



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-21100003

OWNER: 1415 SW LLC

AGENT: MICHAEL A. RAJTAR, ESQ., and EBRYONNA WIGGINS, ESQ.,

ADDRESS: 1415 SW 27TH COURT, FORT LAUDERDALE, FLORIDA 33315

LEGAL DESCRIPTION: LOT 4, BLOCK 2, OF HIBISCUS GARDENS AS RECORDED IN PLAT BOOK 10 AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RS-8, RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT: 4

REQUESTING:

Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located".

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

1. Requesting a variance regarding lot 4, to allow the existing structure to be at a setback distance of 4.4 feet on West side yard whereas the code requires a minimum setback of 5 feet a total variance request of 0.60 feet.
2. Requesting a variance from the minimum front yard setback of 25 feet to 16.26 feet
3. Requesting a variance from the minimum lot size requirements of 6000 square feet to 4738 square feet a total reduction of 1262 square feet.
4. Requesting a variance from the minimum lot width requirements of 50 feet to 46 feet a total reduction of 4 feet.

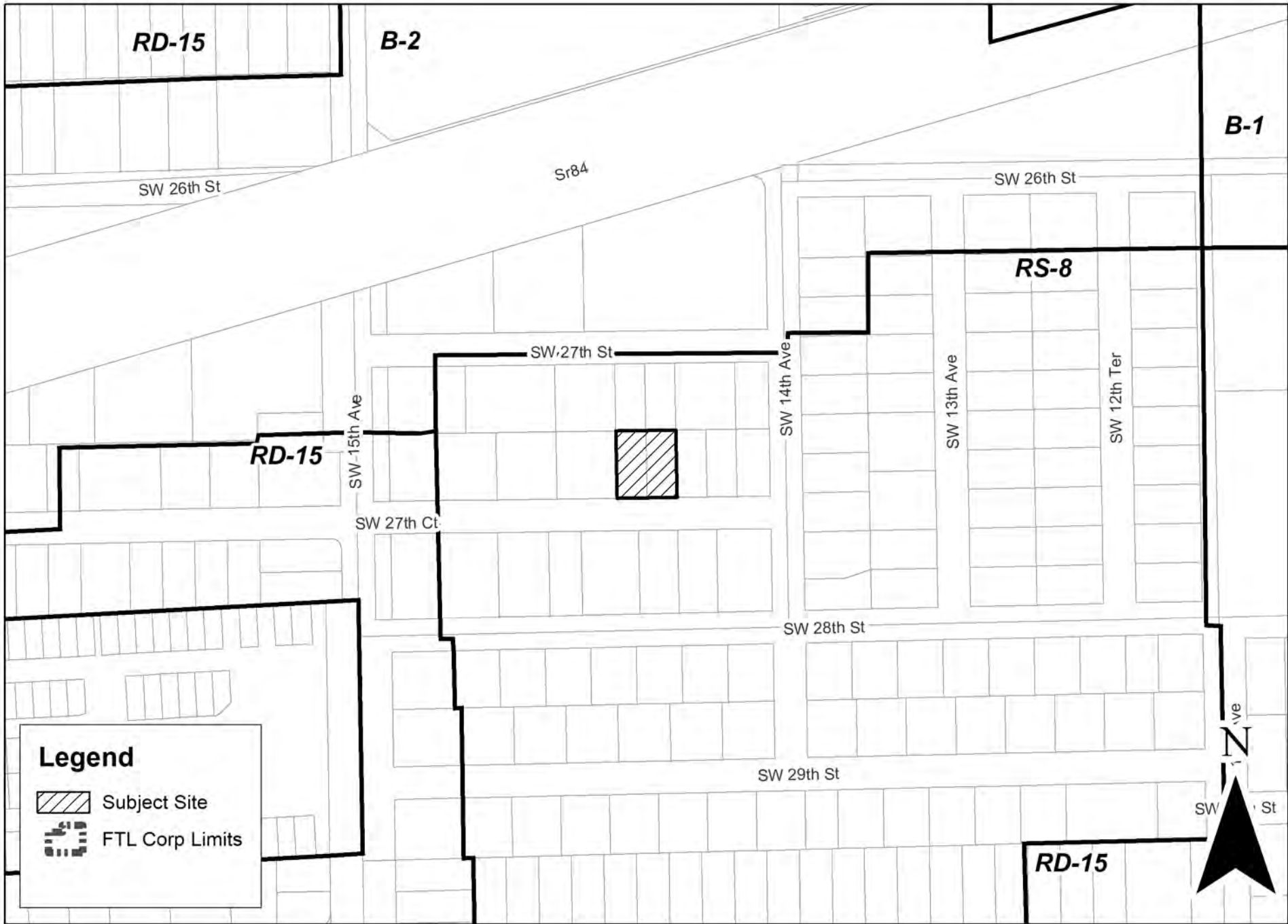
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

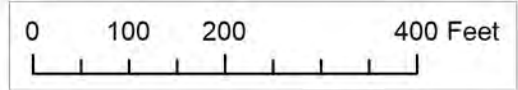
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-21100003



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 08, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21100003

Note: The subject lot is a formerly legally nonconforming lot that lost its status in accordance with Section 47-3.3.B.3 of the ULDR which provides: "If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located."

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

1. Requesting a variance regarding lot 4, to allow the existing structure to be at a setback distance of 4.4 feet on West side yard whereas the code requires a minimum setback of 5 feet a total variance request of 0.60 feet.
2. Requesting a variance from the minimum front yard setback of 25 feet to 16.26 feet
3. Requesting a variance from the minimum lot size requirements of 6000 square feet to 4738 square feet a total reduction of 1262 square feet.
4. Requesting a variance from the minimum lot width requirements of 50 feet to 46 feet a total reduction of 4 feet.

**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: 2

CASE: 2

PLN-BOA-21100003



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
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.

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and 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. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

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): **\$2,800**
- Parking Variance (per space): **\$2,600**
- 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**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

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	
Date of complete submittal	

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

Property Owner's Name	1415 SW, LLC
Property Owner's Signature	N/A signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1722 Sheridan St., #374, Hollywood, FL 33020
E-mail Address	N/A
Phone Number	N/A
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Michael A. Rajtar, Esq., Fla. Bar No. 154199 and Ebryonna Wiggins, Esq., Fla. Bar No. 1011473, on behalf of 1415 SW, LLC
Applicant / Agent's Signature	/s/ Ebryonna Wiggins
Address, City, State, Zip	2004 Polk St, Hollywood, FL 33020
E-mail Address	eservice@rajtarandassociates.com
Phone Number	(954) 241-0154
Letter of Consent Submitted	Yes

Development / Project Name	Parcel Division Variance		
Existing / New	Existing: <input checked="" type="checkbox"/>	New: <input type="checkbox"/>	
Project Address	Address: 1415 SW 27th Ct., Fort Lauderdale, FL 33315		
Legal Description	Lots 4 and 5 of Block 2 of HIBISCUS GARDENS as recorded in Plat Book 10, Page 1 of the Public Records of Broward County, Florida.		
Tax ID Folio Numbers (For all parcels in development)	504221060110		
Request / Description of Project	The Owner requests a variance for the non-conforming aspects of the Property that would result from sub-dividing the parcel into the originally platted lots.		
Applicable ULDR Sections	Sec. 47-24.12; Sec. 47-3.3.; Sec. 47-24.5.A.4.a.; Sec. 47-5.31		

Current Land Use Designation	01 - Single Family
Current Zoning Designation	RS-8 - Residential Single Family/Low Medium Density
Current Use of Property	Residential - Single Family
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="text" value="S"/>	Minimum 25 ft	Lot 4 - 25 ft; Lot 5 - 25 ft
Side <input type="text" value="W"/>	Minimum 5 ft up to 22 ft in height	Lot 4 - 4.40 ft; Lot 5 - 5.64 ft
Side <input type="text" value="E"/>	Minimum 5 ft up to 22 ft in height	Lot 4 - 10.98 ft; Lot 5 - 5.04 ft
Rear <input type="text" value="N"/>	Minimum 15 ft	Lot 4 - 56.64 ft; Lot 5 - 24.93 ft

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

Complete this page and an attached narrative.

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

Applicant is requesting a variance per Sec. 47-24.12. in order to develop the Property not in compliance with the ULDR, specifically those cited herein.

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

Two homes are located on the combined parcel, the first of which was built in 1945 and is within Lot 4. The second home was built in or around 2009 and is located within the bounds of Lot 5. No immediately surrounding parcels contain two single family homes within an individual Lot.

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

The existence of two homes on the combined parcel is peculiar to the property, as no other immediately surrounding parcels contain two single-family homes, with each of which located within the bounds of the original Lots that make up the property.

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

The literal application of the ULDR would deprive the Owner of the right to convey the single-family homes to separate owners, where the market demand for a parcel of this size with two-family homes located within the original subdivided Lots, and with insufficient dimensions to further develop, is severely limited.

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

The dimensions of Lot 4 and Lot 5 were established within the Plat and it is unknown whether they were in compliance with prior zoning regulations.

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.

Confirmed, please see the attaced Narrative.

AFFIDAVIT: I, Ebryonna Wiggins, 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 or 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.

Ebryonna Wiggins
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 8th day of October, 2021

(SEAL)

Christine Rajtar
NOTARY PUBLIC
MY COMMISSION EXPIRES:



Christine Rajtar
Comm.: HH 119935
My Commission Expires:
Aug. 6, 2025

Page 3: Required Documentation & Mail Notice Requirements

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

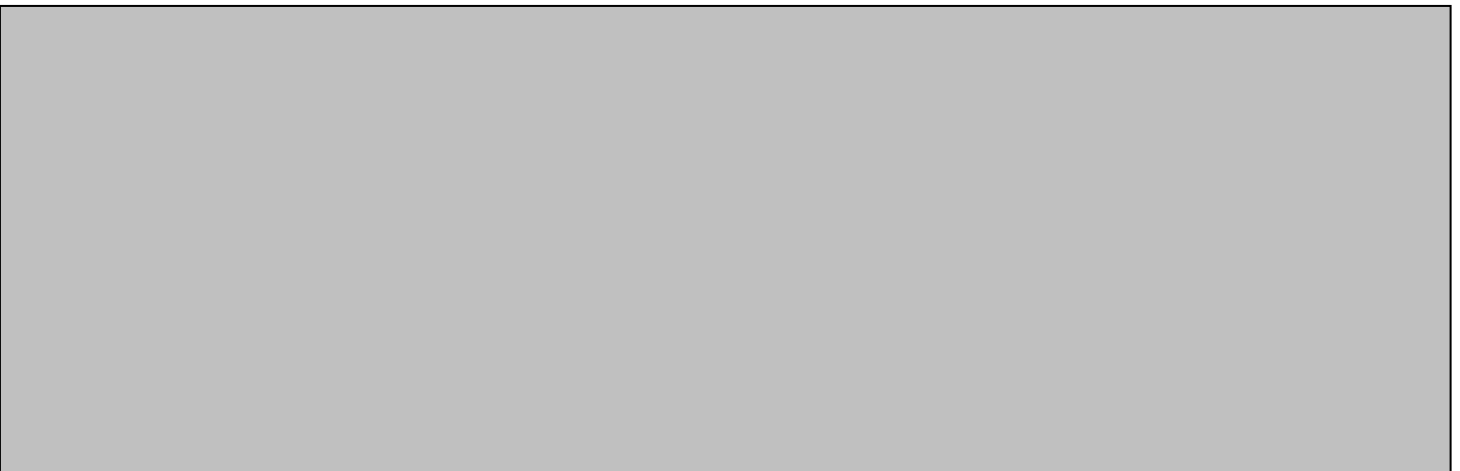
One (1) electronic version (CD or USB) of complete application and plans in PDF format

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, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original 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.
- 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 owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

**City of Fort Lauderdale
Urban Design & Development -BOA
700 NW 19th 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.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kjgibbs@bcpa.net or call 954-357-5503.

