



**BOARD OF ADJUSTMENT MEETING NOTICE:**

May 25, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **June 9, 2021 at 6:00 P.M.**

This meeting will be held in the City Commission Chambers, City Hall, 1<sup>st</sup> Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

|                             |  |
|-----------------------------|--|
| <b>CASE:</b>                | <b>PLN-BOA-21050001</b>  |
| <b>OWNER:</b>               | TEMPLE BAT YAM OF EAST FORT LAUDERDALE INC.  |
| <b>AGENT:</b>               | ANDREW J. SCHEIN, ESQ./ LOCHRIE & CHAKAS P.A.  |
| <b>ADDRESS:</b>             | 5151 NE 14TH TERRACE, FORT LAUDERDALE, FL., 33334  |
| <b>LEGAL DESCRIPTION:</b>   | CORAL RIDGE ISLES 45-47 B PARCEL C LESS BEG NE COR OF SAID PARCEL C,WLY 293.54, SELY 282.39 TO P/C,SELY 34.36,NELY 166.50,ELY 146.72, NWLY 280.05 TO POB |
| <b>ZONING:</b>              | RMM-25   |
| <b>COMMISSION DISTRICT:</b> | 1  |
| <b>REQUESTING:</b>          | <b><u>Sec. 47-19.5 – Fences, walls and hedges.</u></b>   |

Requesting a variance from the 3' average setback requirement and landscaping requirement of ULDR Section 47-19.5 to allow a 6' high fence to be constructed at a 0' setback with no landscaping between the fence and the property line, a total variance request of 3'.

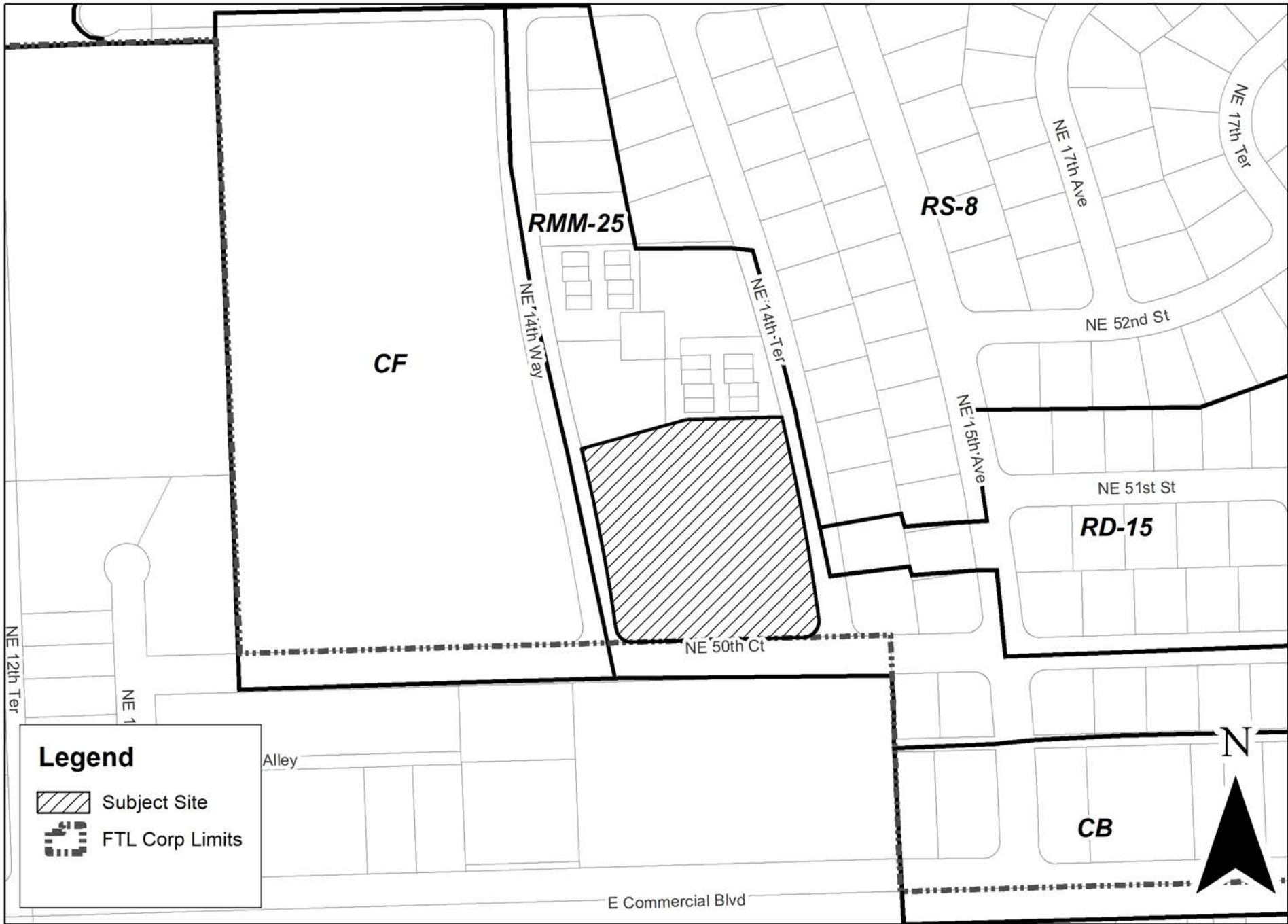
If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK  
ZONING ADMINISTRATOR**

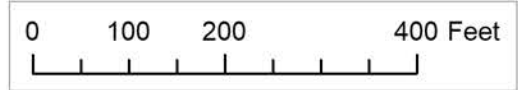
Florida Statutes, Sec. 286.0105

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-21050001**



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

DATE: JUNE 9, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21050001

Requesting: Sec. 47-19.5 – Fences, walls and hedges

Requesting a variance from the 3' average setback requirement and landscaping requirement of ULDR Section 47-19.5 to allow a 6' high fence to be constructed at a 0' setback with no landscaping between the fence and the property line, a total variance request of 3'.

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



# BOA

DATE: 06/09/2021

AGENDA ITEM: 1

CASE:

PLN-BOA-21050001



# SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

## BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020  
I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

**DEADLINE:** Submittals must be received prior to 4:00 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 plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

**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.

- Variance/Special Exception/Interpretation: Before \$2,200
- Variance/Special Exception/Interpretation: After \$2800
- Parking Variance (per space) \$2600
- Variance/Special Exception/Interpretation Before- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$650
- Variance/Special Exception/Interpretation After- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$850
- Request for Continuance \$900
- Rehearing before the Board \$1150
- Request for Rehearing \$300

## Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

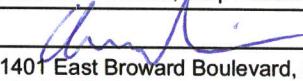
**NOTE:** To be filled out by Department

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

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

|                                   |   |
|-----------------------------------|---|
| <b>Property Owner's Name</b>      | Temple Bat Yam of East Fort Lauderdale Inc.   |
| <b>Property Owner's Signature</b> | If a signed agent letter is provided, no signature is required on the application by the owner. |
| <b>Address, City, State, Zip</b>  |   |
| <b>E-mail Address</b>             |   |
| <b>Phone Number</b>               |   |
| <b>Proof of Ownership</b>         | <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

|                                      |   |
|--------------------------------------|---|
| <b>Applicant / Agent's Name</b>      | Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.                                   |
| <b>Applicant / Agent's Signature</b> |  |
| <b>Address, City, State, Zip</b>     | 1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301                 |
| <b>E-mail Address</b>                | ASchein@Lochrielaw.com  |
| <b>Phone Number</b>                  | 954-617-8919  |
| <b>Letter of Consent Submitted</b>   | Yes   |

|   |   |
|---|---|
| <b>Development / Project Name</b>                               | Temple Bat Yam  |
| <b>Existing / New</b>   | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> New   |
| <b>Project Address</b>  | Address: 5151 NE 14th Terrace   |
| <b>Legal Description</b>  | See survey  |
| <b>Tax ID Folio Numbers</b><br>(For all parcels in development) | 494211060030  |
| <b>Request / Description of Project</b>                         | Variance to allow a fence at a 0' setback along a street and to allow for no landscaping between fence and street |
| <b>Applicable ULDR Sections</b>                                 | ULDR Section 47-19.5.B  |

|                                     |   |
|-------------------------------------|---|
| <b>Current Land Use Designation</b> | Medium-High Residential   |
| <b>Current Zoning Designation</b>   | RMM-25  |
| <b>Current Use of Property</b>      | Synagogue   |
| <b>Site Adjacent to Waterway</b>    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| Setbacks (indicate direction N,S,E,W) | Required | Proposed           |
|---------------------------------------|----------|--------------------|
| Front [ S ]                           | 25'      | 200.44' (EXISTING) |
| Side [ E ]                            | 20'      | 83.58' (EXISTING)  |
| Side [ W ]                            | 20'      | 20.52' (EXISTING)  |
| Rear [ N ]                            | 20'      | 21.02' (EXISTING)  |

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

Applicant is requesting to construct a 6' high aluminum fence on the east property line at a 0' setback with no landscaping between the fence and the property line, where Section 47-19.5.B.1d of the ULDR requires an average 3' setback for a 6' high fence and where Section 47-19.5.C.1 requires landscaping between the property line and the fence.

**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

See narrative

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:

See narrative

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

See narrative

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

See narrative

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.

