



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 21, 2023

A Public Hearing will be held before the Board of Adjustment on: December 13, 2023 at 6:00 P.M.

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-23110008
OWNER:	3314 BEACH HOUSE LLC
AGENT:	IVELISSE GONZALEZ
ADDRESS:	3314 NE 15 COURT, FORT LAUDERDALE FL 33304
LEGAL DESCRIPTION:	LOT: 16 BLOCK: 9 SUBDIVISION: LAS OLAS BY THE SEA ESTENSION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK: 3 PAGE: 8 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 – RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-3.2. B.1.- Continuation of a nonconforming structure.</u>

- Requesting a variance to allow an existing nonconforming garage at a side yard setback of 4.6 feet to be converted to a livable area, whereas a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

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

- Requesting an existing non-conforming garage converted to a living space at an east side yard setback of 4.6 feet, whereas the code allows a minimum side yard setback of 5 feet. A total variance request of 0.4 feet.

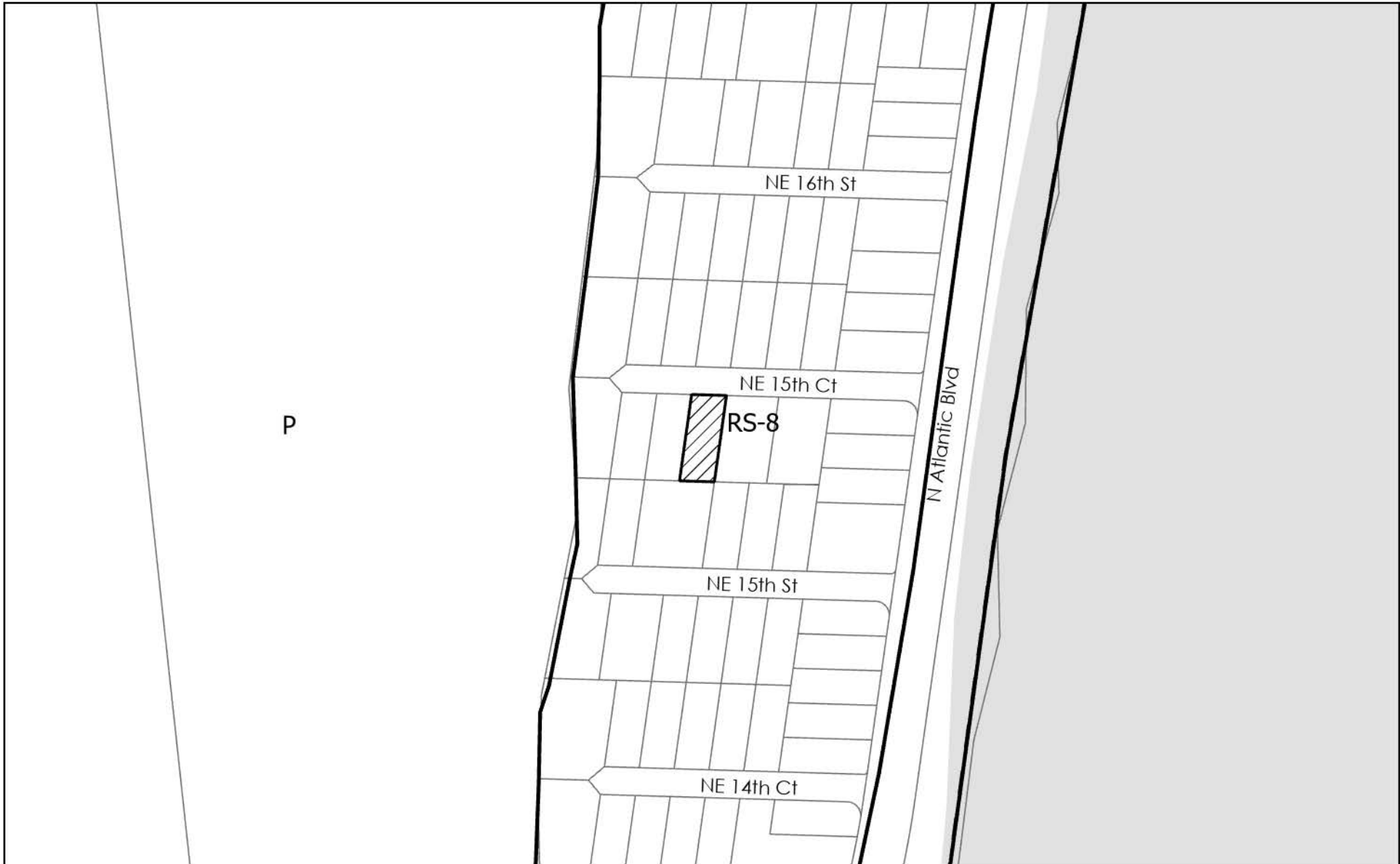
To watch and listen to the meeting, please visit: <https://www.fortlauderdale.gov/government/BOA> OR www.youtube.com/cityoffortlauderdale

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-23110008

LEGEND

-  Municipal Boundary
-  Subject Site



0 100 200 US Feet



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: DECEMBER 13, 2023

TIME: 6:00 P.M.

CASE: PLN-BOA-23110008

Sec. 47-3.2. B.1.- Continuation of a nonconforming structure.

• **Requesting a variance to allow an existing nonconforming garage at a side yard setback of 4.6 feet to be converted to a livable area**, whereas a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

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

• **Requesting an existing non-conforming garage converted to a living space at an east side yard setback of 4.6 feet**, whereas the code allows a minimum side yard setback of 5 feet. A total variance request of 0.4 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale



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



CASE: PLN-BOA-23110008

Sec. 47-3.2.B.1. - Continuation of a Nonconforming structure.

B. *Continuation of a nonconforming structure.* A nonconforming structure may continue in existence subject to the following:

1. A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

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

<i>Requirements</i>	<i>RS-8</i>	<i>RS-8A</i>
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	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height

	<p>back an additional 1 foot per foot of additional height.</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <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.</p> <p>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.</p> <p>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>greater than 12 ft. - 7.5 ft.</p> <p>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of 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:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p> <p>Imperial Pt.—4th Sec.</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

	The Landings Rio Nuevo Isle—Block 1				
Minimum distance between buildings	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)

Record

Showing 1-20 of 20

<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance e</u>	<u>Planner Name</u>	<u>Street #</u>	<u>Dir e</u>	<u>Street Name e</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	PLN-BOA-23110008		3314 R sid nc	- Board of Adjustm nt (BOA)	0		3314	NE	15	CT		Op n
<input type="checkbox"/>	BLD-RADD-23050010	REPAIR EXISTING DUE TO FIRE DAMAGE. CONVERT GARAG...	3314 NE 15 CT - Fa rman R si...	R sid ntial Addition P rmit	980		3314	NE	15	CT		Awaiting C
<input type="checkbox"/>	BLD-RALT-23040039	REPAIR EXISTING DUE TO FIRE DAMAGE. CONVERT GARAG...	3314 NE 15 CT - Fa rman R si... e	R sid ntial Alt ration P rmit	0		3314	NE	15	CT		Void
<input type="checkbox"/>	CE23020401	PERMITS PENDING... EXTERIOR MAINTENANCE AND LANDS...		Cod Cas		Dorian Koloian e	3314	NE	15	CT		Clos d
<input type="checkbox"/>	BLD-RALT-23010022 e	Int rior R novation aft r fir damag d/ garag co... e	3314 R sid nc	sid ntial Alt ration P rmit	0		3314	NE	15	CT		Void
<input type="checkbox"/>	LND-INST-21090007 e	GENERAL LANDSCAPE FOR BLD-RADD-21070003 e	Fa rman R sid nc	andscap Installation P rmit e	0		3314	NE	15	CT		Void
<input type="checkbox"/>	PLB-RES-21090055	STORM DRAINAGE FOR BLD-RADD-21070003	Fa rman R sid nce	Plumbing R sid ntial P rmit	0		3314	NE	15	CT		Void
<input type="checkbox"/>	ELE-RES-21080199 e	ELECTRIC FOR BLD-RADD-21070003 e	Fa rman R sid nc	lctrical R sid ntial P rmit e	0		3314	NE	15	CT		Void
<input type="checkbox"/>	MEC-RES-21080058 e	MECHANICAL FOR BLD-RADD-21070003 e	Fa rman R sid nc	chanical R sid ntial P rmit e	0 e		3314	NE	15	CT		Void
<input type="checkbox"/>	PLB-RES-21080264 e	PLUMBING FOR BLD-RADD-21070003	Fa rman R sid nc	lumbing R sid ntial P rmit e	0 e		3314 e	NE e	15 e	CT e		Void
<input type="checkbox"/>	PLB-IRR-21080027	IRRIGATION FOR BLD-RADD-21070003 e	Fa rman R sid nc	lumbing Irrigation P rmit	0		3314	NE	15	CT		Void e
<input type="checkbox"/>	BLD-RADD-21070003	ADDITION AND REMODELING TO SINGLE FAMILY HOME	FAERMAN RESIDENCE	R sid ntial Addition P rmit	0 e		3314	NE	15	CT		Void
<input type="checkbox"/>	BLD-RDEM-20100009 e	REMOVE EXISTING GYPSUM BOARD IN WALL AND CEILINGS... e	REMOVE EXISTING GYPSUM BOARD...	R sid ntial D molition P rmit e	0		3314	NE	15	CT		Compl t
<input type="checkbox"/>	ELE-RES-20100100	ELECTRICAL FOR DEMO BP BLD-RDEM-20100009 e	ELECTRICAL FOR DEMO BP BLD-R...	lctrical R sid ntial P rmit e	0 e		3314	NE	15	CT		Compl t
<input type="checkbox"/>	PLB-RES-20100109 e	PLUMBING FOR DEMO BP BLD-RDEM-20100009 e	PLUMBING FOR DEMO BP BLD-RDE... e	Plumbing R sid ntial P rmit e	0		3314	NE	15	CT		Compl te
<input type="checkbox"/>	BLD-PR-20070064 e	MICROFILM COPIES e	3314 NE 15 CT e	Prop rty R cord e	0		3314	NE	15	CT		Compl t e
<input type="checkbox"/>	CE20040237	OVERGROWTH		Cod Cas		WILLS e	3314	NE	15	CT		Clos d
<input type="checkbox"/>	CE19081185	L/S RELIABLE LIEN SEARCH -0- CASE FOUND e	3314 LLC	Cod Cas			3314	NE	15	CT		Clos d
<input type="checkbox"/>	VIO-CE19081185_1 e		3314 LLC e	Violation-CODE H aring e	0 e		3314	NE	15	CT		Clos d
<input type="checkbox"/>	PM-03052309	INSTALL RAIN SENSOR	INSTALL RAIN SENSOR e	lctrical R sid ntial P rmit	56.45 e		3314 e	NE e	15 e	CT e		Compl t e

BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 10/26/2023 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITAL

BOARD OF ADJUSTMENT MEETING ATTENDANCE: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, [email requests to the Board of Adjustment](#).

APPLICATION DEADLINE: Submittals must be received by 5:00 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 application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Days and Deadline](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITAL SERVICE: Submittals must be conducted through the City's online e-File access portal (City of Loudon/LauderBuild). LoudarBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild User Manual](#). Staff will provide guidance once an application has been submitted to the City.

COMPLETENESS OF SUBMITTALS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. [BOA Flow Chart](#).

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. Applicants will receive invoice electronically indicating the applicable fees. Note, there are fees at various stages of review depending on application type. Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stating compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

BOARD OF ADJUSTMENT (BOA) PAGE: Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and resolutions](#).

CONTACT: Questions regarding the Board of Adjustment process or LoudarBuild, contact us by phone or email at: zoning@loudon.gov or loudon@loudon.gov
Phone: 954-428-6520, Option 5

REGULATIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application type. N/A for those section items not applicable. Select the application type below and complete entire application form.

APPLICATION TYPE	(Select the application type from the list below and complete entire application)	FEES
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,948
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homeesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homeesteaded Only) (After)	\$701
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,279

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-23110008
Date of complete submittal	11/03/2023

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

Property Owner's Name	3314 Beach House LLC
Property Owner's Signature	<i>[Signature]</i> <small>If a signed agent letter is provided, no signature is required on this application by the owner.</small>
Address, City, State, Zip	3314 NE 15 ct Fort Lauderdale FL
E-mail Address	Eduardo.pilarino@gmail.com
Phone Number	786/262 9966
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	Tomas Gonzalez
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	3350 SW 148th AV #140 Miramar FL 33027
E-mail Address	Tgonzalez@urbandomus.net
Phone Number	954-319-7659
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Permit/code case related to variance(s)	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 3314 NE 15 ct. Fort Lauderdale FL
Legal Description	Las Olas by The Sea Ext 3-8 Lot 16 Blk 9
Tax ID Folio Numbers <small>(For all parcels in development)</small>	494 331010350
Variance/Special Exception Request <small>(Provide a brief description of your request)</small>	Variance or special exception to change the use of the garage as additional area <small>Garage Area</small>
Applicable ULDR Sections <small>(Include all code sections)</small>	47-3.2.B.1 / 47.5.31

Current Land Use Designation	R-5-8
Current Zoning Designation	R-5-8 Residential Single family / low medium density
Current Use of Property	Single family Residence
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)		Required	Proposed
Front	N	25'	25'
Side	E	5'	5'
Side	W	5'	4.6'
Rear	S	15'	39.5'

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4,

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

See letter Attach

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

See letter Attach

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

See letter Attach

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

See letter Attach

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

See letter Attach

AFFIDAVIT: I, FABIAN FAERZMAN 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.

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 81 day of Oct, 2023

(SEAL)  _____ (Signature)
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/20/2027



October 31st – 2023
Development Services
Department-Zoning &
Landscaping
Board of Adjustment
(BOA)

City of Fort Lauderdale,
Florida

Reference: Permit number: BLD-RADD-23050010
Job Address: 3314 NE 15 CT, Fort Lauderdale 33304

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

Specific Request:

Answer: We received from the City of Fort Lauderdale the following comment to the above referenced permit number: "ULDR Sec 47-3.2.B.1 and code section 47-5.31.. A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity." We kindly ask you to review that restriction and allow us to convert the existing garage into a new area under A/C. Please consider the criteria exposed below.

Criteria:

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

Answer: This is an existing residence, built in 1948. The property was conceived as a single-family residence.

According to the information provided in the microfilms dated November 1964, the site plan shows a slight encroachment in the side setback. According to the actual Zoning setbacks requirements, the side setbacks should be 5 feet. The side Setback (West) shown in the Site Plan from 1964, is 4.80 feet.

The proposed addition will not affect the existing use of the property and will not modify the original footprint of the house previously approved, since they are all interior renovations due to fire damage. The addition consists in the change of use of the existing interior garage into a livable area, being added to the area under a/c. The garage door will be replaced by an impact sliding window. The existing setbacks will remain untouched.

As per the most recent survey and the site plan submitted to the City of Fort Lauderdale in the application

set, the encroachment is present in the west side setback. The required lateral setback must be 5' and in the plans is approx. 4.60' (4'-8"), presenting a difference of 4".

During our conversation with Mr. Rinkus from the City of Fort Lauderdale, the existing slight encroachment was accepted and can continue to be accepted only if the garage area is used as a garage, as per ULDR Sec 47-3.2.B.1 and code section 47-5.31.

Since the existing 1'600 sqft., 2 bedroom / 2-bathroom house offer a limited number of bedrooms for a standard family of 4 members, the modification of the garage into a third room is a reasonable addition to provide more comfort and flexibility for the family needs of today. A denial of that possibility will limit tremendously the use of the property as single family unit, considering that the square footage of the house, the backyard size and the area are more suitable for at least a standard family of 4 members.

Another important aspect to consider is that the garage is normally underused by the residents, opting to use the large driveway as a private parking area.

- 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:

Answer: We ignore if there are other properties with a similar encroachment. We consider that this is an exception because the existing encroachment is very minimal, it has only 4" difference with the required setback and is practically unnoticeable.

- 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

Answer: without the limitation of the existing 4" encroachment, the proper modification of the garage into a room would not be an issue. It is quite common in the area, and in South Florida in general, to prescind a garage, or to convert the existing garage into a room under a/c. The literal application of the mentioned ULDR Sec 47-3.2.B.1 and code section 47-5.31. ., denying the change of use of the existing garage into a room, will deprive the owners of the possibility of this small improvement in its property, which is going to be significant for a plenty use of the residential quality of the house. This is a standard type of modification that others commonly enjoy.

- 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

Answer: this is an existing residence, affected by an interior fire damage during 2022. It was imperative the need for an interior renovation. This renovation brought the possibility to improve the quality of the house and to adapt it to the actual family needs. The changes were carefully planned to be in compliance with the Florida Building Code and to not affect the exterior walls and existing roof, keeping the appearance and character of the original house. Zoning regulations were observed, keeping the overall use of the house as a single-family unit and not altering the perimeter, height and setbacks. The slight (4") encroachment, present since the construction of the house, which has been accepted by previous zoning regulations is taking relevance now. All the interior modifications submitted to the building department have been approved by the other disciplines (building, mechanical, electrical and plumbing), but have been not approved by Zoning due to the approx.4" existing encroachment of the west side setback, reflected in the survey and site plan.

- 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.

Answer: this is a minimum variance, practically unnoticeable; the appearance and character of the house, the house perimeter, height and setbacks are kept as existing. The change of use of the garage as a new room will not affect the overall use of the house as a single-family unit. Since the overall use of the property and the general zoning requirements are kept, the residential character of the adjoining properties and

surrounding neighborhood is not going to be affected in any way. The modification of the existing 272 sqft interior garage into a room is a very small modification that will not affect the actual use of the property but will improve tremendously the quality of the interior livable space, adding few square feet to the property that are going to be better utilized by the family living in the house. The modification of the underused garage will not be detrimental to the neighborhood at all, since the house has sufficient driveway space, which always has been used to park the owner's cars.

Form 3 Checklist for submittal and completeness

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/documents below will result in your application being deemed incomplete.

Board of Adjustment (BOA) Application Form- form must be complete with the applicable information, signatures, and notarizations.

Proof of Ownership- warranty deed or tax record including corporation documents and Sunbiz verification name.

Agent Authorization Form- Property owner(s) original notarized signature(s) is required (if applicable).

Narrative - include the applicable ULDR code sections, specific request and criteria as described in the specifications for submittal by application. Narrative must be dated, titled narrative and indicate the author.

Color Photographs- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.

Survey - The survey of the property must be 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 land(s) not included in the proposed project unless specifically requested by the city. *Survey should be less than 1 year.

Site Plans- A full set of plans must be submitted (a survey may be substituted if the requested variance is clearly indicated) Cover sheet on plan set to state project name and table of contents.

Revisions Required.

Floor Plans Required.

Landscape Plans Required.

Additional Plans details as needed.

Mail notification documents 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 notified, 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- Zoning & Landscaping Division -BOA
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311

How to Order a Tax Map and Notice List.

To order a tax map and notice list, please Contact Heather Hanson at hhanson@boca.net or call 954-357-5655 OR Kerry Gibbs at kgibbs@boca.net or call 954-357-5305.

DISTRIBUTION: The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:

Submittals must be conducted through the [City's online citizen access portal, iLauderBulliy](#). No hardcopy application submittals are accepted.

Information and items listed on the above checklist are important submittal requirements that applicants must follow and submit online to be deemed complete. View of plan and document requirements at [LauderBulliy Plan Room](#).

Uploading Entire Submittal upload all documents at time the application is submitted to prevent delays in processing.

[File Naming Convention](#) file names must adhere to the City's File Naming Convention.

• Reduce File Size plan sets, and other large files must be merged or flattened to reduce file size.

• Plan Sets plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.

• Document Categories choose the correct document category when uploading.

EXAMPLE VARIANCE SUBMITTAL

To view previous Board of Adjustment (BOA) case backup, click [here](#).

SUBMIT 14 COPY SETS

14 copy sets of each item listed on the checklist will be due AFTER the Application submittal has been Deemed Complete.

All 14 copy sets must be clear and legible. The survey and plans must be at half-size scale 11X17" and all non-plan documents should be 8 1/2" x 11".