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 (i.e. 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

RAJTAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

2004 POLK STREET

HOLLYWOOD, FL 33020

TEL: 954-241-0154 FAX: 954-639-9575

E-MAIL: MICHAEL@RAJTARANDASSOCIATES.COM

November 2, 2021

Sent via Delivery and Online Variance Application:

City of Fort Lauderdale

Urban Design & Development - BOA

700 NW 19th Ave

Fort Lauderdale, FL 33311

RE: Board of Adjustment Parcel Division Variance on behalf of 1415 SW LLC

Name of Property Owner: 1415 SW LLC

Property Addresses: 1415 SW 27 COURT, FORT LAUDERDALE, FL 33315

1417 SW 27 COURT, FORT LAUDERDALE, FL 33315

Legal Descriptions: Lot 4 of Block 2 of HIBISCUS GARDENS as recorded in Plat Book 10,
Page 1 of the Public Records of Broward County, Florida

Lot 5 of Block 2 of HIBISCUS GARDENS as recorded in Plat Book 10,
Page 1 of the Public Records of Broward County, Florida

Our File No.: 211962.00

To Whom It May Concern:

Please be advised that this firm represents 1415 SW LLC ("Owner"), the owner of the properties located at 1415 SW Ct, Fort Lauderdale, FL 33315 ("1415 SW 27 Ct") and 1417 SW Ct, Fort Lauderdale, FL 33315 ("1417 SW 27 Ct"), which are the subject of a Variance Application being submitted to the Board of Adjustment. Pursuant to ULDR Section 47-24.12 (A)(2)(a), we are submitting this narrative to support our Client's request for a variance for the non-conforming aspects of 1415 SW 27 Ct and 1417 SW 27 Ct that resulted after the parcels were subdivided into their originally platted lots.

Property Background

The original bounds of 1415 SW 27 Ct and 1417 SW 27 Ct are recorded in Plat Book 10, Page 1 of the Official Records of Broward County, Florida, within the document entitled Hibiscus Garden, A Subdivision in Sec. 21 in Ft. Lauderdale, Florida, Broward County (the "Plat"), which was recorded on January 1, 1978. The Plat separately numbers Lot 4 and Lot 5 within Block 2 of the Plat. The conveyance history of the combined parcels prior to 1984 is not readily known because the owner in 1984, Emma H. Spurlock, died testate on March 23, 1984, and a prior deed is not available on the Broward County Property Appraiser website. The Personal Representative's Deed transferring title in 1984 states that Ms. Spurlock died testate. All probate matters are deemed

RAJTAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575

confidential and are not publicly available. It is therefore unknown whether Lot 4 and Lot 5 were ever conveyed as separate parcels.

Applicable ULDR Sections

Sec. 47-3.3 – Nonconforming lot.

Sec. 47-3.3.A of the ULDR states the conditions under which a nonconforming lot that met the width and length requirements in effect when the lot first became of record may continue in existence although prohibited or further restricted by the ULDR, providing under Sec. 47-3.3.B.3 as follows:

If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

Although it is unknown whether the originally platted Lot 4 and Lot 5 complied with the City of Fort Lauderdale or other ordinances in effect in 1978 when the Plat was recorded, this ULDR Section is cited to apply to the combined parcel should information be discovered to verify the compliance.

Sec. 47-19.2.S – Mechanical and plumbing equipment.

Sec. 47-19.2.S of the ULDR provides restrictions on the location of mechanical and plumbing equipment, including air conditioner compressors, providing as follows:

Mechanical and plumbing equipment, such as air conditioner compressors, generators, lawn irrigation pumps, and swimming pool accessories shall not be located in the required front yard, but may be located within the required side or rear yards, but shall be no closer than five (5) feet from any property line provided that no such structure exceeds five (5) feet in height measured from the grade, eight (8) feet in length and limited to an area of forty (40) square feet.

The air conditioner compressor of Lot 5, 1417 SW 27 Ct, requires a variance, as the East side yard setback is 1.67 feet instead of 5 feet.

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

Sec. 47-5.31 of the ULDR sets forth the dimensional requirements for the RS-8 district, including the minimum setback and square footage requirements.

RAJ TAR & ASSOCIATES

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2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575

Subdivided Lot 4, 1415 SW 27 Ct, requires a variance as to the minimum lot width, which is 46.00 feet instead of 50.00 feet.

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

Subdivided Lot 4, 1415 SW 27 Ct, requires a variance as to the West side setback, which is 4.40 feet instead of 5.00 feet.

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

Subdivided Lot 4, 1415 SW 27 Ct, requires a variance as to the front setback, which is 16.26 feet instead of 25 feet.

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

Subdivided Lot 4, 1415 SW 27 Ct, requires a variance as to the minimum lot size, which is 4,738.00 sq. ft. instead of 6,000 sq. ft.

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

Subdivided Lot 5, 1417 SW 27 Ct, requires a variance as to the minimum lot width, which is 46.00 feet instead of 50.00 feet.

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

Subdivided Lot 5, 1417 SW 27 Ct, requires a variance as to the minimum lot size, which is 4,738.00 sq. ft. instead of 6,000 sq. ft.

Variance Criteria

(1) Identification of any special conditions and circumstances that affect the property that prevent the reasonable use of the property.

Two homes were located on the combined parcel that consisted of Lot 4 and Lot 5, the first of which was built in 1945 and is within the bounds of Lot 4, 1415 SW 27 Ct. The second home was built in or around 2009 and is located within the bounds of Lot 5, 1417 SW 27 Ct. No immediately surrounding parcels contain two single-family homes that are situated within the bounds of the originally platted lots.

RAJ TAR & ASSOCIATES

A PROFESSIONAL ASSOCIATION

2004 POLK STREET, HOLLYWOOD, FLORIDA 33020

PHONE: 954.241-0154 • FAX: 954.639-9575

- (2) *Confirmation that the circumstances which cause the special conditions are peculiar to the property, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district.*

The existence of two homes on the previously combined parcel, requiring a subdivision into the existing two Lots is peculiar to Lot 4, 1415 SW 27th Ct and Lot 5, 1417 SW 27th Ct, as no other immediately surrounding parcels contain two single-family homes, with each home located within the bounds of the original Lots that made up the combined parcel.

- (3) *Confirmation that literal application of the provisions of the ULDR would deprive the property owner of a substantial property right, e.g., sale of the property, that is enjoyed by other property owners in the same zoning district, bearing in mind that it shall be of no importance that a denial of the variance might deny the owner a more profitable use of the property, provided the ULDR still allows a reasonable use of the property.*

The literal application of the ULDR would deprive the Owner of the right to convey the single-family homes to separate owners because the market demand for a combined parcel of this size with two single-family homes located within the original subdivided Lots, but with insufficient dimensions to further develop, is severely limited.

- (4) *Confirmation that the unique hardship is not self-created by the owner or its predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.*

The dimensions of Lot 4, 1415 SW 27th Ct, and Lot 5, 1417 SW 27th Ct, were established within the Plat and it is unknown whether they were in compliance with prior zoning regulations.

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

The Owner is requesting a variance to permit Lot 4, 1415 SW 27th Ct, and Lot 5, 1417 SW 27th Ct, to remain subdivided as the originally platted lots both of which are similar to the surrounding original lots as to dimension and residential use. The variances requested pertain to the required setbacks on the subdivided lots and the total square-footage, and do not change the nature of the zoning use.

Subdivided Lot 4, 1415 SW 27th Ct, only requires a variance as to the minimum lot width, which is 46.00 feet instead of 50.00 feet, as to the West side setback, which is 4.40 feet instead of 5.00 feet, as to the front setback, which is 16.26 feet instead of 25 feet, and as to the minimum lot size, which is 4,738.00 sq. ft. instead of 6,000 sq. ft.

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Subdivided Lot 5, 1417 SW 27th Ct, only requires a variance as to the minimum lot width, which is 46.00 feet instead of 50.00 feet, as to the minimum lot size, which is 4,738.00 sq. ft. instead of 6,000 sq. ft., and as to the air conditioner compressor East side yard setback, which is 1.67 feet instead of 5 feet.

The purpose of the minimum standards adopted in the ULDR is "the promotion of health, safety, morals, comfort, prosperity and general welfare of the community." Maintaining Lot 4 and Lot 5 as subdivided parcels would not degrade or inhibit such purpose, as both single-family homes have been occupied and no easements or other property rights that may be claimed by separate owners of each lot would be the subject of contest. In addition, surrounding properties have not been and would not be adversely affected by the continued subdivision.

We appreciate your review of this application, and thank you in advance for your consideration of this request.

RAJTAR & ASSOCIATES, P.A.

By: 

Michael A. Rajtar, Esq.
Ebryonna Wiggins, Esq.
For the Firm

Cc: Client

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504221000390 SR84 W SR84
SR 84

504221060000 504221060300 504221060290 504221060330

504221060000 504221060160 504221060170 504221060180 504221060190 504221060200 504221060210 504221060220 504221060240
504221060000 504221060150 504221060140 504221060130 504221060120 504221060110 504221060100 504221060090 504221060080

504221060000 504221060070 504221060060 504221060050 504221060041 504221060040 504221060020 504221060011 504221060010

504221130010 504221130020 504221130030 504221130040 504221130050 504221130060 504221130070 504221130080
504221130150 504221130140 504221130130 504221130120 504221130110 504221130100 504221130090

504221110140 504221110010
504221110130 504221110011
504221110120 504221110020
504221110110 504221110030
504221110100 504221110031
504221110090 504221110040
504221110080 504221110050
504221110070 504221110061
504221110063 504221110062
504221110430 504221110430

50422110331
50422110330
50422110320
50422110310
50422110300
50422110290
50422110280
50422110270
50422110260
50422110250