See narrative

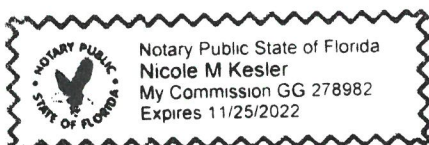
**AFFIDAVIT:** I, Andrew Schein the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Andrew Schein  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of May, 2021

(SEAL)



Nicole M Kesler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

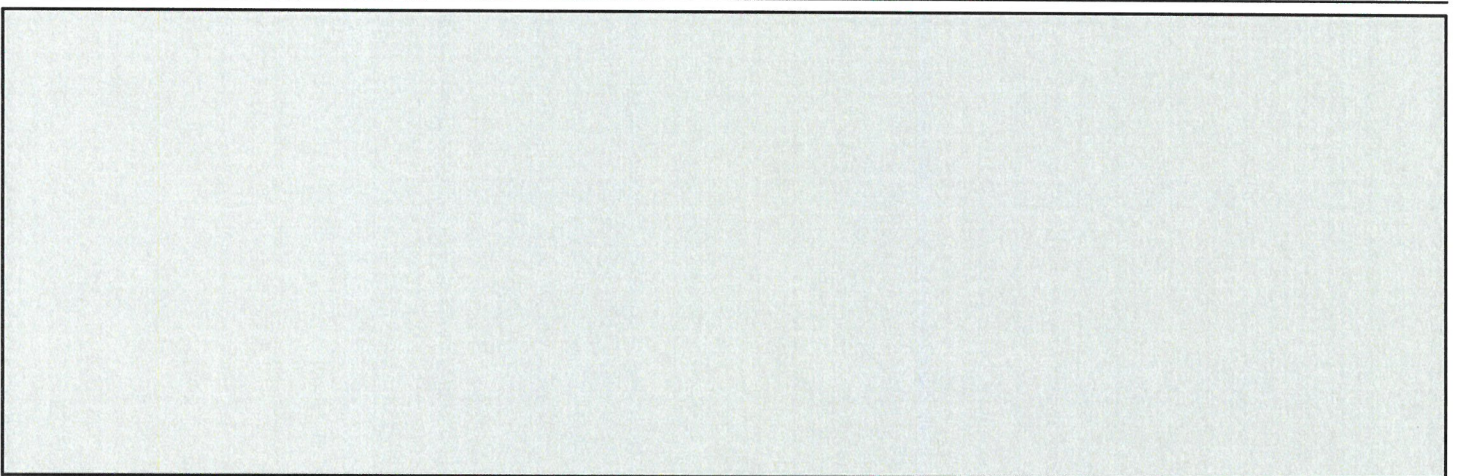
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, 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 lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
  - Landscape Plan (if applicable)**
  - Elevations (if applicable)**
  - Additional plan details as needed**

**Note:** All copy sets must be clear and legible.

**Note:** Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



**MAIL NOTIFICATION:** Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **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 owners 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  
Urban Design & Development -BOA  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
  - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

# Page 4: Sign Notification Requirements and Affidavit

## SIGN NOTICE

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

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

## AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

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

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

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

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

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

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

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

\_\_\_\_\_  
**Affiant**

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

(SEAL)

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

## Page 5: Technical Specifications

### A. SITE PLAN

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

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

### B. BUILDING ELEVATIONS (as applicable)

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

Jeffrey Modarelli, City Clerk  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Permitting for property located at 5151 NE 14<sup>th</sup> Terrace, Fort Lauderdale, FL 33334

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 5151 NE 14<sup>th</sup> Terrace, Fort Lauderdale, FL 33334.

Sincerely,

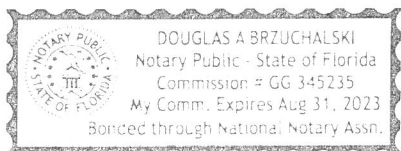
Temple Bat Yam of East Fort Lauderdale, Inc.

By: Arnold W Pittler

Printed Name: ARNOLD W PITTLER

Title: PRESIDENT

Date: 4-28-2021



STATE OF Florida )  
COUNTY OF Broward ) ss

The foregoing instrument was acknowledged before me, by means of (check one):  physical presence or  online notarization, this 28 day of April, 2021, by Arnold W Pittler as president, of Temple Bat Yam of East Fort Lauderdale, Inc. who is personally known to me or who has produced FHDL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2021.

[Signature]  
\_\_\_\_\_  
Notary Public  
Douglas A Brzuchalski  
Typed, printed or stamped name of Notary Public

My Commission Expires:

**Applicant:** Andrew J. Schein / Lochrie & Chakas, P.A.  
**Owner:** Temple Bat Yam of East Fort Lauderdale Inc.  
**Address:** 5151 NE 14<sup>th</sup> Terrace  
**Request:** Variance from ULDR Section 47-19.5.B

### Application for Sign Variance

#### 1. General Information

Temple Bat Yam of East Fort Lauderdale Inc. is the owner of the Temple Bat Yam synagogue, located at 5151 NE 14<sup>th</sup> Terrace (“Property”). Temple Bat Yam was the first Jewish temple in Fort Lauderdale and originally met at the Second Presbyterian Church on North Federal Highway. Temple Bat Yam purchased the Property in 1987 and has since had a thriving congregation in Fort Lauderdale.

Although the congregation is thriving, Jewish communities across the country have been subject to an increasing number of attacks in recent years. In 2019, the number of anti-Semitic incidents reached a four-decade high, including assaults, harassment, and acts of vandalism.<sup>1</sup> In response, synagogues around the country continue to improve and expand on their security measures to ensure the safety of their congregants. In June of 2020, the Owner received a grant from the Department of Homeland Security (“DHS”), in conjunction with the Florida Division of Emergency Management, to construct a fence around the Property to improve the security of Temple Bat Yam. The grant was, in part, for the construction of a mechanical aluminum fence around the Property.

The Owner is now proposing to install the fence. The proposed fence is 6’ in height and consists of aluminum posts spaced approximately 4” apart. The proposed fence will meet the minimum ULDR requirements for setbacks along the north Property line (0’ setback required), east Property line (3’ setback required), and south Property line (3’ setback required). However, the parking for the synagogue is located along the western Property line, and the fence cannot be provided at the minimum 3’ setback without losing sixteen (16) parking spaces, all of which are located immediately adjacent to the Property line. The Owner is therefore requesting a variance from the ULDR to allow the fence to be provided at a 0’ setback. Since the fence will be provided at a 0’ setback, the Owner cannot

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<sup>1</sup> Michael Kunzelman, *Report: Anti-Semitic incidents in US hit record high in 2019*, AP News, May 12, 2020, <https://apnews.com/article/0fd16d9e1c7370f97df40be2f47d07f7>

provide landscaping between the fence and the Property line and is also seeking a variance from the fence landscaping requirements of the ULDR.

## 2. Code Provision

*ULDR Section 47-19.5.B.1d: Fences between 4'-4" and 6'-6" in height are required to have a minimum average setback of 3', and landscaping is required between the property line and the fence.*

## 3. Variance Criteria

The Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence all of the following criteria:

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

**RESPONSE: The DHS grant to Temple Bat Yam, as well as the increased need for physical safety barriers on the Property, are unique to the Property. The Owner is grateful to have the funds to install the fence, however, the fence cannot be installed on the west Property line at a 0' setback without removing portions of required parking. The layout of the site and the historic functionality of the site are not conducive to the relocation of the parking area. Temple Bat Yam needs all of their parking (both for ULDR-required parking and for the operations of the temple in general), and it is not reasonable to relocate the parking area. The parking area on the Property has existed in the same location since at least 1963, when the Property was used by the Moravian Church.<sup>2</sup>**

**If Temple Bat Yam is required to have their fence at a 3' setback from the west Property line, the special circumstances and conditions affecting the Property would prevent the reasonable use of the parking area and the Property.**

- 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

**RESPONSE: The DHS grant and the safety concerns affecting Temple Bat Yam are peculiar to the Property and the use of the Property. The Property was designed and constructed prior to many applicable ULDR requirements**

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<sup>2</sup> The oldest aerial available from the Broward County GIS which shows the parking at this location is from 1963. The Property was developed in 1958, but aerials from 1958 are not available from the Broward County GIS.

**regarding fence locations and landscaping. Had the original developer of the Property foreseen such security issues of future owners and the need for barrier fencing, the Property could have been designed differently to allow for required parking and a fence. However this was not the case, and the Owner now needs to balance the need for barrier security as well as the need for required parking. This situation is peculiar to both the Property and the use of the Property that it clearly constitutes a marked exception.**

- 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 to the property; and

**RESPONSE: The need for safety is a substantial property right that is enjoyed not only by property owners in the same zoning district, but by all property owners. Literal application of the ULDR would deprive the applicant of this property right, as the barrier security cannot be provided without either a complete redesign of the Property or the violation of other ULDR requirements (e.g. required off-street parking).**

- 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

**RESPONSE: The DHS grant, in conjunction with the increasing attacks on the Jewish community and the location of the parking on the Property, is a unique hardship that was not self-created by the applicant or their predecessors, nor is it a mere disregard for or ignorance of the ULDR.**

**The Property was originally designed without barrier fencing, and the applicant's predecessors could not have foreseen such a harrowing need for barrier security. Had the applicant's predecessors predicted such a need for Temple Bat Yam's barrier security over half a century ago, perhaps the building and the parking layout would have allowed for barrier security while retaining reasonable functionality of the remainder of the site. However, Temple Bat Yam has to adapt to current security needs while retaining functionality of the site.**

- e. The variance is the minimum variance that will make possible a reasonable use of the property, and that the variance will be in harmony with the general purposes and intent

of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**This variance is the minimum variance that will make possible a reasonable and safe use of the Property. Installing the fence at a 0' setback on the west Property line will allow Temple Bat Yam to retain their required parking while maintaining functionality of the site and improving security.**

**Section 47-1.2 of the ULDR references that the ULDR provisions are intended to be adopted for the promotion of health, safety, morals, comfort, prosperity and general welfare of the community. The granting of this variance request is in harmony with the general purposes and intent of the ULDR and will significantly improve the safety, comfort, prosperity, and general welfare of Temple Bat Yam, its congregants, and the community.**