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. PLN-BOA-23110008

APPLICANT: Fabio Faerman

PROPERTY: 3314 NE 15 ct Fort Lauderdale

PUBLIC HEARING DATE: Dec 12 2023

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

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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.
Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division 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.
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 31 day of Oct, 2023

(SEAL)



Signature of Notary Public, Ivellisse Teresa Gonzalez, My Commission Expires: 03/20/2027

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



Site Address	3314 NE 15 COURT, FORT LAUDERDALE FL 33304	ID #	4943 31 01 0350
Property Owner	3314 BEACH HOUSE LLC	Millage	0312
Mailing Address	1390 BRICKELL AVE STE 200 MIAMI FL 33131	Use	01-01
Abbr Legal Description	LAS OLAS BY THE SEA EXT 3-8 B LOT 16 BLK 9		

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)**.

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$279,540	\$596,680	\$876,220	\$876,220	
2023	\$279,540	\$596,680	\$876,220	\$828,210	\$16,524.29
2022	\$279,540	\$596,680	\$876,220	\$752,920	\$15,283.87

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$876,220	\$876,220	\$876,220	\$876,220
Portability	0	0	0	0
Assessed/SOH	\$876,220	\$876,220	\$876,220	\$876,220
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	\$876,220	\$876,220	\$876,220	\$876,220

Sales History			
Date	Type	Price	Book/Page or CIN
5/31/2023	QCD-T	\$100	118891961
8/26/2020	WD-Q	\$736,000	116700141
8/20/2019	WD-Q	\$758,000	116010148
12/14/2007	QCD-T	\$100	44924 / 305
3/30/2001	TD	\$425,400	31447 / 30

Land Calculations		
Price	Factor	Type
\$45.00	6,212	SF
Adj. Bldg. S.F. (Card, Sketch)		1766
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1952/1948		

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



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000

I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

3314 Beach House llc
FABIO + FAELMAN (Owner) as the current title owner of the real
property located at 3314 Ne 15th Bit Lauderdale (Property), do hereby authorize
Tomas Gonzalez (Authorized Agent) to act as my agent regarding the submittal
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special
exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to
accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding
all issues related to my pending variance/special exception application. I understand and agree that, as the
Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception
application, all required hearing appearances related to my variance/special exception application, and any
request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and
or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and
agree, the City will mail or deliver all notices relating to my pending variance/special exception application to
my property address, as listed on my variance/special exception application. I further understand and agree,
the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized
Agent's failure to comply with any terms or conditions outlined in my variance/special exception application,
and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before
the Board of Adjustment.

I further agree to INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS
AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants,
representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from
any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes
of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person,
including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the
action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my
employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,





BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 6/02/2023 | Print Date: 0/00/0000

I.D. Number: BOAAAF

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. *Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunbiz.

WITNESSES:

Witness Signature [Signature]
Print Name and Date W2 Schwab 31 Oct 2023

Witness Signature [Signature]
Print Name and Date ELLEN SEMPEN 10/31/2023

[Owner's Signature] [Signature]
[Print Owner's Name] FABIO FAERMAN

[Date] 10-16-23

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 31 day of Oct, 2023, by Fabio Faerma an individual.



[Signature]
(Signature of Notary Public- State of Florida)

Ivelisse Gonzalez
(Print, Type, or Stamp Commissioned Name of Notary Public)

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT OF
3314 BEACH HOUSE, LLC**

A Florida Limited Liability Company

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (This "Agreement"), made as of the 11th day of May, 2023, by and between KARINA GROSMAN (hereinafter individually referred to as "Manager" and collectively referred to as "Managers"), and THE FABIO F. FAERMAN FAMILY IRREVOCABLE TRUST (hereinafter individually referred to as "Member" and collectively referred to as "Members") and is intended to evidence the mutual agreement of the Member to own and operate 3314 BEACH HOUSE, LLC, a Florida limited liability company (the "Company"), for the purposes and upon the terms and conditions herein after set forth.

WHEREAS, 3314 BEACH HOUSE, LLC was formed under Chapter 605.0203 (1) (b), Florida Statutes, pursuant to the Articles of Organization dated as of May 9, 2023.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto agree as follows:

**ARTICLE 1.
DEFINITIONS**

Section 1.1 "Act" means Chapter 605.0203 (1) (b), Florida Status, as amended.

Section 1.2 "Adjusted Capital Account Deficit" means, with respect to any Member, the deficit balance, of any, in such Member's Capital Account as of the end of the relevant fiscal year after crediting such Capital Account for any amounts the Member is deemed obligated to restore pursuant to the penultimate sentences of Sections 1.704-2(g)(1) and 1.704-2(i)(5) of the Income Tax Regulations, and debiting such Capital Account for the items described in Sections 1.704-1(b)(2)(ii)(d)(4), 1.704-1(b)(2)(ii)(d)(5) and 1.704-1(b)(2)(ii)(d)(6) of the Income Tax Regulations. The foregoing definition of Adjusted Capital Account Deficit is intended to comply with the provisions of Section 1.704-1(b)(2)(ii)(d) of the Income Tax Regulations and shall be interpreted consistently therewith.

Section 1.3 "Adjusted Capital Contributions" means the excess of (x) each Member's total capital contributions to the Company over (y) the prior total distributions to each Member pursuant to Sections 3.1 (b), 4.1 and 7.4 hereof.

Section 1.4 "Affiliated," means, with respect to the Company, any entity that directly or indirectly is controlled by, or is under common control with the Company. The term "control" means processing, directly or indirectly, the power for any reason whatsoever to direct or cause the direction of the management and policies of an entity.

Section 1.5 "Assignee" means a person who has acquired a beneficial interest in the Company, but who is not a Substitute Member.

Section 1.6 "Bankrupt Member" means any Member (a) that (i) makes a general assignment for the benefit of creditors; (ii) files a voluntary bankruptcy petition; (iii) becomes the subject of an order for relief or is declared insolvent in any federal or state bankruptcy or insolvency proceeding; (iv) files a petition or answer seeking for the Member a reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law; (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against the Member in a proceeding of the type described in subclauses (i) through (iv) of this clause (a); or (vi) seeks, consents to, or acquiesces in the appointment of a trustee, receiver, or liquidator of the Member's or of all or any substantial part of the Member's properties; or (b) against which, a proceeding seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any law has been commenced and sixty (60) days have expired without dismissal thereof or with respect to which, without the Member's consent or acquiescence, a trustee, receiver, or liquidator of the Member or of all or any substantial part of the Member's properties has been appointed and sixty (60) days have expired without the appointments having been vacated or stayed, or sixty (60) days have expired after the date of expiration of a stay, if the appointment has not previously been vacated.

Section 1.7 "Capital Account" means, as to any Member, the account maintained for such Member pursuant to Section 4.4 hereof, as adjusted from time to time.

Section 1.8 "Capital Contribution" means the amount of cash and the fair market value of any property contributed by each Member (or the Member's predecessor) to the capital of the Company. The initial capital contributions are set forth on Exhibit A attached hereto.

Section 1.9 "Capital Proceeds" means the net proceeds derived from the sale or refinancing of the property after satisfaction of (i) any loans encumbering the Property, (ii) brokerage and selling (or refinancing expenses), and other unpaid debts of the Company.

Section 1.10 "Cash Flow" means the net taxable income or loss of the Company for federal income tax purposes, plus the amount of all depreciation and any other noncash charges deducted in determining taxable income or loss, less (i) the amount of all expenditures which are not deductible for federal income tax purposes (including, but not limited to, payments for mortgage principal and other items of amortization), and (ii) a reasonable reserve for such business needs of the Company as taxes, insurance, maintenance, repairs and replacement of capital items and other amounts as reasonably determined by the Manager .

Section 1.11 "Cause" means the taking of any action (or the failure to take any action) which constitutes a criminal act, fraud, gross negligence, or breach of any monetary obligations of the Manager under this Agreement.

Section 1.12 "Code" means the Internal Revenue Code of 1986, as amended or superseded from time to time.

Section 1.13 "Company" means 3314 BEACH HOUSE, LLC.

Section 1.14 "Event of Bankruptcy" means any event that causes a Member to be deemed a Bankrupt Member under Section 1.6.

Section 1.15 "Financing" shall have the meaning set forth in Section 2.3.

Section 1.16 "Gain or Loss" means the gain or loss from (i) the sale, exchange or other disposition of any portion of the Property, other than (x) in the ordinary course of the Company's business, or (y) those resulting in, or in the course of, the liquidation and dissolution of the Company which shall be governed by Article 7 hereof, (ii) any mortgage financing or refinancing of any mortgage loans on the Property, or (iii) any condemnation, casualty insurance or any other nonrecurring proceeds not used for the restoration of the Property.

Section 1.17 "Income Tax Regulations" means the Income Tax Regulations promulgated under the Code as such regulations may be amended from time to time (including corresponding provisions of succeeding regulations).

Section 1.18 "IRS" means the Internal Revenue Service.

Section 1.19 "Majority in Interest" means Members holding at least a majority of all Membership Interests.

Section 1.20 "Member" means any Person executing this Agreement as of the date of this Agreement as a member of the Company or hereafter admitted to the Company as a Substitute Member as provided in this Agreement, but does not include any Assignee or any Person who has ceased to be a Member of the Company.

Section 1.21 "Member Affiliate" means with respect to any Member, (i) any person or entity that directly or indirectly controls, is controlled by, or is under common control with a Member, (ii) any entity of which a Member owns five percent (5%) or more of the outstanding voting power, and (iii) any entity of which a Member is an officer, director, or general partner. As used in this definition of "Member Affiliate," the term "control" means possessing, directly or indirectly, the power for reason whatsoever to direct or cause the direction of the management and policies of any entity.

Section 1.22 "Membership Interest" means, with respect to any Member, such Member's percentage profits interest and percentage voting rights interest in the Company, subject, however, to Section 4.1. Each Member's Membership Interest expressed as a percentage of one hundred percent (100%) is set forth opposite such Member's name on the attached Exhibit A under the heading "Membership Interest."

Section 1.23 "Person" means any individual, partnership, firm, limited liability company, corporation, trust, association or other legal entity.

Section 1.24 "Property" means all of the Property, including both tangible and intangible property and rights relating thereto, owned or to be owned by the Company or an Affiliate when purchase.

Section 1.25 "Substitute Member" means any Person not a Person executing this Agreement as of the date of this Agreement to whom a Membership Interest in the Company has been transferred and who has been admitted to the Company as a Substitute Member pursuant to and in accordance with the Provisions of Section 6.1 of this Agreement.

ARTICLE 2.

ORGANIZATION

Section 2.1 Formation. The Member hereby enters into this Agreement for the purpose of setting forth their mutual rights and obligations. The Member shall forthwith execute and cause to be filed any assumed or fictitious name certificates as may be required by applicable law, as well as any other documents and instruments as may be necessary or appropriate in connection with the continuation of, and the transaction of business by, the Company. The Company shall be treated as a partnership for income tax purposes but not for any other purpose.

Section 2.2 Name. The name style under which the business of the Company will henceforth be conducted is "3314 BEACH HOUSE, LLC."

Section 2.3 Purpose and Character of Business and Powers. The Company is formed for the purpose of conducting any or all lawful business.

Section 2.4 Principal Business Office. The principal office of the Company shall be at c/o: 1390 BRICKELL AVENUE SUITE 200 MIAMI, FL 33131, or at such other place as may be designated by all of the Members.

Section 2.5 Registered Office. The address of the registered office of the Company in the State of Florida is 1390 BRICKELL AVENUE SUITE 200 MIAMI, FL 33131, or at such other place as may be designated by all of the Members.

Section 2.6 Effective Date; Term. The Company shall be effective as of the date of this Agreement and shall continue perpetually unless dissolved and terminated (and not reconstituted by at least a Majority in Interest of the remaining Members, as provided for in this Agreement) pursuant to the Act or any provision of this Agreement.

Section 2.7 Registered Agent. The name and address of the registered agent of the Company for service of process on the Company in the State of Florida is ALVARO CASTILLO B., PA, 1390 BRICKELL AVENUE SUITE 200 MIAMI, FL 33131

Section 2.8 Members. Each of the Members named in the preamble to this Agreement has been admitted to the Company as an initial Member. The names and the mailing addresses of the initial Members are set forth in Section 8.6 of this Agreement.

Section 2.9 Limited Liability. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Members shall not be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member of the Company.

Section 2.10 Scope of Member's Authority. Unless otherwise expressly provided in this Agreement, no Member shall have any authority to act for, or assume any obligations or responsibilities on behalf of the Company or any other Member. Nothing contained herein shall constitute the Members as partners with one another in any matter (other than for federal income tax purposes) or render any of them liable for the debts or obligations of any other Member.

ARTICLE 3.

CAPITAL CONTRIBUTIONS; LOANS

Section 3.1 Capital Contributions. The Member shall maintain financial statements reflecting their Capital Account balances as may be adjusted from time to time pursuant to this Agreement.

Section 3.2 Additional Required Funds. Upon the approval of the Member, the Manager may cause the Company to borrow amounts at market terms and conditions from the Member or nonmembers to finance Company operations or require additional Capital Contributions. The Company shall be entitled to replace or refinance indebtedness at market terms and conditions upon maturity of such indebtedness.

Section 3.3 Distributions and Withdrawals. No Member shall be entitled to make withdrawals from the Company except to the extent of distributions made pursuant to express provisions of this Agreement. Distributions may be made in cash or in property, or partly in each. But no Member shall have the right to require that a distribution be made other than in cash except as expressly provided otherwise in this Agreement.

ARTICLE 4.

ALLOCATION OF NET PROFIT AND LOSS; DISTRIBUTIONS; ACCOUNTING

Section 4.1 Allocation of Net Profit and Loss and Capital Proceeds. With respect to any Property, net profit, losses and gains from transactions described in Section 1.9 shall be allocated as follows:

(a) Except as otherwise provided herein, profit and loss (i.e., taxable income and loss) of the Company and each item of income, gain, loss, deduction or credit (excluding gain from the sale, exchange, or other disposition of all or substantially all of the Property other than in the ordinary course of the Company's business), shall be allocated between the Members in proportion to their Membership Interests.

(b) Gains and Losses from transactions described in Section 1.9, if any, shall be allocated among the Members, after adjusting the Members' Capital Accounts for profits (excluding gain to be allocated pursuant to this Section 4.1(b)) and losses earned or incurred by the Company and for Cash Flow and Capital Proceeds, except those proceeds relating to the current allocation, available for distribution (as though such amounts had been distributed) through the date of such sale, exchange or other disposition and for gain previously allocated pursuant to this Section 4.1(b), as follows: (i) first, gain shall be allocated among those Members, if any, with Adjusted Capital Account Deficits pro rata with, and to the extent of the aggregate of, any such Adjusted Capital Account Deficits; (ii) thereafter, any remaining gain shall be allocated to the Members in accordance with their Membership Interests.

(c) Net profit and loss shall be considered to have been earned ratably over the fiscal year of the Company, except that gain and loss arising from the disposition of Company properties or assets or upon liquidation of the Company shall be taken into account as of the date thereof.

Section 4.2 Distribution of Cash Flow. Commencing December 31, 2023, one hundred percent (100%) of all Cash Flow available for distribution (as determined by the Manager after giving due consideration to the Budget and reserves which may be reasonably required by the Company shall be distributed on a quarterly basis, within thirty (30) days following the end of each quarterly period, as follows:

- (a) first, to pay any currently due portion of any nonmember loan;
- (b) next, to pay the interest due on any Member loan;
- (c) next, to pay the outstanding principal of any Member loan; and
- (d) finally, to the Member in proportion to their respective Membership Interests in the Company as of the end of such quarter.

Section 4.3 Accounting.

(a) The books of the Company shall be kept on a tax basis and in accordance with generally accepted accounting principals consistently applied.

(b) The fiscal year of the Company shall be the calendar year.

(c) The terms “profits” and “losses,” as used herein, shall mean profits and losses as determined for federal income tax purposes and shall also include each Member’s share of income described in Section 705(a)(I)(B) of the Code, any expenditures described in Section 705(a)(2)(B) of the Code, any expenditures described in Section 709(a) of the Code which are not deducted or amortized in accordance with Section (709(b) of the Code, and losses not deductible pursuant to Section 267(a) and 707(b) of the Code.

(d) All reasonable costs and expenses of keeping the books of account and the fees for accounting services shall be deemed and treated as expenses of the Company. The books of account shall be closed and balanced as of the end of each calendar year, and the net profit or loss of the Company determined as herein provided. Copies of a report (the “Report”) of such determination prepared internally or by the Company’s accountants, accompanied by a report of federal income tax information and a schedule of the Member’s capital accounts and basis as of the end of each calendar year, shall be furnished to each Member. Each Member (and any authorized representative of a Member) shall have the right to examine said books of account during reasonable business hours. The Manager will select a qualified accounting firm to prepare annual tax returns for the Company, and the Report. Such outside auditor for these expenses shall be expenses of the Company.

Section 4.4 Capital Accounts.

(a) There shall be maintained a Capital Account for each Member in accordance with this Section 4.4. The amount of cash or property contributed to the Company by each Member, net of liabilities assumed by the Company or to which any property so contributed is subject, shall be credited to its Capital Account, and from time to time, but not less often than quarterly, the share of each Member in profits, losses and distributions shall be credited or charged to its Capital Account. The determination of Member’s Capital Account, and any adjustments thereto, shall be made consistent with tax accounting and other principles set forth in Section 704(b) of the Code and applicable regulations thereunder.

(b) Immediately following the transfer of any Membership Interest, the Capital Account of the transferee Member shall be equal to the Capital Account of the transferor Member attributable to the transferred interest, and such Capital Account shall not be adjusted to reflect any basis adjustment under Section 743 of the Code.

(c) For purposes of computing the amount of any item of income, gain, deduction or loss to be reflected in the Member's Capital Accounts, the determination, recognition and classification of any such item shall be the same as its determination, recognition and classification for federal income tax purposes, taking into account any adjustment required pursuant to Section 704(b) of the Code.

Section 4.5 Elections. The Managers, in their sole discretion, may elect pursuant to Section 754 of the Code to adjust the basis of the Company's assets for all transfers of Company interest.

Section 4.6 Charges Carried Against Capital Accounts; Deficit Restoration Obligation. If the Company shall suffer losses as a result of which the capital account of any Member shall be negative, such loss shall be carried as a charge against its Capital Account, and its subsequent share of net income and gain of the Company shall be applied to restore such deficit in its Capital Account. Upon Liquidation of the Company, any Member with a deficit Capital Account balance shall not be required to make any further contribution to the capital of the Company to restore any such deficit in its Capital Account.

Section 4.7 Tax Matters. The Managers shall be the "Tax Matters Partner" as defined in Section 6231(a)(7) of the Code and shall (i) prepare and file or cause to be prepared and filed all tax returns and tax filings for the Company and (ii) shall prepare and file or cause to be prepared and filed all tax returns and tax filings for the Company and shall make all elections required or permitted by the Code with respect to the Company's federal income tax returns.

ARTICLE 5. **MANAGEMENT**

Section 5.1 Management of Company. The overall management and control of the business and affairs of the Company and the Property shall be vested in KARINA GROSMAN.

Section 5.2 Day-to-Day Management. The Managers shall have the authority and responsibility for the Management and conduct of the day-to-day business of the Company and shall have such further power as are set forth herein. Without the approval of any other Member, the Manager shall have the right, power and authority to:

(a) Authorize and execute all documents and instruments on behalf of the Company with respect to the purchase, improvement, mortgaging, Financing or refinancing, sale, transfer, exchange or other disposition or encumbrance of all or any portion of any Property and any other assets and properties of the Company (or the Property and any other assets and properties of any Affiliate); the borrowing of funds and issuance of notes and other evidences of indebtedness for the benefit of the Company or any Affiliate (including, without limitation, construction, permanent and secondary financing for any project); and the execution of agreements, contracts, guarantees, notes, mortgages, security agreements and any other instruments to effect the foregoing;

(b) Authorize and approve all such action and execute all such documents or instruments as may be necessary or advisable to manage and operate the Company and its Affiliates and make all decisions as to operation, maintenance, repair, expansion, enhancement, renovation, and reconstruction of any Property;

(c) Administer the day to day operations of the Company and its Affiliates or cause the Company and its Affiliates to be administered, and/or employ such persons (including a Member or any Member Affiliate), firms and corporation as may be deemed necessary or advisable for the conduct of the business of the Company and enter into agreements with such consultants, brokers, attorneys and accountants the Manager may select, on such terms and for such reasonable compensation as the Manager shall determine and notwithstanding the fact that the Manager or any other Member may have a financial interest in, or otherwise be affiliated with, any such firms or corporations;

(d) Manage any Property or delegate such responsibility to a property manager hired pursuant to a management agreement, which the Manager shall have the authority to negotiate and execute on behalf of the Company;

(e) Prosecute, defend, adjust, compromise, settle, refer to arbitration or otherwise deal with any claims in favor of or against the Company;

(f) Lease the space of any property or delegate such responsibility to a leasing agent; and

(g) Create new Affiliates to acquire Property.

