



BOARD OF ADJUSTMENT MEETING NOTICE

November 15, 2021

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, December 08, 2021 at 6:00 P.M

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

CASE: PLN-BOA-21070002

OWNER: N/A

AGENT: KELLY A. REUTENAUER

ADDRESS: 3150 NW 66 ST, FORT LAUDERDALE, FL 33309

LEGAL DESCRIPTION: LOT 8, BLOCK 12, PALM-AIRE VILLAGE 2ND SECTION ADDITION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ZONING DISTRICT: RS-5 – BROWARD COUNTY ZONING*

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 39-275.(1) Easements, Broward County Zoning Code***

1. Requesting a variance to allow a shed in an easement whereas the code states No permanent structure except a wood or chain link fence shall encroach upon or into any easement of record. No structure or use shall encroach upon or obstruct access through any easement specifically granted for ingress or egress purposes.

Sec. 39-275.(3)(d) Yard encroachments, Broward County Zoning Code*

2. Requesting a variance to allow a shed at a setback distance of 2.4 feet from the south east property line and 1.9 feet from the south west property line whereas the code states On a plot containing a one-family detached or two family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings. A total reduction of 2.6 feet from the south east property line and 3.1 feet from the south west property lines.

Sec. 39-275.(3)(g) Yard encroachments, Broward County Zoning Code*

3. Requesting a variance to allow a one story accessory building at a setback distance of 6.9 feet from the principal building whereas the code states One-story accessory buildings shall be at least ten (10) feet from any other accessory building and from any principal building on the same plot. A total reduction 3.1 feet.

**This area was annexated into the City of Fort Lauderdale in the year 2000 and remains subject to the Broward County Zoning Code in effect at the time of annexation until such time as the area is rezoned by the City of Fort Lauderdale.*

Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

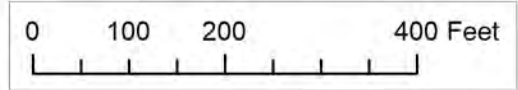
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-21070002



Graphic Scale



CITY OF FORT LAUDERDALE PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 08, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21070002

Requesting: Sec. 39-275.(1) Easements, Broward County Zoning Code*

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Sec. 39-275.(3)(g) Yard encroachments, Broward County Zoning Code*

3. Requesting a variance to allow a one story accessory building at a setback distance of 6.9 feet from the principal building whereas the code states One-story accessory buildings shall be at least ten (10) feet from any other accessory building and from any principal building on the same plot. A total reduction 3.1 feet.

**This area was annexed into the City of Fort Lauderdale in the year 2000 and remains subject to the Broward County Zoning Code in effect at the time of annexation until such time as the area is rezoned by the City of Fort Lauderdale.*

**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: 12/8/2021

AGENDA ITEM: 1

CASE: 1

PLN-BOA-21070002

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

Case Number	CE-20070065 / PLN-BOA-21070002
Date of complete submittal	July 8, 2021

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

Property Owner's Name	Kelly Reutenauer
Property Owner's Signature	<small>If signed agent letter is provided, no signature is required on the application by the owner.</small> Kelly Reutenauer
Address, City, State, Zip	3150 NW 66th St, Fort Lauderdale, FL 33309
E-mail Address	reute3@yahoo.com
Phone Number	847-322-8274
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 3150 NW 66th St, Fort Lauderdale, FL 33309
Legal Description	Single Family Dwelling
Tax ID Folio Numbers (For all parcels in development)	494207041060
Request / Description of Project	Request Setback Variances for shed in back yard already constructed
Applicable ULDR Sections	39-275.0(3)(g) 39-275.0(1), 39-275.0(3)(d)
Current Land Use Designation	
Current Zoning Designation	
Current Use of Property	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>	N/A	N/A
Side <input type="checkbox"/>	5'	2' 11"
Side <input type="checkbox"/>	5'	
Rear <input type="checkbox"/>	5'	2' 5"

Kelly Reutenauer

October 1, 2021

Narrative

When we moved into our home 6 years ago it was in a horrible state. It did not have grass in the front, back or side yards, the interior and exterior of the building was trashed as a squatter lived in the house for about 5 years.

Over the past 5 years we have spent much time, money and effort to make the house appealing not only to ourselves but our neighborhood. One of the improvements we made was adding a front lawn, which was laid by my husband. In order to maintain the lawn, we needed a lawnmower and yard equipment. Since, we did not have anywhere to keep these items, my husband built a shed. It was our error for not looking into this more closely but from where we lived previously, in Illinois, we did not need permits to build a shed.