SW 27TH ST

SW 27TH CT

SW 28TH ST

SW 14TH AVE

SW 13TH AVE

SW 15TH AVE



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
504221060330	RACETRAC PETROLEUM INC #553	%SILVER OAK ADVISORS
504221060290	GP SAARI LLC	
504221060300	PORT EVERGLADES SERVICE	STATION LLC
504221110130	MARINA MILE ALF LLC	
504221110120	CELENTANO,TAMMI	
504221110110	MCCARTY,EVELYN A H/E	MCCARTY,DAVID M SR
504221060240	WHETHAM,KRISTOPHER	
504221060220	SANFORD & MICHELLE L NELSON TR	NELSON,SANFORD & M L TRSTEEES
504221060210	DOOLEY,EILEEN	
504221060200	SPECK,CHARLES	
504221060180	SYNEKTA DEVELOPMENT CORP	
504221060170	APSS LLC	
504221060160	FIEGER,HELENA	
504221110031	MESSINA,DAVID P	GARNER,VIRGINIA A
504221110100	L MICHELE & SANFORD NELSON TR	NELSON,L M & SANFORD TRSTEEES
504221110040	CRUZ,EDWIN &	CRUZ,ROXANA & CRUZ,GUILLERMO
504221110090	FIGUEROA,ANGELITO B & HONORATA	
504221060080	COLE,CELETRA	
504221060090	ARGUETA,OSCAR H PORTILLO	
504221060100	1411 SW LLC	
504221060110	1415 SW LLC	
504221060120	RANDELL,CAROLYN	
504221060130	WHITE,ELMO G & CAROLYN L	
504221060140	STEUERWALD,MERCEDES	STEUERWALD REV TR
504221060150	BEASLEY,VINCENT	
504221110080	NONOG,JOSE N & PATROCINIO P	
504221110050	BUSTAMANTE,OSCAR R	
504221110070	UZANS LLC	
504221060010	BUNDOC-BROUGHTON,DIANA	
504221060011	GIL,LUIS & GLADYS N	
504221060020	ANCA,ESTEFANIA	
504221060040	YADGAROFF,ALEXANDRA	
504221110063	ALONSO,NADINE	HENAO,SEBASTIAN
504221060041	L RENTALS LLC	
504221060050	VERKEY,LISA & JOHN	
504221060060	ORDWAY,ALTHEA	
504221060070	CAVALLINI-SOOTHILL,KRISTEN ERICA	
504221110060	NICHOLSON,CURTIS B	
504221130160	KANG,KULJINDER S	
504221130080	STELMAKH,IRINA	
504221130070	ZELAYA,SAUL	
504221130060	STAFFORD,STEWART F	
504221130050	BALCAZAR ROJAS,PEDRO SAMUEL	BALCAZAR,SHEAMELL SAMANTHA
504221130040	HEADRICK,CLAIRE BETH H/E	HEADRICK,BRUCE FRANCIS
504221130030	SIMIONESCU,DANIELA	
504221130020	NBT HOLDINGS CO	

504221060190 SYNEKTA DEVELOPMENT CORP

504221130500 PUBLIC LAND

504221110430 PUBLIC LAND

% CITY OF FORT LAUDERDALE

% CITY OF FORT LAUDERDALE

ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
PO BOX 2437	SMYRNA	GA	30081	SMYRNA	GA30081
21121 NE 24 CT	MIAMI	FL	33180	MIAMI	FL33180
9701 NW 89 AVE	MEDLEY	FL	33178	MEDLEY	FL33178
7200 W CAMINO REAL STE 200	BOCA RATON	FL	33433	BOCA RATON	FL33433
2612 SW 14 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
2626 SW 14 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
730 BLUEBIRD LANE	PLANTATION	FL	33324	PLANTATION	FL33324
829 SE 10 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
1414 SW 27 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1416 SW 27 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
19111 COLLINS AVE APT 207	SUNNY ISLES BEACH	FL	33160	SUNNY ISLES BEACH	FL33160
8361 NW 47 CT	LAUDERHILL	FL	33351	LAUDERHILL	FL33351
2700 SW 15 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
PO BOX 21383	FORT LAUDERDALE	FL	33335	FORT LAUDERDALE	FL33335
829 SE 10 ST	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
2651 SW 13 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
7460 SW 18 ST	PLANTATION	FL	33317	PLANTATION	FL33317
1403 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1407 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1722 SHERIDAN ST #374	HOLLYWOOD	FL	33020	HOLLYWOOD	FL33020
1722 SHERIDAN ST #374	HOLLYWOOD	FL	33020	HOLLYWOOD	FL33020
1421 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1427 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1431 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1441 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
2644 SW 14 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
7990 SW 166 STREET	PALMETTO BAY	FL	33157	PALMETTO BAY	FL33157
1775 CANDELERO CT	WALNUT CREEK	CA	94598	WALNUT CREEK	CA94598
1401 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
PO BOX 15983	PLANTATION	FL	33318	PLANTATION	FL33318
1414 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1435 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
2720 SW 14 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
300 W STATE ROAD 84	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1451 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
561 SCOTT CIR	DECATUR	GA	30033	DECATUR	GA30033
1444 SW 27 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1301 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1320 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1400 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1410 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1420 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1430 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1440 SW 28 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
13570 LAKE SHORE DR NW	POULSBO	WA	98370	POULSBO	WA98370
6840 NW 5 CT	PLANTATION	FL	33317	PLANTATION	FL33317

19111 COLLINS AVE APT 207	SUNNY ISLES BEACH	FL	33160 SUNNY ISLES BEACH	FL33160
100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301 FORT LAUDERDALE	FL33301
100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301 FORT LAUDERDALE	FL33301

LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2
HIBISCUS GARDENS 10-1 B	LOTS 1 THRU 6,LOTS 21 THRU 23	LESS RD;24 & THAT PT OF VACATED
HIBISCUS GARDENS 10-1 B	LOT 7 TO 9,LOTS 18 TO 20,LESS RD	BLK 3
HIBISCUS GARDENS 10-1 B	LOT 10 & THAT PART OF LOTS 11,	12,13,16 & 17 WHICH LIES S OF S
DEVONSHIRE 22-29 B	LOT 19 BLK 1	
DEVONSHIRE 22-29 B	LOT 18 BLK 1	
DEVONSHIRE 22-29 B	LOT 17 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 26 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 24,25 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 23 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 22 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 17,18 & 19 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 16 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 14 LESS W 25,15 BLK 2	
DEVONSHIRE 22-29 B	LOT 5 BLK 1	
DEVONSHIRE 22-29 B	LOT 16 BLK 1	
DEVONSHIRE 22-29 B	LOT 6,7 N1/2 BLK 1	
DEVONSHIRE 22-29 B	LOT 15 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 1 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 2 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 3 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 4,5 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 6,7 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 8,9 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 10,11 BLK 2	
HIBISCUS GARDENS 10-1 B	LOT 12,13 LESS W 25 FOR RD BLK 2	
DEVONSHIRE 22-29 B	LOT 14 BLK 1	
DEVONSHIRE 22-29 B	LOT 7 S1/2,8 BLK 1	
DEVONSHIRE 22-29 B	LOT 13 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 1,2 LESS W 14 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 2 W 14,3 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 4 & E 14 OF 5 BLK 1	
HIBISCUS GARDENS 10-1 B	LOTS 5 LESS E 14;6,7 LESS W 36	BLK 1
DEVONSHIRE 22-29 B	LOT 11 BEG NW COR,S 12.5,E 62,	NE 41.9 TO NE COR,W 101.9 TO
HIBISCUS GARDENS 10-1 B	LOT 7 W 36,8 E 14 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 8 LESS E 14,9 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 10,11 BLK 1	
HIBISCUS GARDENS 10-1 B	LOT 12,13 LESS W 25 FOR RD BLK 1	
DEVONSHIRE 22-29 B	LOT 11 LESS BEG NW COR,	S 12.5,E 62,NE 41.9 TO NE COR,
HIBISCUS PARK 23-29 B	LOT 1 BLK 2	
HIBISCUS PARK 23-29 B	LOT 8 BLK 1	
HIBISCUS PARK 23-29 B	LOT 7 BLK 1	
HIBISCUS PARK 23-29 B	LOT 6 BLK 1	
HIBISCUS PARK 23-29 B	LOT 5 BLK 1	
HIBISCUS PARK 23-29 B	LOT 4 BLK 1	
HIBISCUS PARK 23-29 B	LOT 3 BLK 1	
HIBISCUS PARK 23-29 B	LOT 2 BLK 1	

HIBISCUS GARDENS 10-1 B	LOT 20,21 BLK 2	
HIBISCUS PARK 23-29 B	STREETS DEDICATED PER PLAT	
DEVONSHIRE 22-29 B	AVENUES, TERRACE & STREETS	DEDICATED PER PLAT

LEGAL_LI_3

RD LYING N OF & ADJ TO SAME LESS

R/W/L OF ST RD 84,LESS W 25

LEGAL_LI_4

ST RD;25,26 & THAT PT OF VACATED

THEREOF,MORE FULLY DESC'D AS,

POB,12 BLK 1

W 101.9 TO POB BLK 1

LEGAL_LI_5
RD LYING N OF & ADJ TO SAME

LEGAL_LI_6
BLK 3

BEG AT SE COR OF LOT 10,W ALG

S/L OF BLK 3 FOR 164.00 TO PT ON

LEGAL_LI_7

LEGAL_LI_8

LEGAL_LI_9

E R/W/L OF SW 15 AVE,N 85.61 TO

PT ON SLY R/W/L OF ST RD 84,NELY

170.09,S 131.20 TO POB

LEGAL_L_10	LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE
					0312	26	02
					0312	27	10
BLK 3					0312	26	02
					0312	74	01
					0312	01	01
				2319	0312	01	01
					0312	08	02
					0312	01	01
				2322	0312	01	01
				2322	0312	01	01
					0312	08	04
					0312	01	01
					0312	11	02
				1383	0312	08	02
					0312	01	01
				2320	0312	01	01
				4915	0312	01	01
					0312	01	01
					0312	01	01
					0312	01	01
					0312	01	02
				2323	0312	01	01
				2323	0312	01	01
				2323	0312	01	01
					0312	01	01
				2319	0312	01	01
					0312	08	02
					0312	01	01
					0312	01	01
					0312	01	01
					0312	01	01
				2807	0312	01	02
					0312	08	02
					0312	08	02
					0312	01	01
				4727	0312	01	01
				2324	0312	01	01
				2805	0312	08	02
					0312	01	01
					0312	01	01
					0312	01	01
				2808	0312	01	01
					0312	01	01
					0312	01	01
				8133	0312	01	01
					0312	01	01

0312	08	04
0312	94	
0312	94	

MARKET_ARE	COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB
02		1125690	908890	0	1902480	0	0
02		298860	780280	0	906610	0	0
02		282040	486490	0	768640	0	0
02		73440	101410	0	171260	0	0
02		33660	182510	0	149070	0	0
02		39780	238020	0	250480	0	0
02		15780	269030	0	213780	0	0
02		61590	206360	0	234560	0	0
02		30800	83360	0	92490	0	0
02		30800	118500	0	102950	0	0
02		42640	411310	0	366440	0	0
02		30800	118050	0	105730	0	0
02		44540	111210	0	155750	0	0
02		18360	354120	0	297130	0	0
02		39780	153450	0	148670	0	0
02		59670	287490	0	344490	0	0
02		39780	49730	0	212830	0	0
02		34180	214960	0	214790	0	0
02		30790	75920	0	79630	0	0
02		30800	92730	0	85750	0	0
02		61590	202100	0	175000	0	0
02		61590	141810	0	144210	0	0
02		61590	170080	0	202490	0	0
02		61590	106210	0	155570	0	0
02		48240	225550	0	247770	0	0
02		39780	206180	0	222250	0	0
02		27540	357410	0	343620	0	0
02		39780	230330	0	243590	0	0
02		68420	189710	0	236290	0	0
02		49670	190790	0	229430	0	0
02		49860	148560	0	104690	0	0
02		73460	294370	0	340270	0	0
02		21400	349340	0	288740	21400	60835
02		19350	259040	0	206310	0	0
02		65660	185830	0	206400	0	0
02		77860	138220	0	179640	0	0
02		61260	130370	0	161530	0	0
02		15320	234610	0	190180	0	0
02		40040	199310	0	216430	0	0
02		40040	258470	0	365160	0	0
02		40040	381660	0	400960	0	0
02		40040	233050	0	277360	0	0
02		40040	205540	0	207970	0	0
02		40040	204980	0	221340	0	0
02		40040	194390	0	208980	0	0
02		40040	248190	0	259610	0	0