Section 5.3 Duties of Managers.

(a) Managers shall manage or cause the affairs of the Company to be managed in a prudent and businesslike manner and shall devote such portion of its time to the Company's affairs as is reasonably necessary for the conduct of such affairs.

(b) In carrying out its obligations hereunder, the Managers shall:

(i) upon the request of any Member, provide access during regular business hours, to originals, and deliver photocopies, of all contracts, agreements, leases, records and other documentation affecting or otherwise relating to the Company;

(ii) obtain and maintain such public liability and other insurance as shall be required by Section 5.7;

(iii) have prepared and distributed to all Members within ninety (90) days after the end of the Company's calendar year end the balance sheet of the Company at the end of such year; and

(iv) cause such certificates to be filed and do such other acts as may be required by applicable law to qualify and maintain the Company as a limited liability company in good standing in the States where the Company does business, including, without limitation, the state where the Property is located.

Section 5.4 liabilities and Indemnification of Managers.

(a) In carrying out its powers and duties hereunder, each Manager shall exercise its best efforts and shall not be liable to the Company or to any other Member for any actions taken or omitted to be taken in good faith and reasonably believed to be in the best interest of the Company or for errors of judgment made in good faith.

(b) A Manager who ceases to be a Manager shall not be liable for or on account of obligations or liabilities of the Company incurred subsequent to its ceasing to be a Manager.

(c) The Company shall indemnify any Manager and/or Affiliate performing management, accounting, tax matters, or other duties or obligations of the Company (whether pursuant to this Agreement or the Management Agreement) and save it and each of its officers, directors, shareholders and principals harmless from and against any and all loss, cost, liability or expense (including reasonable attorney's fees) in performing any services for the Company or arising by reason of any actions or omissions in conformity with Section 5.4(a) above; provided, however, that the foregoing indemnity shall be limited to the assets of the Company and no Member shall be required to contribute any additional capital to the Company in respect of such indemnity. Such indemnity shall not be available with respect to fraud, gross negligence, or willful misconduct.

(d) Anything to the contrary notwithstanding, no Manager shall be personally liable for the return of all or any portion of the capital contribution of any Member, and any such return shall be made solely from the assets and properties of the Company.

Section 5.5 Authority of the Manager. No financial institution or person, firm, corporation or other entity dealing with any Manager with respect to the Company or any of its assets and properties shall be obligated to see that the terms of this Agreement have been complied with, or be obligated to inquire into the necessity or expediency of any act or action of the Manager, and every contract, agreement, deed, mortgage, lease, note or other instrument or document executed by the Manager shall be conclusive evidence in favor of any financial institution, person, firm, corporation or other entity relying thereof that such instrument or document was duly executed and is binding upon the Company, and that the Manager are duly authorized and empowered to execute and deliver such agreement, document or other instrument for and on behalf of the Company.

Section 5.6 Services; Compensation of Manager.

(a) Except as otherwise provided in this Agreement, or as agreed to by all Members, the Manager shall receive no compensation for their services as Manager of the Company. However, the Manager shall be entitled to reimbursement by the Company for (i) reasonable out-of-Pocket expenses incurred by such Manager on behalf of the Company in connection with the conduct of its business and affairs, and (ii) expenses (including reasonable attorneys' fees) incurred in prosecuting or defending any action relating to the Company's affairs or this Agreement or any Manager, except as to matters where the Manager is adjudged to have been guilty of willful misconduct or intentional breach of this Agreement, or terminated for Cause.

(b) Notwithstanding anything to the contrary, the Company may do business and contract with any of the Manager or any Affiliate of Manager for such consideration and upon such terms as are reasonably approved by the Manager.

Section 5.7 Insurance Program. The Company shall carry and maintain insurance in such form and in such amounts as shall be determined by the Manager, and the premium for all such insurance shall be a cost and expense of the Company.

ARTICLE 6.

TRANSFERS OF INTEREST, WITHDRAWAL

Section 6.1 Restrictions on Transfer: Substitute Members.

(a) Except to a Member Affiliate or as a Member Affiliate of another Member, no Member may sell, assign, transfer or otherwise dispose of its Membership Interest, or Mortgage, hypothecate or otherwise encumber its Membership Interest or permit or suffer the encumbrance (other than as contemplated by this Article 6), whether voluntarily, involuntarily or by operation of law, without the prior written consent of all other Member(s), which may be unreasonably withheld, and any attempt to do so shall be null and void. Further, any transfer (except to an Affiliate or to another Member or an Affiliate of another Member) shall not give the transferee the right to be admitted as a Substitute Member.

(b) An assignee or transferee of a Membership Interest (hereinafter designated "Assignee") shall be entitled to receive the share of the Company capital and distributions to which such assignee's immediate predecessor would have been entitled; provided, however, that the Assignee has a right to become a Substitute Member owning the Interest so transferred only if (i) the Member making such disposition grants the transferee the right to be so admitted, and (ii) such admission as a Substitute Member is consented to by every other Member, who may grant or withhold such consent in their sole and absolute discretion. Upon becoming a Substitute Member, such Assignee shall have all of the rights and powers of, shall be subject to all of the restrictions applicable to, shall assume all of the obligations of, and shall attain the status of, such Assignee's predecessor, and shall in all respects be a Member under and pursuant to this Agreement. No Member shall have the unilateral right to constitute such Member's Assignee as a Substitute Member.

Section 6.2 Withdrawal, Default or Insolvency of a Member; Purchase Option.

(a) Except pursuant to Section 6.1 hereof, and subject to Article 7 hereof, no Member shall have the right to withdraw from the Company and all Members hereby agree not to withdraw from the Company. If a Member becomes a Bankrupt Member, the remaining Member or Members or an assignee designated thereby (the "Remaining Member(s)") shall have the right to purchase the Bankrupt Member's entire interest as follows: The Remaining Members that are not Affiliates of the Bankrupt Member shall become vested with the exclusive right and option, to be exercised in writing to the Bankrupt Member (with written notice provided to all other Members), for a period of one hundred eighty (180) days after the occurrence of a Member becoming a Bankrupt Member, to elect to purchase the entire interest of the Bankrupt Member at a purchase price determined in accordance with paragraph (c) of this Section 6.2.

(b) A Bankrupt Member (or its legal representative) whose entire right, title and interest is to be purchased and succeeded to by the Remaining Member(s) pursuant to this Section 6.2 shall, within ten (10) days after receipt of notice from the Remaining Member(s) of its or their intent to purchase the entire interest of the Bankrupt Member, execute and deliver such deeds, bills of sale and other instruments as shall reasonably be requested by such Remaining Member(s) to effect the conveyance and transfer of the entire right, title and interest of such Bankrupt Member in the

Company, and shall, to the extent requested by the Remaining Member(s), cooperate to effect a smooth and efficient continuation of the Company's affairs. If the Bankrupt Member disputes the right of the Remaining Member(s) to purchase and succeed to the Bankrupt Member's entire right, title and interest in the Company, such Bankrupt Member shall nevertheless execute instruments and cooperate with the Remaining Member(s) pursuant to the immediately preceding sentence, without, however, being deemed to have waived his or its rights to damages if the Remaining Member(s) shall have purchased and succeeded to the interest, of the Bankrupt Member under this Section 6.2 without having the right to do so. The Bankrupt Member shall indemnify and hold the Remaining Member(s) harmless from and against all loss, liability, cost or expense (including reasonable attorneys' fees) suffered or incurred by the Remaining Member(s) if the Bankrupt Member shall fail to properly execute instruments and cooperate with the Remaining Member(s) pursuant to, or shall otherwise fail to perform, the provisions of this Section 6.2.

(c) Simultaneously upon compliance by the Bankrupt Member with the provisions of the immediately preceding paragraph (b) of this Section 6.2, the Remaining Member succeeding to the entire right, title and interest of the Bankrupt Member in the Company shall pay to such Bankrupt Member seventy-five percent (75%) of the "fair value" thereof (such value to be determined as of the date the Remaining Member(s) serve notice on the Bankrupt Member of its or their intent to purchase the Bankrupt Member's interest). The fair value of the Company and of the interest of the Bankrupt Member therein shall be determined by fair value of the assets owned by the Company (multiplied by the Bankrupt Member's Membership Interest, taking into account, however, any differences in capital account balances, any loans to the Company by the Members, and any interest accrued on any such loans or on any Member's capital account balance).

Section 6.3. Death of a Member.

(a) Notwithstanding any provision herein to the contrary, upon its death, a Member has the right to devise, bequeath or transfer upon death all his right, title and interest in the Company to any Person, without restriction.

ARTICLE 7.

DISSOLUTION; TERMINATION OF THE VENTURE

Section 7.1. Dissolution.

(a) Except pursuant to rights provided in Section 6.1 hereof, each of the Members agrees not to voluntarily withdraw from the Company or to default with respect to any obligation or undertaking contained in this Agreement or the Act. Upon the expiration of the Term, in the event that any Member (a "Retiring Member") withdraws from the Company except pursuant to the rights provided in Section 6.1 hereof, or any Member (or any successor or additional Managing Member(s)) becomes a Bankrupt Member or dissolves or terminates, the Company shall be dissolved as of the date of such event and subsequently terminated, unless a Majority in Interest of all of the remaining Members (the "Surviving Members") elect within sixty (60) days of the occurrence of any such event to continue the business of the Company (and, if necessary, to choose one or more successors to act as the Manager(s)). In the event that a Majority in Interest of the Surviving Members elect to continue the business of the Company, the Retiring Member or its legal representative or successor in interest, as the case may be, shall be subject to the provisions of Article 6 hereof with respect to the disposition of his or its interest in the Company, and, except as otherwise expressly permitted by the applicable provision of Article 6 hereof, the Retiring Member shall have no rights,

liabilities or obligations with respect to the Company or any of its assets from and after the date of such event giving rise to the dissolution of the Company.

(b) If, upon the occurrence of any of the events stated in subsection (a) above, an election by the Surviving Member to continue the Company is not made, the affairs of the Company shall be wound up insofar as practicable, and the Company shall be liquidated and its affairs applied and distributed, in accordance with this Article 7.

Section 7.2 Liquidation of Assets; Payment of Debts. Upon the termination of the Company, its assets shall be liquidated insofar as it is determined practicable by the Winding-Up Member and the net proceeds shall first be applied to the payment of the debts and liabilities of the Company and the expenses of liquidation. A reasonable time shall be allowed for the orderly liquidation of the assets of the Company and the discharge of liabilities to creditors so as to enable the Member to minimize the normal losses attendant upon such liquidation.

Section 7.3 Debts to Member. The remaining proceeds and assets shall next be applied towards the repayment of any loans made by any Member to the Company based upon the relative amounts of such loans.

Section 7.4 Distributions to Member. Subject to the rights described in Section 4.2, the remaining proceeds and assets of the Company shall then be applied and distributed among the Member in accordance with the positive balances in their Capital Accounts, until all such capital accounts are reduced to zero. The Winding-Up Member may, in his or its sole and absolute discretion, distribute cash or assets or properties in kind, or any combination of cash and assets or properties in kind, to each Member (or his or its legal representative or successor in interest) in connection with the winding-up and liquidation of the Company, and no Member (or his legal representative, heir, guardian or successor in interest) shall claim any interest whatsoever in any such distribution to another Member so long as the cash and assets or properties so distributed are equivalent in value to the value of such Member's Capital Account at such time. The value of any assets or properties distributed in kind to a Member in liquidation shall be such value as is attributed to such asset in the final accounting prepared pursuant to Section 7.6 hereof.

Section 7.5 Reserves. Upon the liquidation of the Company, if any Member's Capital Account has a deficit balance (after giving effect to all contributions, distributions and allocations for all fiscal years through and including the fiscal year of liquidation) such Member shall not be required to contribute to the capital of the Company the amount necessary to restore such deficit balance to zero. Any liquidating distribution pursuant to this Article 7 shall be made no later than the earlier of (a) the end of the taxable year during which such liquidation occurs and (b) ninety (90) days after the date of such liquidation. Notwithstanding the preceding sentence, with the approval of the Member, a pro rata portion of the distributions which would otherwise be made to the Members pursuant to the first sentence of Section 7.4 hereof may be; (i) distributed to a trust established for the benefit of the Member for the purpose of liquidating Company assets, collecting amounts owed to the Company, and paying any known or existing or contingent or unforeseen liabilities or obligations of the Company or the Member arising out of or in connection with the Company. The assets of any such trust shall be distributed to the Member from time to time, in the reasonable discretion of the Winding-Up Member or the Member or of the trustees, in the same proportions as the amount distributed to such trust by the Company would otherwise have been distributed to the Member pursuant to Section 7.4 hereof, or (ii) withheld to provide a reasonable reserve (taking into account the receivables of the Company, the unrealized portion of any installment obligations owed to the Company and the likelihood of collection of same) for Company liabilities (contingent or otherwise); provided, however, that such

withheld amounts shall be distributed to the Member as soon as practicable pursuant to Section 7.4 hereof.

Section 7.6 Final Accounting. The Member (or his or its legal representative or successor in interest) shall be furnished with a statement prepared by the Winding-Up Member and reviewed by an independent public accountant that shall set forth the assets and liabilities of the Company as at the date of termination. Upon compliance with the foregoing distribution plan, the Company shall cease to be such, and the Winding-Up Member shall, if necessary, execute and cause to be filed, distributed or published any and all notices and documents as may be necessary or appropriate with respect to the termination of the Company.

ARTICLE 8.

MISCELLANEOUS

Section 8.1 Governing Law. This Agreement and the Company shall be governed by and construed in accordance with the law of the State of Florida.

Section 8.2 Authority to Amend. This Agreement may be amended only by a writing signed by all of the Members.

Section 8.3 Counterparts. This Agreement and any amendments hereto may be executed in counterparts, each of which shall be deemed an original and both of which shall constitute one and the same instrument, binding on all Members, and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

Section 8.4 Agreement for Further Execution. As required from time to time in furtherance of the business of the Company, the Members agree to (i) sign and acknowledge any certificate required by law, (ii) sign and acknowledge any amendment to or cancellation of such certificate whenever such amendment or cancellation is required by law; (iii) sign, acknowledge and swear to (if necessary) similar certificates, affidavits or certificates of fictitious name, trade name or the like (and any amendments or cancellations thereof) required by the laws of any jurisdiction in which the Company does, or proposes to do, business, and to cause the filing of any of the same for record wherever such filing shall be required by law, and (iv) execute and deliver such further instruments as may be necessary or appropriate to carry out the intent and purposes of this Agreement.

Section 8.5 Broker's Indemnity. Each Member represents that it has not dealt with any broker or agent in connection with this Agreement or any of the transactions contemplated hereby, and hereby agrees to indemnify the other Member and the Company and hold them each harmless from and against all liability, loss, cost, damage and expense (including attorney's fees and costs incurred in the investigation, defense and settlement of the matter) which the other Member or the Company shall ever suffer or incur by reason of any claim by any broker or agent, whether or not meritorious, for any compensation with respect to such indemnifying Member's dealings in connection with this Agreement or such indemnifying Member's contribution or other transactions provided for or referred to herein.

Section 8.6 Notices. Notices to Members or to the Company shall be deemed to have been given when personally delivered, or delivered by facsimile transmission, mailed, by prepaid registered or certified mail to the respective mailing addresses of each Member and of the Company's principal office, all as herein provided:

To Manager: KARINA GROSMAN
c/o: 1390 Brickell Avenue Suite 200
Miami, FL 33131

With a
Copy to: Registered Agent:
Alvaro Castillo B., PA
1390 Brickell Avenue Suite 200
Miami, FL 33131

Section 8.7 Partition. No Member will, either directly or indirectly, made any application for dissolution, take any action to require partition or appraisal of the Company or of any of its assets or properties or cause the sale of any Company property, and notwithstanding any provisions of applicable law to the contrary, each Member (and his legal representative, heirs, successors and assigns) hereby irrevocably waives any and all right to maintain any action for partition or to compel any sale with respect to his interest in the Company, or with respect to any of the properties and assets of the Company.

Section 8.8 Headings, Etc. The words "Section," "subparagraph" and titles or captions contained in this Agreement are for convenience of reference only and in no way define, limit, extend or describe the scope of this Agreement or the intent of any of the provisions hereof. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require.

Section 8.9 Entire Agreement; Successors and Assigns. This Agreement contains the entire agreement by and among the parties and supersedes any prior understandings and agreements among them respecting the subject hereof and shall be binding upon the parties hereto, their successors, heirs, permitted assigns, legal representatives, executors and administrators but shall not be deemed for the benefit of creditors or any other Persons.

Section 8.10 Amendment, Waiver or Termination. Except as otherwise expressly provided in this Agreement, no amendment, waiver or termination of this Agreement, or any part hereof, shall be effective unless made in writing and signed by the party or parties sought to be bound thereby, and no failure to pursue or elect any remedies shall constitute a waiver of any default under or breach of any provisions of this Agreement, nor shall any waiver of any default under or breach of any provision of this Agreement be deemed to be a waiver of any other subsequent similar or different default under or breach of such or any other provision or of any election of remedies available in connection therewith.

Section 8.11 Exhibits. Each exhibit, schedule or certificate attached to this Agreement is incorporated into and made a part of this Agreement for all purposes.

Section 8.12 Separability of Provisions. Each provision of this Agreement shall be considered separable and if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality shall not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

Section 8.13 Attorneys' Fees. In the event that legal proceedings are commenced by any Member and/or the Company against any other Member, in connection with this Agreement or the transactions contemplated hereby, the party or parties which do not prevail in such proceedings shall pay the reasonable attorneys' fees and other costs and expenses, including investigation costs, incurred by the prevailing party in such proceedings.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

MANAGER:

KARINA GROSMAN

MEMBER:
THE FABIO F. FAERMAN
FAMILY IRREVOCABLE TRUST

By: _____
FABIO F. FAERMAN

EXHIBIT "A"

MEMBERS

PERCENTAGE

THE FABIO F. FAERMAN
FAMILY IRREVOCABLE TRUST

100%

**MINUTES OF THE ORGANIZATIONAL MEETING
OF MEMBERS OF
3314 BEACH HOUSE, LLC**

The members held the organizational meeting of the above named limited liability company at 1390 Brickell Avenue, Suite 200, Miami Dade, Florida 33131 on May 11, 2023 at 11:30 a.m.

The meeting was called to order by Karina Grosman, a manager of the above limited liability company.

A motion was made, seconded and carried electing said member as Chairman and Secretary of the meeting who then accepted and proceeded to carry out required duties.

The Secretary then called the names of the members as named in the Articles of Organization.

The Secretary announced that all the members were present. The Chairman then declared that the meeting was in compliance with applicable Florida Law.

Waiver(s) of notice or notice(s) of the time and place of the present organization meeting for each of the members of the above named limited liability company were then presented and read by the secretary. Said documents were directed to be filed and spread at length upon these minutes.

A copy of the Articles of Organization of the above named limited liability company was then read by the Secretary who indicated that on the date stamped thereon, the original thereof together with the required filing fees and taxes were filed with the Department of State of Florida, receipt thereof evidenced by a letter received from the Department of State. On motion duly made and carried, it was

RESOLVED and ORDERED that the Secretary's report be accepted and that a copy of the articles and letter be spread at length upon the minutes.

COPY OF ARTICLES OF ORGANIZATION

**ARTICLES OF ORGANIZATION FOR
3314 BEACH HOUSE, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - NAME

The name of the Limited Liability Company is:

3314 BEACH HOUSE, LLC

ARTICLE II - ADDRESS:

The mailing address and street of the principal office of the Limited Liability Company is:

**C/O: 1390 Brickell Avenue, Suite 200
Miami, Florida 33131**

ARTICLE III - DURATION:

The period of duration for the Limited Liability Company shall be perpetual.