Temple Bat Yam of East Fort Lauderdale Inc.  
300' Mailing (Alphabetical Listing)

|     | FOLIO_NUMB   | NAME_LINE                                     | ADDRESS_LI              | CITY            | STATE | ZIP   | LEGAL_TOTAL   |
|-----|--------------|---|-------------------------|-----------------|-------|-------|---|
| ✓1  | 494211BA0050 | ADEBOYEJO, GHEA E                             | 3517 DEL MAR AVE        | DAVIE           | FL    | 33328 | EAST SIDE CONDO 3UNIT W-405PER CDO BK/PG: 16545/223   |
| ✓2  | 494211AK0010 | AMMONS,RICHARD S                              | 5201 NE 14 TER UNIT 201 | FORT LAUDERDALE | FL    | 33334 | EAST SIDE CONDO 1UNIT 201PER CDO BK/PG: 15524/787   |
| ✓3  | 494211AH0020 | BALIGIAN, LISA                                | 2129 NE 44 ST           | FORT LAUDERDALE | FL    | 33308 | BERKELEY SQUARE CONDOUNIT 2PER CDO BK/PG: 12921/468   |
| ✓4  | 494211074430 | BAMMAN, FRED C III                            | 34 PIGEON DR            | KEY LARGO       | FL    | 33037 | CORAL RIDGE ISLES 45-47 BLOT 13 BLK 46  |
| ✓5  | 494211074420 | BARISH, MICHAEL                               | 5041 NE 15 AVE          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 12 BLK 46  |
| ✓6  | 494211074500 | BENNETT, MICHAEL S & TANKERSLEY, RICHELLE D   | 5140 NE 14 TER          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 20 BLK 46  |
| ✓7  | 494211060032 | BERKLEY SQUARE ASSN INC                       | 4131 GUNN HWY           | TAMPA           | FL    | 33618 | CORAL RIDGE ISLES 45-47 BPT OF PAR C DESC AS COMMAT NE COR OF SAID PAR C,WLY 143.54,SLY 105,ELY 36TO POB,SLY 73,WLY 68.35,NLY 73,ELY 68.35 TO POBDESC IN OR 12921/524 |
| ✓8  | 494211074390 | BLACK, RICHARD F & BLACK, JENNIFER A          | 5121 NE 15 AVE          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 9 BLK 46   |
| ✓9  | 494211074360 | BOLL, GABRIELLA H/E & UNTERWEGER, MARCUS      | 5201 NE 15 AVE          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 6 BLK 46   |
| ✓10 | 494211AH0030 | BOOTH, MARK F                                 | 3900 BAYVIEW DRIVE      | FORT LAUDERDALE | FL    | 33308 | BERKELEY SQUARE CONDOUNIT 3PER CDO BK/PG: 12921/468   |
| ✓11 | 494211074470 | BRANDAO, RUY LOPES & LILLIAN & BRANDAO FAM TR | 5110 NE 14 TER          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 17 BLK 46  |
| ✓12 | 494211AK0040 | BROMERY,KEITH M                               | 5201 NE 14 TER UNIT 204 | FORT LAUDERDALE | FL    | 33308 | EAST SIDE CONDO 1UNIT 204PER CDO BK/PG: 15524/787   |
| ✓13 | 494211AH0070 | BROWN, ALLISON JOAN & ACRES, FLORENCE JOAN    | 5201 NE 14 TER #7       | FORT LAUDERDALE | FL    | 33334 | BERKELEY SQUARE CONDOUNIT 7PER CDO BK/PG: 12921/468   |
| ✓14 | 494211AK0070 | BURNHAM, CONRAD E & CONRAD E BURNHAM REV TR   | 5201 NE 14 TER #207     | FORT LAUDERDALE | FL    | 33334 | EAST SIDE CONDO 1UNIT 207PER CDO BK/PG: 15524/787   |
| ✓15 | 494211AK0020 | BUZGON,SOPHIE IRIS                            | 5201 NE 14 TER UNIT 202 | FORT LAUDERDALE | FL    | 33334 | EAST SIDE CONDO 1UNIT 202PER CDO BK/PG: 15524/787   |
| ✓16 | 494211074680 | CAREFREE INVESTMENTS CO LTD                   | 1300 NE 50 CT APT 118   | OAKLAND PARK    | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOTS 1 THRU 6 BLK 49   |
| 17  | 494214000024 | CAREFREE INVESTMENTS CO LTD                   | 1300 NE 50 CT APT 118   | OAKLAND PARK    | FL    | 33334 | 14-49-42COMM AT SW COR OF SE1/4 OF SW1/4OF NE1/4,E 175.01,N 217.01 TOPOB,CONT N 116.68,W 175.01,SLY 116.7,ELY 175.01 TO POB   |
| ✓18 | 494211074380 | COPPOLELLA, DAVID & SUSAN A                   | 5131 NE 15 AVE          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 8 BLK 46   |
| ✓19 | 494211AM0080 | CURTIN, DIANE & CURTIN,JOHN                   | 11 POPLAR AVE           | BRONX           | NY    | 10465 | EAST SIDE CONDO 2UNIT 308PER CDO BK/PG: 16140/953   |
| ✓20 | 494211BA0030 | D'AGNESE, MAUREEN                             | 5200 NE 14 WAY APT 403  | FORT LAUDERDALE | FL    | 33334 | EAST SIDE CONDO 3UNIT E-403PER CDO BK/PG: 16545/223   |
| ✓21 | 494211AH0010 | DOUBLE A VENTURES LP                          | 2283 MARCIL AVE         | *MONTREAL QC    | CA    | H4A 2 | BERKELEY SQUARE CONDOUNIT 1PER CDO BK/PG: 12921/468   |
| ✓22 | 494211074510 | EDWARDS, JOHN T II & DIGIORGIO, DANIEL        | 5200 NE 14 TER          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 21 BLK 46  |
| ✓23 | 494211AH0080 | FERNANDEZ, NICOLE & LUZI, JUSTIN              | 5201 NE 14 TER #8       | FORT LAUDERDALE | FL    | 33334 | BERKELEY SQUARE CONDOUNIT 8PER CDO BK/PG: 12921/468   |
| ✓24 | 494211AK0060 | FERUGIA,DEBORAH J                             | 5201 NE 14 TER UNIT 206 | FORT LAUDERDALE | FL    | 33334 | EAST SIDE CONDO 1UNIT 206PER CDO BK/PG: 15524/787   |
| ✓25 | 494211074660 | FLANIGANS ENTERPRISES INC                     | 5059 NE 18 AVE          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 3 BLK 48   |
| 26  | 494211074670 | FLANIGANS ENTERPRISES INC                     | 5059 NE 18 AVE          | FORT LAUDERDALE | FL    | 33334 | CORAL RIDGE ISLES 45-47 BLOT 4 BLK 48   |

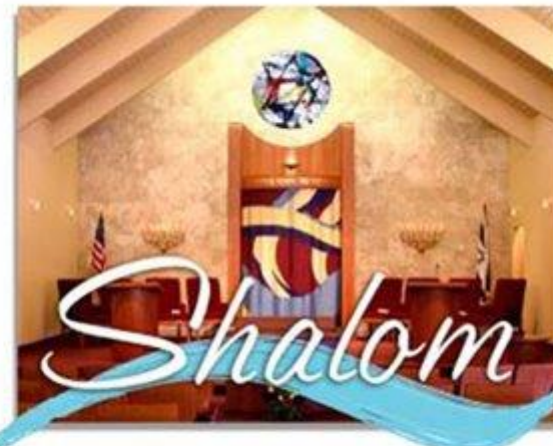
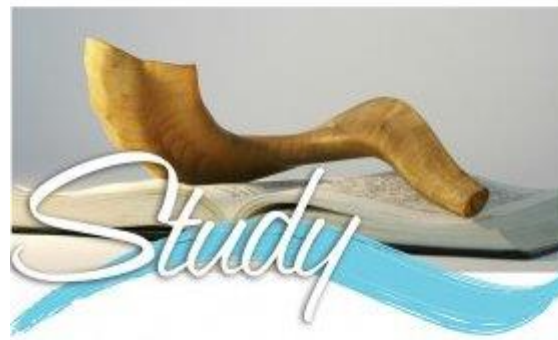
Temple Bat Yam of East Fort Lauderdale Inc.  
300' Mailing (Alphabetical Listing)

|     |              |   |                         |                       |    |       |  |
|-----|--------------|---|-------------------------|-----------------------|----|-------|--|
| 27  | 494211074650 | FLANIGAN'S ENTERPRISES INC                                  | 5059 NE 18 AVE          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 2 BLK 48  |
| ✓28 | 494211074590 | INCALZA, GIANCARLO H/E & VASILEVSKY, IRENE                  | 5211 NE 14 TER          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 4 BLK 47  |
| 29  | 494211074440 | INNSBRUCK INVESTMENT CO %FRED BAMMAN III                    | 34 PIGEON DR            | KEY LARGO             | FL | 33037 | CORAL RIDGE ISLES 45-47 BLOT 14 BLK 46   |
| ✓30 | 494211AH0040 | JEFFRIES, SHARON PACE                                       | 5201 NE 14 TER #4       | FORT LAUDERDALE       | FL | 33334 | BERKELEY SQUARE CONDOUNIT 4PER CDO BK/PG: 12921/468  |
| ✓31 | 494211AM0070 | KHLAPOV, ANDREY H/E & POGONINA,OLENA                        | 5200 NE 14 WAY #307     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 2UNIT 307PER CDO BK/PG: 16140/953  |
| ✓32 | 494211AM0040 | KLEIN, GISELA T & STEPHEN M                                 | 5200 NE 14 WAY #304     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 2UNIT 304PER CDO BK/PG: 16140/953  |
| ✓33 | 494211AH0050 | KORCOK, EVA MARIE & MILAN                                   | 5201 NE 14 TER UNIT 5   | FORT LAUDERDALE       | FL | 33334 | BERKELEY SQUARE CONDOUNIT 5PER CDO BK/PG: 12921/468  |
| ✓34 | 494211AK0080 | LANZANA,LINDA B   | 5201 NE 14 TER #208     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 1UNIT 208PER CDO BK/PG: 15524/787  |
| ✓35 | 494211074460 | LEWIS-LEVINE, NEIL MARSHALL & LEWIS-LEVINE, STEPHEN ANTHONY | 5100 NE 14 TER          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 16 BLK 46   |
| ✓36 | 494211BA0060 | LUCHESI, RICHARD  | 5200 NE 14 WAY #406     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 3UNIT W-406PER CDO BK/PG: 16545/223  |
| ✓37 | 494211AK0030 | LUDWIG,ALEXANDER & SOPHIE                                   | 5201 NE 14 TER #203     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 1UNIT 203PER CDO BK/PG: 15524/787  |
| ✓38 | 494211AM0020 | LUIS, CARLO H/E & LUIS, ANDRE P & MARIA E                   | 5200 NE 14 WAY UNIT 302 | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 2UNIT 302PER CDO BK/PG: 16140/953  |
| ✓39 | 494211BA0020 | MACO SALAZAR, MARTIN FERNANDO & TERRIER, VALERY             | 5200 NE 14 WAY #402     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 3UNIT E-402PER CDO BK/PG: 16545/223  |
| ✓40 | 494211BA0010 | MARTINEZ, JULIO R   | 5200 NE 14 WAY # 401    | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 3UNIT E-401PER CDO BK/PG: 16545/223  |
| ✓41 | 494211AM0060 | MITCHELL, DONALD S & CAMILLA W                              | 2125 NE 62 CT           | FORT LAUDERDALE       | FL | 33308 | EAST SIDE CONDO 2UNIT 306PER CDO BK/PG: 16140/953  |
| ✓42 | 494211BA0080 | MOORMAN, SYLVIA H/E & MOORMAN, JOHN PATRICK                 | 5200 NE 14 WAY #408     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 3UNIT W-408PER CDO BK/PG: 16545/223  |
| ✓43 | 494211AH0060 | MORENO, YIPCYS  | 5201 NE 14 TER UNIT 6   | FORT LAUDERDALE       | FL | 33334 | BERKELEY SQUARE CONDOUNIT 6PER CDO BK/PG: 12921/468  |
| ✓44 | 494211074480 | MUELLER, CHRISTA-KARIN H/E & MUELLER, REINHARD              | 5120 NE 14 TER          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 18 BLK 46   |
| ✓45 | 494211074370 | MURDOCH, ALAN & MURDOCH, BRIDGET                            | 5141 NE 15 AVE          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 7 BLK 46  |
| ✓46 | 494211074400 | OLWEEAN, ROSIMEIRE T  | 5111 NE 15 AVE          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 10 BLK 46   |
| ✓47 | 494211074600 | OTIS, SHERRI ANN  | 5210 NE 14 WAY          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 6 BLK 47  |
| ✓48 | 494211074350 | PETERSON, PAT   | 5211 NE 15 AVE          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 5 BLK 46  |
| ✓49 | 494211075090 | PUBLIC LAND % CITY OF FORT LAUDERDALE                       | 100 N ANDREWS AVE       | FORT LAUDERDALE       | FL | 33301 | CORAL RIDGE ISLES45-47 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT IN FEE SIMPLYING WITHIN SEC 14-49-42, LESSTHAT PT WITHIN R/W FOR NE 56STREET |
| ✓50 | 494211074640 | R & R FINANCING LLC   | 255 AVALON AVE          | LAUDERDALE BY THE SEA | FL | 33308 | CORAL RIDGE ISLES 45-47 BLOT 1 BLK 48  |
| ✓51 | 494211074450 | RIEGER, GRETCHEN  | 5042 NE 14 TER          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 15 BLK 46   |
| ✓52 | 494211074410 | RIGSBEE, VIRGINIA C   | 5059 NE 15 AVE          | FORT LAUDERDALE       | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 11 BLK 46   |
| ✓53 | 494214310010 | RISA RETREAT LLC  | 1417 E COMMERCIAL BLVD  | FORT LAUDERDALE       | FL | 33334 | COMMERCIAL BLVD PLAZA 88-12 BPARCEL A  |
| ✓54 | 494211AM0030 | ROSS-SHAW, DIANA C  | 5200 NE 14 WAY #303     | FORT LAUDERDALE       | FL | 33334 | EAST SIDE CONDO 2UNIT 303PER CDO BK/PG: 16140/953  |