02	28430	330810	0	280910	0	0
02	65140	0	0	65140	0	0
02	65040	0	0	65040	0	0

PREV_SOH_V	NEW_SOH_VA	NEW_SB_SOH	HE1_AMOUNT	HE2_AMOUNT	WVD_AMOUNT
1902480	2034580	2034580	0	0	0
906610	1079140	1079140	0	0	0
768640	768530	768530	0	0	0
171260	174850	174850	0	0	0
149070	216170	216170	0	0	0
86460	87670	87670	25000	25000	0
190030	284810	284810	0	0	0
152400	167640	267950	0	0	0
31140	31570	31570	25000	0	0
47080	47730	47730	25000	0	0
366440	453950	453950	0	0	0
105730	116300	148850	0	0	0
155750	155750	155750	0	0	0
164320	180750	372480	0	0	0
52080	57280	193230	0	0	0
106050	107530	107530	25000	25000	0
136680	89510	89510	0	0	0
214790	217790	217790	25000	25000	0
79630	87590	106710	0	0	0
85750	94320	123530	0	0	0
175000	192500	263690	0	0	0
56400	203400	203400	25000	25000	0
75780	76840	76840	25000	25000	0
155570	157740	157740	25000	25000	500
247770	272540	273790	0	0	0
67340	68280	68280	25000	18280	0
325190	357700	384950	0	0	0
158840	174720	270110	0	0	0
149920	152010	152010	25000	25000	0
171910	189100	240460	0	0	0
104690	107700	107700	25000	25000	0
340270	367830	367830	25000	25000	0
151640	159430	243780	25000	25000	0
197410	217150	278390	0	0	0
125110	126860	126860	25000	25000	0
55910	56690	56690	25000	6690	500
77320	78400	78400	25000	25000	0
126460	139100	249930	0	0	0
107030	108520	108520	25000	25000	0
184830	187410	187410	25000	25000	0
237520	261270	421700	0	0	0
94610	95930	95930	25000	25000	0
168260	170610	170610	25000	25000	0
221340	224430	224430	25000	25000	0
101040	111140	234430	0	0	0
149710	164680	288230	0	0	0

280910	359240	359240	0	0	0
65140	65140	65140	0	0	0
65040	65040	65040	0	0	0

EXEMPTION_	COUNTY_MEX	SCHOOL_MEX	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX
0	0	0	0	0	2034580	2034580
0	0	0	0	0	1079140	1079140
0	0	0	0	0	768530	768530
0	0	0	0	0	174850	174850
0	0	0	0	0	216170	216170
0	0	0	0	0	37670	62670
0	0	0	0	0	284810	284810
0	0	0	0	0	167640	267950
0	0	0	0	0	6570	6570
0	0	0	0	0	0	22730
0	0	0	0	0	453950	453950
0	0	0	0	0	116300	148850
0	0	0	0	0	155750	155750
0	0	0	0	0	180750	372480
0	0	0	0	0	57280	193230
0	0	0	0	0	57530	82530
0	0	0	0	0	89510	89510
0	0	0	0	0	167790	192790
0	0	0	0	0	87590	106710
0	0	0	0	0	94320	123530
0	0	0	0	0	192500	263690
0	0	0	0	0	153400	178400
0	0	0	0	0	26840	51840
0	0	0	0	0	57240	132240
0	0	0	0	0	272540	273790
0	0	0	0	0	25000	43280
0	0	0	0	0	357700	384950
0	0	0	0	0	174720	270110
0	0	0	0	0	102010	127010
0	0	0	0	0	189100	240460
0	0	0	0	0	57700	82700
0	0	0	0	0	317830	342830
0	0	0	0	0	109430	218780
0	0	0	0	0	217150	278390
0	0	0	0	0	76860	101860
0	0	0	0	0	24500	31190
0	0	0	0	0	28400	53400
0	0	0	0	0	139100	249930
0	0	0	0	0	58520	83520
0	0	0	0	0	137410	162410
0	0	0	0	0	261270	421700
0	0	0	0	0	45930	70930
0	0	0	0	0	120610	145610
0	0	0	0	0	174430	199430
0	0	0	0	0	111140	234430
0	0	0	0	0	164680	288230

0	0	0	0	0	359240	359240
0	65140	65140	65140	65140	0	0
0	65040	65040	65040	65040	0	0

CITY_TAXAB	INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1
2034580	2034580					
1079140	1079140					
768530	768530					
174850	174850					
216170	216170					
37670	37670	1/1	1/1			
284810	284810		100			
167640	167640					
6570	6570	1/1	1/1			
0	22730	1/1	1/1			
453950	453950					
116300	116300					
155750	155750					
180750	180750					
57280	57280					
57530	57530	100	100			
89510	89510					
167790	167790	100	100			
87590	87590					
94320	94320					
192500	192500					
153400	153400	100	1/1			
26840	26840	1/1	1/1			
57240	107240	100	100		1	
272540	272540					
25000	25000	1/1	1/1			
357700	357700					
174720	174720					
102010	102010	100	100			
189100	189100					
57700	57700	100	100			
317830	317830	100				
109430	109430	100	100			
217150	217150					
76860	76860	100	100			
24500	24500	1/1	1/1		1	
28400	28400	1/1	1/1			
139100	139100					
58520	58520	100	100			
137410	137410	100	100			
261270	261270					
45930	45930	1/1	1/1			
120610	120610	100	100			
174430	174430	100	100			
111140	111140					
164680	164680					

359240

359240

0

0

100

14

0

0

100

14

SOH_YEAR	COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST	GARBAGE_DI
	08		Y	0	0		F
	21		Y	0	0		F
	08		Y	0	0		F
	15		Y	0	0		F
	21		Y	0	9380		F
94	08		Y	0	0		F
	21		Y	0	0		F
	08		Y	0	0		F
99	08		Y	0	0		F
98	08		Y	0	0		F
	21		Y	0	0		F
	16		Y	0	0		F
	18		Y	0	0		F
	08		Y	0	0		F
	10		Y	0	0		F
06	08		Y	0	0		F
	08	R	Y	0	0		F
18	18		Y	0	0		F
	20		Y	0	0		F
	20		Y	0	0		F
	20		Y	0	0		F
21	21	O	Y	0	0		F
94	08		Y	0	0		F
18	18		Y	0	0		F
	20		Y	0	0		F
04	08		Y	0	0		F
	17		Y	0	0		F
	14		Y	0	0		F
14	14		Y	0	0		F
	08		Y	0	0		F
18	18		Y	0	1550		F
21	21		Y	0	0		F
16	16		Y	0	0		F
	12		Y	0	0		F
14	14		Y	0	0		F
94	08		Y	0	0		F
99	08		Y	0	0		F
	08		Y	0	0		F
15	15		Y	0	0		F
15	15		Y	0	0		F
	08		Y	0	0		F
95	08		Y	0	0		F
17	17		Y	0	0		F
20	20		Y	0	0		F
	12		Y	0	0		F
	08		Y	0	0		F

21	Y	0	0	F
15	Y	0	0	
15	Y	0	0	

29.28 03	R	4	0
0.00 03	X	1	0
0.00 03	X	1	0

DRAINAGE_1	IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU
0.00		0.00	5/14/1996	WD*	1876.00
0.00		0.00	2/25/2020	WD	8400.00
0.00		0.00	8/3/2004	SWD	5495.00
0.00		0.00	10/1/2014	QC*	0.70
0.00		0.00	7/1/2020	PRD	0.70
0.00		0.00	12/5/1995	QCD	0.70
0.00		0.00	11/21/2015	WD	1400.00
0.00		0.00	2/14/2005	WD	0.70
0.00		0.00	2/2/1998	WD	245.00
0.00		0.00	1/28/1997	WD	406.00
0.00		0.00	1/17/2020	WD*	6650.00
0.00		0.00	7/1/2015	WD	266.00
0.00		0.00	8/16/2017	QCD	0.70
0.00		0.00	4/14/2009	QCD	0.70
0.00		0.00	12/10/2009	WD	0.70
0.00		0.00	10/5/2005	QCD	0.70
0.00		0.00	6/1/1984	WD	270.00
0.00		0.00	11/15/2017	WD	1540.00
0.00		0.00	3/17/2021	WD	1715.00
0.00		0.00	1/14/2019	WD	612.50
0.00		0.00	1/14/2019	WD	1225.00
0.00		0.00	11/20/2020	WD	1582.00
0.00		0.00	8/1/1987	WD	330.00
0.00		0.00	6/10/2020	WD	0.70
0.00		0.00	7/16/2021	WD	2520.00
0.00		0.00	3/7/2003	WD	840.00
0.00		0.00	7/8/2021	QCD	0.70
0.00		0.00	4/2/2013	DRR	0.70
0.00		0.00	6/6/2013	DRR	0.70
0.00		0.00	3/1/1971	WD	9.00
0.00		0.00	12/22/2017	WD	0.70
0.00		0.00	12/3/2020	WD	2800.00
0.00		0.00	3/22/2021	WD	3136.00
0.00		0.00	1/28/2011	QCD	0.70
0.00		0.00	2/25/2013	QCD	401.80
0.00		0.00	7/1/1980	WD	0.40
0.00		0.00	12/15/2014	FJC	0.00
0.00		0.00	6/29/2000	WD	609.00
0.00		0.00	8/6/2012	SWD	525.70
0.00		0.00	1/24/2019	QCD	0.70
0.00		0.00	11/7/2007	WD	1638.00
0.00		0.00	5/1/1994	WD	399.00
0.00		0.00	1/19/2016	WD	1190.00
0.00		0.00	5/15/2019	WD	1666.00
0.00		0.00	4/20/2011	SWD	363.30
0.00		0.00	10/31/2002	QCD	0.70

