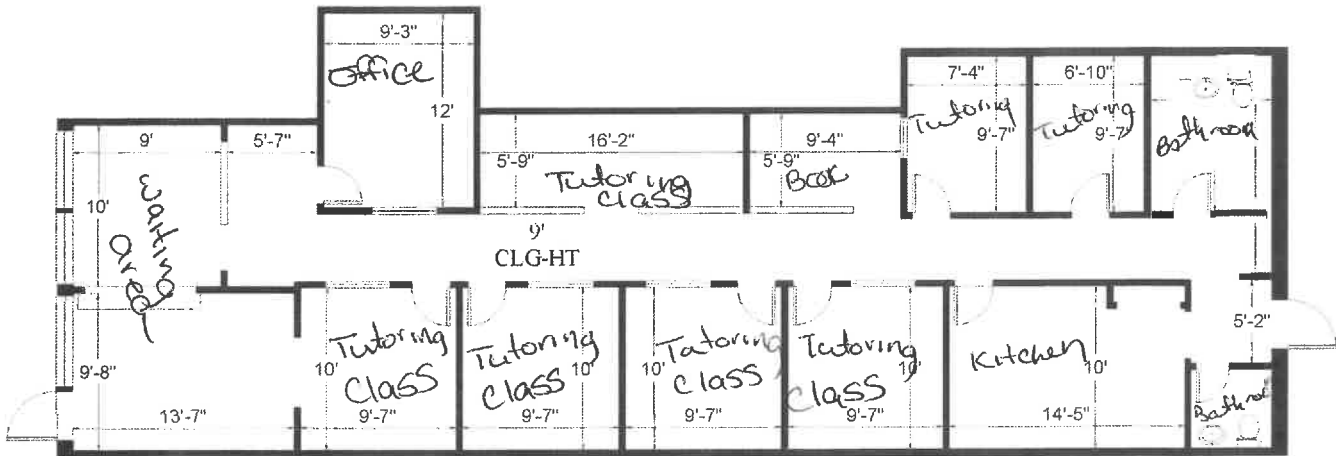
SPECIAL EXCEPTION

DATE:

TIME:

**CITY OF LAUDERHILL
COMMISSION CHAMBERS
5581 WEST OAKLAND PARK BLVD
LAUDERHILL, FL 33313**

**FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050**



Date 06/30/2025Application # 25-ZVR-226

City of Lauderhill
Planning and Zoning Division
 3300 Inverrary Blvd.
 Phone (954) 730-3050 / Fax (954) 730-2991

DUPLICATE RECEIPT
 CITY OF LAUDERHILL
 RECVD BY: PHINDLA 02000713724
 PAYOR: MELITZA
 TODAY'S DATE: 06/30/25
 REGISTER DATE: 06/30/25 TIME: 12:55
 DESCRIPTION AMOUNT
 CUST ID: 25-ZVR-226
 DEVELOPMENT REVENUE FE \$50.00
 TOTAL DUE: \$50.00
 TENDERED: \$50.00
 CHANGE: \$.00
 MASTERCARD : \$50.00
 REF NUM: 94432190

(CUST ID) / NAME

Application # Angel Touch LLCAddress 7173 W Oakland Park BlvdTelephone # (786) 445-8890

DEVELOPMENT REVIEW FEES	PERMIT ACCT'S	CODE	AMOUNT
SITE PLAN (\$1000 Minimum or \$250 per acre, to a maximum of \$5000 – whichever is greater)	001-322-061	682	
SITE PLAN MODIFICATION	001-322-061	682	
SITE PLAN MODIFICATION / DEVELOPMENT REVIEW	001-322-061	682	
VARIANCE FILING FEE	001-341-065	682	
SIGN VARIANCE FILING FEE	001-321-032	682	
SPECIAL EXCEPTION FEE	001-341-065	682	
REZONING FILING FEE	001-341-065	682	
ZONING CONFIRMATION (\$90 for 1st two questions plus \$90 per each additional question (3+))	001-341-065	682	
ZONING VERIFICATION REQUEST (Commercial Certificate of Use (COU)) 7-10 business day	001-341-065	682	\$ 50.00
PLATTING (\$800 Minimum or \$150 per acre, to a maximum of \$3000 – whichever is greater)	001-322-061	682	
LAND-USE AMENDMENT (\$3000 Minimum or \$500 per acre, to a max. of \$10,000 – whichever is greater)	001-322-061	682	
MODIFICATION / LANDSCAPE PLAN	001-322-061	682	
SIGN PERMIT	001-321-032	682	
CAC REVIEW (SINGLE-FAMILY & DUPLEX)	001-322-061	682	
CAC REVIEW (MULTI-FAMILY & NON-RESIDENTIAL)	001-222-3110	222	
ALCOHOLIC BEVERAGE REVIEW	001-322-061	682	
PROF. SERVICES / DESIGN REVIEW	001-222-3110	222	
TREE PRESERVATION	001-247-116	655	
TREE REMOVAL PROCESSING FEE ONLY – ADDITIONAL FEES MAYBE CHARGED BASED ON CANOPY COVERAGE.	001-247-116	655	
NOTARY SERVICE	001-349-076	135	
OTHER:			
TOTAL			\$ 50.00