Temple Bat Yam of East Fort Lauderdale Inc.  
300' Mailing (Alphabetical Listing)

|     |              |  |                         |                 |    |       |   |
|-----|--------------|--|-------------------------|-----------------|----|-------|---|
| ✓55 | 494211060040 | SCHOOL BOARD OF BROWARD COUNTY<br>ATTN:FACILITY MANAGEMENT | 600 SE 3 AVE            | FORT LAUDERDALE | FL | 33301 | CORAL RIDGE ISLES 45-47 BPARCEL D   |
| ✓56 | 494211BA0070 | SIKICH, ANTHONY JAMES & SIKICH REV TR                      | 5200 NE 14 WAY APT 407  | FORT LAUDERDALE | FL | 33334 | EAST SIDE CONDO 3UNIT W-407PER CDO BK/PG: 16545/223   |
| ✓57 | 494211074490 | STEIN, JARED N H/E & STEIN, ERNEST D &<br>NATALIE L &      | 5130 NE 14 TER          | FORT LAUDERDALE | FL | 33334 | CORAL RIDGE ISLES 45-47 BLOT 19 BLK 46  |
| ✓58 | 494214450010 | SUNSHINE DADE INVESTMENTS LLC                              | 1650 NW 87 AVE          | DORAL           | FL | 33172 | CHEVRON OAKLAND PARK TRACT127-15 BTRACT A   |
| ✓59 | 494211AM0010 | SUPERCHI,NANCY A& MARCO                                    | 57 LONGCOVE DR          | LEMONT          | IL | 60439 | EAST SIDE CONDO 2UNIT 301PER CDO BK/PG: 16140/953   |
| ✓60 | 494211060030 | TEMPLE BAT YAM OF EAST FORT LAUDERDALE<br>INC              | 5151 NE 14 TER          | FORT LAUDERDALE | FL | 33334 | CORAL RIDGE ISLES 45-47 BPARCEL C LESS BEG NE COR OFSAID<br>PARCEL C,WLY 293.54,SELY 282.39 TO P/C,SELY34.36,NELY<br>166.50,ELY 146.72,NWLY 280.05 TO POB |
| ✓61 | 494211BA0040 | UBILLA, ALMA   | 5200 NE 14 WAY #404     | FORT LAUDERDALE | FL | 33334 | EAST SIDE CONDO 3UNIT E-404PER CDO BK/PG: 16545/223   |
| ✓62 | 494211AK0050 | VARANO,ZVJEZDANA   | 5201 NE 14 TER #205     | FORT LAUDERDALE | FL | 33334 | EAST SIDE CONDO 1UNIT 205PER CDO BK/PG: 15524/787   |
| ✓63 | 494211AM0050 | WADHWANI, LACHMAN L & WADHWANI, N L &<br>WADHWANI, S L     | 5200 NE 14 WAY UNIT 305 | FORT LAUDERDALE | FL | 33334 | EAST SIDE CONDO 2UNIT 305PER CDO BK/PG: 16140/953   |

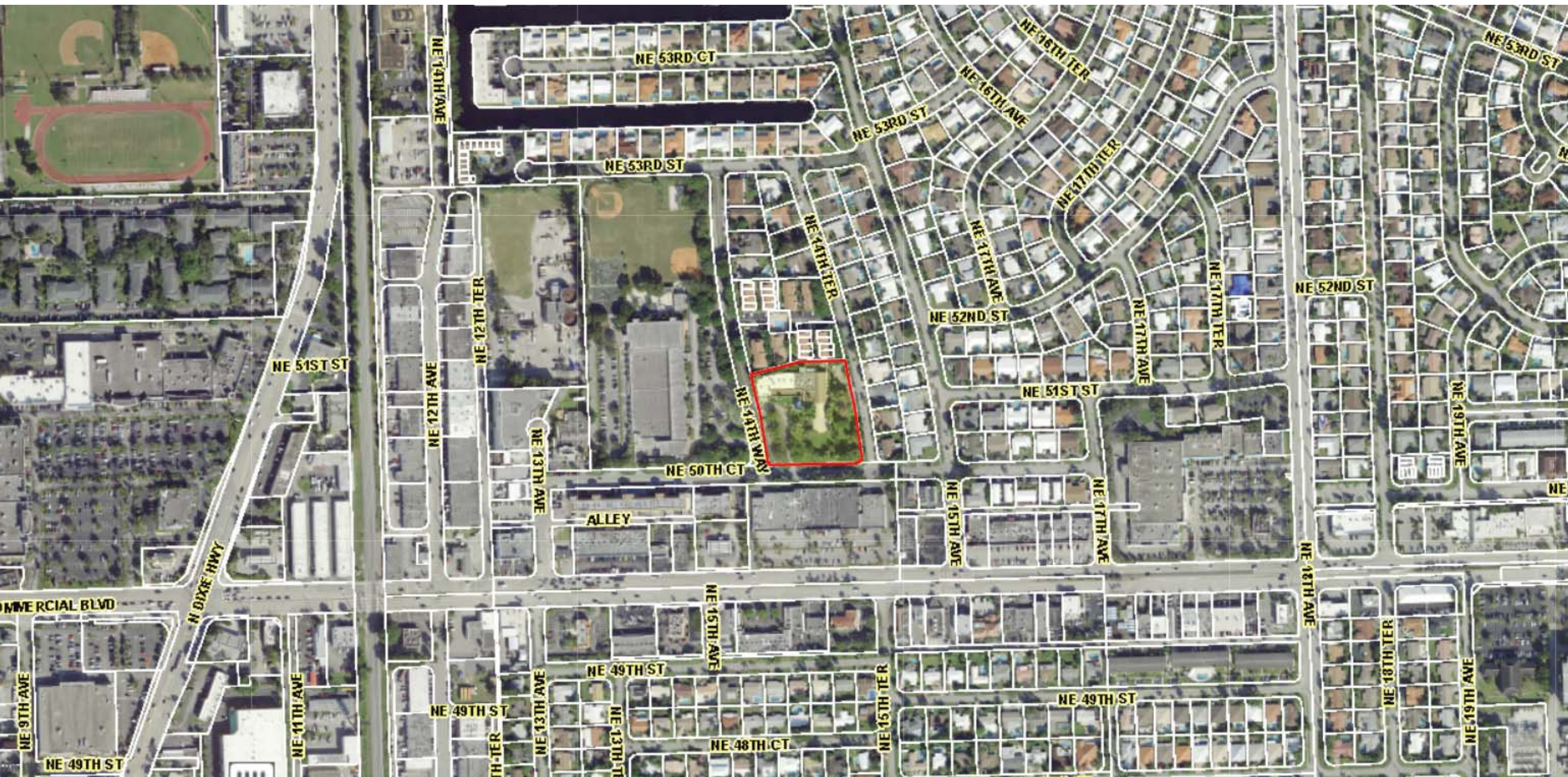
TEMPLE BAT YAM OF EAST FORT LAUDERDALE  
5151 NE 14<sup>TH</sup> TERRACE, FORT LAUDERDALE, FL 33334  
VARIANCE APPLICATION  
ULDR SECTION 47-19.5.B