0.00	0.00	1/17/2020 WD*	6650.00
0.00	0.00		0.00
0.00	0.00		0.00

BOOK_1	PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2
24892.0000000000	597.0000000000	6/16/1988	QC*	0.55	15581.0000000000
0.0000000000	0.0000000000	5/7/2007	DRR	0.70	43993.0000000000
37991.0000000000	1826.0000000000	2/28/1997	SWD	2175.60	26265.0000000000
51159.0000000000	287.0000000000	5/7/2004	WD*	6160.00	37444.0000000000
0.0000000000	0.0000000000	6/5/2015	DRR	0.70	0.0000000000
24238.0000000000	791.0000000000	9/1/1988	WD	0.00	15798.0000000000
0.0000000000	0.0000000000	2/15/2013	SWD	763.00	49569.0000000000
39101.0000000000	960.0000000000	12/7/1999	PRD	574.00	30119.0000000000
27667.0000000000	430.0000000000	2/3/1997	WD	0.70	25980.0000000000
25961.0000000000	537.0000000000	1/1/1992	WD	310.80	19069.0000000000
0.0000000000	0.0000000000	7/30/2004	DR*	0.00	38113.0000000000
0.0000000000	0.0000000000	7/1/2015	WD	224.00	0.0000000000
0.0000000000	0.0000000000	3/26/2016	WD	1134.00	0.0000000000
46138.0000000000	1069.0000000000	8/31/2000	WD	699.30	30814.0000000000
46766.0000000000	1332.0000000000	11/24/2009	WD	357.00	46714.0000000000
40964.0000000000	106.0000000000	4/26/2004	WD	1743.00	37473.0000000000
11824.0000000000	594.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	4/21/2017	WD	861.00	0.0000000000
0.0000000000	0.0000000000	1/14/2019	WD	612.50	0.0000000000
0.0000000000	0.0000000000	5/10/2012	QCD	0.70	48760.0000000000
0.0000000000	0.0000000000	5/10/2012	QCD	0.70	48760.0000000000
0.0000000000	0.0000000000	12/1/1992	PRD	273.00	20132.0000000000
14921.0000000000	21.0000000000	3/1/1980	WD	198.00	0.0000000000
0.0000000000	0.0000000000	12/10/2018	WD	0.70	0.0000000000
0.0000000000	0.0000000000	4/18/2019	WD	1927.10	0.0000000000
34862.0000000000	869.0000000000	6/21/2000	WD	392.00	30657.0000000000
0.0000000000	0.0000000000	11/30/2016	WD	2450.00	0.0000000000
49671.0000000000	1585.0000000000	4/1/2013	WD	476.00	49671.0000000000
49977.0000000000	242.0000000000	8/26/2011	QCD	1062.60	48146.0000000000
4455.0000000000	581.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	9/1/2017	WD	770.00	0.0000000000
0.0000000000	0.0000000000	9/30/2020	WD	2940.00	0.0000000000
0.0000000000	0.0000000000	1/6/2015	SWD	924.00	0.0000000000
47801.0000000000	915.0000000000	1/19/2000	WD	560.00	30211.0000000000
49546.0000000000	509.0000000000	1/21/2011	QCD	0.70	47801.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
51339.0000000000	896.0000000000	4/17/1998	QCD	584.50	28128.0000000000
30646.0000000000	1479.0000000000	9/1/1987	WD	357.50	14805.0000000000
48997.0000000000	229.0000000000	3/6/2012	CET	0.00	48611.0000000000
0.0000000000	0.0000000000	9/26/2014	WD	1358.00	51138.0000000000
44827.0000000000	1050.0000000000	10/15/2004	QCD	0.70	38399.0000000000
22199.0000000000	967.0000000000	12/1/1982	WD	189.00	0.0000000000
0.0000000000	0.0000000000	12/13/2014	WD	1022.00	0.0000000000
0.0000000000	0.0000000000	4/5/2016	WD	1505.00	0.0000000000
47889.0000000000	826.0000000000	1/12/2011	DRR	0.70	47812.0000000000
34257.0000000000	262.0000000000	3/28/2002	QCD	0.70	33034.0000000000

0.0000000000	0.0000000000	7/30/2004 DR*	0.00	38113.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000

PAGE_2	SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3
904.0000000000			0.00	0.0000000000	0.0000000000
647.0000000000	7/16/2004	WD	8750.00	37867.0000000000	1643.0000000000
706.0000000000	6/1/1973	TD*	420.00	5328.0000000000	245.0000000000
1960.0000000000	3/12/1996	WD*	2037.70	24624.0000000000	433.0000000000
0.0000000000	6/5/2015	QCD	0.70	0.0000000000	0.0000000000
596.0000000000	4/1/1988	CET	0.00	0.0000000000	0.0000000000
741.0000000000	11/2/2012	D	1208.20	49255.0000000000	981.0000000000
790.0000000000			0.00	0.0000000000	0.0000000000
696.0000000000	1/5/1996	WD	244.30	24367.0000000000	658.0000000000
965.0000000000	12/1/1990	WD	143.55	0.0000000000	0.0000000000
2.0000000000	12/22/2003	WD*	3850.00	36862.0000000000	1500.0000000000
0.0000000000	8/1/1991	QCD	9.00	18632.0000000000	179.0000000000
0.0000000000	3/17/1999	WD	448.00	29340.0000000000	1426.0000000000
636.0000000000	8/9/2000	QCD	306.60	30814.0000000000	634.0000000000
1949.0000000000	11/11/2008	PRD	0.70	45808.0000000000	1667.0000000000
1649.0000000000	3/15/2000	DRR	0.00	30552.0000000000	1114.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	2/23/2009	QCD	183.40	46040.0000000000	546.0000000000
0.0000000000	5/10/2012	QCD	0.70	48760.0000000000	520.0000000000
521.0000000000	5/1/1965	WD	19.50	5357.0000000000	588.0000000000
518.0000000000	6/1/1988	WD	165.00	15487.0000000000	582.0000000000
292.0000000000	4/1/1964	WD	12.00	0.0000000000	0.0000000000
0.0000000000	12/1/1971	WD	68.70	0.0000000000	0.0000000000
0.0000000000	8/22/2017	QCD	0.70	0.0000000000	0.0000000000
0.0000000000	12/16/2016	WD	1071.00	0.0000000000	0.0000000000
1513.0000000000	9/1/1994	QCD	0.70	22758.0000000000	311.0000000000
0.0000000000	5/8/2015	QCD	0.70	0.0000000000	0.0000000000
1583.0000000000	10/11/2011	OSA	0.00	48267.0000000000	1397.0000000000
872.0000000000	5/19/2004	QCD	0.70	37530.0000000000	882.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	5/10/2012	QCD	0.70	48760.0000000000	516.0000000000
0.0000000000	4/22/2002	WD	1505.00	33162.0000000000	1388.0000000000
0.0000000000	6/5/2014	CET	754.60	50868.0000000000	797.0000000000
72.0000000000			0.00	0.0000000000	0.0000000000
913.0000000000	11/1/1988	WD	357.50	16000.0000000000	948.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
427.0000000000	4/13/1998	QCD	0.70	28128.0000000000	430.0000000000
618.0000000000	7/1/1974	WD	108.00	0.0000000000	0.0000000000
323.0000000000	11/21/2000	SWD	560.00	31050.0000000000	1150.0000000000
234.0000000000	10/22/2010	WD	826.00	47508.0000000000	1714.0000000000
428.0000000000	7/15/2004	WD	0.70	37833.0000000000	950.0000000000
0.0000000000	4/1/1971	WD	25.80	0.0000000000	0.0000000000
0.0000000000	11/19/2014	TD	0.70	51285.0000000000	1123.0000000000
0.0000000000	4/23/2008	WD	1365.00	45317.0000000000	362.0000000000
972.0000000000	11/17/2010	CET	305.20	47615.0000000000	1543.0000000000
114.0000000000	6/30/2000	WD	630.00	30655.0000000000	577.0000000000

2.0000000000	12/22/2003 WD*	3850.00	36862.0000000000	1500.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

SALE_DAT_2	DEED_TYP_2	STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_3
		0.00	0.0000000000	0.0000000000	
1/13/2000	WD	2135.00	30208.0000000000	1241.0000000000	12/1/1990
8/1/1971	D	408.00	0.0000000000	0.0000000000	9/1/1970
1/1/1981	WD	240.00	8633.0000000000	711.0000000000	1/1/1976
11/5/2013	QCD	0.70	50395.0000000000	1649.0000000000	1/1/1988
10/1/1985	WD	284.50	0.0000000000	0.0000000000	
12/19/2011	QCD	0.70	48444.0000000000	167.0000000000	6/17/2009
		0.00	0.0000000000	0.0000000000	
5/8/1995	SWD	0.00	23588.0000000000	996.0000000000	4/21/1995
4/1/1990	CET	0.00	0.0000000000	0.0000000000	5/1/1987
6/6/2001	QC*	0.70	31752.0000000000	1141.0000000000	10/1/1997
7/1/1989	WD	236.50	0.0000000000	0.0000000000	6/1/1983
11/9/1995	WD	329.00	24175.0000000000	207.0000000000	6/14/1995
1/31/1996	QCD	0.70	24450.0000000000	50.0000000000	8/1/1968
		0.00	0.0000000000	0.0000000000	
3/15/2000	WD	875.00	30352.0000000000	1764.0000000000	4/13/1995
		0.00	0.0000000000	0.0000000000	
10/1/1986	WD	210.00	13856.0000000000	557.0000000000	3/1/1974
5/1/1965	WD	19.50	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000	
9/1/1984	PRD	0.45	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000	
2/20/1996	SWD	247.10	24548.0000000000	612.0000000000	10/16/1995
2/13/2013	SWD	707.00	49561.0000000000	1442.0000000000	9/24/2012
1/1/1992	QCD	0.60	0.0000000000	0.0000000000	8/1/1980
11/30/2016	DRR	0.70	0.0000000000	0.0000000000	12/20/2002
12/1/1993	WD	497.00	21631.0000000000	360.0000000000	9/1/1974
7/10/2003	WD	1351.00	35665.0000000000	124.0000000000	1/23/2002
		0.00	0.0000000000	0.0000000000	
11/8/1999	WD	280.00	30013.0000000000	1027.0000000000	
		0.00	0.0000000000	0.0000000000	
4/3/1997	WD	350.00	26455.0000000000	183.0000000000	1/1/1986
		0.00	0.0000000000	0.0000000000	
9/1/1974	WD	108.00	0.0000000000	0.0000000000	8/1/1970
		0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000	
7/28/2000	CET	402.50	30738.0000000000	222.0000000000	4/1/1993
4/12/2010	SWD	339.00	47094.0000000000	1799.0000000000	2/23/2010
		0.00	0.0000000000	0.0000000000	
		0.00	0.0000000000	0.0000000000	
1/6/1996	QCD	0.70	25900.0000000000	458.0000000000	4/1/1991
1/22/2002	QCD	0.70	32666.0000000000	1471.0000000000	4/3/2001
12/13/2004	QCD	140.00	38730.0000000000	65.0000000000	11/21/2000
12/1/1992	CET	7.00	20145.0000000000	773.0000000000	

6/6/2001 QC*

0.70	31752.0000000000	1141.0000000000	10/1/1997
0.00	0.0000000000	0.0000000000	
0.00	0.0000000000	0.0000000000	

DEED_TYP_3	STAMP_AM_4	BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1
	0.00	0.0000000000	0.0000000000	19.85	56710.00
WD	555.00	18531.0000000000	644.0000000000	15.00	19924.00
D	375.00	0.0000000000	0.0000000000	16.75	16838.00
WD	75.00	0.0000000000	0.0000000000	12.00	6120.00
WD	302.50	15124.0000000000	642.0000000000	5.50	6120.00
	0.00	0.0000000000	0.0000000000	6.50	6120.00
WD	0.70	46599.0000000000	566.0000000000	3.00	5260.00
	0.00	0.0000000000	0.0000000000	6.50	9475.00
CET	196.70	23377.0000000000	51.0000000000	6.50	4738.00
WD	0.00	0.0000000000	0.0000000000	6.50	4738.00
WD*	2065.00	27303.0000000000	699.0000000000	3.00	14214.00
WD	112.50	0.0000000000	0.0000000000	6.50	4738.00
WD	180.60	23616.0000000000	938.0000000000	6.00	7423.00
WD	12.00	0.0000000000	0.0000000000	3.00	6120.00
	0.00	0.0000000000	0.0000000000	6.50	6120.00
WD	525.00	23397.0000000000	346.0000000000	6.50	9180.00
	0.00	0.0000000000	0.0000000000	6.50	6120.00
WD	56.70	0.0000000000	0.0000000000	6.50	5259.00
	0.00	0.0000000000	0.0000000000	6.50	4737.00
	0.00	0.0000000000	0.0000000000	6.50	4738.00
	0.00	0.0000000000	0.0000000000	6.50	9476.00
	0.00	0.0000000000	0.0000000000	6.50	9476.00
	0.00	0.0000000000	0.0000000000	6.50	9476.00
CET	0.00	24048.0000000000	561.0000000000	6.50	9476.00
WD	1054.20	49144.0000000000	1323.0000000000	6.50	7421.00
WD	186.00	0.0000000000	0.0000000000	6.50	6120.00
WD	1435.00	34414.0000000000	499.0000000000	3.00	9180.00
WD	70.50	0.0000000000	0.0000000000	6.50	6120.00
WD	1015.00	32741.0000000000	299.0000000000	6.50	10526.00
	0.00	0.0000000000	0.0000000000	6.50	7641.00
	0.00	0.0000000000	0.0000000000	6.50	7670.00
	0.00	0.0000000000	0.0000000000	6.50	11301.00
QCD	0.00	13127.0000000000	436.0000000000	3.00	7133.00
	0.00	0.0000000000	0.0000000000	3.00	6450.00
WD	58.50	0.0000000000	0.0000000000	6.50	10101.00
	0.00	0.0000000000	0.0000000000	6.50	11978.00
	0.00	0.0000000000	0.0000000000	6.50	9425.00
	0.00	0.0000000000	0.0000000000	3.00	5108.00
WD	399.00	20646.0000000000	805.0000000000	6.50	6160.00
CET	0.70	46934.0000000000	360.0000000000	6.50	6160.00
	0.00	0.0000000000	0.0000000000	6.50	6160.00
	0.00	0.0000000000	0.0000000000	6.50	6160.00
QCD	0.55	18344.0000000000	188.0000000000	6.50	6160.00
WD	539.00	31441.0000000000	204.0000000000	6.50	6160.00
WD	451.50	31063.0000000000	678.0000000000	6.50	6160.00
	0.00	0.0000000000	0.0000000000	6.50	6160.00