ARTICLE IV - MANAGEMENT:

The Limited Liability Company is to be managed by a manager, or managers until the first annual meeting of the members or until their names are elected and qualify and the name(s) and Address(es) of such manager(s) who is/are:

KARINA GROSMAN

**C/O: 1390 Brickell Avenue, Suite 200
Miami, Florida 33131**

This Instrument Prepared By: Alvaro Castillo B., Esq.
1390 Brickell Avenue, Suite 200
Miami, Florida 33131
(305) 371-5540
Florida Bar No. 611761

ARTICLE V - ADMISSION OF ADDITIONAL MEMBERS:

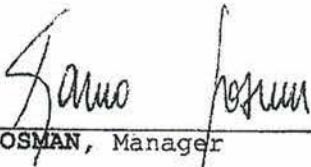
The right, if given, of the remaining members to admit additional members and the terms and conditions of the admissions shall be by (i) unanimous resolution and consent of the remaining members under the same terms and conditions as set forth from time to time by the remaining members and by (ii) filing a supplemental affidavit of capital contributions with Department of State, State of Florida setting forth the actual contributions of all members.

ARTICLE VI - MEMBERS RIGHTS TO CONTINUE BUSINESS:

The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a membership of a member in the limited liability company shall be as set forth in a unanimous resolution and consent of the remaining members and in the event there are less than two members or in the event the remaining members do not reach a unanimous resolution with the determination of a membership of a member within 15 days from said termination, the limited liability company shall be dissolved.

The UNDERSIGNED Member or Authorized Representative, for the purpose of forming a Limited Liability Company to do business within the State of Florida, does make and file these Articles of Organization, hereby declaring and certifying that the facts stated are true.

By:



KARINA GROSMAN, Manager

**CERTIFICATE OF DESIGNATION OF
REGISTER AGENT/REGISTER OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0203 (1) (b), FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTER AGENT, THE STATE OF FLORIDA.


1. The name of the limited liability company is:

3314 BEACH HOUSE, LLC

2. The name and address of the registered agent and office is:

**ALVARO CASTILLO B., P.A.
1390 Brickell Avenue
Suite 200
Miami, Florida 33131**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTER AGENT.



SIGNATURE

5/9/23

DATE

COPY OF LETTER FROM DEPARTMENT OF STATE



May 10, 2023

FLORIDA DEPARTMENT OF STATE
Division of Corporations

3314 BEACH HOUSE, LLC
1390 BRICKELL AVENUE, SUITE 200
MIAMI, FL 33131US

The Articles of Organization for 3314 BEACH HOUSE, LLC were filed on May 9, 2023, and assigned document number L23000228797. Please refer to this number whenever corresponding with this office.

The certification you requested is enclosed. To be official, the certification for a certified copy must be attached to the original document number that was electronically submitted and filed under FAX audit number H23000173018.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Dil Sultana
Regulatory Specialist II
New Filings Section
Division of Corporations

Letter Number: 323A00010583

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of 3314 BEACH HOUSE, LLC, a limited liability company organized under the laws of the state of Florida, filed on May 9, 2023, as shown by the records of this office.

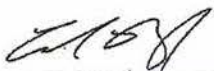
I further certify the document was electronically received under FAX audit number H23000173018. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is L23000228797.

Authentication Code: 323A00010583-051023-L23000228797-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Tenth day of May, 2023




Secretary of State

The Chairman then reported that a set of proposed regulations had been prepared by counsel for the above named limited liability company pursuant to the instructions of the members. All sections of said regulations were then read and considered by the members.

On motion duly made and carried, it was

RESOLVED that said proposed regulations be adopted and the Secretary be directed to attach said regulations in the above named limited liability company's minute book.

The Chairman then opened the floor to accept nominations for officers of the limited liability company. The following persons were nominated for the respective positions:

Karina Grosman

Manager

Upon the vote of those present at the meeting, the first named aforesaid persons were elected to their respective positions.

The Secretary then submitted a proposed form of membership certificate for the above named limited liability company and upon motion duly made, seconded and carried, said form of certificate of membership of the above named limited liability company was accepted for use by the above named limited liability company. The Secretary was directed to spread a form of said membership certificate of length upon these minutes.

FORM OF MEMBERSHIP CERTIFICATE

The Secretary then submitted a proposed form of limited liability company seal and upon motion, duly made, seconded and carried, the following form was selected as the seal of the above named limited liability company:

The Chairman then submitted a bill for legal services rendered by counsel and indicated said amount to be due and owing.

On motion duly made, seconded and carried it was agreed that the said counsel be paid from the limited liability company's funds, the total expenses of organizing the above named limited liability company, approval for payment being given for the statement for professional services rendered by counsel for the above named limited liability company.

The following resolution was then duly made and carried:

RESOLVED, that the account be opened by the managing members and that the funds of the above named limited liability company be deposited with the bank designated by the members of the Limited liability company. All drafts, checks and notes of the above named limited liability company, payable on said account are hereby directed to be made in the name of the above named limited liability company, signed by such persons as designated from time to time by the members.

Furthermore, it is

RESOLVED, that any and all resolutions required by the bank to effect the foregoing arrangement are hereby authorized and adopted as the actions of the members of the above named limited liability company.

Upon motion duly made, seconded and carried, the following persons were nominated and unanimously elected managing members of the company:

Karina Grosman

The Chairman then recognized the following offers to purchase certificates of the company:

<u>FROM</u>	<u>PERCENTAGE OWNERSHIP</u>	<u>CONSIDERATION</u>
The Fabio F. Faerman Family Irrevocable Trust	100%	NOMINAL

Upon due consideration, the Members determined that the consideration offered for the above member interest was reasonably worth that which was offered and that it was in the best interest of the company to accept said offer(s). Upon motion duly made, seconded and carried, it was,

RESOLVED, that the members of this company have determined that the consideration offered herein was of adequate value for the member interest therefor; that each such offer be accepted and that upon delivery to the company of the total consideration offered, an appropriate member certificate be immediately issued in favor of each offeror to reflect the ownership of the member interest so purchased and that each such offeror thereupon constitute a member of the company.

There being no further business requiring member action or consideration;

On motion duly made, seconded and carried, the meeting was adjourned.

DATED: May 11, 2023

Secretary of the Meeting

COVER SHEET

This Cover page is to show the recorded purpose of this QUIT CLAIM DEED.

This is a transfer of unencumbered Real Estate from the Grantor to the Grantor's wholly-owned subsidiary, the Grantee. According, because there is no change in beneficial ownership, the transfer is not subject to documentary stamp tax under Florida Statutes 201.02. See Crescent Miami Center, LLC v. Dept of Rev 903 So.2d 913 (Fla. 2005).

This Document Prepared By and Return to:
Alvaro Castillo Esq.
Alvaro Castillo P.A.
1390 Brickell Ave Suite 200
Miami, Florida 33131

Parcel ID Number: 4943-31-01-0350

Quitclaim Deed

This Indenture, Made this **31** day of **May**, **2023** A.D., **Between**
Fabio Faerman and Karina Grosman, his wife, **grantors**, and
of the County of **Broward**, State of **Florida**,
3314 Beach House, LLC, a Florida limited liability company,
whose address is: **1390 Brickell Ave Suite 200, Miami, FL 33131**,
of the County of **Miami-Dade**, State of **Florida**, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby
acknowledged, have granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and
assigns forever, the following described land, situate, lying and being in the County of **Broward**,
State of **Florida** to wit:

**Lot 16, Block 9, of Las Olas By-The-Sea Extension, according to the plat thereof, as
recorded in Plat Book 3, at Page 8 of the Public Records of Broward County, Florida.**

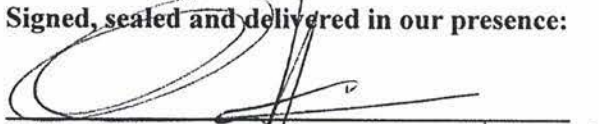
To Have and to Hold the same together with all and singular the hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors,
either in law or equity, for the use, benefit and profit of the said grantee forever.

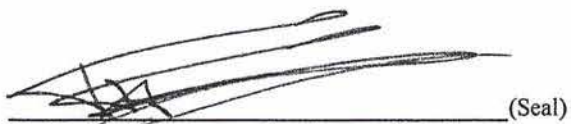
Quitclaim Deed - Page 2

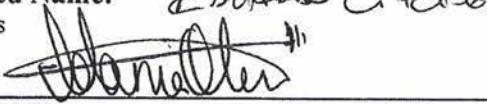
Parcel ID Number: 4943-31-01-0350

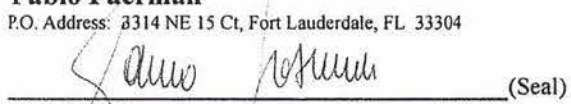
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: Eduardo C. Otero
 Witness



 Printed Name: Fabio Faerman
 P.O. Address: 3314 NE 15 Ct, Fort Lauderdale, FL 33304

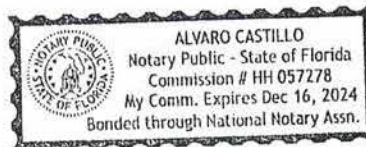

 Printed Name: Idania M. Otero
 Witness


 Printed Name: Karina Grosman
 P.O. Address: 3314 NE 15 Ct, Fort Lauderdale, FL 33304

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of May, 2023 by **Fabio Faerman and Karina Grosman, his wife** who are personally known to me or who have produced their **Florida's driver license** as identification .


 Printed Name: _____
 Notary Public
 My Commission Expires:



0100009624268

494331000010



150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



3314 NE 15 Ct



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
494331000010	TIITF/DNR DIV REC & PARKS	HUGH TAYLOR BIRCH STATE PARK
494331010480	ALINNA,LLC	
494331010500	VAIDYA,RAHUL	DIBACCO,NUNZIATINA
494331010501	WOOD,JENNIFER M	
494331010502	KAREN & JERRY BIDERMAN FAM TR	BIDERMAN,KAREN LYNN ETAL
494331010510	EGELAND,GAARD	JERNIGAN,MICHAEL WADE
494331010400	MEYERS,MOLLIE M	
494331010390	PUSATERI,TODD C	
494331010470	MARTIN,DAN ST	
494331010450	BROWN,JAMES CAMERON	MAHARAJ,KUMARI
494331010440	MARKHAM,TREVOR	
494331010430	MAYOR,CHRISTOPHER B	LANE,SHELBY A
494331010420	GARGARO SUNSHINE FAM TR	GARGARO,ANTONIO TRSTEE
494331010410	FLL 3 LLC	
494331010381	SHAUGHNESSY,DANIEL	
494331010380	GUS LEONTARAKIS REV LIV TR	
494331010320	PRANGE,PATRICIA J	BARRY A SHAPIRO 1993 TR
494331010330	SHUMATE,MARK TRISTAN	
494331010340	PARKOLAP,JAROSLAW	
494331010350	3314 BEACH HOUSE LLC	
494331010360	ECKSTEIN,CAMILLA & CRAIG	ECKSTEIN,ANASTASIA & RICHARD
494331010370	MYEROW,DEAN	MYEROW,MARCIE
494331010260	BABBINGTON FAM TR	BABBINGTON,AL TRS ETAL
494331010261	90506098 QUEBEC INC	
494331010250	NUCCI,DANIELE W	
494331010311	GRIMME' INVESTMENTS LLC	
494331010310	LUXURY OCEAN HOUSE LLC	
494331010300	CASE,ROBERT A H/E	DAVIS-CASE,DEBRA M
494331010290	TANTIKIJ,TARN	
494331010280	MULIERO,DONNA H/E	WIENER,CHARLES
494331010270	PANOFKY,FANIT & JOSEPH	
494331010230	CAMACHO FAMILY LIMITED	LIABILITY LIMITED PARTNERSHIP
494331010170	BLANCHAR,RICHARD W	
494331010180	VIRGIN ISLANDS MINISTERIAL TR	LENAHAN,DAGGETT ETAL
494331010190	JACKAL HOMES 7 LLC	
494331010200	FASULO,SALVATORE H & GRETCHEN W	
494331010210	CEFOLA,MICHAEL	
494331010160	PETERSON,ALEXANDRA	PETERSON,LOUIS
494331010150	SEAMLESS FLORIDA INVESTMENTS LLC	
494331010140	MAYOR,DEBORAH M	
494331010130	BEACH HOUSE LAS OLAS LLC	
494331010120	SORGENTE,HECTOR GUSTAVO	
494331010110	STORMS FAM LAND TR	STORMS,CAROL TRSTEE
494331010090	RODDENBERRY,DAVID	FLEMING,JAMES R JR
494331010100	DAVIS,L NICK H/E	MARENTES-ORTIZ,SERGIO
494331010101	KNIGHT,JOLANTA B & PETER	

494331010220 COUTO,GREGORY
494331010460 RUBIN,RICHARD GARY
494331000020 FLORIDA DEPT OF TRANSPORTATION
494331010490 ODER INVESTMENTS LLC
494331010491 ODER INVESTMENTS LLC

COUTO GOLDMAN,KIMBERLY
RICHARD GARY RUBIN REV TR
OFFICE OF RIGHT OF WAY

ADDRESS_LI	CITY	STATE	ZIP
3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399
3300 NE 16 ST	FORT LAUDERDALE	FL	33304
26 HARVARD PL	ANN ARBOR	MI	48104
3315 NE 16 ST	FORT LAUDERDALE	FL	33304
3320 NE 16 ST	FORT LAUDERDALE	FL	33304
3324 NE 16 ST	FORT LAUDERDALE	FL	33304
1541 N FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33304
1535 N FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33304
3275 NE 15 CT	FORT LAUDERDALE	FL	33304
3311 NE 15 CT	FORT LAUDERDALE	FL	33304
3313 NE 15 CT	FORT LAUDERDALE	FL	33304
3319 NE 15 CT	FORT LAUDERDALE	FL	33304
3321 NE 15 CT	FORT LAUDERDALE	FL	33304
1 BEACHWAY N	OCEAN RIDGE	FL	33435
2 BRIDLE PATH	LYNNFIELD	MA	01940
1525 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33304
3300 NE 15 CT	FORT LAUDERDALE	FL	33304
3304 NE 15 CT	FORT LAUDERDALE	FL	33304
3308 NE 15 CT	FORT LAUDERDALE	FL	33304
1390 BRICKELL AVE STE 200	MIAMI	FL	33131
206 WYNDHAM DR	PORTOLA VALLEY	CA	94028
3330 NE 15 CT	FORT LAUDERDALE	FL	33304
980 TEE CT	INCLINE VILLAGE	NV	89451
2163 PLACE ETIENNE BRULE	*MONTREAL QC	CA	H2B 1
1509 N ATLANTIC BLVD	FORT LAUDERDALE	FL	33304
PO BOX 30550	FORT LAUDERDALE	FL	33303
777 BRICKELL AVE #1210	MIAMI	FL	33131
3315 NE 15 ST	FORT LAUDERDALE	FL	33304
3317 NE 15 ST	FORT LAUDERDALE	FL	33304
3321 NE 15 ST	FORT LAUDERDALE	FL	33304
455 SW 78 AVE	PLANTATION	FL	33324
6233 N UNIVERSITY DR	TAMARAC	FL	33321
4401 W TRADEWINDS AVE	FORT LAUDERDALE	FL	33308
3306 NE 15 ST	FORT LAUDERDALE	FL	33304
3098 PERRIWINKLE CIR	DAVIE	FL	33328
3316 NE 15 ST	FORT LAUDERDALE	FL	33304
3320 NE 15 ST	FORT LAUDERDALE	FL	33304
2600 YACHT CLUB BLVD	FORT LAUDERDALE	FL	33304
3311 NE 14 CT	FORT LAUDERDALE	FL	33304
3315 NE 14 CT	FORT LAUDERDALE	FL	33304
75 SE 6 ST STE 201	MIAMI	FL	33131
3321 NE 14 CT	FORT LAUDERDALE	FL	33304
PO BOX 480060	FORT LAUDERDALE	FL	33348
1423 N FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33304
1427 N FT LAUD BEACH BLVD	FORT LAUDERDALE	FL	33304
1431 N FT LAUDERDALE BEACH BLVD	FORT LAUDERDALE	FL	33304

3324 NE 15 ST	FORT LAUDERDALE	FL	33304
3303 NE 15 CT	FORT LAUDERDALE	FL	33304
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
11043 CANARY ISLAND CT	PLANTATION	FL	33324
11043 CANARY ISLAND CT	PLANTATION	FL	33324

ADDRESS__1		LEGAL_LINE	LEGAL_LI_1
TALLAHASSEE	FL32399	31-49-43	GOV LOT 2 LESS PT E OF BONNET
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 13 BLK 10
ANN ARBOR	MI48104	LAS OLAS BY THE SEA EXT 3-8 B	LOT 16 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 17 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 18 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 19 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 4 N 26 LESS PT TO CITY,5
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 3 N 36 LESS PT TO CITY,
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 12 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOTS 10 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 9 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 8 BLK 10
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 7 BLK 10
OCEAN RIDGE	FL33435	LAS OLAS BY THE SEA EXT 3-8 B	LOT 6 BLK 10
LYNNFIELD	MA01940	LAS OLAS BY THE SEA EXT 3-8 B	LOT 2 N 41,3 S 14 LESS PT TO
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 1,2 S 9,LESS PT TO CITY
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 13 BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 14 BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 15 BLK 9
MIAMI	FL33131	LAS OLAS BY THE SEA EXT 3-8 B	LOT 16 BLK 9
PORTOLA VALLEY	CA94028	LAS OLAS BY THE SEA EXT 3-8 B	LOT 17,18 W1/2 BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 18 E 1/2,19 BLK 9
INCLINE VILLAGE	NV89451	LAS OLAS BY THE SEA EXT 3-8 B	LOT 5 LESS PT TO CITY BLK 9
*MONTREAL QC	CAH2B 1	LAS OLAS BY THE SEA EXT 3-8 B	LOT 4 LESS PT TO CITY BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 3 LESS PT TO CITY BLK 9
FORT LAUDERDALE	FL33303	LAS OLAS BY THE SEA EXT 3-8 B	LOT 12 BLK 9
MIAMI	FL33131	LAS OLAS BY THE SEA EXT 3-8 B	LOT 11 BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 9,10 BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 8 BLK 9
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 7 BLK 9
PLANTATION	FL33324	LAS OLAS BY THE SEA EXT 3-8 B	LOT 6 BLK 9
TAMARAC	FL33321	LAS OLAS BY THE SEA EXT 3-8 B	LOT 1 LESS PT TO CITY,2 LESS PT
FORT LAUDERDALE	FL33308	LAS OLAS BY THE SEA EXT 3-8 B	LOT 12,13 LESS E 25 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 14,13 E 25 BLK 8
DAVIE	FL33328	LAS OLAS BY THE SEA EXT 3-8 B	LOT 15 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 16 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 17 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 11 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 10 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 9 BLK 8
MIAMI	FL33131	LAS OLAS BY THE SEA EXT 3-8 B	LOT 8 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 7 BLK 8
FORT LAUDERDALE	FL33348	LAS OLAS BY THE SEA EXT 3-8 B	LOT 6 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 3 LESS PT TO CITY BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 4 LESS PT TO CITY BLK 8
FORT LAUDERDALE	FL33304	LOS OLAS BY THE SEA EXT 3-8 B	LOT 5 LESS PT TO CITY BLK 8

FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 18 BLK 8
FORT LAUDERDALE	FL33304	LAS OLAS BY THE SEA EXT 3-8 B	LOT 11 BLK 10
FORT LAUDERDALE	FL33309	31-49-43	ALL THE LANDS LYING BETWEEN W
PLANTATION	FL33324	LAS OLAS BY THE SEA EXT 3-8 B	LOT 14 BLK 10
PLANTATION	FL33324	LAS OLAS BY THE SEA EXT 3-8 B	LOT 15 BLK 10

LEGAL_LI_2
SLOUGH,GOV LOT 3 LESS PT E OF

LEGAL_LI_3
BONNET SLOUGH,GOV LOT 4 LESS BEG

LESS PT TO CITY BLK 10
LOT 4 S 24 LESS PT TO CITY

BLK 10

CITY BLK 10
BLK 10

TO CITY BLK 9

R/W/L AND E R/W/L OF N ATLANTIC BLVD BETWEEN S/L OF SEC 31 AND

LEGAL_LI_4

AT SW COR LOT 7 BLK 7 LAS OLAS

LEGAL_LI_5

BY THE SEA EXT FOR POB,S AT

LEGAL_LI_6

RT ANGLES TO S/L BLK 7 300,

NE 18 STRRET AS PER R/W MAP 2-48 AKA: R/W FOR ST RD A-1-A

LEGAL_LI_7
E PAR TO S/L BLK 7 TO

LEGAL_LI_8
ATLANTIC OCEAN,N ALG OCEAN TO

LEGAL_LI_9
S/L BLK 7,W ALG S/L BLK 7 TO

LEGAL_L_10	LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILLAGE_CO
POB & LESS RD,GOV LOT 5 LESS RDS				6575	0312
					0312
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				1711	0312
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1708 0312