The shape of the yard is triangular and did not leave us many options as to where to place the shed and also have it near a gate to get the lawn mower in and out. My husband chose the back right corner of our property as our best option.

It is a strong and sturdy built shed which is pleasing to the eye although it is behind a fence and can't be seen from the road.

What we are asking for is a per sections **Sec. 39-275.(1)** , **Sec. 39-275.(3)(d)**, **Sec. 39-275.(3)(g)** variances for setback from the rear of our property of 2' 5", from the West 3" and from the house to the shed of 7"4". We do not have anywhere else on our property to build a shed and to move our current shed would mean to demolish it.

Thank you very much for your consideration.

Sincerely,


Kelly Reutenauer



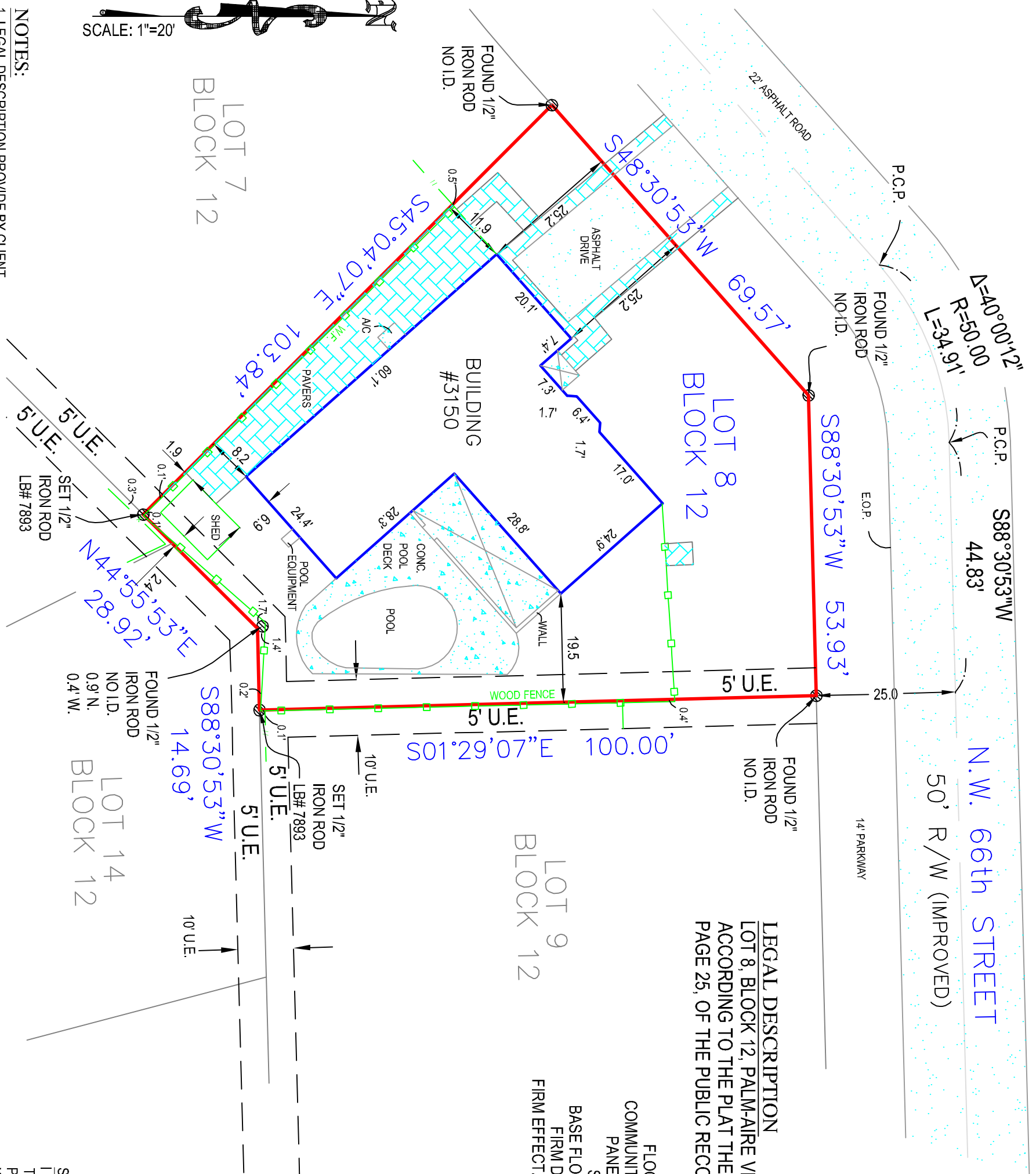
0 37.5 75 150 225 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