WD*	2065.00	27303.0000000000	699.0000000000	3.00	9476.00
	0.00	0.0000000000	0.0000000000	0.51	127727.00
	0.00	0.0000000000	0.0000000000	0.51	127531.00

SF	0.00	0.00	0.00	0.00
SF	0.00	0.00	0.00	0.00
SF	0.00	0.00	0.00	0.00

LAND_CAL_8	LAND_CAL_9	LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3
0.00	0.00		1410		W	
0.00	0.00		1440		W	
0.00	0.00		1490		W	
0.00	0.00		2610		SW	
0.00	0.00		2612		SW	
0.00	0.00		2626		SW	
0.00	0.00		2701		SW	
0.00	0.00		1406		SW	
0.00	0.00		1414		SW	
0.00	0.00		1416		SW	
0.00	0.00		1430		SW	
0.00	0.00		1444		SW	
0.00	0.00		2700		SW	
0.00	0.00		2641		SW	
0.00	0.00		2628		SW	
0.00	0.00		2651		SW	
0.00	0.00		2636		SW	
0.00	0.00		1403		SW	
0.00	0.00		1407		SW	
0.00	0.00		1411		SW	
0.00	0.00		1415		SW	
0.00	0.00		1421		SW	
0.00	0.00		1427		SW	
0.00	0.00		1431		SW	
0.00	0.00		1441		SW	
0.00	0.00		2644		SW	
0.00	0.00		2701		SW	
0.00	0.00		2700		SW	
0.00	0.00		1401		SW	
0.00	0.00		1415		SW	
0.00	0.00		1414		SW	
0.00	0.00		1435		SW	
0.00	0.00		2720	2722	SW	
0.00	0.00		1445		SW	
0.00	0.00		1451		SW	
0.00	0.00		1442		SW	
0.00	0.00		1444		SW	
0.00	0.00		1311	1313	SW	
0.00	0.00		1320		SW	
0.00	0.00		1400		SW	
0.00	0.00		1410		SW	
0.00	0.00		1420		SW	
0.00	0.00		1430		SW	
0.00	0.00		1440		SW	
0.00	0.00		1450		SW	
0.00	0.00		1460		SW	

0.00	0.00	1418	SW
0.00	0.00		SW
0.00	0.00		SW

SITUS_ST_4	SITUS_ST_5	SITUS_CITY	SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1
STATE ROAD 84		FL	33315		992430	910050
STATE ROAD 84		FL	33315		298860	607750
STATE ROAD 84		FL	33315		282040	486600
14	AVE	FL	33315		73440	97820
14	AVE	FL	33315		33660	115410
14	AVE	FL	333152319		39780	210700
14	AVE	FL	33315	1-2	15780	198000
27	ST	FL	33315		61590	172970
27	ST	FL	333152322		30800	61690
27	ST	FL	333152322		30800	72150
27	ST	FL	33315	1-4	42640	323800
27	ST	FL	33315		30800	74930
15	AVE	FL	333152702		44540	111210
13	AVE	FL	33315	1-2	18360	278770
14	AVE	FL	33315		39780	108890
13	AVE	FL	333152344		59670	284820
14	AVE	FL	33315		39780	173050
27	CT	FL	333152323		34180	180610
27	CT	FL	33315		30790	48840
27	CT	FL	33315		30800	54950
27	CT	FL	33315		61590	113410
27	CT	FL	333152323		61590	82620
27	CT	FL	33315		61590	140900
27	CT	FL	33315		61590	93980
27	CT	FL	333152323		48240	199530
14	AVE	FL	333152319		39780	182470
13	AVE	FL	33315	1-2	27540	316080
14	AVE	FL	333123914		39780	203810
28	ST	FL	33315		68420	167870
28	ST	FL	33315		49670	179760
27	CT	FL	33315		49860	54830
28	ST	FL	333152807		73460	266810
14	AVE	FL	333152319		21400	267340
28	ST	FL	33315	1-2	19350	186960
28	ST	FL	33315		65660	140740
27	CT	FL	333152324		77860	101780
27	CT	FL	333152324		61260	100270
28	ST	FL	33315		15320	174860
28	ST	FL	33315		40040	176390
28	ST	FL	33315		40040	325120
28	ST	FL	33315		40040	360920
28	ST	FL	333152808		40040	237320
28	ST	FL	333152808		40040	167930
28	ST	FL	33315		40040	181300
28	ST	FL	333152813		40040	168940
28	ST	FL	33315		40040	219570

27	ST	FL	33315 1-4	28430	252480
29	ST	FL	33315	65140	0
13	AVE	FL	33315	65040	0

LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2
0	1902480	3904017	1902480	850650	910050	0
0	906610	1946864	906610	298860	607750	0
0	768640	1554961	768640	252570	487120	0
0	171260	608156	171260	73440	97820	0
0	134640	314723	134640	33660	88740	0
0	36460	140460	86460	39780	162120	0
0	140030	386693	190030	15780	169980	0
0	152400	391549	152400	61590	182170	0
0	6140	68254	31140	30800	64890	0
0	0	75562	47080	30800	75900	0
0	316290	827012	316290	42640	275960	0
0	105730	251996	105730	30800	78920	0
0	155750	376424	155750	44540	114130	0
0	164320	501640	164320	18360	240050	0
0	52080	215847	52080	39780	83780	0
0	56050	176600	106050	59670	219010	0
0	136680	358637	136680	39780	133080	0
0	164790	377225	214790	34180	190080	0
0	79630	203843	79630	30790	67100	0
0	85750	215134	85750	30800	73730	0
0	175000	436727	175000	61590	188020	0
0	20000	97990	56400	61590	86950	0
0	25780	120753	75780	61590	148360	0
0	55570	217915	155570	61590	98840	0
0	247770	514060	247770	48240	157280	0
0	25000	114332	67340	39780	140410	0
0	325190	724039	325190	27540	269750	0
0	158840	405116	158840	39780	156870	0
0	99920	257541	149920	68420	176600	0
0	171910	411515	171910	49670	188970	0
0	54690	174091	104690	49860	57650	0
0	327910	726884	327910	73460	280800	0
0	101640	350713	151640	21400	229930	0
0	197410	482086	197410	19350	160120	0
0	75110	211764	125110	65660	148200	0
0	24500	105971	55910	77860	107150	0
0	27320	123595	77320	61260	105610	0
0	126460	386845	126460	15320	150080	0
0	57030	178408	107030	40040	168010	0
0	134830	321949	184830	40040	309580	0
0	237520	601470	237520	40040	343830	0
0	44610	155494	94610	40040	225980	0
0	118260	291377	168260	40040	159920	0
0	171340	389308	221340	40040	212300	0
0	101040	313560	101040	40040	160950	0
0	149710	404633	149710	40040	209130	0

0	220710	632483	220710	28430	215900	0
0	0	0	65140	65140	0	0
0	0	0	65040	65040	0	0

TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_
1760700	3509807	1760700	3122	3122	0	2000
847420	1757494	847420	4033	4033	0	2001
739690	1469794	739690	1447	1447	0	1975
171260	413381	171260	2030	2030	0	1959
122400	258579	122400	1485	1881	1	1950
34520	112103	84520	1153	1437	1	1947
135760	331355	185760	1369	1369	2	1965
138550	359494	138550	1153	1670	1	1945
5440	41212	30440	633	780	1	1950
0	49124	46030	922	1210	1	1950
287540	679717	287540	2702	2702	4	1952
96600	219470	96600	808	888	1	1953
158670	342484	158670	669	669	0	1970
149390	413307	149390	1728	1728	2	1975
47350	170459	47350	840	972	1	1949
53670	147694	103670	1957	2447	1	1953
124260	294786	124260	1418	1465	1	1966
160980	347124	210980	957	1047	1	1998
44710	150031	44710	685	732	1	1955
44850	154674	44850	782	888	1	1946
173960	436483	173960	1775	1803	2	1946
20000	71732	55140	857	954	1	1946
25000	93791	74080	1566	1772	1	1955
54300	191723	154300	1016	1124	1	1950
88650	212702	138650	1024	1068	1	1956
25000	88232	65830	1121	1418	1	1947
295630	612741	295630	2370	2370	2	1973
144400	334676	144400	1593	1841	1	1951
96550	227383	146550	1541	1697	1	1952
156290	377057	156290	1365	1395	1	1973
54240	148752	104240	760	928	1	1950
298100	654057	298100	2167	2386	2	1956
93960	282427	143960	1882	1882	2	1969
179470	395738	179470	1323	1323	2	1955
72300	182317	122300	1578	1844	1	1958
24500	79770	54660	1092	1109	1	1952
25590	95507	75590	1108	1156	1	1951
114970	309855	114970	1385	1385	2	1956
54630	149477	104630	994	1077	1	1947
130680	290813	180680	1024	1128	1	1947
215930	545579	215930	1808	2199	1	1950
42490	126914	92490	840	1078	1	1952
114480	260705	164480	1196	1455	1	1952
241930	487734	241930	988	1138	1	1950
91860	275367	91860	966	1123	1	1947
136100	360239	136100	1023	1317	1	1952

200650	526740	200650	1920	1920	4	1952
0	0	65140	0	0	0	0
0	0	65040	0	0	0	0

BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O	BLDG_USE_C	HOMESTEAD_	NCU_LAND	NCU_BLDG
004	3	1 400		N	0	0
004	2	2 402		N	0	0
003	3	1 400		N	0	0
003	2	1 717		N	0	0
003	2	1 001		N	0	0
002	2	1 001		N	0	0
003	2	1 100		N	0	0
002	2	1 001		N	0	0
003	4	1 001		N	0	0
003	2	1 001		N	0	0
003	2	2 100		N	0	0
003	4	1 001		N	0	0
001	4	1 206		N	0	0
003	2	1 100		N	0	0
002	2	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
004	2	1 001		N	0	0
003	4	1 001		Y	0	0
002	4	1 001		N	0	0
002	4	2 102		N	0	0
002	2	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
003	4	1 001		Y	0	0
002	2	1 001		N	0	0
003	2	1 100		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
003	4	1 001		N	0	0
003	2	2 102		N	0	0
003	2	1 100		Y	21400	61680
003	4	1 100		N	0	0
003	2	1 001		N	0	0
003	4	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 100		N	0	0
002	2	1 001		N	0	0
002	2	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
003	2	1 001		N	0	0
002	2	1 001		N	0	0
003	2	1 001		N	0	0