0312

3421 0312

0312

0312

USE_CODE	USE_TYPE	MARKET_ARE	COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL
82	02	1		54168300	1555120	0	55723420
01	01	1		534840	950360	0	1485200
01	01	1		279540	1404020	0	1683560
01	01	1		279540	1265280	0	1544820
01	01	1		279540	1367400	0	1646940
01	01	1		279540	1287580	0	1567120
01	02	1		1148520	713410	0	1861930
01	01	1		907440	823340	0	1730780
01	02	1		515870	1507840	0	2023710
01	02	1		279590	1144420	0	1424010
01	01	1		279540	1670840	0	1950380
01	01	1		279540	727070	0	1006610
00		1		1087100	0	0	1087100
01	01	1		279540	959900	0	1239440
01	01	1		831840	5876360	0	6708200
01	01	1		891360	5408220	0	6299580
01	01	1		422960	1330520	0	1753480
01	01	1		279590	1362910	0	1642500
01	01	1		279540	2340190	0	2619730
01	01	1		279540	596680	0	876220
01	01	1		419360	1283920	0	1703280
01	01	1		419360	2184910	0	2604270
01	01	1		743040	2226820	0	2969860
01	01	1		756360	2301740	0	3058100
01	01	1		756360	1053680	0	1810040
01	01	1		278770	910910	0	1189680
01	01	1		279540	1290050	0	1569590
01	01	1		559130	1733230	0	2292360
01	01	1		279540	793880	0	1073420
01	01	1		279540	1649550	0	1929090
01	01	1		279540	927020	0	1206560
01	02	1		1511760	1200980	0	2712740
01	01	1		463420	675760	0	1140530
01	01	1		419360	487280	0	906640
01	01	1		279540	1146550	0	1426090
01	01	1		279540	740290	0	1019830
01	01	1		279590	747790	0	1027380
00		1		2459980	0	0	2459980
01	01	1		279540	1725210	0	2004750
01	01	1		279540	1254050	0	1533590
01	01	1		279590	831960	0	1111550
01	01	1		279540	1566090	0	1845630
01	01	1		279540	1965080	0	2244620
01	01	1		756360	4093420	0	4849780
01	01	1		756360	6594730	0	7351090
01	01	1		743160	5406090	0	6149250

01	01	1	279540	1104010	0	1383550
01	01	1	279590	2326590	0	2606180
94		1	213970	0	0	213970
00		1	1087100	0	0	1087100
00		1	1087100	0	0	1087100

LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_VA	NEW_SB_SOH	HE1_AMOUNT	HE2_AMOUNT
0	0	55723420	55723420	55723420	0	0
0	0	1485200	1485200	1485200	0	0
0	0	1683560	1683560	1683560	0	0
0	0	1353080	1488380	1544820	0	0
0	0	1432880	1576160	1646940	0	0
0	0	1082740	1082740	1082740	25000	25000
0	0	439660	439660	439660	25000	25000
0	0	1070780	1070780	1070780	25000	25000
0	0	2023710	2023710	2023710	0	0
0	0	990400	990400	990400	25000	25000
0	0	1950380	1950380	1950380	0	0
0	0	607950	607950	607950	25000	25000
0	0	1087100	1087100	1087100	0	0
0	0	1124700	1237170	1239440	0	0
0	0	6708200	6708200	6708200	0	0
0	0	6299580	6299580	6299580	0	0
0	0	1090660	1090660	1090660	25000	25000
0	0	1642500	1642500	1642500	25000	25000
0	0	1075350	1075350	1075350	25000	25000
0	0	876220	876220	876220	0	0
0	0	1555410	1703280	1703280	0	0
0	0	1918890	1918890	1918890	25000	25000
0	0	2426940	2669630	2969860	0	0
0	0	3057460	3058100	3058100	0	0
0	0	1381180	1381180	1381180	25000	25000
0	0	1014290	1115710	1189680	0	0
0	0	1374480	1511920	1569590	0	0
0	0	663070	663070	663070	25000	25000
0	0	552250	552250	552250	25000	25000
0	0	901260	901260	901260	25000	25000
0	0	1206560	1206560	1206560	0	0
0	0	2659800	2712740	2712740	0	0
0	0	385440	384060	384060	25000	25000
0	0	901200	906640	906640	0	0
0	0	1426090	1426090	1426090	0	0
0	0	344390	344390	344390	25000	25000
279590	194180	607040	620360	683150	25000	25000
0	0	2459980	2459980	2459980	0	0
0	0	2004750	2004750	2004750	0	0
0	0	623210	623210	623210	25000	25000
0	0	1111550	1111550	1111550	0	0
0	0	1720810	1720810	1720810	25000	25000
0	0	1909310	2100240	2244620	0	0
0	0	3280560	3280560	3280560	25000	25000
0	0	2955510	2955510	2955510	25000	25000
0	0	2748110	2748110	2748110	25000	25000

0	0	1076190	1076190	1076190	25000	25000
0	0	2012060	2012060	2012060	25000	25000
0	0	213970	213970	213970	0	0
0	0	1087100	1087100	1087100	0	0
0	0	1087100	1087100	1087100	0	0

WVD_AMOUNT	EXEMPTION_	COUNTY_MEX	SCHOOL_MEX	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX
0	28004780	55723420	55723420	55723420	55723420	0
0	0	0	0	0	0	1485200
0	0	0	0	0	0	1683560
0	0	0	0	0	0	1488380
0	0	0	0	0	0	1576160
0	0	0	0	0	0	1032740
5000	0	0	0	0	0	384660
0	0	0	0	0	0	1020780
0	0	0	0	0	0	2023710
0	0	0	0	0	0	940400
0	0	0	0	0	0	1950380
0	0	0	0	0	0	557950
0	0	0	0	0	0	1087100
0	0	0	0	0	0	1237170
0	0	0	0	0	0	6708200
0	0	0	0	0	0	6299580
5000	0	0	0	0	0	1035660
5000	0	0	0	0	0	1587500
0	0	0	0	0	0	1025350
0	0	0	0	0	0	876220
0	0	0	0	0	0	1703280
0	0	0	0	0	0	1868890
0	0	0	0	0	0	2669630
0	0	0	0	0	0	3058100
0	0	0	0	0	0	1331180
0	0	0	0	0	0	1115710
0	0	0	0	0	0	1511920
5000	0	0	0	0	0	608070
0	0	0	0	0	0	502250
0	0	0	0	0	0	851260
0	0	0	0	0	0	1206560
0	0	0	0	0	0	2712740
0	0	0	0	0	0	334060
0	0	0	0	0	0	906640
0	0	0	0	0	0	1426090
0	0	0	0	0	0	294390
0	0	0	0	0	0	570360
0	0	0	0	0	0	2459980
0	0	0	0	0	0	2004750
0	0	0	0	0	0	573210
0	0	0	0	0	0	1111550
0	0	0	0	0	0	1670810
0	0	0	0	0	0	2100240
0	0	0	0	0	0	3230560
0	0	0	0	0	0	2905510
0	0	0	0	0	0	2698110

0	0	0	0	0	0	1026190
0	0	0	0	0	0	1962060
0	0	213970	213970	213970	213970	0
0	0	0	0	0	0	1087100
0	0	0	0	0	0	1087100

SCHOOL_TAX	CITY_TAXAB	INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE
0	0	0			100	
1485200	1485200	1485200				
1683560	1683560	1683560				
1544820	1488380	1488380				
1646940	1576160	1576160				
1057740	1032740	1032740	100	100		
409660	384660	384660	1/1	1/1		1
1045780	1020780	1020780	100	100		
2023710	2023710	2023710				
965400	940400	940400	100	100		
1950380	1950380	1950380				
582950	557950	557950	100	100		
1087100	1087100	1087100				
1239440	1237170	1237170				
6708200	6708200	6708200				
6299580	6299580	6299580		1/1		
1060660	1035660	1035660	1/1	1/1		1
1612500	1587500	1587500	100	100		8
1050350	1025350	1025350	100	100		
876220	876220	876220				
1703280	1703280	1703280				
1893890	1868890	1868890	100	100		
2969860	2669630	2669630				
3058100	3058100	3058100				
1356180	1331180	1331180	100	100		
1189680	1115710	1115710				
1569590	1511920	1511920				
633070	608070	608070	1/1	1/1		1
527250	502250	502250	1/1	1/1		
876260	851260	851260	100	100		
1206560	1206560	1206560				
2712740	2712740	2712740				
359060	334060	334060	1/1	1/1		
906640	906640	906640				
1426090	1426090	1426090				
319390	294390	294390	1/1	1/1		
658150	570360	570360	100	100		
2459980	2459980	2459980				
2004750	2004750	2004750				
598210	573210	573210	1/1	1/1		
1111550	1111550	1111550				
1695810	1670810	1670810	100	100		
2244620	2100240	2100240				
3255560	3230560	3230560	100	100		
2930510	2905510	2905510	100	100		
2723110	2698110	2698110	100	100		

1051190	1026190	1026190 100	100	
1987060	1962060	1962060 1/1	1/1	
0	0	0		100
1087100	1087100	1087100		
1087100	1087100	1087100		

EXEMPTION1	SOH_YEAR	COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST
10		08		Y	0	0	
		22		Y	0	0	
		22		Y	0	0	
		08		Y	0	0	
		10		Y	0	0	
	20	20		Y	0	0	
	94	08		Y	0	0	
	05	08		Y	0	0	
		24		Y	0	0	
	20	20		Y	0	0	
		23		Y	0	0	
	15	15		Y	0	0	
		24		Y	0	0	
		17		Y	0	0	
		24		Y	0	0	
		24		Y	0	0	
	02	08		Y	0	0	
	22	22		Y	0	0	
	09	09		Y	0	0	
		24		Y	0	0	
		12		Y	0	0	
	17	17		Y	0	0	
		21		Y	0	0	
		13		Y	0	0	
	19	19		Y	0	0	
		19		Y	0	0	
		17		Y	0	0	
	94	08		Y	0	0	
	03	08		Y	0	0	
	11	11		Y	0	0	
		16		Y	0	0	
		13		Y	0	0	
	94	08		Y	1380	0	
		16		Y	0	0	
		23		Y	0	0	
	00	08		Y	0	0	
	05	08		Y	0	0	
		24		Y	0	0	
		23		Y	0	0	
	99	08		Y	0	0	
		24		Y	0	0	
	18	18		Y	0	0	
		20		Y	0	0	
	21	21		Y	0	0	
	14	14		Y	0	0	
	14	14		Y	0	0	

	21	21	Y	0	0
	98	08	Y	0	0
10		14	Y	0	0
		24	Y	0	0
		24	Y	0	0

F	9.44 03	R	1	0
F	9.44 03	R	1	0
	0.00 03	X	1	0
	0.00 03	L	1	0
	0.00 03	L	1	0

DRAINAGE_D	DRAINAGE_1	IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU
0.00			0.00			0.00
0.00			0.00	1/21/2021	WD	10500.00
0.00			0.00	4/28/2021	WD	11830.00
0.00			0.00	11/15/2002	WD	4970.00
0.00			0.00	7/7/2009	WD	5075.00
0.00			0.00	2/28/2019	WD	8750.00
0.00			0.00	6/1/1971	WD	195.00
0.00			0.00	6/16/2014	QCD	0.70
0.00			0.00	2/21/2023	QCD	0.70
0.00			0.00	5/31/2018	WD	5600.00
0.00			0.00	2/10/2022	WD	14560.00
0.00			0.00	5/22/2019	QCD	0.70
0.00			0.00	7/24/2023	WD	9975.00
0.00			0.00	8/19/2016	WD	7143.50
0.00			0.00	9/29/2023	WD	37251.90
0.00			0.00	7/23/2013	WD	0.70
0.00			0.00	9/12/2008	SWD	0.70
0.00			0.00	7/23/2021	WD	11193.00
0.00			0.00	12/18/2006	WD	9222.50
0.00			0.00	5/31/2023	QCD	0.70
0.00			0.00	5/8/2008	WD	6055.00
0.00			0.00	4/13/2016	WD	13650.00
0.00			0.00	3/4/2020	WD	18200.00
0.00			0.00	5/11/2012	QCD	0.70
0.00			0.00	9/8/2009	DRR	0.70
0.00			0.00	5/14/2018	TD	0.00
0.00			0.00	9/19/2016	QCD	0.70
0.00			0.00	12/3/2020	WD	0.70
0.00			0.00	11/1/1992	WD	1141.00
0.00			0.00	10/9/2009	WD	7000.00
0.00			0.00	5/24/2013	WD	5600.00
0.00			0.00	1/16/2014	DR*	0.00
0.00			0.00	8/1/1988	SWD	888.25
0.00			0.00	7/29/2015	WD	5593.00
0.00			0.00	6/30/2022	WD	11550.00
0.00			0.00	2/7/2006	QCD	0.70
0.00			0.00	2/3/2000	WD	1806.00
0.00			0.00	6/8/2023	WD	13125.00
0.00			0.00	7/19/2022	WD	16450.00
0.00			0.00	1/31/2007	DRR	0.70
0.00			0.00	8/25/2023	WD	9800.00
0.00			0.00	4/6/2017	PRD	5425.00
0.00			0.00	11/8/2022	QCD	0.70
0.00			0.00	12/21/2020	WD	23275.00
0.00			0.00	7/8/2015	QCD	5075.70
0.00			0.00	4/15/2013	WD	17500.00

0.00	0.00	8/28/2020 WD	8750.00
0.00	0.00	4/15/2016 QCD	0.70
0.00	0.00	3/23/1970 WD*	0.00
0.00	0.00	1/13/2023 WD	0.70
0.00	0.00	1/13/2023 WD	0.70

BOOK_1	PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	4/8/2014	WD	10010.00	50754.0000000000
0.0000000000	0.0000000000	1/27/2016	WD	8925.00	0.0000000000
34142.0000000000	24.0000000000	5/14/1997	WD	1120.00	26449.0000000000
46373.0000000000	989.0000000000	11/1/2006	WD	10500.00	43058.0000000000
0.0000000000	0.0000000000	8/30/2002	WD	5390.00	33767.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
50862.0000000000	1893.0000000000	4/29/2004	WD	7525.00	37401.0000000000
0.0000000000	0.0000000000	1/31/2019	TD	10150.00	0.0000000000
0.0000000000	0.0000000000	4/15/2016	QCD	0.70	0.0000000000
0.0000000000	0.0000000000	9/18/2013	QCD	0.70	50194.0000000000
0.0000000000	0.0000000000	8/25/2015	WD	1323.00	0.0000000000
0.0000000000	0.0000000000	6/7/2021	WD	8365.00	0.0000000000
0.0000000000	0.0000000000	3/26/2014	WD	5775.00	50650.0000000000
0.0000000000	0.0000000000	6/21/2022	QCD	0.70	0.0000000000
50144.0000000000	1022.0000000000	7/23/2013	WD	0.00	50091.0000000000
45676.0000000000	1607.0000000000	3/28/2001	WD	7630.00	31424.0000000000
0.0000000000	0.0000000000	10/18/2018	WD	6573.00	0.0000000000
44224.0000000000	55.0000000000	5/31/2002	WD	3185.00	33403.0000000000
0.0000000000	0.0000000000	8/26/2020	WD	5152.00	0.0000000000
45378.0000000000	840.0000000000	6/28/2004	WD	6755.00	37784.0000000000
0.0000000000	0.0000000000	9/10/2009	WD	0.70	46527.0000000000
0.0000000000	0.0000000000	2/7/2017	QCD	9240.00	0.0000000000
48749.0000000000	1796.0000000000	9/6/2011	WD	9800.00	48187.0000000000
46537.0000000000	1626.0000000000	12/17/2008	QCD	0.70	45945.0000000000
0.0000000000	0.0000000000	5/16/2018	PRD	6440.00	0.0000000000
0.0000000000	0.0000000000	5/28/2013	WD	5249.30	49845.0000000000
0.0000000000	0.0000000000	10/18/2007	WD	0.70	44758.0000000000
20070.0000000000	345.0000000000	11/1/1971	WD	165.00	0.0000000000
46594.0000000000	777.0000000000	11/30/2004	WD	5250.00	38652.0000000000
49922.0000000000	1074.0000000000	5/20/1996	WD	0.00	25088.0000000000
50480.0000000000	308.0000000000	12/18/2013	DR*	0.70	50424.0000000000
15658.0000000000	684.0000000000	4/1/1988	CET	5.50	0.0000000000
0.0000000000	0.0000000000	12/29/1995	WD	1225.00	24353.0000000000
0.0000000000	0.0000000000	4/15/2021	WD	6293.00	0.0000000000
41416.0000000000	851.0000000000	11/12/2003	QCD	0.70	36434.0000000000
30246.0000000000	1736.0000000000	12/21/1999	QCD	0.70	30136.0000000000
0.0000000000	0.0000000000	9/28/2021	WD	11550.00	0.0000000000
0.0000000000	0.0000000000	6/8/2017	D	0.00	0.0000000000
43556.0000000000	772.0000000000	12/31/2004	QCD	0.70	39011.0000000000
0.0000000000	0.0000000000	8/27/2015	QCD	0.70	0.0000000000
0.0000000000	0.0000000000	12/1/1977	WD	234.00	7347.0000000000
0.0000000000	0.0000000000	7/15/2019	TD	0.70	0.0000000000
0.0000000000	0.0000000000	1/5/2015	SWD	19845.00	0.0000000000
0.0000000000	0.0000000000	6/13/2013	SWD	19180.00	49914.0000000000
49723.0000000000	1907.0000000000	9/12/2012	CET	11200.70	49124.0000000000

0.0000000000	0.0000000000	1/31/2019 WD	0.70	0.0000000000
0.0000000000	0.0000000000	6/20/2022 DRR	0.70	0.0000000000
4173.0000000000	495.0000000000	9/30/1958 D*	0.00	1336.0000000000
0.0000000000	0.0000000000	7/1/2022 WD	0.70	0.0000000000
0.0000000000	0.0000000000	12/21/2017 WD*	10430.00	0.0000000000

PAGE_2	SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3
0.0000000000			0.00	0.0000000000	0.0000000000
906.0000000000	4/4/2003	WD	6554.80	34922.0000000000	76.0000000000
0.0000000000	8/23/2004	WD	5670.00	38207.0000000000	810.0000000000
237.0000000000			0.00	0.0000000000	0.0000000000
612.0000000000	8/29/2006	WD	9100.00	42744.0000000000	925.0000000000
966.0000000000	3/23/2001	WD	4462.50	31455.0000000000	1907.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
1937.0000000000	11/1/1992	SWD	1925.00	20082.0000000000	610.0000000000
0.0000000000	3/2/2001	WD	5425.00	31335.0000000000	441.0000000000
0.0000000000	6/18/2010	SWD	1841.00	47215.0000000000	155.0000000000
494.0000000000	8/1/1994	WD	2240.00	22517.0000000000	476.0000000000
0.0000000000	4/30/2013	WD	3150.00	49758.0000000000	88.0000000000
0.0000000000	10/25/2019	QCD	0.70	0.0000000000	0.0000000000
1838.0000000000	3/24/2007	WD	6503.00	43854.0000000000	791.0000000000
0.0000000000	7/7/2015	DRR	0.00	0.0000000000	0.0000000000
1821.0000000000	2/1/2013	WD	0.70	49528.0000000000	1370.0000000000
874.0000000000	7/13/1999	WD	3080.00	29665.0000000000	350.0000000000
0.0000000000	5/8/1998	WD	2380.00	28332.0000000000	73.0000000000
421.0000000000	2/1/1976	WD	198.00	8681.0000000000	353.0000000000
0.0000000000	8/20/2019	WD	5306.00	0.0000000000	0.0000000000
1880.0000000000	9/12/2003	QCD	0.70	36085.0000000000	74.0000000000
1890.0000000000	3/13/2008	WD	10850.00	45204.0000000000	38.0000000000
0.0000000000	12/12/2016	WD	12691.00	0.0000000000	0.0000000000
1232.0000000000	8/29/2011	VCT	0.00	48163.0000000000	1585.0000000000
1946.0000000000	1/23/2006	QCD	0.70	41414.0000000000	1115.0000000000
0.0000000000	4/16/2018	ODH	0.00	0.0000000000	0.0000000000
100.0000000000	9/20/1995	QCD	0.70	23962.0000000000	68.0000000000
942.0000000000	12/1/1991	QCD	0.60	19035.0000000000	773.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
738.0000000000	6/29/2004	QCD	0.70	38426.0000000000	1841.0000000000
8.0000000000	1/1/1979	WD	267.00	8022.0000000000	126.0000000000
1570.0000000000	1/29/2013	DR*	0.70	49457.0000000000	616.0000000000
0.0000000000	1/1/1984	WD	821.25	0.0000000000	0.0000000000
162.0000000000	1/1/1990	WD	756.25	17070.0000000000	36.0000000000
0.0000000000	10/29/1999	WD	1960.00	29989.0000000000	1164.0000000000
393.0000000000	12/13/1999	WD	1575.00	30114.0000000000	210.0000000000
883.0000000000	7/31/1997	WD	1666.00	26808.0000000000	664.0000000000
0.0000000000	6/28/2021	WD	11130.00	0.0000000000	0.0000000000
0.0000000000	12/1/2016	WD	6965.00	0.0000000000	0.0000000000
300.0000000000	10/24/2003	QCD	697.20	37200.0000000000	1378.0000000000
0.0000000000	4/28/1995	WD	1596.00	23392.0000000000	331.0000000000
244.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	5/8/2012	WD	0.70	48751.0000000000	541.0000000000
0.0000000000	11/18/2014	ACT	0.00	51308.0000000000	590.0000000000
454.0000000000	12/21/2011	ACT	0.00	48400.0000000000	93.0000000000
432.0000000000			0.00	0.0000000000	0.0000000000