 ZCR:
 # of questions:



PLANNING & ZONING DIVISION

25-ZVR-226

JUN 30 2025

RECEIVED

City of Lauderhill
Development Services Department / Planning & Zoning Division
3300 Inverrary Blvd., Lauderhill, FL 33319
Phone: 954.730.3050

Zoning Verification Request Form

Certificate of Use (COU) Zoning Verification Requests require seven (7) to ten (10) business days for processing and must be accompanied by a \$50.00 fee at submittal for verifications. **This reduced fee is only for COU Zoning verifications associated with the submittal of a Certificate of Use application.** Per Land Development Regulations Article I Section 1.8 Planning and Zoning Review Fees of the City Code of Ordinances, an additional fee of \$89.00 per staff hour shall apply for any additional determinations. The applicant will be notified in advance in the event additional fees need to be assessed. Shared Space Users and Virtual address users are exempt from obtaining a Certificate of Use Zoning verification. Zoning Verification Requests approvals are valid for 120 days after issued.

Expedited Service (four [4] day turnaround): \$250.00 + \$89.00 per additional staff hours (if applicable).

Describe ALL ACTIVITIES TO BE CONDUCTED AT THE PROPOSED BUSINESS (The business' land use classification is based on the description provided below. Failure to provide a complete business description may result in the immediate revocation of an issued COU): *Applicants are encourage to submit a Business Plan or additional attachments that provide a more comprehensive explanation of the business operations. Include: hours of operation, any licensing requirements, & size of the building area that the business will occupy (both inside a building & outside).*

Education Services, After Care, tutoring

Have you obtained special exception approval from the City Commission?
If so, attach a copy of the Resolution to this form.

Yes ☐

No ☒

Address of the proposed business: 7173 West Oakland Park Blvd		State License Required: Education	Business Area (Sq. Ft.): 1,775 sq. ft.
Applicant Information		Business Information	
Business Name (if applicable): Angel Touch LLC		Business Name: Angel Touch LLC	
Name and Title: Melitza Horta		Name and Title: Melitza	
Signature: <i>Melitza Horta</i>		Signature: <i>Melitza Horta</i>	
Date: 6/30/2025		Date: 6/30/2025	
Mailing Address: 3104 Island Drive		Mailing Address: 7173 W Oakland Park Blvd	
City, State & Zip: Miramar FL 33023		City, State & Zip Code: Fort Lauderdale FL 33313	
Phone Number: 786-445-8890		Phone Number: 786-445-8890	
Email: Melitza.Horta@gmail.com		Email: Melitza.Horta@gmail.com	



Zoning Verification Request Form

Type of Business Activity	Yes	No	Type of Business Activity	Yes	No
Will your business involve any retail activities?			Will your business involve any food sale or restaurant activities?		
Sale of packaged foods/ drinks?		✓	Indoor seating?		✓
Sale of new merchandise?		✓	Take-Out Only?		✓
Sale of second-hand/ used merchandise?		✓	Outdoor seating?		✓
Sale of tobacco / "hookah" products?		✓	Outdoor cooking?		✓
Convenience Store?			Will there be any sale of alcoholic beverages at your business? Indicate the type of alcohol(s)		✓
Will your business involve any personal services?			On-site consumption?		✓
Fitness Center / Gym / Health Spa?		✓	Off-site consumption?		✓
Hair, Nails, Skincare?		✓	Will there be any live entertainment? (i.e. DJ, karaoke, dance floor, stage, musicians, etc.)		✓
Small Electronics, Computer Repairs?		✓	Will your business involve any animal care or boarding activities?		✓
Laundromat, Dry Cleaning, Alterations, Shoe Repair, Upholstery?		✓	Will your business involve any boat, car or other motor vehicle activities?		✓
Pay or Merchandise Rentals?		✓	Retail parts sales?		✓
Massage Establishment?		✓	Sale or rental of vehicles?		✓
Will your business involve any healthcare or medicine activities?			Body Shop, Paint, Maintenance or Repair?		✓
Doctor / Dentist Office		✓	Gas or Service Station?		✓
Are there any doctor's authorized to prescribe controlled substances?		✓	Car Wash?		✓
Will the offices be opened "after hours" (outside the hours of 7 AM – 7 PM)?		✓	Will your business involve any sleeping or living activities?		✓
Will there be a pharmacy (a commercial retail sales where prescriptions are filled)?		✓	Hotel/ Motel / Short-term rental units?		✓
Is this a Medical Marijuana Health Care Establishment?		✓	Special Residential Facility? Assisted Living? Group Home?		✓
Will your business involve any teaching, educating, or adult/child care activities?			Will your business involve any financial services?		✓
Is this a child care / day care?		✓	Will your business involve any storage activities (within the building)?		✓
Is this a pre-school program?		✓	Will your business involve any manufacturing activities?		✓
Primary and secondary education (public, charter or private school)?	✓		Will your business involve any sexually oriented activities?		✓
College or University?		✓	Retail sales of adult themed products?		✓
Do you regularly offer training or workshops?		✓	Live entertainment (adult themed)?		✓
Do you offer other instruction (i.e. karate, dance, etc.) on a particular area?	✓		Will there be a drive-through, or walk-up window component?		✓
Will your business involve any place of worship / religious activities?			Drive-through		✓
Will there be religious services?	✓		Walk-up Window		✓
Will there be other community services?		✓	Will there be outdoor activity or outdoor storage at your business?		✓
Will there be fabrication or indoor storage of materials?		✓	Outdoor storage of materials, vehicles?		✓
Will any products be sold at wholesale?		✓	Outdoor display of product?		✓
Will your business involve providing any office space?		✓	Commercial Vehicles stored on-site?		✓
Is this a "home office"?			Will there be any room(s) for rent, private parties, or will the space otherwise be shared or rented?		✓