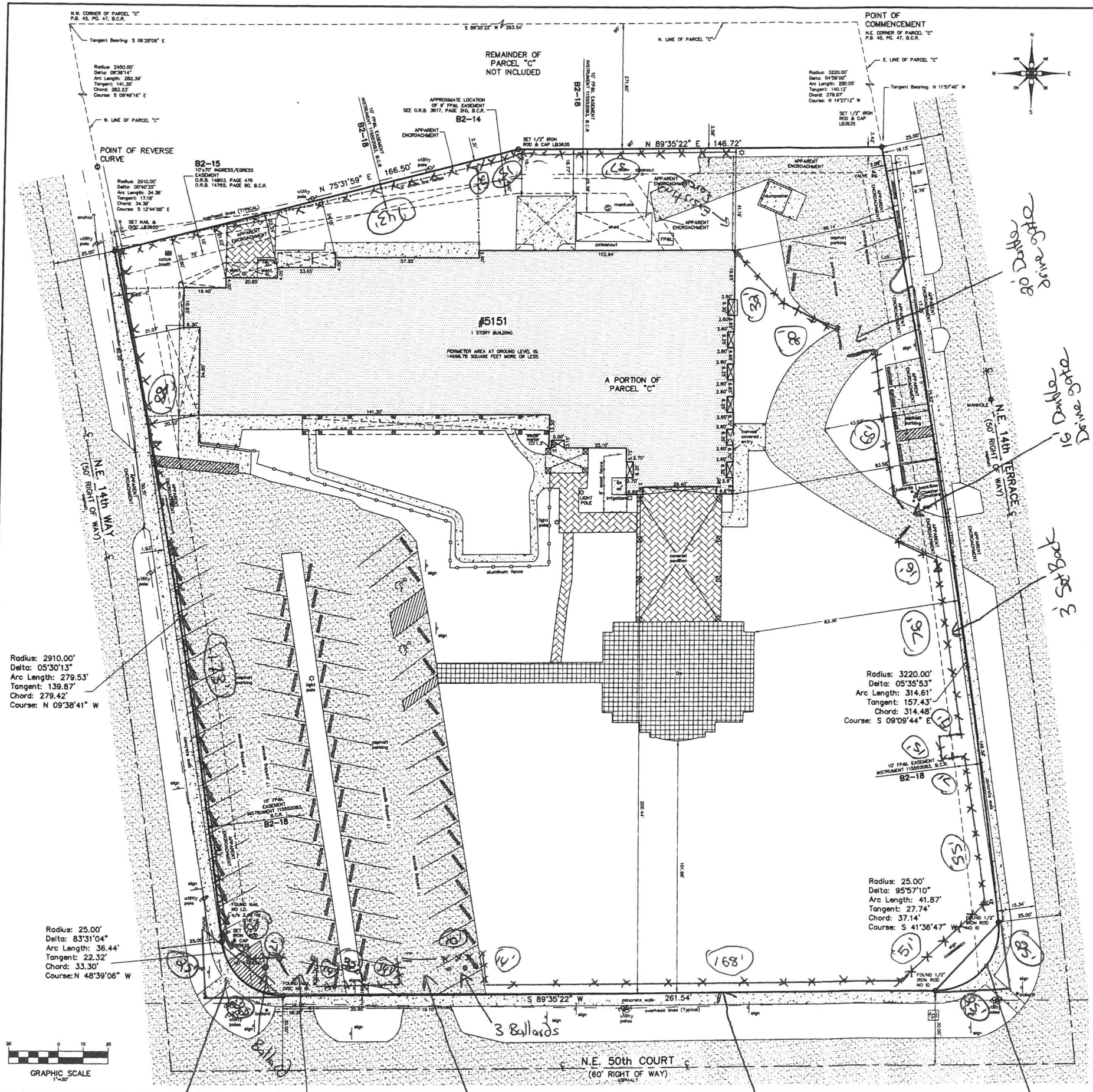


Temple Bat Yam  
of East Fort Lauderdale

Index

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- 2 - Aerial
- 3 – Survey
- 4 – Fence Plans





Radius: 2910.00'  
Delta: 05°30'13"  
Arc Length: 279.53'  
Tangent: 139.87'  
Chord: 279.42'  
Course: N 09°38'41" W

Radius: 3220.00'  
Delta: 05°35'53"  
Arc Length: 314.61'  
Tangent: 157.43'  
Chord: 314.48'  
Course: S 09°09'44" E

Radius: 25.00'  
Delta: 83°31'04"  
Arc Length: 36.44'  
Tangent: 22.32'  
Chord: 33.30'  
Course: N 48°39'06" W

Radius: 25.00'  
Delta: 95°57'10"  
Arc Length: 41.87'  
Tangent: 27.74'  
Chord: 37.14'  
Course: S 41°36'47" W



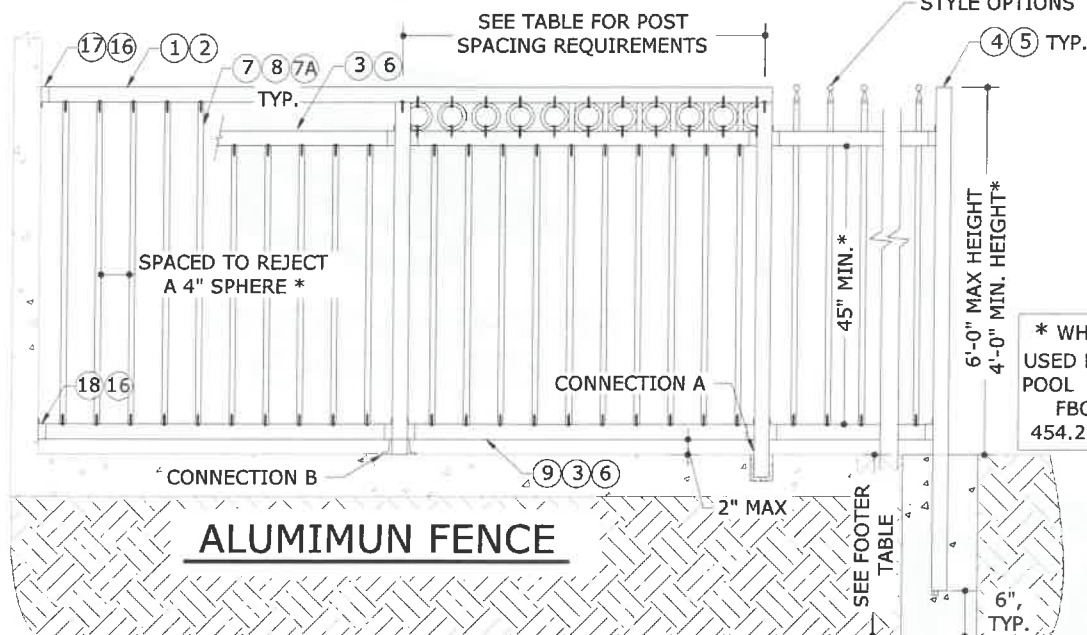
ALTA/NSPS LAND TITLE SURVEY

LEGEND OF ABBREVIATIONS:

|    |                    |    |    |    |    |
|----|--------------------|----|----|----|----|
| AC | GENERAL ANGLE      | 4  | 4  | 4  | 4  |
| AR | ARC LENGTH         | NA | ND | NE | NS |
| AS | ARC SURVEY         | NA | ND | NE | NS |
| BE | BEARING            | NA | ND | NE | NS |
| BL | BOUNDARY LINE      | NA | ND | NE | NS |
| CD | POINT OF CURVATURE | NA | ND | NE | NS |
| CE | POINT OF TANGENCY  | NA | ND | NE | NS |
| CH | CHORD              | NA | ND | NE | NS |
| CI | CORNER             | NA | ND | NE | NS |
| CO | CORNER             | NA | ND | NE | NS |
| CR | CORNER             | NA | ND | NE | NS |
| CS | CORNER             | NA | ND | NE | NS |
| CT | CORNER             | NA | ND | NE | NS |
| CU | CORNER             | NA | ND | NE | NS |
| CV | CORNER             | NA | ND | NE | NS |
| CW | CORNER             | NA | ND | NE | NS |
| CX | CORNER             | NA | ND | NE | NS |
| CY | CORNER             | NA | ND | NE | NS |
| CZ | CORNER             | NA | ND | NE | NS |
| DA | DATE               | NA | ND | NE | NS |
| DB | DATE               | NA | ND | NE | NS |
| DC | DATE               | NA | ND | NE | NS |
| DD | DATE               | NA | ND | NE | NS |
| DE | DATE               | NA | ND | NE | NS |
| DF | DATE               | NA | ND | NE | NS |
| DG | DATE               | NA | ND | NE | NS |
| DH | DATE               | NA | ND | NE | NS |
| DI | DATE               | NA | ND | NE | NS |
| DJ | DATE               | NA | ND | NE | NS |
| DK | DATE               | NA | ND | NE | NS |
| DL | DATE               | NA | ND | NE | NS |
| DM | DATE               | NA | ND | NE | NS |
| DN | DATE               | NA | ND | NE | NS |
| DO | DATE               | NA | ND | NE | NS |
| DP | DATE               | NA | ND | NE | NS |
| DQ | DATE               | NA | ND | NE | NS |
| DR | DATE               | NA | ND | NE | NS |
| DS | DATE               | NA | ND | NE | NS |
| DT | DATE               | NA | ND | NE | NS |
| DU | DATE               | NA | ND | NE | NS |
| DV | DATE               | NA | ND | NE | NS |
| DW | DATE               | NA | ND | NE | NS |
| DX | DATE               | NA | ND | NE | NS |
| DY | DATE               | NA | ND | NE | NS |
| DZ | DATE               | NA | ND | NE | NS |
| EA | EASEMENT           | NA | ND | NE | NS |
| EB | EASEMENT           | NA | ND | NE | NS |
| EC | EASEMENT           | NA | ND | NE | NS |
| ED | EASEMENT           | NA | ND | NE | NS |
| EE | EASEMENT           | NA | ND | NE | NS |
| EF | EASEMENT           | NA | ND | NE | NS |
| EG | EASEMENT           | NA | ND | NE | NS |
| EH | EASEMENT           | NA | ND | NE | NS |
| EI | EASEMENT           | NA | ND | NE | NS |
| EJ | EASEMENT           | NA | ND | NE | NS |
| EK | EASEMENT           | NA | ND | NE | NS |
| EL | EASEMENT           | NA | ND | NE | NS |
| EM | EASEMENT           | NA | ND | NE | NS |
| EN | EASEMENT           | NA | ND | NE | NS |
| EO | EASEMENT           | NA | ND | NE | NS |
| EP | EASEMENT           | NA | ND | NE | NS |
| EQ | EASEMENT           | NA | ND | NE | NS |
| ER | EASEMENT           | NA | ND | NE | NS |
| ES | EASEMENT           | NA | ND | NE | NS |
| ET | EASEMENT           | NA | ND | NE | NS |
| EU | EASEMENT           | NA | ND | NE | NS |
| EV | EASEMENT           | NA | ND | NE | NS |
| EW | EASEMENT           | NA | ND | NE | NS |
| EX | EASEMENT           | NA | ND | NE | NS |
| EY | EASEMENT           | NA | ND | NE | NS |
| EZ | EASEMENT           | NA | ND | NE | NS |
| FA | FENCE              | NA | ND | NE | NS |
| FB | FENCE              | NA | ND | NE | NS |
| FC | FENCE              | NA | ND | NE | NS |
| FD | FENCE              | NA | ND | NE | NS |
| FE | FENCE              | NA | ND | NE | NS |
| FF | FENCE              | NA | ND | NE | NS |
| FG | FENCE              | NA | ND | NE | NS |
| FH | FENCE              | NA | ND | NE | NS |
| FI | FENCE              | NA | ND | NE | NS |
| FJ | FENCE              | NA | ND | NE | NS |
| FK | FENCE              | NA | ND | NE | NS |
| FL | FENCE              | NA | ND | NE | NS |
| FM | FENCE              | NA | ND | NE | NS |
| FN | FENCE              | NA | ND | NE | NS |
| FO | FENCE              | NA | ND | NE | NS |
| FP | FENCE              | NA | ND | NE | NS |
| FQ | FENCE              | NA | ND | NE | NS |
| FR | FENCE              | NA | ND | NE | NS |
| FS | FENCE              | NA | ND | NE | NS |
| FT | FENCE              | NA | ND | NE | NS |
| FU | FENCE              | NA | ND | NE | NS |
| FV | FENCE              | NA | ND | NE | NS |
| FW | FENCE              | NA | ND | NE | NS |
| FX | FENCE              | NA | ND | NE | NS |
| FY | FENCE              | NA | ND | NE | NS |
| FZ | FENCE              | NA | ND | NE | NS |
| GA | GENERAL ANGLE      | NA | ND | NE | NS |
| GB | GENERAL ANGLE      | NA | ND | NE | NS |
| GC | GENERAL ANGLE      | NA | ND | NE | NS |
| GD | GENERAL ANGLE      | NA | ND | NE | NS |
| GE | GENERAL ANGLE      | NA | ND | NE | NS |
| GF | GENERAL ANGLE      | NA | ND | NE | NS |
| GG | GENERAL ANGLE      | NA | ND | NE | NS |
| GH | GENERAL ANGLE      | NA | ND | NE | NS |
| GI | GENERAL ANGLE      | NA | ND | NE | NS |
| GO | GENERAL ANGLE      | NA | ND | NE | NS |
| GP | GENERAL ANGLE      | NA | ND | NE | NS |
| GQ | GENERAL ANGLE      | NA | ND | NE | NS |
| GR | GENERAL ANGLE      | NA | ND | NE | NS |
| GS | GENERAL ANGLE      | NA | ND | NE | NS |
| GT | GENERAL ANGLE      | NA | ND | NE | NS |
| GU | GENERAL ANGLE      | NA | ND | NE | NS |
| GV | GENERAL ANGLE      | NA | ND | NE | NS |
| GW | GENERAL ANGLE      | NA | ND | NE | NS |
| GX | GENERAL ANGLE      | NA | ND | NE | NS |
| GY | GENERAL ANGLE      | NA | ND | NE | NS |
| GZ | GENERAL ANGLE      | NA | ND | NE | NS |
| HA | HATCH              | NA | ND | NE | NS |
| HB | HATCH              | NA | ND | NE | NS |
| HC | HATCH              | NA | ND | NE | NS |
| HD | HATCH              | NA | ND | NE | NS |
| HE | HATCH              | NA | ND | NE | NS |
| HF | HATCH              | NA | ND | NE | NS |
| HG | HATCH              | NA | ND | NE | NS |
| HH | HATCH              | NA | ND | NE | NS |
| HI | HATCH              | NA | ND | NE | NS |
| HJ | HATCH              | NA | ND | NE | NS |
| HK | HATCH              | NA | ND | NE | NS |
| HL | HATCH              | NA | ND | NE | NS |
| HM | HATCH              | NA | ND | NE | NS |
| HN | HATCH              | NA | ND | NE | NS |
| HO | HATCH              | NA | ND | NE | NS |
| HP | HATCH              | NA | ND | NE | NS |
| HQ | HATCH              | NA | ND | NE | NS |
| HR | HATCH              | NA | ND | NE | NS |
| HS | HATCH              | NA | ND | NE | NS |
| HT | HATCH              | NA | ND | NE | NS |
| HU | HATCH              | NA | ND | NE | NS |
| HV | HATCH              | NA | ND | NE | NS |
| HW | HATCH              | NA | ND | NE | NS |
| HX | HATCH              | NA | ND | NE | NS |
| HY | HATCH              | NA | ND | NE | NS |
| HZ | HATCH              | NA | ND | NE | NS |
| IA | IRON ROD & CAP     | NA | ND | NE | NS |
| IB | IRON ROD & CAP     | NA | ND | NE | NS |
| IC | IRON ROD & CAP     | NA | ND | NE | NS |
| ID | IRON ROD & CAP     | NA | ND | NE | NS |
| IE | IRON ROD & CAP     | NA | ND | NE | NS |
| IF | IRON ROD & CAP     | NA | ND | NE | NS |
| IG | IRON ROD & CAP     | NA | ND | NE | NS |
| IH | IRON ROD & CAP     | NA | ND | NE | NS |
| II | IRON ROD & CAP     | NA | ND | NE | NS |
| IO | IRON ROD & CAP     | NA | ND | NE | NS |
| IP | IRON ROD & CAP     | NA | ND | NE | NS |
| IQ | IRON ROD & CAP     | NA | ND | NE | NS |
| IR | IRON ROD & CAP     | NA | ND | NE | NS |
| IS | IRON ROD & CAP     | NA | ND | NE | NS |
| IT | IRON ROD & CAP     | NA | ND | NE | NS |
| IU | IRON ROD & CAP     | NA | ND | NE | NS |
| IV | IRON ROD & CAP     | NA | ND | NE | NS |
| IW | IRON ROD & CAP     | NA | ND | NE | NS |
| IX | IRON ROD & CAP     | NA | ND | NE | NS |
| IY | IRON ROD & CAP     | NA | ND | NE | NS |
| IZ | IRON ROD & CAP     | NA | ND | NE | NS |
| JA | JUNCTION           | NA | ND | NE | NS |
| JB | JUNCTION           | NA | ND | NE | NS |
| JC | JUNCTION           | NA | ND | NE | NS |
| JD | JUNCTION           | NA | ND | NE | NS |
| JE | JUNCTION           | NA | ND | NE | NS |
| JF | JUNCTION           | NA | ND | NE | NS |
| JG | JUNCTION           | NA | ND | NE | NS |
| JH | JUNCTION           | NA | ND | NE | NS |
| JI | JUNCTION           | NA | ND | NE | NS |
| JO | JUNCTION           | NA | ND | NE | NS |
| JP | JUNCTION           | NA | ND | NE | NS |
| JQ | JUNCTION           | NA | ND | NE | NS |
| JR | JUNCTION           | NA | ND | NE | NS |
| JS | JUNCTION           | NA | ND | NE | NS |
| JT | JUNCTION           | NA | ND | NE | NS |
| JU | JUNCTION           | NA | ND | NE | NS |
| JV | JUNCTION           | NA | ND | NE | NS |
| JW | JUNCTION           | NA | ND | NE | NS |
| JX | JUNCTION           | NA | ND | NE | NS |
| JY | JUNCTION           | NA | ND | NE | NS |
| JZ | JUNCTION           | NA | ND | NE | NS |
| KA | KNOT               | NA | ND | NE | NS |
| KB | KNOT               | NA | ND | NE | NS |
| KC | KNOT               | NA | ND | NE | NS |
| KD | KNOT               | NA | ND | NE | NS |
| KE | KNOT               | NA | ND | NE | NS |
| KF | KNOT               | NA | ND | NE | NS |
| KG | KNOT               | NA | ND | NE | NS |
| KH | KNOT               | NA | ND | NE | NS |
| KI | KNOT               | NA | ND | NE | NS |
| KO | KNOT               | NA | ND | NE | NS |
| KP | KNOT               | NA | ND | NE | NS |
| KQ | KNOT               | NA | ND | NE | NS |
| KR | KNOT               | NA | ND | NE | NS |
| KS | KNOT               | NA | ND | NE | NS |
| KT | KNOT               | NA | ND | NE | NS |
| KU | KNOT               | NA | ND | NE | NS |
| KV | KNOT               | NA | ND | NE | NS |
| KW | KNOT               | NA | ND | NE | NS |
| KX | KNOT               | NA | ND | NE | NS |
| KY | KNOT               | NA | ND | NE | NS |
| KZ | KNOT               | NA | ND | NE | NS |
| LA | LAND               | NA | ND | NE | NS |
| LB | LAND               | NA | ND | NE | NS |
| LC | LAND               | NA | ND | NE | NS |
| LD | LAND               | NA | ND | NE | NS |
| LE | LAND               | NA | ND | NE | NS |
| LF | LAND               | NA | ND | NE | NS |
| LG | LAND               | NA | ND | NE | NS |
| LH | LAND               | NA | ND | NE | NS |
| LI | LAND               | NA | ND | NE | NS |
| LO | LAND               | NA | ND | NE | NS |
| LP | LAND               | NA | ND | NE | NS |
| LQ | LAND               | NA | ND | NE | NS |
| LR | LAND               | NA | ND | NE | NS |
| LS | LAND               | NA | ND | NE | NS |
| LT | LAND               | NA | ND | NE | NS |
| LU | LAND               | NA | ND | NE | NS |
| LV | LAND               | NA | ND | NE | NS |
| LW | LAND               | NA | ND | NE | NS |
| LX | LAND               | NA | ND | NE | NS |
| LY | LAND               | NA | ND | NE | NS |
| LZ | LAND               | NA | ND | NE | NS |
| MA | MATERIAL           | NA | ND | NE | NS |
| MB | MATERIAL           | NA | ND | NE | NS |
| MC | MATERIAL           | NA | ND | NE | NS |
| MD | MATERIAL           | NA | ND | NE | NS |
| ME | MATERIAL           | NA | ND | NE | NS |
| MF | MATERIAL           | NA | ND | NE | NS |
| MG | MATERIAL           | NA | ND | NE | NS |
| MH | MATERIAL           | NA | ND | NE | NS |
| MI | MATERIAL           | NA | ND | NE | NS |
| MO | MATERIAL           | NA | ND | NE | NS |
| MP | MATERIAL           | NA | ND | NE | NS |
| MQ | MATERIAL           | NA | ND | NE | NS |
| MR | MATERIAL           | NA | ND | NE | NS |
| MS | MATERIAL           | NA | ND | NE | NS |
| MT | MATERIAL           | NA | ND | NE | NS |
| MU | MATERIAL           | NA | ND | NE | NS |
| MV | MATERIAL           | NA | ND | NE | NS |
| MW | MATERIAL           | NA | ND | NE | NS |
| MX | MATERIAL           | NA | ND | NE | NS |
| MY | MATERIAL           | NA | ND | NE | NS |
| MZ | MATERIAL           | NA | ND | NE | NS |
| NA | NORTH              | NA | ND | NE | NS |
| NB | NORTH              | NA | ND | NE | NS |
| NC | NORTH              | NA | ND | NE | NS |
| ND | NORTH              | NA | ND | NE | NS |
| NE | NORTH              | NA | ND | NE | NS |
| NF | NORTH              | NA | ND | NE | NS |
| NG | NORTH              | NA | ND | NE | NS |
| NH | NORTH              | NA | ND | NE | NS |
| NI | NORTH              | NA | ND | NE | NS |
| NO | NORTH              | NA | ND | NE | NS |
| NP | NORTH              | NA | ND | NE | NS |
| NQ | NORTH              | NA | ND | NE | NS |
| NR | NORTH              | NA | ND | NE | NS |
| NS | NORTH              | NA | ND | NE | NS |
| NT | NORTH              | NA | ND | NE | NS |
| NU | NORTH              | NA | ND | NE | NS |
| NV | NORTH              | NA | ND | NE | NS |
| NW | NORTH              | NA | ND | NE | NS |
| NX | NORTH              | NA | ND | NE | NS |
| NY | NORTH              | NA | ND | NE | NS |
| NZ | NORTH              | NA | ND | NE | NS |
| OA | OFFSET             | NA | ND | NE | NS |
| OB | OFFSET             | NA | ND | NE | NS |
| OC | OFFSET             | NA | ND | NE | NS |
| OD | OFFSET             | NA | ND | NE | NS |
| OE | OFFSET             |    |    |    |    |