0.0000000000	10/26/2015 WD	4900.00	0.0000000000	0.0000000000
0.0000000000	12/6/2021 DRR	0.70	0.0000000000	0.0000000000
324.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	3/26/2019 DRR	0.70	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	
7/7/1999	WD	3160.50	29660.0000000000	1883.0000000000	11/1/1990
3/31/1998	WD	3255.00	28107.0000000000	23.0000000000	
		0.00	0.0000000000	0.0000000000	
10/29/2004	WD	6300.00	38485.0000000000	1458.0000000000	4/30/1998
3/1/1981	WD	180.00	9471.0000000000	823.0000000000	
		0.00	0.0000000000	0.0000000000	
2/1/1991	QCD	0.55	0.0000000000	0.0000000000	4/1/1990
7/1/1993	WD	3185.00	20942.0000000000	255.0000000000	7/1/1991
6/18/2010	QCD	0.70	47215.0000000000	153.0000000000	3/21/1997
10/1/1991	QCD	180.00	0.0000000000	0.0000000000	11/1/1987
12/14/2007	QCD	0.70	44924.0000000000	304.0000000000	5/6/2002
2/12/2015	QCD	0.00	0.0000000000	0.0000000000	2/23/1998
11/7/2006	GD	2800.00	43235.0000000000	1161.0000000000	12/1/1980
3/15/2015	WD	0.70	0.0000000000	0.0000000000	3/24/2014
12/19/2005	QCD	0.70	42913.0000000000	1493.0000000000	12/12/2005
3/1/1991	WD	1320.00	18254.0000000000	407.0000000000	3/1/1990
5/15/1995	WD	1820.00	23503.0000000000	575.0000000000	5/1/1993
10/1/1964	WD	66.00	0.0000000000	0.0000000000	
12/14/2007	QCD	0.70	44924.0000000000	305.0000000000	3/30/2001
10/1/1980	WD	774.00	2070.0000000000	586.0000000000	8/1/1984
6/15/2004	WD	12100.90	37718.0000000000	448.0000000000	8/5/2002
4/10/2009	WD	8680.00	46202.0000000000	1511.0000000000	4/15/2008
4/5/2011	CET	7770.70	47919.0000000000	677.0000000000	4/27/2006
7/26/2001	QCD	0.70	31964.0000000000	1313.0000000000	5/26/2001
6/2/2010	QCD	0.70	47153.0000000000	1931.0000000000	2/1/1970
8/2/1993	QCD	2758.00	23850.0000000000	848.0000000000	7/1/1993
8/1/1990	QCD	0.55	0.0000000000	0.0000000000	11/1/1985
		0.00	0.0000000000	0.0000000000	
6/29/2004	GD	4200.00	37853.0000000000	1937.0000000000	
9/1/1977	WD	231.00	0.0000000000	0.0000000000	11/1/1975
12/27/2012	QC*	0.70	49379.0000000000	740.0000000000	8/20/2009
4/1/1978	WD	255.00	0.0000000000	0.0000000000	
10/1/1986	QCD	0.50	0.0000000000	0.0000000000	
2/1/1994	QCD	0.70	21853.0000000000	343.0000000000	2/1/1990
3/1/1989	WD	852.50	16284.0000000000	993.0000000000	12/1/1976
10/1/1993	WD	0.70	21305.0000000000	720.0000000000	3/1/1960
4/23/2018	WD	0.70	0.0000000000	0.0000000000	4/18/2018
10/31/2006	WD	0.70	43699.0000000000	616.0000000000	9/25/2006
10/24/2003	QCD	348.60	36426.0000000000	1336.0000000000	8/28/2001
11/1/1992	QCD	0.60	20088.0000000000	197.0000000000	3/1/1990
		0.00	0.0000000000	0.0000000000	
5/17/2007	WD	11900.00	44105.0000000000	1415.0000000000	9/27/2004
11/6/2014	CET	1750.70	51300.0000000000	583.0000000000	8/30/2002
10/27/2011	CET	0.70	48311.0000000000	515.0000000000	8/30/2002
		0.00	0.0000000000	0.0000000000	

3/5/2002 QCD	0.70	32841.0000000000	413.0000000000	4/23/1998
6/18/2010 SWD	1841.00	47215.0000000000	155.0000000000	
	0.00	0.0000000000	0.0000000000	
3/8/2019 QCD	0.70	0.0000000000	0.0000000000	12/21/2017
	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	10.00	3452105.00
WD	1622.50	17889.0000000000	966.0000000000	46.50	11502.00
	0.00	0.0000000000	0.0000000000	45.00	6212.00
	0.00	0.0000000000	0.0000000000	45.00	6212.00
WD	3409.00	28148.0000000000	924.0000000000	45.00	6212.00
	0.00	0.0000000000	0.0000000000	45.00	6212.00
	0.00	0.0000000000	0.0000000000	120.00	9571.00
QCD	0.55	0.0000000000	0.0000000000	120.00	7562.00
WD	0.60	0.0000000000	0.0000000000	46.50	11094.00
WD	1960.00	26219.0000000000	974.0000000000	45.00	6213.00
WD	1182.50	0.0000000000	0.0000000000	45.00	6212.00
WD	1774.50	33234.0000000000	956.0000000000	45.00	6212.00
QCD	0.70	27890.0000000000	814.0000000000	175.00	6212.00
SWD	0.40	9327.0000000000	342.0000000000	45.00	6212.00
WD	0.70	50667.0000000000	517.0000000000	120.00	6932.00
QCD	0.70	41097.0000000000	139.0000000000	120.00	7428.00
WD	1265.00	0.0000000000	0.0000000000	46.50	9096.00
WD	1645.00	20757.0000000000	247.0000000000	45.00	6213.00
	0.00	0.0000000000	0.0000000000	45.00	6212.00
TD	2977.80	31447.0000000000	30.0000000000	45.00	6212.00
WD	720.00	0.0000000000	0.0000000000	45.00	9319.00
WD	4270.00	33615.0000000000	1329.0000000000	45.00	9319.00
QCD	0.70	45327.0000000000	256.0000000000	120.00	6192.00
WD	17850.00	41984.0000000000	1120.0000000000	120.00	6303.00
QCD	0.70	31644.0000000000	1242.0000000000	120.00	6303.00
WD	160.50	0.0000000000	0.0000000000	46.50	5995.00
QCD	2779.70	21375.0000000000	134.0000000000	45.00	6212.00
QCD	0.50	0.0000000000	0.0000000000	45.00	12425.00
	0.00	0.0000000000	0.0000000000	45.00	6212.00
	0.00	332.0000000000	332.0000000000	45.00	6212.00
WD	225.00	0.0000000000	0.0000000000	45.00	6212.00
WD	5600.00	46521.0000000000	1879.0000000000	120.00	12598.00
	0.00	0.0000000000	0.0000000000	46.50	9966.00
	0.00	0.0000000000	0.0000000000	45.00	9319.00
WD	463.65	0.0000000000	0.0000000000	45.00	6212.00
WD	229.50	0.0000000000	0.0000000000	45.00	6212.00
WD	44.00	0.0000000000	0.0000000000	45.00	6213.00
WD	0.70	0.0000000000	0.0000000000	175.00	14057.00
WD	0.70	43699.0000000000	615.0000000000	45.00	6212.00
WD	0.70	32257.0000000000	532.0000000000	45.00	6212.00
WD	896.50	0.0000000000	0.0000000000	45.00	6213.00
	0.00	0.0000000000	0.0000000000	45.00	6212.00
WD	4550.00	38262.0000000000	1384.0000000000	45.00	6212.00
WD*	13300.00	33801.0000000000	1002.0000000000	120.00	6303.00
WD*	13300.00	33801.0000000000	1002.0000000000	120.00	6303.00
	0.00	0.0000000000	0.0000000000	120.00	6193.00

QCD	0.70	28454.0000000000	779.0000000000	45.00	6212.00
	0.00	0.0000000000	0.0000000000	45.00	6213.00
	0.00	0.0000000000	0.0000000000	0.51	419551.00
WD*	10430.00	0.0000000000	0.0000000000	175.00	6212.00
	0.00	0.0000000000	0.0000000000	175.00	6212.00

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
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		3109		E	
0.00	0.00		3300		NE	
0.00	0.00		3316		NE	
0.00	0.00		3318		NE	
0.00	0.00		3320		NE	
0.00	0.00		3324		NE	
0.00	0.00		1541		N	
0.00	0.00		1535		N	
0.00	0.00		3275		NE	
0.00	0.00		3311		NE	
0.00	0.00		3313		NE	
0.00	0.00		3319		NE	
0.00	0.00		3321		NE	
0.00	0.00		3327		NE	
0.00	0.00		1531		N	
0.00	0.00		1525		N	
0.00	0.00		3300		NE	
0.00	0.00		3304		NE	
0.00	0.00		3308		NE	
0.00	0.00		3314		NE	
0.00	0.00		3320		NE	
0.00	0.00		3330		NE	
0.00	0.00		1515		N	
0.00	0.00		1511		N	
0.00	0.00		1509			
0.00	0.00		3301		NE	
0.00	0.00		3305		NE	
0.00	0.00		3315		NE	
0.00	0.00		3317		NE	
0.00	0.00		3321		NE	
0.00	0.00		3325		NE	
0.00	0.00		1501		N	
0.00	0.00		3300		NE	
0.00	0.00		3306		NE	
0.00	0.00		3312		NE	
0.00	0.00		3316		NE	
0.00	0.00		3320		NE	
0.00	0.00		3301		NE	
0.00	0.00		3311		NE	
0.00	0.00		3315		NE	
0.00	0.00		3317		NE	
0.00	0.00		3321		NE	
0.00	0.00		3325		NE	
0.00	0.00		1423		N	
0.00	0.00		1427		N	
0.00	0.00		1431		N	

0.00	0.00	3324	NE
0.00	0.00	3303	NE
0.00	0.00		N
0.00	0.00	3306	NE
0.00	0.00	3310	NE

SITUS_ST_4	SITUS_ST_5	SITUS_CITY	SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1
SUNRISE	BLVD	FL	33305		54168300	1555120
16	ST	FL	33304		534840	950360
16	ST	FL	333041712		279540	1404020
16	ST	FL	33305		279540	1265280
16	ST	FL	33304		279540	1367400
16	ST	FL	333041712		279540	1287580
FT LAUDERDALE BEACH	BLVD	FL	33304		1148520	713410
FT LAUDERDALE BEACH	BLVD	FL	33304		907440	823340
15	CT	FL	333041709		515870	1507840
15	CT	FL	333041709		279590	1144420
15	CT	FL	333041709		279540	1670840
15	CT	FL	33304		279540	727070
15	CT	FL	333041709		1087100	0
15	CT	FL	33304		279540	959900
FT LAUDERDALE BEACH	BLVD	FL	33304		831840	5876360
ATLANTIC	BLVD	FL	333041721		891360	5408220
15	CT	FL	33304		422960	1330520
15	CT	FL	333041710		279590	1362910
15	CT	FL	33304		279540	2340190
15	CT	FL	33304		279540	596680
15	CT	FL	333041710		419360	1283920
15	CT	FL	33304		419360	2184910
FT LAUDERDALE BEACH	BLVD	FL	33304		743040	2226820
ATLANTIC	BLVD	FL	33304		756360	2301740
N ATLANTIC	BLVD	FL	33304		756360	1053680
15	ST	FL	333041707		278770	910910
15	ST	FL	33308		279540	1290050
15	ST	FL	33304		559130	1733230
15	ST	FL	333041707		279540	793880
15	ST	FL	33304		279540	1649550
15	ST	FL	33304		279540	927020
FT LAUDERDALE BEACH	BLVD	FL	33304		1511760	1200980
15	ST	FL	33304		463420	677110
15	ST	FL	33304		419360	487280
15	ST	FL	33304		279540	1146550
15	ST	FL	33304		279540	740290
15	ST	FL	33304		279590	747790
14	CT	FL	333041705		2459980	0
14	CT	FL	33304		279540	1725210
14	CT	FL	333041705		279540	1254050
14	CT	FL	333041705		279590	831960
14	CT	FL	33304		279540	1566090
14	CT	FL	33304		279540	1965080
FT LAUDERDALE BEACH	BLVD	FL	33304		756360	4093420
FT LAUDERDALE BEACH	BLVD	FL	33304		756360	6594730
FT LAUDERDALE BEACH	BLVD	FL	33304		743160	5406090

15	ST	FL	333041708	279540	1104010
15	CT	FL	33304	279590	2326590
FORT LAUDERDALE BEACH	BLVD	FL	33316	213970	0
16	ST	FL	333041712	1087100	0
16	ST	FL	33304	1087100	0

LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2
0	0	0	55723420	54168300	1555120	0
0	1485200	2854641	1485200	534840	948330	0
0	1683560	3227897	1683560	279540	1398850	0
0	1353080	2732877	1353080	279540	1265280	0
0	1432880	2897804	1432880	279540	1370840	0
0	1032740	2019776	1082740	279540	1287580	0
0	384660	860183	439660	1148520	594400	0
0	1020780	1997271	1070780	907440	966650	0
0	1805020	3661039	1805020	515870	1503610	0
0	940400	1874429	990400	279590	1096040	0
0	1950380	3729980	1950380	279540	1141790	0
0	557950	1126355	607950	279540	727170	0
0	1024980	1978715	1024980	931800	0	0
0	1124700	2252189	1124700	279540	875740	0
0	6708200	12682863	6708200	831840	4896990	0
0	2433650	4655896	2483650	891360	4498970	0
0	1035660	2025271	1090660	422960	1330520	0
0	1587500	3063682	1642500	279590	1315180	0
0	1025350	2005871	1075350	279540	2338910	0
0	828210	1650129	828210	279540	596680	0
0	1555410	3084581	1555410	419360	1283920	0
0	1868890	3593175	1918890	419360	2186670	0
0	2426940	4985906	2426940	743040	1855520	0
0	3057460	5813618	3057460	756360	2588930	0
0	1331180	2581357	1381180	756360	899810	0
0	1014290	2084549	1014290	278770	910910	0
0	1374480	2775375	1374480	279540	1294520	0
0	608070	1220667	663070	559130	1745100	0
0	502250	1021543	552250	279540	794960	0
0	851260	1678283	901260	279540	1649550	0
0	1206560	2330318	1206560	279540	942050	0
0	2659800	5159843	2659800	1511760	1052110	0
0	335440	707654	385440	463420	675430	0
0	901200	1759314	901200	419360	487280	0
0	1426090	2743412	1426090	279540	617140	0
0	294390	630409	344390	279540	739380	0
0	557040	1175000	607040	279590	747790	0
0	1631310	3638012	1631310	1483010	0	0
0	2004750	3832291	2004750	279540	1385070	0
0	573210	1155069	623210	279540	1232870	0
0	1111550	2151535	1111550	279590	831290	0
0	1670810	3220446	1720810	279540	2319970	0
0	1909310	3874525	1909310	279540	1965310	0
0	3230560	6155458	3280560	756360	3409150	0
0	2905510	5543806	2955510	756360	5495620	0
0	2698110	5153536	2748110	743160	4505860	0

0	1026190	2007452	1076190	279540	1104010	0
0	1962060	3768497	2012060	279590	2326590	0
0	0	0	213970	213970	0	0
0	1087100	2054512	1087100	931800	0	0
0	491500	1327784	491500	931800	0	0

TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_
0	0	55170960	19177	19177	0	1973
1483170	2805482	1483170	1742	1674	1	1970
1678390	3167126	1678390	2489	2913	1	1999
1230080	2529834	1230080	2256	2280	1	1999
1302620	2684482	1302620	2474	2909	1	1999
1001210	1928002	1051210	2682	3020	1	1970
376360	828402	426860	2633	3175	2	1951
989600	1906494	1039600	2210	2216	1	1952
1640930	3388025	1640930	3449	4955	2	1995
911560	1761928	961560	2208	2243	2	1978
1168160	2377333	1168160	2865	3299	1	1965
540250	1074081	590250	1806	2167	1	1960
931800	1734236	931800	0	0	0	0
1022460	2033551	1022460	1818	2154	1	1952
4577890	9244902	4577890	6339	8396	1	2006
2361320	4447594	2411320	5009	6288	1	2006
1008400	1941322	1058900	3207	3918	1	2002
1539770	2925680	1594770	1856	2004	1	1992
992790	1912405	1042790	3540	3380	1	2000
752920	1528387	752920	1766	2171	1	1952
1414010	2854928	1414010	2744	3418	1	1958
1813000	3431836	1863000	4136	4859	1	2005
2206310	4385868	2206310	2086	2496	1	1969
2779510	5554234	2779510	4502	4672	1	1983
1290960	2464761	1340960	1587	2022	1	1959
922090	1930345	922090	3075	3590	1	1980
1249530	2571873	1249530	2844	3524	1	1968
593260	1172281	643760	4438	5150	1	1975
486170	973898	536170	2243	2564	1	1953
825010	1601595	875010	3797	4513	1	2011
1130260	2207782	1130260	1714	1861	1	1956
2418000	4684714	2418000	3424	3811	2	2000
324220	673886	374220	1546	1640	1	1969
819280	1629259	819280	1685	1863	1	1955
896680	1719018	896680	1484	1494	1	1952
283000	597526	333000	1880	2020	1	1953
535110	1064558	585110	1930	2317	1	1949
1483010	2765559	1483010	0	0	0	0
1007700	1940027	1057700	2122	2324	1	1969
555060	1101515	605060	2686	3281	1	1978
1110880	2115822	1110880	2070	2479	1	1964
1620690	3075584	1670690	3862	4732	1	2021
1735740	3585874	1735740	3616	4280	1	2007
3135010	5880847	3185010	4877	6159	1	2012
2819430	5296236	2869430	6533	7698	1	2012
2618070	4923220	2668070	5283	6205	1	2012

994850	1916223	1044850	2603	2874	1	1969
1903460	3599413	1953460	3849	4757	1	2015
0	0	213970	0	0	0	0
586280	1306255	586280	0	0	0	0
446820	1133512	446820	0	0	0	0