003

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2 100

N

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0

N

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0

0

N

0

0

NCU_PCT	LY_NCU_PCT	A_DATE	L_DATE	B_DATE	SALE_VER1	SALE_VER2	SALE_VER3	SALE_VER4
1/1	1/1	101009	100510	100531				
1/1	1/1	101009	100512	100531	Q	T		
1/1	1/1	101102	100510	100531				
1/1	1/1	101009	100511	100426	T			
1/1	1/1	101009	100506	100326	T	T	T	
1/1	1/1	101009	100506	100326				
1/1	1/1	101104	100506	100326	Q	Q	D	T
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100319	100426	E			
1/1	1/1	101009	100506	100326	D	D		
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100319	100426	E			
1/1	1/1	101009	100506	100611	T	Q		
1/1	1/1	101009	100319	100426	T			
1/1	1/1	101009	100506	100601	T	Q	T	
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326	Q	D	D	
1/1	1/1	101009	100506	100326	Q	E	T	
1/1	1/1	101009	100506	100326	E	T		
1/1	1/1	101009	100506	100326	E	T		
1/1	1/1	101009	100506	100611	Q			
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326	T	T	T	
1/1	1/1	101009	100506	100611	Q	Q	Q	Q
1/1	1/1	101009	100506	100326				
1/1	1/1	101027	100319	101027	T	Q	T	T
1/1	1/1	101009	100506	100326	T	E	T	
1/1	1/1	101009	100506	100326	T	D		
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326	T	Q	T	
1/1	1/1	110113	100318	110106	Q	D		
54%	54%	101009	100319	100426	Q	C	D	
1/1	1/1	101009	100506	100326	T			
1/1	1/1	101009	100506	100326	T	T		
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100611	T			
1/1	1/1	101009	100319	100426				
1/1	1/1	101013	100506	100326	C	T		
1/1	1/1	101119	100506	100326	T	Q	Q	D
1/1	1/1	101009	100506	100326	Q			
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326	Q	Q	T	
1/1	1/1	101009	100506	100610	Q	Q	Q	
1/1	1/1	110114	100506	100326	C	T	D	
1/1	1/1	101009	100506	100326				

1/1	1/1	101009	100319	100426 E
1/1	1/1	0	0	0
1/1	1/1	0	0	0

0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

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0

SALE1_VORI SALE1_CHAN SALE2_VORI SALE2_CHAN SALE3_VORI SALE3_CHAN SALE4_VORI

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SALE4_CHAN	SALE5_VORI	SALE5_CHAN	PRELIM_JUS	PRELIM_JV_	GIS_SQUARE	ACTUAL_YEA
			2034580		56710	1999
			1079140		19924	2000
			768530		16838	1974
			174850		6120	1958
			216170		6120	1949
			277800		6120	1946
			284810		5260	1959
			267950		9475	1940
			114160		4738	1945
			149300		4738	1946
			453950		14214	1951
			148850		4738	1946
			155750		7423	1946
			372480		6120	1968
			193230		6120	1946
			347160		9180	1952
			89510		6120	1950
			249140		5259	1997
			106710		4737	1950
			123530		4738	1945
			263690		9476	1945
			203400		9476	1945
			231670		9476	1950
			167800		9476	1949
			273790		7421	1946
			245960		6120	1946
			384950		9180	1952
			270110		6120	1946
			258130		10526	1949
			240460		7641	1972
			198420		7670	1949
			367830		11301	1955
			370740		7133	1951
			278390		6450	1940
			251490		10101	1957
			216080		11978	1945
			191630		9425	1950
			249930		5108	1955
			239350		6160	1946
			298510		6160	1946
			421700		6160	1949
			273090		6160	1946
			245580		6160	1947
			245020		6160	1946
			234430		6160	1946
			288230		6160	1947

359240
65140
65040

9476 1951
127727
255061

LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL	SALE2_QUAL	SALE3_QUAL	SALE4_QUAL
0120		120111106002				
0120		120111106002	01	11		
0120		120111106002				
0120		120111106002	11			
0120		120111106002	11	11	11	11
0120	FL	120111106002				
0120		120111106002	01	02	12	11
0120		120111106002				
0120	FL	120111106002				
0120	FL	120111106002				
0121		120111106002	05			
0120		120111106002	37	37		
0120		120111106002	11	01		
0120		120111106002	11			
0120		120111106002	11	01	11	
0120	FL	120111106002				
0321		120111106002				
0120	FL	120111106002	01	37	30	
0120		120111106002	01	01	11	
0120		120111106002	01	11		
0120		120111106002	01	11		
0120	FL	120111106002	01			
0120	FL	120111106002				
0120	FL	120111106002	11	11	11	
0120	FL	120111106002	01	01	01	02
0120	FL	120111106002				
0120	FL	120111106002	11	01	11	11
0120	FL	120111106002	11	01	11	
0120	FL	120111106002	11	30		
0120		120111106002				
0120		120111106002	11	01	11	
0120	FL	120111106002	01	01		
0120	FL	120111106002	01	02	12	
0120		120111106002	11			
0120		120111106002	30	11		
0120	FL	120111106002				
0120	FL	120111106002	11			
0120		120111106002				
0120		120111106002	02	11		
0120	FL	120111106002	11	01	01	12
0120		120111106002				
0120	FL	120111106002				
0120	FL	120111106002	01	01	11	
0120	FL	120111106002	01	01		
0120	FL	120111106002	02	11	12	
0120		120111106002				

0121
1220
1220

120111106002 05
120111106002
120111106002

SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS
		54		0	0	0	0.0
		55		0	0	0	0.0
		54		0	0	0	0.0
		59		0	0	0	15.0
	D72	22		0	0	0	2.0
	D72	21		0	0	0	2.0
11	F10	21		0	0	0	0.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	F10	59		0	0	0	4.0
	D72	21		0	0	0	2.0
		21		0	0	0	2.0
	F10	59		0	0	0	4.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	0.0
	D72	21		0	0	0	3.0
	D72	21		0	0	0	0.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	0.0
	D72	21		0	0	0	2.0
12	D72	21		0	0	0	3.0
	D72	21		0	0	0	0.0
	F10	59		0	0	0	0.0
	D72	21		0	0	0	3.0
	D72	21		0	0	0	3.0
	D72	21		0	0	0	0.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	0.0
	F10	59		0	0	76350	0.0
	F10	59		0	0	0	0.0
	D72	21		0	0	0	0.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	0.0
	F10	58		0	0	0	0.0
	D72	21		0	0	0	2.0
11	D72	21		0	0	0	2.0
	D72	21		0	0	0	0.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	2.0
	D72	21		0	0	0	3.0
	D72	21		0	0	0	2.0

F10	59	0	0	0	4.0
	75	0	0	0	0.0
	75	0	0	0	0.0

BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FL	CRA	DAMAGE_TYP
0.0	0	0	1902480	0	0	0		
1.0	0	0	906610	0	0	0		
0.0	0	0	768640	0	0	0		
0.0	0	0	171260	0	0	0		
1.0	0	0	149070	0	0	0		
1.0	0	0	86460	0	0	0		
0.0	0	0	190030	0	0	0		
1.0	0	0	234560	0	0	0		
1.0	0	0	31140	0	0	0		
1.0	0	0	47080	0	0	0		
0.0	0	0	366440	0	0	0		
1.0	0	0	105730	0	0	0		
1.0	0	0	155750	0	0	0		
2.0	0	0	297130	0	0	0		
2.0	0	0	148670	0	0	0		
0.0	0	0	106050	0	0	0		
3.0	0	0	212830	0	0	0		FIRE
0.0	0	0	214790	0	0	0		
1.0	0	0	79630	0	0	0		
1.0	0	0	85750	0	0	0		
1.0	0	0	175000	0	0	0		
1.0	0	0	56400	0	0	0		
0.0	0	0	75780	0	0	0		
0.0	0	0	155570	0	0	0		
2.0	0	0	247770	0	0	0		
0.0	0	0	67340	0	0	0		
0.0	0	0	343620	0	0	0		
2.0	0	0	243590	0	0	0		
2.0	0	0	149920	0	0	0		
0.0	0	0	229430	0	0	0		
1.0	0	0	104690	0	0	0		
0.0	0	0	340270	0	0	0		
0.0	0	69407	205210	0	0	0		
0.0	0	0	206310	0	0	0		
0.0	0	0	125110	0	0	0		
1.0	0	0	55910	0	0	0		
0.0	0	0	77320	0	0	0		
0.0	0	0	190180	0	0	0		
1.0	0	0	107030	0	0	0		
1.0	0	0	184830	0	0	0		
0.0	0	0	400960	0	0	0		
1.0	0	0	94610	0	0	0		
1.0	0	0	168260	0	0	0		
1.0	0	0	221340	0	0	0		
1.0	0	0	208980	0	0	0		
1.0	0	0	259610	0	0	0		

0.0	0	0	280910	0	0	0
0.0	0	0	65140	0	0	0
0.0	0	0	65040	0	0	0

F2	9476.00	0.00	0
	0.00	0.00	0
	0.00	0.00	0

WIDOWERS	BLIND	SALE1_CIN	SALE2_CIN	SALE3_CIN
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0	0	0.0000000000	0.0000000000	0.0000000000
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0	0	116585581.0000000000	113051483.0000000000	113032833.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	113381499.0000000000	111368428.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	116310493.0000000000	0.0000000000	0.0000000000
0	0	113111085.0000000000	113111083.0000000000	0.0000000000
0	0	114683384.0000000000	113606147.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	114740759.0000000000	114343407.0000000000	0.0000000000
0	0	117184182.0000000000	115558653.0000000000	0.0000000000
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0	0	115558655.0000000000	0.0000000000	0.0000000000
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0	0	117440343.0000000000	115750172.0000000000	114102670.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	117408965.0000000000	114069856.0000000000	112978576.0000000000
0	0	111445394.0000000000	111445393.0000000000	0.0000000000
0	0	111664579.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	114797966.0000000000	114597109.0000000000	0.0000000000
0	0	116942597.0000000000	116767792.0000000000	0.0000000000
0	0	117155552.0000000000	112758258.0000000000	112358270.0000000000
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0	0	111351860.0000000000	0.0000000000	0.0000000000
1	0	0.0000000000	0.0000000000	0.0000000000
0	0	112713161.0000000000	0.0000000000	0.0000000000
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0	0	0.0000000000	0.0000000000	0.0000000000
0	0	115572619.0000000000	112563709.0000000000	0.0000000000
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0	0	115934353.0000000000	113626211.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000

0	0	116310493.0000000000	0.0000000000	0.0000000000
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0	0	0.0000000000	0.0000000000	0.0000000000