3150 NW 66TH ST
DATE OF PRINT: 06/29/2021

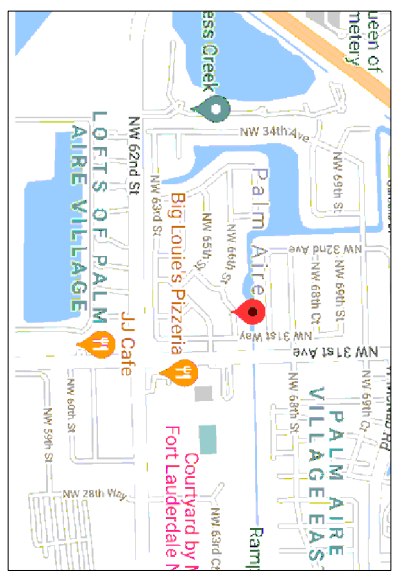
FOLIO_NUMBER	NAME_LINE_	NAME_LINE1	ADDRESS_LI	STATE	ADDRESS_1	LEGAL_LINE
494207042220	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FL	FORT LAUDERDALE	FL33301 PALM-AIRE VILLAGE 2ND SEC ADD 2
494207030900	MORAN,ROBERT J		3110 NW 67 CT	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207030890	EVANS,CHRISTOPHER R &	EVANS,GEORGETTE J	3116 NW 67 CT	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207030880	DOYLE,JOHN G & JACQUELYN N		3120 NW 67 CT	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207030870	WILSON,JOSEPH L		3126 NW 67 CT	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207030860	KAITIN,CRAIG		3130 NW 67 CT	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207030850	WALKER,DAVE STEADMAN & HAYSEANN		383 NW 113TH AVE	FL	CORAL SPRINGS	FL33071 PALM-AIRE VILLAGE 2ND SEC
494207030840	MORRIS,DINA A		3140 NW 67 CT	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040010	SWAYZEE,TOM & AMY	TOM W JR & AMY T SWAYZEE REV TR	6640 NW 31 WAY	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040070	CIECHOWSKI,BARBARA		3121 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040080	CERRA,ROBERT A		3131 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040090	MEYER,WILLIAM J		3141 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040100	THOMPSON,VANCE M		3151 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040110	ORTIZ,JOSE A &	ORTIZ,DEANN C	3161 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040020	CASTELLDEFELS LLC		2333 BRICKELL AVE SUITE D1	FL	MIAMI	FL33129 PALM-AIRE VILLAGE 2ND SEC
494207040160	BIZZARRO,TED		3221 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040120	HENDRICKSON,MARK A		3171 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040150	MASOOD,SAEED		3201 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040030	EMMONS,ROBERT	WHALING,FREDERICK C III	6610 NW 31 WAY	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040130	KATZMARK,AL	KATZMARK,JUDITH	3181 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040140	HOLLEY,AUDREY & MATTHEW		3191 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040040	CANCINOS,RUDY G & ALMA A		6580 NW 31 WAY	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041090	4KIDS OF SOUTH FLORIDA INC		2717 W CYPRESS CREEK RD	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041080	REGALBUTO,STEVE & SHANNON H/E	MOORE,GAYLE	3130 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041070	SCARBOROUGH,PAUL D & JILL C		3140 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041060	REUTENAUER,KELLY A		3150 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040050	THOMPSON,SHANNON	PITZER,DALE	6560 NW 31 WAY	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041050	MACALUSO,M J & MARIA A		3160 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040820	CUMMINGS,JEFFREY M & GILDA M		3220 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041040	LEGUIAMO,GERARDO		3170 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041100	SANZERI,CONNIE & JOSEPH		3121 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041110	SHERMAN,ARIELLA		3129 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041120	ROSARIO,KRISTEN M		3137 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040830	BROWN,KIRK L		3210 NW 66 ST	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041030	DUNLAP,ENER D	HUEY L & ENER DUNLAP REV LIV TR	3150 NW 66 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207040060	GOEZ,JOHN H/E	GOEZ,MARIA GABRIELA	6540 NW 31 WAY	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041130	RODRIGUEZ,RODOLFO R		3145 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041140	CAMPO,LOUIS A II	JEFFREY,BRENDA M	3153 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041020	PRESTIN,BRUCE E & VALERIE K		3160 NW 66 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041150	FLYNN,MICHAEL		3161 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041010	BRUNO,STEPHEN A SR H/E	BRUNO,STEPHEN ANTHONY JR	3170 NW 66 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041230	GENTRY,CHARLOTTE M		3120 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041220	REINHARDT,EMILE		3130 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041160	BAPTISTE,CHERLINE H/E	DEDIEU,KERSLY K	3169 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041210	PEPPER,MARC		3140 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041170	ZABILANSKY,WILLIAM L & CAROL L		3177 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041200	GALISZEWSKI,KELLY E & JOHN		3150 NW 65 DR	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041240	BANECKER,DONNA		6461 NW 31 WAY	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207041340	EDGLEY,JENNIFER L		6460 NW 31 TER	FL	FORT LAUDERDALE	FL33309 PALM-AIRE VILLAGE 2ND SEC
494207042210	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FL	FORT LAUDERDALE	FL33301 PALM-AIRE VILLAGE 2ND SEC ADD 2