# MECHANICAL ALUMINUM FENCE & GATE MASTER PLAN SHEET

(NON-STRUCTURAL, DECORATIVE BARRIER, TYPICAL INSTALLATION (GROUND LEVEL NON-SLOPED ONLY)  
(HVHZ/NON-HVHZ) (SEE GENERAL NOTE #3 & BELOW FOR POOL APPLICATIONS)

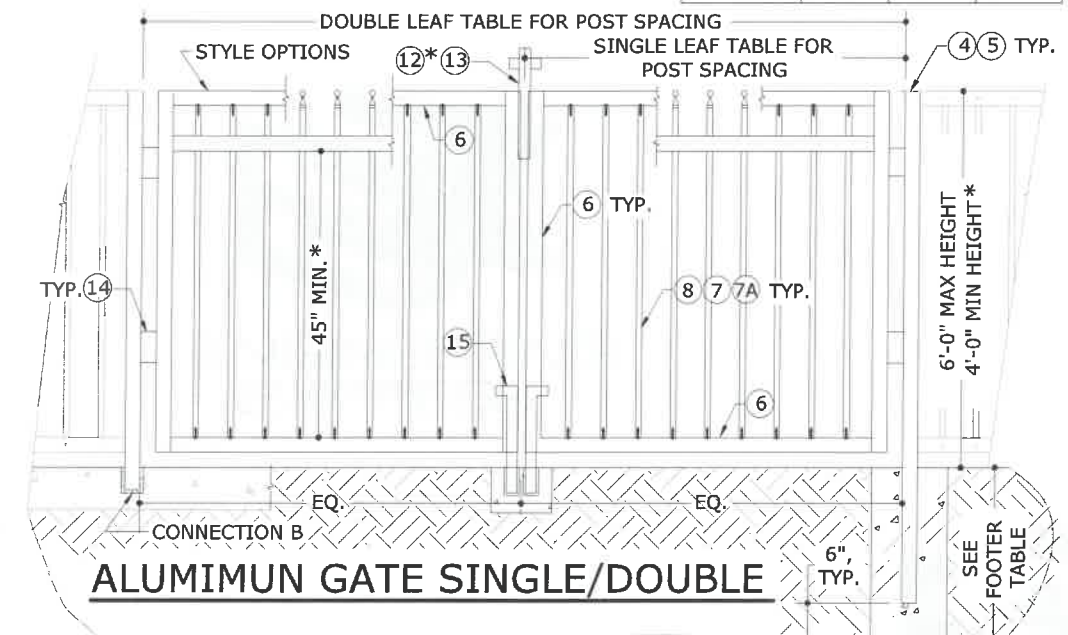


**CONNECTION A (CORE DRILL):**  
3"Ø CORE DRILL, 3" DEEP INTO CONCRETE, & 6" MIN. EDGE DISTANCE FROM CENTER TO ANY CONCRETE FACE, FILLED WITH HIGH STRENGTH, NON-SHRINK, IRON FREE, NON-REACTIVE GROUT.

**CONNECTION B (SHOE):**  
PRE-MANUFACTURED 5"x5"x1/4" ALUM SHOE ANCHORED WITH (4) 1/4" Ø ITW TAPCON EMBEDDED 1-3/4" INTO CONCRETE & 3" EDGE DISTANCE.

**CONNECTION C (FOOTING):**

| POST HEIGHT | POST SPACING |         |         |
|-------------|--------------|---------|---------|
|             | 4'-0"        | 5'-0"   | 6'-0"   |
| 48"         | 10"x24"      | 10"x24" | 12"x26" |
| 60"         | 10"x24"      | 10"x24" | 12"x30" |
| 72"         | 10"x24"      | 12"x30" | 12"x30" |

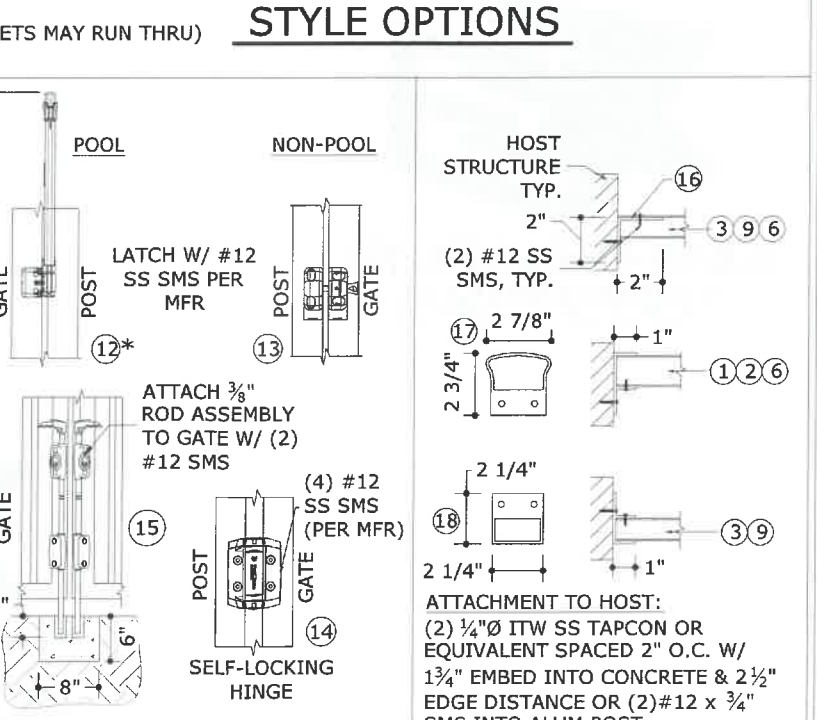
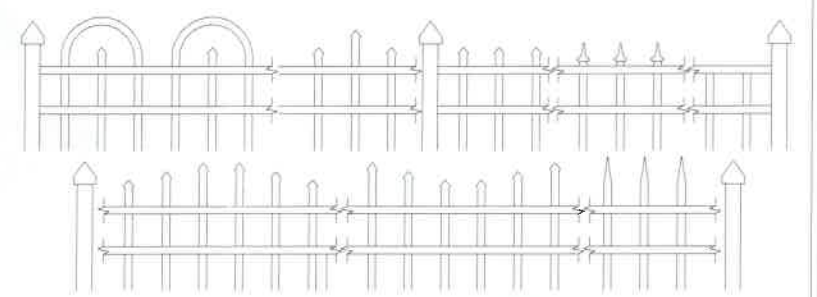
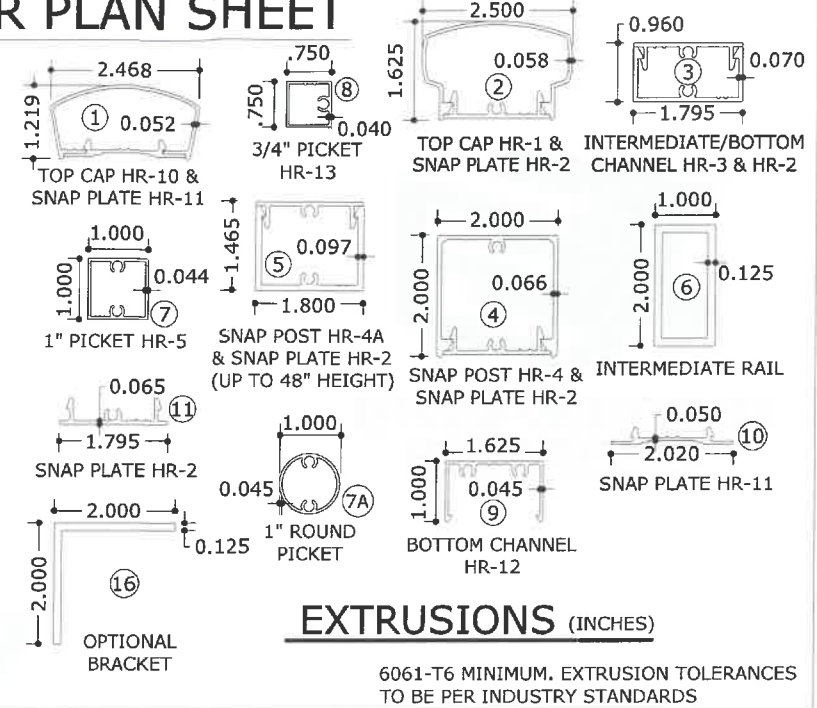