003	2	1 001	N	0	0
005	2	1 001	N	0	0
		0	N	0	0
003	2	0 001	N	0	0
003	2	0 001	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	80626	100408				
1/1	1/1	101009	100520	100326	Q	Q		
1/1	1/1	101009	100506	100326	Q	Q		
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100601	Q			
1/1	1/1	101009	100506	100326	Q			
1/1	1/1	101009	100520	100426				
1/1	1/1	101009	100506	100326	T			
1/1	1/1	101009	100520	100326	T	Q		
1/1	1/1	101027	100804	101027	Q	T	D	T
1/1	1/1	101009	100506	100326	Q	T		
1/1	1/1	101009	100506	100326	T	T	Q	T
1/1	1/1	101009	100506	100326	Q	E	T	T
1/1	1/1	101009	100506	100326	Q	Q	Q	
1/1	1/1	101009	100506	100326	Q	T	T	T
1/1	1/1	101009	100506	101027	T	T	T	
1/1	1/1	101009	100520	101001	T			
1/1	1/1	101009	100506	100326	Q	Q		
1/1	1/1	101009	100506	100326				
1/1	1/1	101009	100506	100326	T	Q	Q	T
1/1	1/1	101009	100506	100326	Q			
1/1	1/1	101009	100506	100326	Q	T	Q	
1/1	1/1	101009	100506	100601	Q	D	Q	Q
1/1	1/1	101009	100506	100326	T	C	T	D
1/1	1/1	101009	100506	100326	T	T		
1/1	1/1	101009	100520	100326	T	Q	T	T
1/1	1/1	101009	100506	100326	T	S		
1/1	1/1	101009	100506	100326	T	T		
1/1	1/1	101009	100506	100326				
1/1	1/1	101215	100511	60524	E			
1/1	1/1	101009	100506	101005	Q			
1/1	1/1	101009	100506	101027	T	T	T	T
1/1	1/1	101009	100520	101005				
1/1	1/1	101009	100506	100326	Q			
1/1	1/1	101009	100506	100326	Q	Q		
1/1	1/1	101009	100506	100326				
72%	72%	101009	100506	100408				
1/1	1/1	101009	100520	100326	Q	Q	D	T
1/1	1/1	101009	100506	100326	Q	T	Q	
1/1	1/1	101009	100506	100326	T			
1/1	1/1	101009	100506	100326	Q	T		
1/1	1/1	101009	100506	100326	Q			
1/1	1/1	101009	100506	100326	T	T	T	Q
1/1	1/1	101009	100525	70127	Q	C	T	D
1/1	1/1	101009	100525	0	T	C	T	T
1/1	1/1	101009	100525	0	C	D		

1/1	1/1	101009	100506	100326	Q	T	Q	
1/1	1/1	0	0	0	T	T	T	
1/1	1/1	0	0	0				
1/1	1/1	101215	100506	100326	T	T	T	T
1/1	1/1	0	0	0	T	E		

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

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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
			0		4013455	1968
			0		11502	1955
			0		6212	1998
			0		6212	1998
			0		6212	1998
			0		6212	1952
			0		9571	1948
			0		7562	1951
			0		11094	1958
			0		6212	1939
			0		6212	1960
			0		6212	1949
			0		6212	
			0		6212	1950
			0		6932	2005
			0		7428	2005
			0		9096	2001
			0		6213	1951
			0		6212	1951
			0		6212	1948
			0		9319	1948
			0		9319	2004
			0		6192	1968
			0		6303	1978
			0		6303	1958
			0		5995	1958
			0		6212	1959
			0		12425	1950
			0		6212	1948
			0		6212	2010
			0		6212	1947
		2	0		12598	1946
			0		9966	1951
			0		9319	1947
			0		6212	1951
			0		6212	1952
			0		6213	1946
			0		14057	
			0		6212	1968
			0		6212	1957
			0		6213	1959
			0		6212	1956
			0		6212	2006
			0		6303	2011
			0		6303	2011
			0		6193	2011

0	6212 1947
0	6212 2014
0	419551
0	6212
0	6212

LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL	SALE2_QUAL	SALE3_QUAL	SALE4_QUAL
1221		120110405021				
0422	FL	120110405021	01	01		
0422	FL	120110405021	01	01		
0422		120110405021				
0422		120110405021	02			
0321	FL	120110405021	01			
0422	FL	120110405021				
0422	FL	120110405021	11			
0521	FL	120110405021	11	01		
0422	FL	120110405021	01	11	30	11
0422	FL	120110405021	01	11		
0422		120110405021	11	30	01	11
0122	FL	120110405021	01	03	11	11
0422		120110405021	01	01		
0422	FL	120110405021	01	11	11	11
0422		120110405021	11	11	11	
0422	FL	120110405021	11			
0322	FL	120110405021	01	01		
0422	FL	120110405021				
0422		120110405021	11	01	01	11
0422	FL	120110405021				
0422		120110405021	01	11		
0121		120110405021	01	30	01	01
0422	FL	120110405021	11	02	11	12
0422		120110405021	11	11		
0221	FL	120110405021	11	02	11	11
0422	FL	120110405021	11	02		
0422	FL	120110405021	11	11		
0422	FL	120110405021				
0422		120110405021	03			
0422		120110405021	01			
0422		120110405021	11	11	11	11
0823	FL	120110405021				
0422		120110405021	01			
0122		120110405021	01	01		
0422	FL	120110405021				
0422	FL	120110405021				
1022	FL	120110405021	01	01	01	11
1022		120110405021	01	11	01	
0422	FL	120110405021	11			
0422	FL	120110405021	01	11		
0422		120110405021	02			
0422		120110405021	11	11	11	
0422		120110405021	01	02	11	12
0422		120110405021	30	02	11	11
0422		120110405021	02	12		

0222	FL	120110405021	01	11	01	
0422		120110405021	11	11	11	
1221		120110405021				
1022	FL	120110405021	11	11	11	11
1022		120110405021	11	05		

SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS
		62		0	0	0	0.0
	D50	16		0	0	0	0.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	3.0
	I82	01		0	0	0	0.0
	I82	01		0	0	0	0.0
	D50	16		0	0	0	4.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	2.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	3.0
11	I82	01		0	0	0	4.0
	I82	01		0	0	0	4.0
	D50	16		0	0	0	0.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	2.0
	D50	21		0	0	0	4.0
	D50	21		0	0	0	4.0
11	I82	01		0	0	0	3.0
	I82	01		0	0	0	6.0
	I82	01		0	0	0	0.0
	D50	16		0	0	0	4.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	2.0
	D50	21		0	0	0	4.0
	D50	21		0	0	0	0.0
03	I82	01		0	0	0	4.0
	D50	16		0	0	0	3.0
	D50	21		0	0	0	2.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	0.0
	D50	21		0	0	146590	0.0
11	D50	16		0	0	0	0.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	0.0
	D50	21		0	0	0	3.0
	D50	21		0	0	0	3.0
	I82	01		0	0	0	5.0
	I82	01		0	0	0	5.0
	I82	01		0	0	0	6.0

	D50	21	0	0	0	4.0
	D50	21	0	0	0	4.0
		75	0	0	0	0.0
05	D50	21	0	0	0	3.0
	D50	21	0	0	0	0.0

BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FLA	CRA	DAMAGE_TYP
0.0	0	0	55723420	0	0	0		
0.0	0	0	1485200	0	0	0		
3.0	0	0	1683560	0	0	0		
0.0	0	0	1544820	0	0	0		
2.5	0	0	1646940	0	0	0		
2.5	0	0	1082740	0	0	0		
0.0	0	0	439660	0	0	0		
0.0	0	0	1070780	0	0	0		
5.0	0	0	2023710	0	0	0		
3.0	0	0	990400	0	0	0		
2.0	0	0	1950380	0	0	0		
2.0	0	0	607950	0	0	0		
0.0	0	0	1087100	0	0	0		LAND
3.5	0	0	1239440	0	0	0		
4.5	0	0	6708200	0	0	0		
3.0	0	0	2483650	0	0	0		
0.0	0	0	1090660	0	0	0		
2.0	0	0	1642500	0	0	0		
3.0	0	0	1075350	0	0	0		
2.0	0	0	876220	0	0	0		
3.0	0	0	1703280	0	0	0		
5.5	0	0	1918890	0	0	0		
4.0	0	0	2969860	0	0	0		
5.5	0	0	3058100	0	0	0		
0.0	0	0	1381180	0	0	0		
3.0	0	0	1189680	0	0	0		
0.0	0	0	1569590	0	0	0		
0.0	0	0	663070	0	0	0		
2.0	0	0	552250	0	0	0		
3.5	0	0	901260	0	0	0		
0.0	0	0	1206560	0	0	0		
3.0	0	0	2712740	0	0	0		
2.0	0	0	385440	0	0	0		
2.0	0	0	906640	0	0	0		
0.0	0	0	1426090	0	0	0		
0.0	0	0	344390	0	0	0		
0.0	0	133270	683160	0	0	0		
0.0	0	0	2459980	0	0	0		
2.0	0	0	2004750	0	0	0		
0.0	0	0	623210	0	0	0		
0.0	0	0	1111550	0	0	0		
3.0	0	0	1720810	0	0	0		
3.0	0	0	2244620	0	0	0		
5.0	0	0	3280560	0	0	0		
5.0	0	0	2955510	0	0	0		
5.0	0	0	2748110	0	0	0		

3.0	0	0	1076190	0	0	0
3.5	0	0	2012060	0	0	0
0.0	0	0	213970	0	0	0
3.0	0	0	1087100	0	0	0
0.0	0	0	1087100	0	0	0

F1	1.00	0.00	0
F1	1.00	0.00	0
	0.00	0.00	0
F3	6212.00	0.00	0
F3	6212.00	0.00	0

WIDOWERS	BLIND	SALE1_CIN	SALE2_CIN	SALE3_CIN
0	0	0.000000000	0.000000000	0.000000000
0	0	117013005.000000000	112268330.000000000	0.000000000
0	0	117248177.000000000	113485217.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	115655313.000000000	0.000000000	0.000000000
1	0	0.000000000	0.000000000	0.000000000
0	0	112353965.000000000	0.000000000	0.000000000
0	0	118693598.000000000	115590917.000000000	0.000000000
0	0	115111118.000000000	113696585.000000000	0.000000000
0	0	118178772.000000000	111824119.000000000	0.000000000
0	0	115837012.000000000	113210580.000000000	111509503.000000000
0	0	119040094.000000000	117329508.000000000	116135776.000000000
0	0	113888667.000000000	112185937.000000000	0.000000000
0	0	119153743.000000000	118265955.000000000	113092997.000000000
0	0	111786599.000000000	111746705.000000000	111339123.000000000
1	0	0.000000000	0.000000000	0.000000000
0	0	117468174.000000000	115409599.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	118891961.000000000	116700141.000000000	116010148.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	113634650.000000000	0.000000000	0.000000000
0	0	116393086.000000000	114193705.000000000	114117753.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	115079335.000000000	115079334.000000000	115021383.000000000
0	0	113944320.000000000	111572352.000000000	0.000000000
2	0	116922584.000000000	0.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	111626644.000000000	0.000000000	0.000000000
0	0	112044124.000000000	112000475.000000000	111285614.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	113148838.000000000	0.000000000	0.000000000
0	0	118287360.000000000	117200570.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	118910081.000000000	117636847.000000000	117390189.000000000
0	0	118299454.000000000	114440664.000000000	114071269.000000000
0	0	0.000000000	0.000000000	0.000000000
0	0	119069150.000000000	113199568.000000000	0.000000000
0	0	114313572.000000000	0.000000000	0.000000000
0	0	118524366.000000000	115935011.000000000	0.000000000
0	0	116942924.000000000	112733467.000000000	112690730.000000000
0	0	113100713.000000000	111620395.000000000	0.000000000
0	0	111484921.000000000	0.000000000	0.000000000

0	0	116701740.0000000000	115590916.0000000000	113313890.0000000000
0	0	113696584.0000000000	118241080.0000000000	117813568.0000000000
0	0	0.0000000000	0.0000000000	0.0000000000
0	0	118633279.0000000000	118250214.0000000000	115697347.0000000000
0	0	118633251.0000000000	114821948.0000000000	0.0000000000

0.0000000000	0.0000000000	0
0.0000000000	0.0000000000	0
0.0000000000	0.0000000000	0
115663339.0000000000	114821948.0000000000 E	0
0.0000000000	0.0000000000	0

SCHOOL_AH_	CITY_AH_AM	INDEP_AH_A	TEN_PERCEN	PORT_OWNER	BLDG_UNDER	HE3_AMOUNT
0	0	0	0		0	0
0	0	0	0		1538	0
0	0	0	0		2349	0
0	0	0	0		1860	0
0	0	0	0		2324	0
0	0	0	0		2768	0
0	0	0	0		2394	0
0	0	0	0		2204	0
0	0	0	0		2878	0
0	0	0	0		2191	0
0	0	0	0		2864	0
0	0	0	0		1554	0
0	0	0	0		0	0
0	0	0	0		1766	0
0	0	0	0		4944	0
0	0	0	0		3938	0
0	0	0	0		3272	0
0	0	0	0		1954	0
0	0	0	0		3127	0
0	0	0	0		1599	0
0	0	0	0		2807	0
0	0	0	0		3803	0
0	0	0	0		2176	0
0	0	0	0		4580	0
0	0	0	0		1239	0
0	0	0	0		3115	0
0	0	0	0		2909	0
0	0	0	0		4560	0
0	0	0	0		2427	0
0	0	0	0		3694	0
0	0	0	0		1640	0
0	0	0	0		3230	0
0	0	0	0		1491	0
0	0	0	0		1519	0
0	0	0	0		1479	0
0	0	0	0		1940	0
0	0	0	0		1955	0
0	0	0	0		0	0
0	0	0	0		2168	0
0	0	0	0		2782	0
0	0	0	0		2075	0
0	0	0	0		4137	0
0	0	0	0		3448	0
0	0	0	0		4412	0
0	0	0	0		5851	0
0	0	0	0		4708	0

0	0	0	2625	0
0	0	0	3770	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

0
0
0
0
0

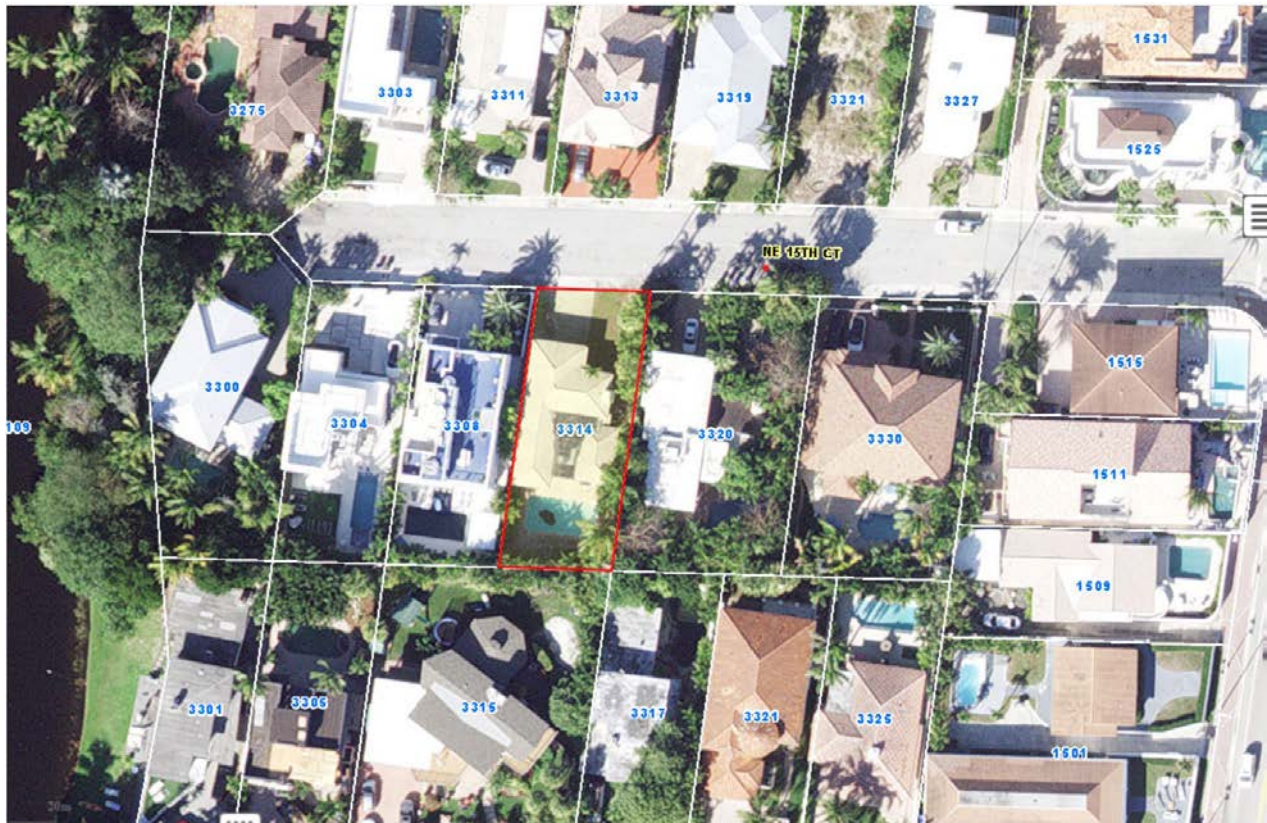


October 31st – 2023
Development Services
Department-Zoning &
Landscaping
**Board of Adjustment
(BOA)**
City of Fort Lauderdale,
Florida

Reference: Permit number: BLD-RADD-23050010
Job Address: 3314 NE 15 CT, Fort Lauderdale 33304

Annex to Page 3: Checklist for submittal and completeness

Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation:



Street general view

Photographs Entire Property:



Property north view (Front) - 11.01.2023



Property south view (Back) - 11.01.2023



Property east view (Side) - 11.01.2023



Property west view (Side) - 11.01.2023



Existing encroachment area

Photographs Surrounding Properties:

Property Summary	
Property ID:	494331010340
Property Owner(s):	PARKOLAP, JAROSLAW
Mailing Address:	3308 NE 15 CT FORT LAUDERDALE, FL 33304 click here to update mailing address
Physical Address:	3308 NE 15 COURT FORT LAUDERDALE, 33304
Neighborhood:	Birch Park Finger Estates
Property Use:	01-01 Single Family
Millage Code:	0312
Adj. Bldg. S.F.:	3540 Card/Permits
Bldg Under Air S.F.:	3127
Effective Year:	2000
Year Built:	1951
Units/Beds/Baths:	1 / 3 / 3
Abbr. Legal Des.:	LAS OLAS BY THE SEA EXT 3-8 B LOT 15 BLK 9



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department
 Property Appraiser Number: 954-357-6831
 Property Appraiser Email: realprop@bcpa.net

Adjacent property west side – Source: Website Broward County Property Appraiser

Property Summary	
Property ID:	494331010360
Property Owner(s):	ECKSTEIN, CAMILLA & CRAIG ECKSTEIN, ANASTASIA & RICHARD
Mailing Address:	206 WYNDHAM DR PORTOLA VALLEY, CA 94028 click here to update mailing address
Physical Address:	3320 NE 15 COURT FORT LAUDERDALE, 33304-1710
Neighborhood:	Birch Park Finger Estates
Property Use:	01-01 Single Family
Millage Code:	0312
Adj. Bldg. S.F.:	2744 Card/Permits
Bldg Under Air S.F.:	2807
Effective Year:	1958
Year Built:	1948
Units/Beds/Baths:	1 / 4 / 3
Abbr. Legal Des.:	LAS OLAS BY THE SEA EXT 3-8 B LOT 17,18 W1/2 BLK 9



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department
 Property Appraiser Number: 954-357-6831
 Property Appraiser Email: realprop@bcpa.net

Adjacent property east side – Source: Website Broward County Property Appraiser

Property Summary

Property ID: 494331010440

Property Owner(s): MARKHAM, TREVOR

Mailing Address: 3313 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3313 NE 15 COURT FORT LAUDERDALE, 33304-1709

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 2865 Card/Permits

Bldg Under Air S.F.: 2864

Effective Year: 1965

Year Built: 1960

Units/Beds/Baths: 1 / 3 / 2

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 9 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Adjacent property north side (front) – Source: Website Broward County Property Appraiser

Property Summary

Property ID: 494331010300

Property Owner(s): CASE, ROBERT A H/E
DAVIS-CASE, DEBRA M

Mailing Address: 3315 NE 15 ST FORT LAUDERDALE, FL 33304-1707
[click here to update mailing address](#)

Physical Address: 3315 NE 15 STREET FORT LAUDERDALE, 33304

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 4438 Card/Permits

Bldg Under Air S.F.: 4560

Effective Year: 1975

Year Built: 1950

Units/Beds/Baths: 1 / /

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 9,10 BLK 9



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Adjacent property south side (back) – Source: Website Broward County Property Appraiser

Property Summary	
Property ID:	494331010290
Property Owner(s):	TANTIKIJ, TARN
Mailing Address:	3317 NE 15 ST FORT LAUDERDALE, FL 33304-1707 click here to update mailing address
Physical Address:	3317 NE 15 STREET FORT LAUDERDALE, 33304-1707
Neighborhood:	Birch Park Finger Estates
Property Use:	01-01 Single Family
Millage Code:	0312
Adj. Bldg. S.F.:	2243 Card/Permits
Bldg Under Air S.F.:	2427
Effective Year:	1953
Year Built:	1948
Units/Beds/Baths:	1 / 2 / 2
Abbr. Legal Des.:	LAS OLAS BY THE SEA EXT 3-8 B LOT 8 BLK 9