- NOTES:**
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERNLY PROPERTY LINE, HAVING A BEARING OF S83°30'53"W.

LEGAL DESCRIPTION
 LOT 8, BLOCK 12, PALMA-IRE VILLAGE 2ND SECTION ADDITION 2,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74,
 PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: AH
 COMMUNITY NUMBER: 125105
 PANEL: 12011C0354
 SUFFIX: H
 BASE FLOOD ELEVATION: 10
 FIRM DATE: 08/18/2014
 FIRM EFFECT./REV DATE: 08/18/2014



LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- EL. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG. PAGE
- P.B. PLAT BOOK
- PK. PARKER KYLON NAIL
- R. RADIUS
- ☉ CENTERLINE
- ☽ AND
- # NUMBER
- U.E. UTILITY EASEMENT
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- WOOD FENCE
- MISCELLANEOUS FENCE

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

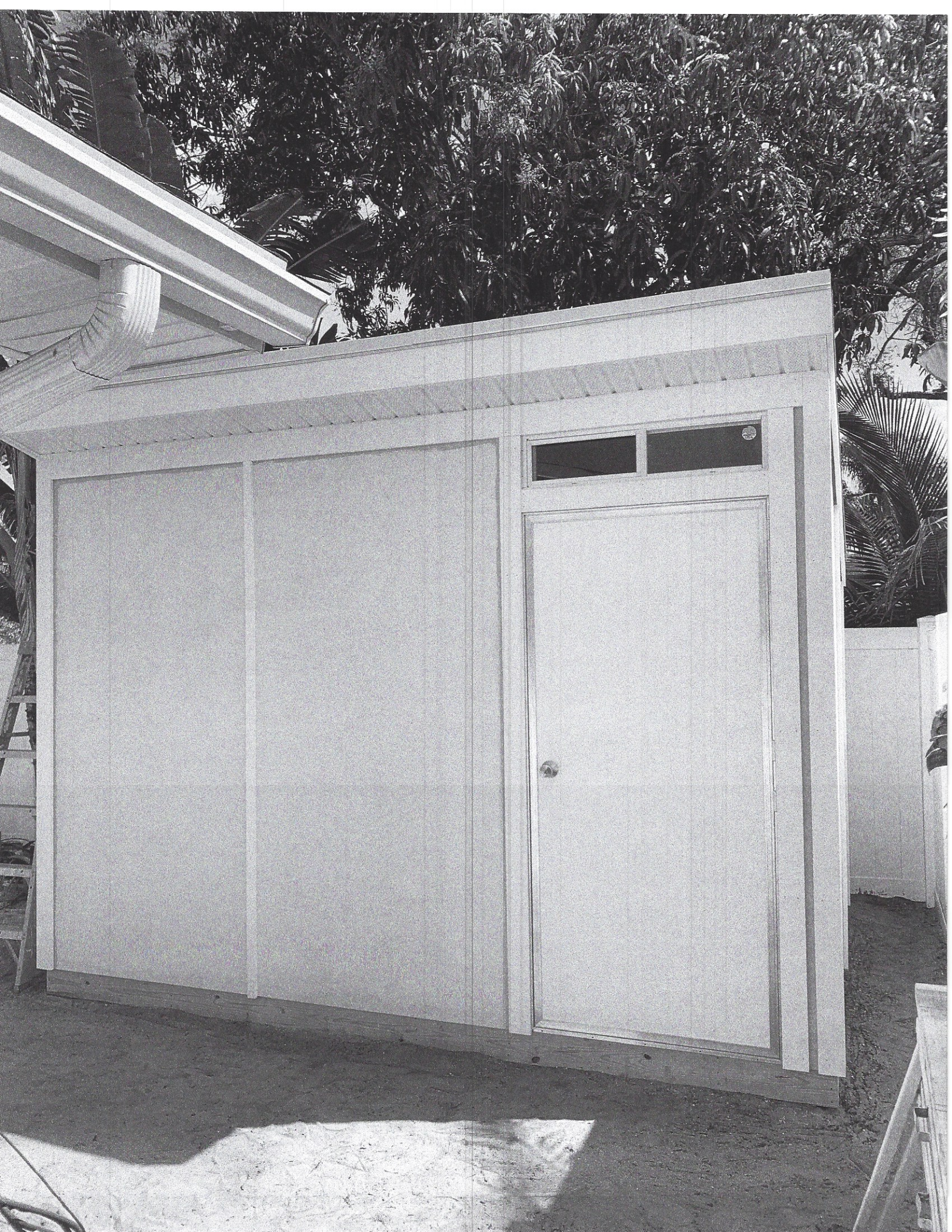
DATE OF FIELD WORK: 07/23/2021
 DATE OF MAP: 07/17/2021