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0.000000000 0.000000000

0
0
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SCHOOL_AH_	CITY_AH_AM	INDEP_AH_A	TEN_PERCEN	PORT_OWNER	BLDG_UNDER	HE3_AMOUNT
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0	0	0	0		0	0
0	0	0	0		0	0
0	0	0	0		1083	0
0	0	0	0		1118	0
0	0	0	0		0	0
0	0	0	0		894	0
0	0	0	0		560	0
0	0	0	0		904	0
0	0	0	0		0	0
0	0	0	0		828	0
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0	0	0	0		802	0
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0	0	0	0		1088	0
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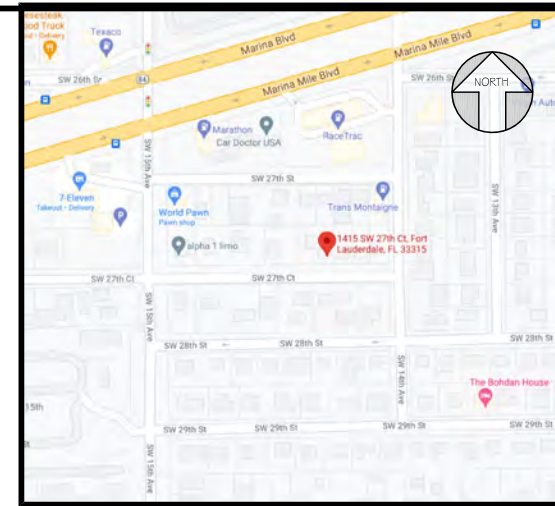
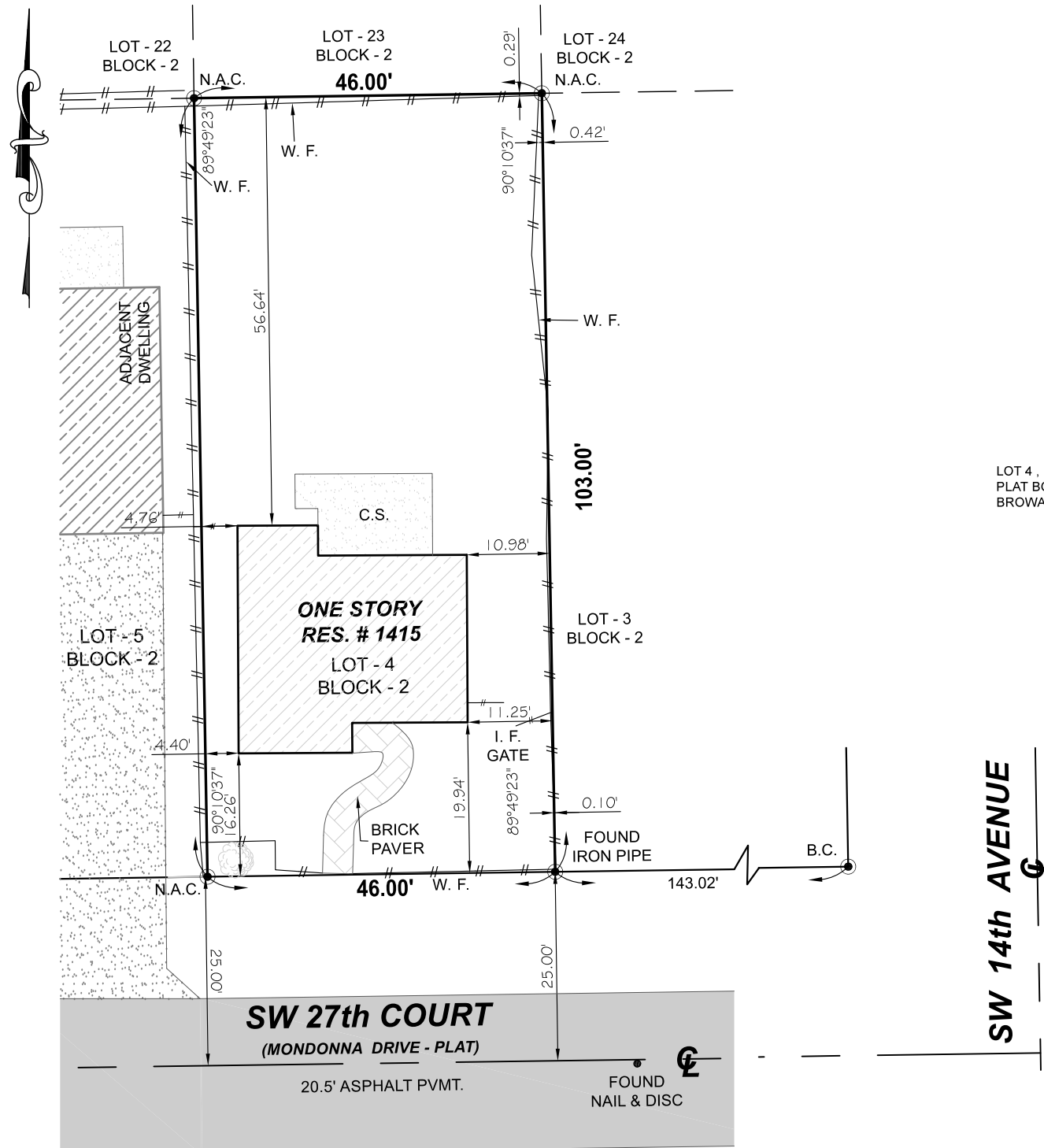
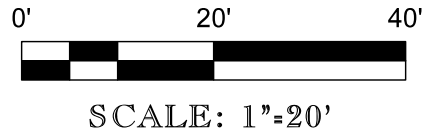
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BOUNDARY SURVEY

RESIDENCE 1415



LOCATION
(SCALE: N/A)

LEGAL DESCRIPTION

LOT 4, BLOCK 2, OF HIBISCUS GARDENS, AS RECORDED IN PLAT BOOK 10 AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

- | | | | | | |
|--|--|--|--|--|--|
| <p>A/C = AIR CONDITIONER PAD.
ASPH = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED.
C.B. = CATCH BASIN.
CH. = CHORD.
CH.B. = CHORD BEARING.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.S. = CONCRETE SLAB.
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.</p> | <p>D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
+ = DEGREES.
E = EAST.
EB = ELECTRIC BOX.
E.T.P. = ELECTRIC TRANSFORMER PAD.
EL. = ELEVATION.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FT. = FEET.
F.N. = FOUND NAIL.
I.C.V. = IRRIGATION CONTROL VALVE</p> | <p>I.F. = IRON FENCE
I.M. & E.G. = INGRESS AND EGRESS EASEMENT.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MH = MANHOLE
M = MONUMENT LINE
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N = NORTH.
N.T.S. = NOT TO SCALE.</p> | <p>O/S = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
P.V.M.T. = PAVEMENT.
PL. = PLANTER
P.L. = PROPERTY LINE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.B. = PLAT BOOK.
P.G. = PAGE.
P.W.Y. = PARKWAY.</p> | <p>PRM = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RES. = RESIDENCE.
PROP. COR. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
R.G.E. = RANGE.
SEC. = SECTION.
S. = SEWER MANHOLE
S.W.K. = SIDEWALK.
S. = SOUTH
T = TANGENT
T.B. = TELEPHONE BOOTH</p> | <p>T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.</p> |
|--|--|--|--|--|--|

FILE NAME
MAP OF SURVEY



LEGAL NOTES

PROPERTY ADDRESS: 1415 SW 27th COURT
FORT LAUDERDALE, FL 33315
FOLIO No.: 5042 21 06 0110

SURVEYOR'S NOTES

- SURVEYOR'S REPORT:**
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTIONS PROVIDED BY CLIENT.
 - UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
 - THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.
 - THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.
 - BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - FIRM MAP NUMBER 12011C0558H, COMMUNITY 125105, PANEL 0558, SUFFIX H, FLOOD ZONE "AH", EL. 6 FEET. MAP REVISED 08/18/2014.

CERTIFY TO: 1415 SW LLC

Raul Tiza
LS6942

RAUL TIZA Digitally signed by
LAND SURVEYOR AND MAPPER
STATE OF FLORIDA
18761 SW 29th Street, Fort Lauderdale, FL 33304
PHONE: 786-974-8888
DATE: 2021-08-21
17:48:56 -04'00'

NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWN	CHECKED
ASG	RT
SCALE	SHEET
1"=20'	1/1
FIELD JOB DATE REVISIONS	
08/22/2021	R-01
JOB NUMBER	
B-21-08-206	



1406 SW 27 St

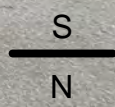
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7/30/2021



1414 SW 27th Ct

7/30/2021





1414 SW 27th St

7/30/2021

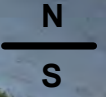
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N



1415 SW 27th Ct

7/30/2021





1415 SW 27th Ct

7/30/2021

N
S



1415 SW 27th Ct

7/30/2021



S

N

1416 SW 27th Ct

7/30/2021



S

N

1416 SW 27th St

7/30/2021



1421 SW 27 Ct

7/30/2021

N
S



1421 SW 27 Ct

7/30/2021

N
S



BEWARE
of DOG

N

S

1421 SW 27 Ct

7/30/2021



1422 SW 27 Ct

S
—
N

7/30/2021



1427 SW 27th Ct

N
—
S

7/30/2021



1430 SW 27th St

7/30/2021

S
N



1430 SW 27th Ct

S
—
N

7/30/2021



1442 SW 27th Ct

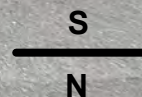
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—
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7/30/2021



1444 SW 27th Ct

7/30/2021





Corner SW 27 Ct and SW 14 Ave

7/30/2021



Corner SW 27 Ct and SW 14 Ave



7/30/2021



Street View SW 27 Ct

N E
W S

7/30/2021



Street View SW 27 Ct



7/30/2021



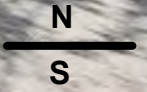
Street View of SW 27 St



7/30/2021



SW 27 St - RaceTrac on SR84



7/30/2021

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.:	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of

	<p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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

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

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

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)



Site Address	1415 SW 27 COURT, FORT LAUDERDALE FL 33315	ID #	5042 21 06 0110
Property Owner	1415 SW LLC	Millage	0312
Mailing Address	1722 SHERIDAN ST #374 HOLLYWOOD FL 33020	Use	01
Abbr Legal Description	HIBISCUS GARDENS 10-1 B LOT 4 BLK 2		

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)**.

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$30,800	\$75,540	\$106,340	\$88,020	
2021	\$30,800	\$75,540	\$106,340	\$80,020	
2020	\$61,590	\$113,410	\$175,000	\$175,000	\$4,367.27

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$106,340	\$106,340	\$106,340	\$106,340
Portability	0	0	0	0
Assessed/SOH	\$88,020	\$106,340	\$88,020	\$88,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$88,020	\$106,340	\$88,020	\$88,020

Sales History			
Date	Type	Price	Book/Page or CIN
1/14/2019	WD-E	\$175,000	115558655
5/10/2012	QCD-T	\$100	48760 / 518
6/1/1988	WD	\$30,000	15487 / 582
9/1/1984	PRD	\$100	

Land Calculations		
Price	Factor	Type
\$6.50	4,738	SF
Adj. Bldg. S.F. (Card, Sketch)		1775
Units/Beds/Baths		2/2/1
Eff./Act. Year Built: 1946/1945		

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



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Detail by Entity Name

Florida Limited Liability Company
1415 SW LLC

Filing Information

Document Number	L19000006634
FEI/EIN Number	83-3118908
Date Filed	01/04/2019
Effective Date	01/01/2019
State	FL
Status	ACTIVE

Principal Address

1722 SHERIDAN ST
UNIT 374
HOLLYWOOD, FL 33020 UN

Mailing Address

1722 SHERIDAN ST
UNIT 374
HOLLYWOOD, FL 33020 UN

Registered Agent Name & Address

DERHY FINANCIAL SERVICES, LLC
1722 SHERIDAN ST
UNIT 374
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title LLC

1415 SW LLC
1722 SHERIDAN ST
UNIT 374
HOLLYWOOD 33020 UN

Annual Reports

Report Year	Filed Date
2020	02/28/2020
2021	04/30/2021

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