**NOTE:**  
FOR DOUBLE LEAF TABLE ASSUMES 6' MAX WIDTH FENCE BEYOND GATE.

**GATE-FOOTER TABLE:**

| POST HEIGHT | SINGLE LEAF TABLE (DIA. x DEPTH): |         |         | DOUBLE LEAF TABLE : |         |         |
|-------------|-----------------------------------|---------|---------|---------------------|---------|---------|
|             | POST SPACING                      |         |         | POST SPACING        |         |         |
| 48"         | 10"x24"                           | 10"x24" | 12"x26" | 12"x25"             | 12"x26" | 12"x28" |
| 60"         | 10"x24"                           | 10"x24" | 12"x28" | 12"x30"             | 15"x27" | 18"x27" |
| 72"         | 10"x24"                           | 12"x30" | 12"x30" | 12"x32"             |         |         |

**FENCE/GATE FOOTING NOTES:**  
DIMENSION "DIA" SHALL BE EITHER THE DIAMETER OR SIDE OF A SQUARE FOOTING. FOOTERS DESIGNED BASED ON FBC CHAPTER 2328 HVHZ, THEREFORE VALID FOR NON-HVHZ IN EXPOSURE 'C' & 'D'. THE FENCE MAY LIST BUT STAY INTACT IN SATURATED SOIL AT PEAK WINDS AND IS STILL CONSIDERED PROPERLY DESIGNED. SNAP POST HR-4A & SNAP PLATE HR-2 (PERMITTED ONLY FOR POST HEIGHTS UP TO 48")



## GATE HARDWARE FENCE BRACKETS

### GENERAL NOTES:

- THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE SIXTH EDITION (2017).
- DESIGN BASED ON ASCE 7-10 USING  $V_{ult} = 115\text{MPH}$  /  $V_{asd} = 90\text{MPH}$  (3 SEC GUST, UP TO 6'-0" WITHIN HVHZ), EXPOSURE 'D', RISK CATEGORY I, USING THE 'OPEN SIGN METHOD'. 70% OPEN USED IN CALCULATIONS. SEISMIC DESIGN DOES NOT GOVERN.
- FOR POOL APPLICATIONS**, PER FBC 454.2.17.1.8: POOL ACCESS GATES WHEN PROVIDED SHALL COMPLY WITH FBC 454.2 AND MUST BE AT LEAST 48" ABOVE GRADE & EQUIPPED WITH A SELF CLOSING, SELF LATCHING LOCKING DEVICE NOT LESS THAN 54" FROM BOT OF GATE. GATE MUST OPEN OUTWARD AWAY FROM POOL & MUST HAVE NO OPENING >1/2" WITHIN 18" OF RELEASE MECHANISM.
- FOR NON-POOL APPLICATIONS REQUIRING EGRESS**: PER FLORIDA FIRE PREVENTION CODE 6TH EDITION, NFPA 1, 101, 2017 EDITION, GATES REQUIRING EGRESS SHALL HAVE NO LATCHES AND BE FREE SWINGING FOR QUICK EXITING. GATE SHALL HAVE SELF-CLOSING HINGES ONLY.
- THIS FENCE DESIGN TO BE USED AT LEVEL GROUND SURFACE ONLY, WITH USE LIMITED TO DECORATIVE BARRIER PURPOSES ONLY. THIS FENCE IS NOT INTENDED TO MEET CODES GOVERNING ELEVATED BALCONIES OR STRUCTURAL RAILINGS.**
- ALL FASTENERS TO BE #12 X 3/4" OR GREATER 2024-T4, 18-8 SERIES 300 NON-MAGNETIC STAINLESS STEEL, OR CADMIUM PLATED OR OTHERWISE CORROSION RESISTANT MATERIAL AND SHALL COMPLY WITH ANY APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ALL EXTRUDED MEMBERS SHALL BE ALUMINUM ALLOY TYPE 6061-T6 OR BETTER, U.N.O.
- ALL CONCRETE SHALL BE UNCRACKED ONLY WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI U.N.O. AND SHALL BE MINIMUM 1.5X THICKER THAN ANY MEMBER EMBEDMENT. ALL EPOXY AND GROUT SHALL MEET OR EXCEED COMPRESSIVE STRENGTH OF THE CONCRETE AND SHALL BE IRON-FREE, NON-SHRINK AND NON-REACTIVE. CONCRETE FOOTERS SHALL CONTAIN MIN 0.1% FIBERMESH ADMIXTURE PER CY.
- SURROUNDING SOIL TO BE COMPACTED TO 95% OPTIMUM DENSITY, 2000 PSF MIN AND SHALL BE CLASSIFIED OR VERIFIED BY OTHERS PRIOR TO CONSTRUCTION PER FBC 1806.2 AND SHALL BE SANDY GRAVEL CLASS ONLY.
- FOR ALUMINUM ATTACHMENTS ALL ANCHORS SHALL BE SPACED WITH 2xDIAMETER END DISTANCE AND 2.5xDIAMETER MIN SPACING TO ADJACENT ANCHORS, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
- ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS.
- ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
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FRANK L. BENNARDO, P.E.  
PE# 0046549  
01/15/2018

IF CHECKED, CERTIFYING P.E. APPEARS BELOW  
GORDON DIBATTISTO, P.E.  
PE# 82328  
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E: HELLO@ENGINEERINGEXPRESS.COM  
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CERT OF AUTH #9885

**ALUMINUM FENCE**  
MECHANICALLY ATTACHED  
MASTER PLAN SHEET  
AT GRADE  
FLORIDA BUILDING CODE  
SIXTH EDITION  
(2017)

| REMARKS               | DRWN | CHKD | DATE     |
|-----------------------|------|------|----------|
| INIT ISSUE            | ETJ  | TBS  | 03/15/12 |
| 2014 FBC UPDATE       | JAC  | TBS  | 06/10/15 |
| UPDATE PLAN & DETAILS | JAC  | FLB  | 02/29/16 |
| 2017 FBC UPDATE       | LAO  | FLB  | 01/03/18 |

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00-MPS17-602  
SCALE: NTS UNLESS NOTED

V:\Projects\Master Plan Sheet\Store\Railings-Fences-Gates\00-MPS17-602 AI-Grade Mechanical Aluminum Fence\00-MPS17-602a - Mechanical AI-Grade Alum Fence.dwg

East Side Facing West



South Side Facing North



West Side Facing North



**Sec. 47-19.5 – Fences, walls and hedges**

Requesting a variance from the 3' average setback requirement and landscaping requirement of ULDR Section 47-19.5 to allow a 6' high fence to be constructed at a 0' setback with no landscaping between the fence and the property line, a total variance request of 3'.



|                               |  |                |                 |
|-------------------------------|--|----------------|-----------------|
| <b>Site Address</b>           | 5151 NE 14 TERRACE, FORT LAUDERDALE FL 33334-4905  | <b>ID #</b>    | 4942 11 06 0030 |
| <b>Property Owner</b>         | TEMPLE BAT YAM OF EAST FORT LAUDERDALE INC   | <b>Millage</b> | 0312            |
| <b>Mailing Address</b>        | 5151 NE 14 TER FORT LAUDERDALE FL 33334-4905   | <b>Use</b>     | 71              |
| <b>Abbr Legal Description</b> | CORAL RIDGE ISLES 45-47 B PARCEL C LESS BEG NE COR OF SAID PARCEL C,WLY 293.54, SELY 282.39 TO P/C,SELY 34.36,NELY 166.50,ELY 146.72, NWLY 280.05 TO POB |                |                 |

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)**.

\* 2021 values are considered "working values" and are subject to change.

| Property Assessment Values |           |                        |                     |                      |            |
|----------------------------|-----------|------------------------|---------------------|----------------------|------------|
| Year                       | Land      | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax        |
| 2021*                      | \$822,410 | \$1,235,380            | \$2,057,790         | \$2,057,790          |            |
| 2020                       | \$822,410 | \$1,238,300            | \$2,060,710         | \$2,060,710          | \$5,874.75 |
| 2019                       | \$822,410 | \$1,238,300            | \$2,060,710         | \$2,060,710          |            |

| 2021* Exemptions and Taxable Values by Taxing Authority |             |              |             |             |
|---|-------------|--------------|-------------|-------------|
|   | County      | School Board | Municipal   | Independent |
| <b>Just Value</b>                                       | \$2,057,790 | \$2,057,790  | \$2,057,790 | \$2,057,790 |
| <b>Portability</b>                                      | 0           | 0            | 0           | 0           |
| <b>Assessed/SOH</b>                                     | \$2,057,790 | \$2,057,790  | \$2,057,790 | \$2,057,790 |
| <b>Homestead</b>  | 0           | 0            | 0           | 0           |
| <b>Add. Homestead</b>                                   | 0           | 0            | 0           | 0           |
| <b>Wid/Vet/Dis</b>                                      | 0           | 0            | 0           | 0           |
| <b>Senior</b>   | 0           | 0            | 0           | 0           |
| <b>Exempt Type 30</b>                                   | \$2,057,790 | \$2,057,790  | \$2,057,790 | \$2,057,790 |
| <b>Taxable</b>  | 0           | 0            | 0           | 0           |

| Sales History |      |           |                  |
|---------------|------|-----------|------------------|
| Date          | Type | Price     | Book/Page or CIN |
| 8/1/1987      | WD   | \$615,000 | 14765 / 50       |
|               |      |           |                  |
|               |      |           |                  |
|               |      |           |                  |

| Land Calculations                      |        |       |
|--|--------|-------|
| Price                                  | Factor | Type  |
| \$348,480                              | 2.36   | AC    |
|  |        |       |
|  |        |       |
| <b>Adj. Bldg. S.F. (Card, Sketch)</b>  |        | 17586 |
| <b>Eff./Act. Year Built: 1978/1958</b> |        |       |

| Special Assessments |      |       |       |      |      |        |       |      |
|---------------------|------|-------|-------|------|------|--------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm  | Clean | Misc |
| 03                  |      |       |       |      |      | F2     |       |      |
| Y                   |      |       |       |      |      |        |       |      |
| 17586               |      |       |       |      |      | 102770 |       |      |