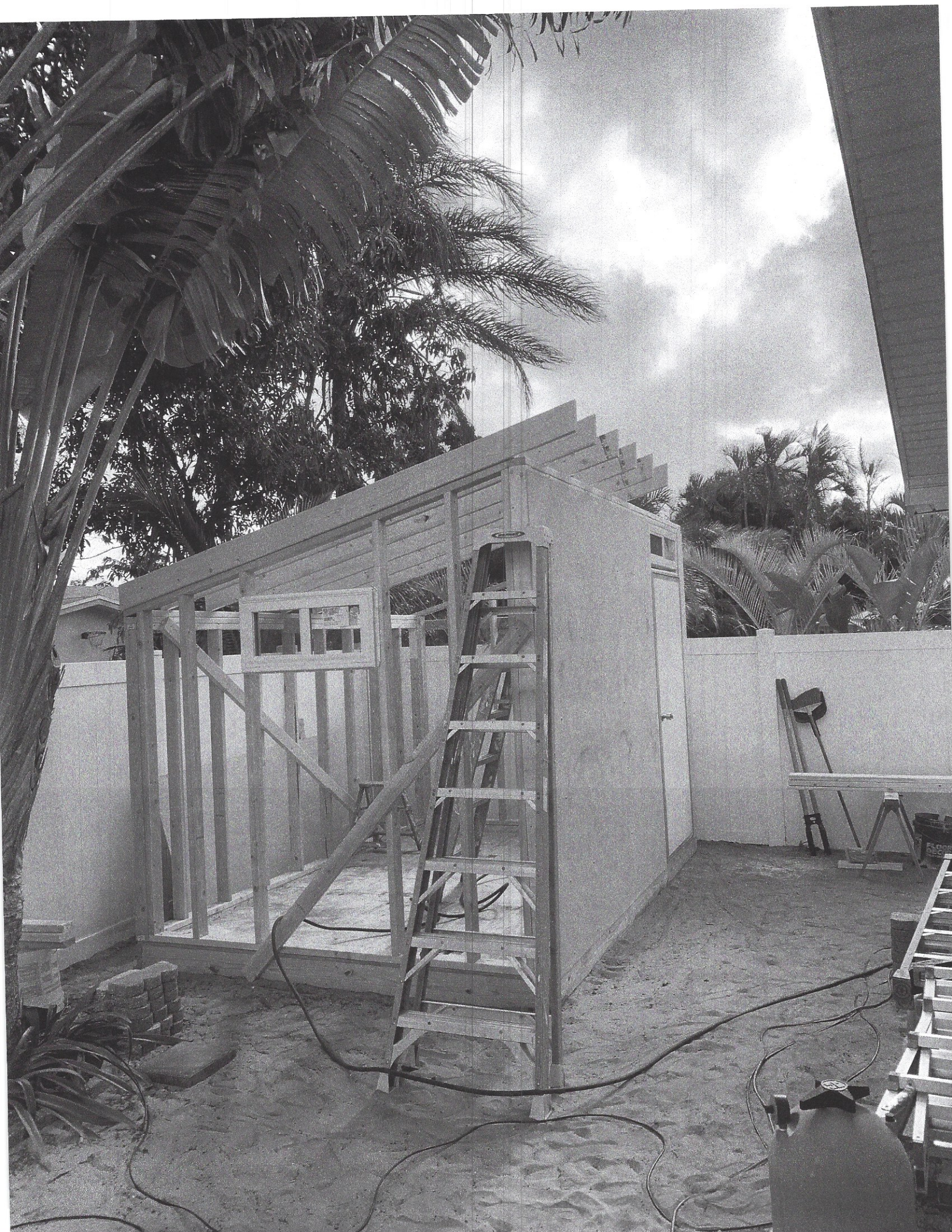
6250 N. MILITARY TRAIL SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net
 LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