Zoning Verification Request Form

Application #: 25-ZVR-226

STAFF REVIEW														
ZONING DISTRICTS														
CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	Other
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <input type="radio"/> APPROVED </div> <div style="text-align: center;"> <input checked="" type="radio"/> DENIED </div> <div style="text-align: center;"> <input checked="" type="checkbox"/> ENTITLEMENTS REQUIRED </div> </div>														
USE CLASSIFICATION: Education, Remedial/Childcare, Day														
STAFF COMMENTS / COU CONDITIONS: Denial based on Childcare, Day Use not permitted in CG zoning district. Special Exception Use approval required for Education, Remedial Use.														
ENTITLEMENT REQUIREMENT: (IF APPLICABLE) 														
REVIEWED BY: D.Lindsay 7/16/2025										APPROVED BY: <i>Molly Howson</i> 7.22.2025				

Please be advised that the issuance of a Commercial Certificate of Use Zoning Verification establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Commercial Certificate of Use Zoning Verification in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

The issuance of an approved COU Zoning Verification DOES NOT allow for a business to start operating. All businesses operating in the City of Lauderhill must have a valid Certificate of Use license. Any business found to be operating without a valid and current Certificate of Use shall be subject to a fine as well as a closure. Zoning Verification Requests approvals are valid for 120 days from the date of approval.



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	7101-7225 W OAKLAND PARK BOULEVARD, LAUDERHILL FL 33319	ID #	4941 22 26 0021
Property Owner	PTOLEMAIOS PROPERTY LP	Millage	1912
Mailing Address	4901 NW 17 WAY STE 103 FORT LAUDERDALE FL 33309	Use	11-05
Abbr Legal Description	PLAT OF INVEREALTY TRACT 1 111-46 B TR B LESS PT DESC AS:COMM SE COR SAID TR B,NW 334,NE 37.50 TO POB NE 127.33, SE 100.17, SW 127.33, NW 100.17 TO POB, LESS POR DESC IN OR 29432/1730 & LESS POR DESC IN OR 36815/553		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$4,057,610	\$5,398,120	\$9,455,730	\$8,908,280	
2025	\$4,057,610	\$5,398,120	\$9,455,730	\$8,098,440	\$239,701.66
2024	\$4,057,610	\$3,304,610	\$7,362,220	\$7,362,220	\$218,761.88

2026 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$9,455,730	\$9,455,730	\$9,455,730	\$9,455,730
Portability	0	0	0	0
Assessed/SOH	\$8,908,280	\$9,455,730	\$8,908,280	\$8,908,280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,908,280	\$9,455,730	\$8,908,280	\$8,908,280

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/13/2016	SW*-E	\$6,725,000	113465895	\$11.00	368,874	SF
11/10/2014	SW*-D	\$5,758,200	112693355			
12/16/1992	SW*	\$3,200,000	20179 / 753			
5/1/1985	WD	\$16,000,000				
				Adj. Bldg. S.F. (Card, Sketch)		71002
				Eff./Act. Year Built: 1987/1986		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
C								
71002								



America's Christian Future Pre-School & Elementary Home of the Lions

"An academic life with a Christian beginning for a great future"

To whom it may concern



To Whom It May Concern:

It is my pleasure to write this letter of reference for Melitza Horta, who has been a valued member of the America's Christian Future team for the past nine years, serving as the Special Needs Director a teacher a tutor a therapist.

During her tenure at ACF, Ms. Horta has demonstrated exceptional leadership, compassion, and professional expertise in working with both children with special needs and the general student population. Her background includes degrees in Criminal Justice and Psychology and Behavior Analysis, as well as ongoing graduate-level studies in Special Education. She has also completed specialized training in behavioral interventions, curriculum planning, and child development, making her highly qualified to operate and oversee a childcare facility.

Ms. Horta's work ethic is matched by her deep dedication to the well-being and growth of every child under her care. She consistently implements evidence-based practices, maintains compliance with state and local childcare regulations, and fosters a safe, nurturing, and educational environment for students and staff alike.

I have no doubt that Ms. Horta's experience, training, and unwavering commitment to children make her exceptionally prepared to operate a high-quality childcare facility. I recommend her without reservation.

Should you require further information, please do not hesitate to contact me at 305-822-4455.

Alejandra Aleman

ACF Manager