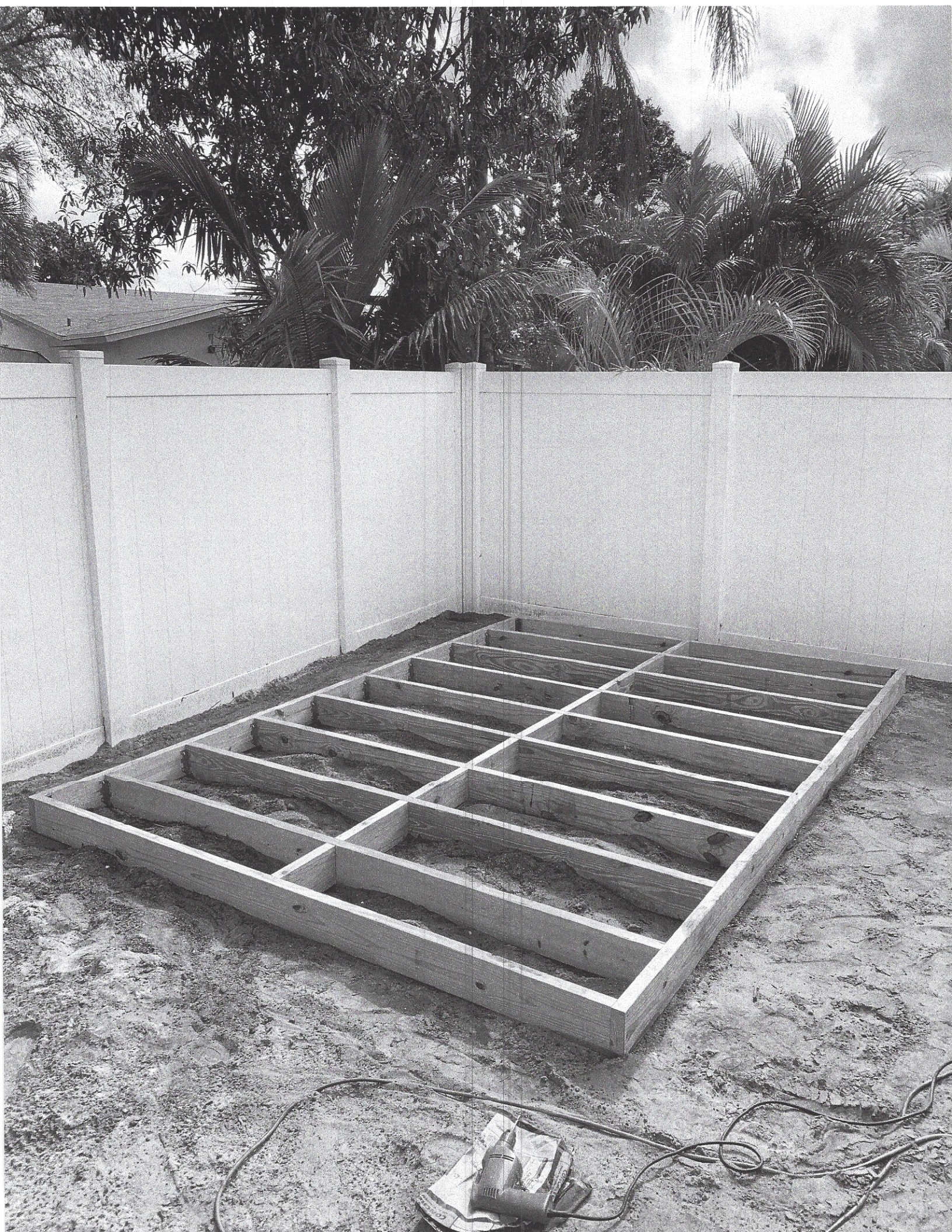
Project	C-493934	Sheet	1 of 1
Date	07/23/2021	Scale	1"=20'

BOUNDARY SURVEY OF
 3150 NORTHWEST 66TH STREET
 FORT LAUDERDALE, FL 33309
 PREPARED FOR
 KELLY REUTENAUER





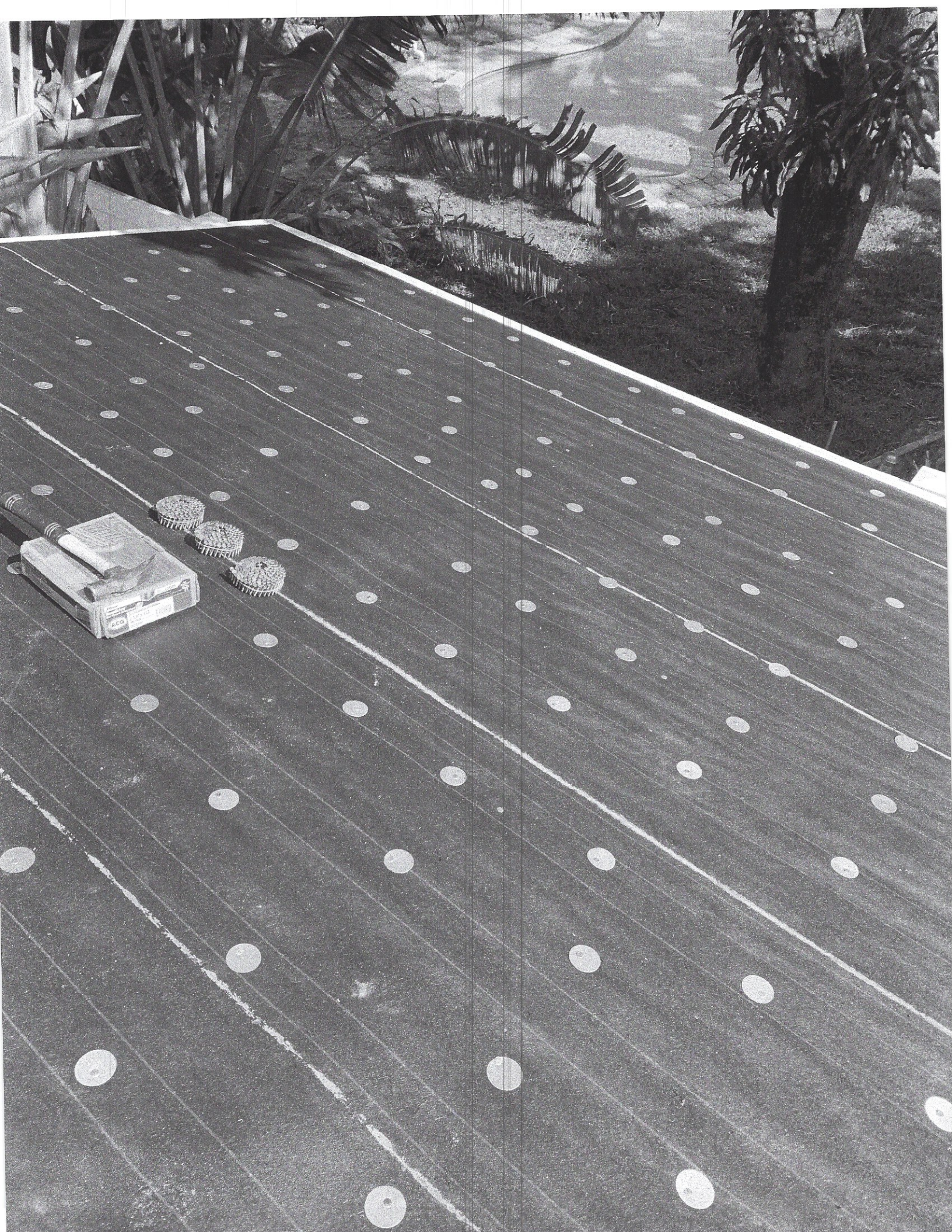












ARTICLE XVI. RESIDENTIAL ZONING DISTRICTS*

Sec. 39-275. General provisions.

(1) *Easements.* No permanent structure except a wood or chain link fence shall encroach upon or into any easement of record. No structure or use shall encroach upon or obstruct access through any easement specifically granted for ingress or egress purposes.

(2) *Double frontage.* Where a plot is bounded on two (2) opposite sides by public or private rights-of-way or streets with no platted nonvehicular access line or landscape easement on one of the two (2) sides, front yards shall be provided on both such sides. Accessory buildings shall not be located in either front yard.

(3) *Yard encroachments.* All required yards shall be open and unobstructed from ground to sky except as follows or as otherwise permitted in this article for zero lot line developments:

- (a) Sills, columns, ornamental features, chimneys, eaves, and awnings may project thirty-six (36) inches into a required yard.
- (b) Fire escapes, stairways, balconies or canopies which are unenclosed, and air conditioning units may project three feet eight inches (3' 8") into a required side or rear yard.
- (c) An unenclosed and unroofed patio or deck not higher than the first floor level of the principal building may be located in any required yard which is not contiguous to a street to within five (5) feet of a plot line. A ground-level slab or patio may be located within fifteen (15) feet of a front plot line.
- (d) On a plot containing a one-family detached or two family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.
- (e) Accessory buildings may not exceed one story on any plot containing a one-family detached dwelling.
- (f) Accessory buildings shall not exceed half the height of any principal building on plots containing two-family or multiple-family dwellings. On any plot containing grouped dwellings of varying heights, accessory buildings shall not exceed half the height of the lowest building on the plot.
- (g) One-story accessory buildings shall be at least ten (10) feet from any other accessory building and from any principal building on the same plot. The distance between any principal and accessory buildings on the same plot, where the accessory building is higher than one-story, shall be half the height of the highest principal building.
- (h) The aggregate floor area of all accessory buildings shall not exceed five percent (5%) of the plot area.
- (i) No accessory building shall contain more than fifty percent (50%) of the floor area of the principal building.

(4) *Fences, walls and hedges.* Fences, walls, or hedges may be erected, planted, and maintained upon any plot line and in required yards of residentially-zoned property to a maximum height of six (6) feet, except as follows:

- (a) On a lot line not at a corner, where a residential plot abuts commercial or industrially-zoned property, a fence, wall, or hedge may be a maximum height of eight (8) feet.

*Editor's note—Ord. No. 96-15, § 1, adopted May 28, 1996, added a new Art. XVI, §§ 39-275—39-288 to Ch. 39. Formerly Art. XVI was reserved.



Site Address	3150 NW 66 STREET, FORT LAUDERDALE FL 33309	ID #	4942 07 04 1060
Property Owner	REUTENAUER, KELLY A	Millage	0312
Mailing Address	3150 NW 66 ST FORT LAUDERDALE FL 33309	Use	01
Abbr Legal Description	PALM-AIRE VILLAGE 2ND SEC ADD 2 74-25 B LOT 8 BLK 12		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$44,230	\$301,220	\$345,450	\$252,400	
2020	\$44,230	\$261,930	\$306,160	\$248,920	\$4,427.32
2019	\$44,230	\$256,810	\$301,040	\$243,330	\$4,097.13

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$345,450	\$345,450	\$345,450	\$345,450
Portability	0	0	0	0
Assessed/SOH 16	\$252,400	\$252,400	\$252,400	\$252,400
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$202,400	\$227,400	\$202,400	\$202,400

Sales History			
Date	Type	Price	Book/Page or CIN
6/23/2015	SWD-Q-DS	\$230,000	113087849
8/7/2012	CET-D	\$133,200	49019 / 1671
6/18/2002	WD	\$182,500	33323 / 1335
11/15/1995	WD	\$127,000	24170 / 804
8/1/1989	WD	\$96,000	16697 / 381

Land Calculations		
Price	Factor	Type
\$5.25	8,425	SF
Adj. Bldg. S.F. (Card, Sketch)		1998
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			4C			F1		
R			4C					
1						1		