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department
 Property Appraiser Number: 954-357-6831
 Property Appraiser Email: realprop@bcpa.net

Adjacent property south side (back) – Source: Website Broward County Property Appraiser

Photographs Properties NE 15 Court south side:

Property Summary	
Property ID:	494331010330
Property Owner(s):	SHUMATE, MARK TRISTAN
Mailing Address:	3304 NE 15 CT FORT LAUDERDALE, FL 33304 click here to update mailing address
Physical Address:	3304 NE 15 COURT FORT LAUDERDALE, 33304-1710
Neighborhood:	Birch Park Finger Estates
Property Use:	01-01 Single Family
Millage Code:	0312
Adj. Bldg. S.F.:	1856 Card/Permits
Bldg Under Air S.F.:	1954
Effective Year:	1992
Year Built:	1951
Units/Beds/Baths:	1 / 3 / 2
Abbr. Legal Des.:	LAS OLAS BY THE SEA EXT 3-8 B LOT 14 BLK 9



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Deputy Appraiser: Residential Department
 Property Appraiser Number: 954-357-6831
 Property Appraiser Email: realprop@bcpa.net

Photographs Properties NE 15 Court north side:

Property Summary	
Property ID:	494331010460
Property Owner(s):	RUBIN, RICHARD GARY RICHARD GARY RUBIN REV TR
Mailing Address:	3303 NE 15 CT FORT LAUDERDALE, FL 33304 click here to update mailing address
Physical Address:	3303 NE 15 COURT FORT LAUDERDALE, 33304
Neighborhood:	Birch Park Finger Estates
Property Use:	01-01 Single Family
Millage Code:	0312
Adj. Bldg. S.F.:	3849 Card/Permits
Bldg Under Air S.F.:	3770
Effective Year:	2015
Year Built:	2014
Units/Beds/Baths:	1 / 4 / 3.5
Abbr. Legal Des.:	LAS OLAS BY THE SEA EXT 3-8 B LOT 11 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department
 Property Appraiser Number: 954-357-6831
 Property Appraiser Email: realprop@bcpa.net

Property Summary	
Property ID:	494331010360
Property Owner(s):	ECKSTEIN, CAMILLA & CRAIG ECKSTEIN, ANASTASIA & RICHARD
Mailing Address:	206 WYNDHAM DR PORTOLA VALLEY, CA 94028 click here to update mailing address
Physical Address:	3320 NE 15 COURT FORT LAUDERDALE, 33304-1710
Neighborhood:	Birch Park Finger Estates
Property Use:	01-01 Single Family
Millage Code:	0312
Adj. Bldg. S.F.:	2744 Card/Permits
Bldg Under Air S.F.:	2807
Effective Year:	1958
Year Built:	1948
Units/Beds/Baths:	1 / 4 / 3
Abbr. Legal Des.:	LAS OLAS BY THE SEA EXT 3-8 B LOT 17,18 W1/2 BLK 9



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Deputy Appraiser: Residential Department
 Property Appraiser Number: 954-357-6831
 Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010370

Property Owner(s): MYEROW, DEAN
MYEROW, MARCIE

Mailing Address: 3330 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3330 NE 15 COURT FORT LAUDERDALE, 33304

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 4136 Card/Permits

Bldg Under Air S.F.: 3803

Effective Year: 2005

Year Built: 2004

Units/Beds/Baths: 1 / 4 / 5.5

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 18 E 1/2,19 BLK 9



Previous Next

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010460

Property Owner(s): RUBIN, RICHARD GARY
RICHARD GARY RUBIN REV TR

Mailing Address: 3303 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3303 NE 15 COURT FORT LAUDERDALE, 33304

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 3849 Card/Permits

Bldg Under Air S.F.: 3770

Effective Year: 2015

Year Built: 2014

Units/Beds/Baths: 1 / 4 / 3.5

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 11 BLK 10



Previous Next

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010450

Property Owner(s): BROWN, JAMES CAMERON
MAHARAJ, KUMARI

Mailing Address: 3311 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3311 NE 15 COURT FORT LAUDERDALE, 33304-1709

Neighborhood: Birch Park Finger Estates

Property Use: 01-02 House w/guest house

Millage Code: 0312

Adj. Bldg. S.F.: 2208 Card/Permits

Bldg Under Air S.F.: 2191

Effective Year: 1978

Year Built: 1939

Units/Beds/Baths: 2 / 3 / 3

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOTS 10 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010430

Property Owner(s): MAYOR, CHRISTOPHER B
LANE, SHELBY A

Mailing Address: 3319 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3319 NE 15 COURT FORT LAUDERDALE, 33304

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 1806 Card/Permits

Bldg Under Air S.F.: 1554

Effective Year: 1960

Year Built: 1949

Units/Beds/Baths: 1 / 2 / 2

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 8 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010430

Property Owner(s): MAYOR, CHRISTOPHER B
LANE, SHELBY A

Mailing Address: 3319 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3319 NE 15 COURT FORT LAUDERDALE, 33304

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 1806 Card/Permits

Bldg Under Air S.F.: 1554

Effective Year: 1960

Year Built: 1949

Units/Beds/Baths: 1 / 2 / 2

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 8 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010420

Property Owner(s): GARGARO SUNSHINE FAM TR
GARGARO, ANTONIO TRSTEE

Mailing Address: 3321 NE 15 CT FORT LAUDERDALE, FL 33304
[click here to update mailing address](#)

Physical Address: 3321 NE 15 COURT FORT LAUDERDALE, 33304-1709

Neighborhood: Birch Park Finger Estates

Property Use: 00 - Vacant residential

Millage Code: 0312

Adj. Bldg. S.F.: 0 Card/Permits

Bldg Under Air S.F.:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 7 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Property Summary

Property ID: 494331010410

Property Owner(s): FLL 3 LLC

Mailing Address: 1 BEACHWAY N OCEAN RIDGE, FL 33435
[click here to update mailing address](#)

Physical Address: 3327 NE 15 COURT FORT LAUDERDALE, 33304

Neighborhood: Birch Park Finger Estates

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 1818 Card/Permits

Bldg Under Air S.F.: 1766

Effective Year: 1952

Year Built: 1950

Units/Beds/Baths: 1 / 3 / 3.5

Abbr. Legal Des.: LAS OLAS BY THE SEA EXT 3-8 B LOT 6 BLK 10



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Cordially,
Tomas Gonzalez
Urban Domus
Tomas Gonzalez
tgg@urbandomus.net
www.urbandomus.net



October 31st – 2023
Development Services
Department-Zoning &
Landscaping
Board of Adjustment
(BOA)

City of Fort Lauderdale,
Florida

Reference: Permit number: BLD-RADD-23050010
Job Address: 3314 NE 15 CT, Fort Lauderdale 33304

NARRAVITE DOCUMENT

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

Specific Request:

Answer: We received from the City of Fort Lauderdale the following comment to the above referenced permit number: "ULDR Sec 47-3.2.B.1. A nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity." We kindly ask you to review that restriction and allow us to convert the existing garage into a new area under A/C. Please consider the criteria exposed below.

Criteria:

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

Answer: This is an existing residence, built in 1948. The property was conceived as a single-family residence.

According to the information provided in the microfilms dated November 1964, the site plan shows a slight encroachment in the side setback. According to the actual Zoning setbacks requirements, the side setbacks should be 5 feet. The side Setback (West) shown in the Site Plan from 1964, is 4.80 feet.

The proposed addition will not affect the existing use of the property and will not modify the original footprint of the house previously approved, since they are all interior renovations due to fire damage. The addition consists in the change of use of the existing interior garage into a livable area, being added to the area under a/c. The garage door will be replaced by an impact sliding window. The existing setbacks will remain untouched.

As per the most recent survey and the site plan submitted to the City of Fort Lauderdale in the application set, the encroachment is present in the west side setback. The required lateral setback must be 5' and in the plans is approx. 4.60' (4'-8"), presenting a difference of 4".

During our conversation with Mr. Rinkus from the City of Fort Lauderdale, the existing slight encroachment was accepted and can continue to be accepted only if the garage area is used as a garage, as per ULDR Sec 47-3.2.B.1.

Since the existing 1'600 sqft., 2 bedroom / 2-bathroom house offer a limited number of bedrooms for a standard family of 4 members, the modification of the garage into a third room is a reasonable addition to provide more comfort and flexibility for the family needs of today. A denial of that possibility will limit tremendously the use of the property as single family unit, considering that the square footage of the house, the backyard size and the area are more suitable for at least a standard family of 4 members.

Another important aspect to consider is that the garage is normally underused by the residents, opting to use the large driveway as a private parking area.

- 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:

Answer: We ignore if there are other properties with a similar encroachment. We consider that this is an exception because the existing encroachment is very minimal, it has only 4" difference with the required setback and is practically unnoticeable.

- 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

Answer: without the limitation of the existing 4" encroachment, the proper modification of the garage into a room would not be an issue. It is quite common in the area, and in South Florida in general, to prescind a garage, or to convert the existing garage into a room under a/c. The literal application of the mentioned ULDR Sec 47-3.2.B.1., denying the change of use of the existing garage into a room, will deprive the owners of the possibility of this small improvement in its property, which is going to be significant for a plenty use of the residential quality of the house. This is a standard type of modification that others commonly enjoy.

- 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

Answer: this is an existing residence, affected by an interior fire damage during 2022. It was imperative the need for an interior renovation. This renovation brought the possibility to improve the quality of the house and to adapt it to the actual family needs. The changes were carefully planned to be in compliance with the Florida Building Code and to not affect the exterior walls and existing roof, keeping the appearance and character of the original house. Zoning regulations were observed, keeping the overall use of the house as a single-family unit and not altering the perimeter, height and setbacks. The slight (4") encroachment, present since the construction of the house, which has been accepted by previous zoning regulations is taking relevance now. All the interior modifications submitted to the building department have been approved by the other disciplines (building, mechanical, electrical and plumbing), but have been not approved by Zoning due to the approx.4" existing encroachment of the west side setback, reflected in the survey and site plan.

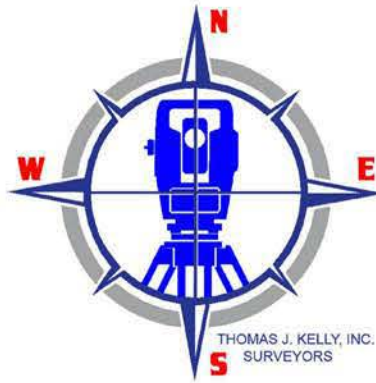
- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise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

Answer: this is a minimum variance, practically unnoticeable; the appearance and character of the house, the house perimeter, height and setbacks are kept as existing. The change of use of the garage as a new room will not affect the overall use of the house as a single-family unit. Since the overall use of the property and the general zoning requirements are kept, the residential character of the adjoining properties and

surrounding neighborhood is not going to be affected in any way. The modification of the existing 272 sqft interior garage into a room is a very small modification that will not affect the actual use of the property but will improve tremendously the quality of the interior livable space, adding few square feet to the property that are going to be better utilized by the family living in the house. The modification of the underused garage will not be detrimental to the neighborhood at all, since the house has sufficient driveway space, which always has been used to park the owner's cars.



Cordially,
Urban Domus
Tomas Gonzalez
tgg@urbandomus.net
www.urbandomus.net



CERTIFY TO:
FABIO FAERMAN AND
KARINA GROSMAN

LEGAL DESCRIPTION:

LOT: 16
BLOCK: 9
SUBDIVISION: LAS OLAS BY THE SEA EXTENSION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 3 PAGE: 8
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS:

3314 NE 15th COURT
FORT LAUDERDALE, FLORIDA 33304

SURVEYOR'S NOTATIONS: NONE

FLOOD ZONE INFORMATION:

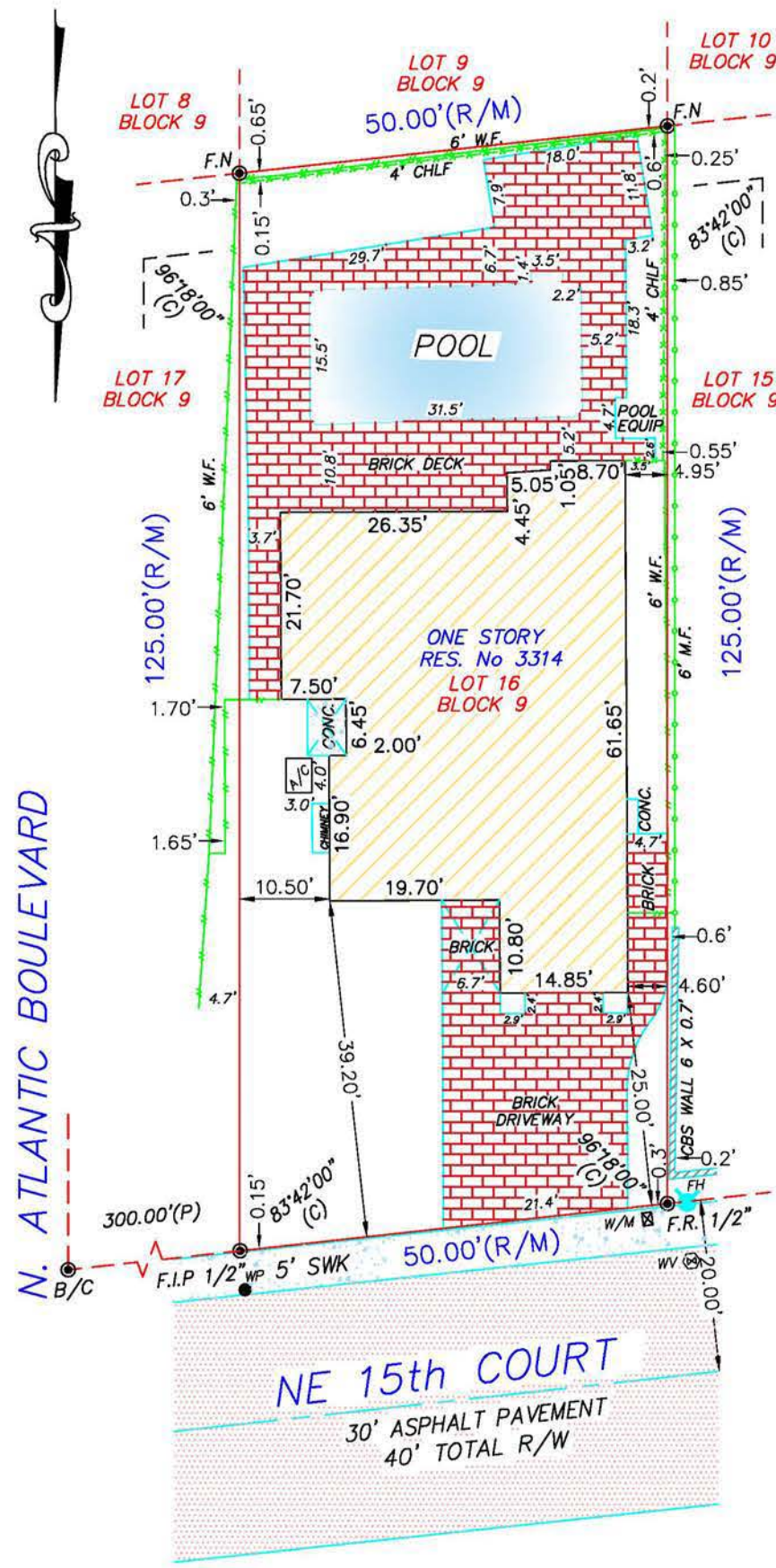
THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X
PANEL NO/SUFFIX: 388/H
COMMUNITY NO.: 125105
DATE OF FIRM: 08/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:

- A) All Clearances and / or encroachments shown hereon are of apparent nature. fences ownership by visual means. Legal ownership of fences not determined.
- B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
- C) Code restriction and title search are not reflected on this survey.
- D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- F) Underground encroachments, if any, not located.
- G) I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
- H) If shown, bearings are to an assumed meridian (by plat)
- I) If shown, elevations are referred to N.A.V.D. 1988
- J) This is a boundary survey

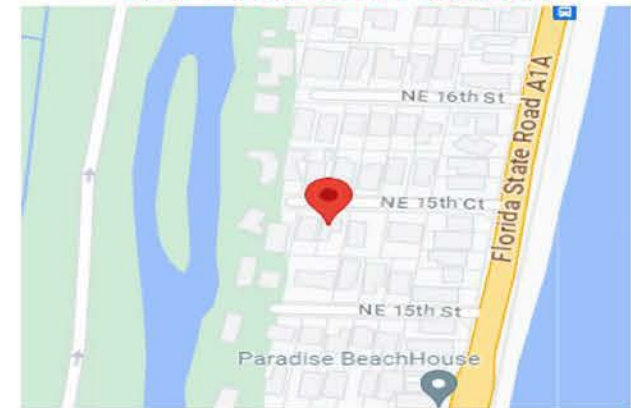


BOUNDARY SURVEY

SCALE: 1"= 20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

LEGEND OF SYMBOLOLOGY

	MAN HOLE SANITARY SEWER		WATER METER
	CATCH BASIN		WATER VALVE
	FIRE HYDRANT		ELECTRIC BOX
	SIGN		T.V. BOX
	HANDICAP PARKING		ELECTRIC METER
	CONC. LIGHT POLE		WOOD LIGHT POLE
			METAL LIGHT POLE
			UTILITY POLE

LEGEND OF SURVEY ABBREVIATIONS

ADJ. ADJACENT	A/C AIR CONDITIONER	ASPH. PAV. ASPHALT PAVEMENT	B/C BLOCK CORNER	BLD. BUILDING	BK. BLOCK	B.M. BENCH MARK	B.C.R. BROWARD COUNTY RECORD	C/S/C. CURB AND GUTTER	C.B. CATCH BASIN	C.D. CHORD DISTANCE	C.H.F. CHAIN LINK FENCE	C.L.P. CONCRETE LIGHT POLE	C.L. CENTER LINE	CALC. CALCULATED	C.B.S. CONCRETE BLOCK AND STUCCO	CL. CLEAR	C.M.E. CANAL MAINTENANCE EASEMENT	CONC. CONCRETE	COR. CORNER	COURT. COURT	S.B. SUD BOOK	D.C.R. DADE COUNTY RECORD	D.E. DRAINAGE EASEMENT	D & M.E. DRAINAGE AND MAINTENANCE EASEMENT	D/H. DRILL HOLE	D/W. DRIVEWAY	E. EAST	ENC. ENCROACHMENT	E.O.W. EDGE OF WATER	F. FENCE	F.O. FOUND	F.H. FIRE HYDRANT	F.D. LP. FOUND IRON PIPE	F.F.ELEV. FINISH FLOOR ELEVATION	F.P.L. FLORIDA POWER AND LIGHT CO.	L. LENGTH	L.M.E. LAKE MAINTENANCE EASEMENT	M.E. MAINTENANCE EASEMENT	M.F. METAL FENCE	M.H.S.S. MANHOLE SANITARY SEWER	M/L. MONUMENT LINE	(N) MEASURED	N. NORTH	N.A.V.D. NAD AND DISC	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM	N.T.S. NOT TO SCALE	O/H. OVER HANG	O.R.B. OFFICIAL RECORD BOOK	S.U.L. OVERHEAD UTILITY LINE	(P) PLAT	PL. PLAT BOOK	P.C. POINT OF CURVATURE	P.C.C. POINT OF COMPOUND CURVATURE	P.C.P. PERMANENT CONTROL POINT	P.G. PAGE	P.I. POINT OF INTERSECTION	P.K. PARKER KALSH	P.W.Y. PARKWAY	P.L.S. PROFESSIONAL LAND SURVEYOR	P.L. PROPERTY LINE	P.O.B. POINT OF BEGINNING	P.O.C. POINT OF COMMENCEMENT	P.O.R. POINT OF REVERSE CURVATURE	P.R.M. PERMANENT REFERENCE MONUMENT	P.T. POINT OF TANGENCY	R. RECORD	R.E.B. REINFORCEMENT BAR	R/M. RECORD AND MEASURED	R.S. RESIDENCE	R/W. RIGHT-OF-WAY	S. SOUTH	SEC. SECTION	S.I.P. SET IRON PIPE	SW. SIDEWALK	(TYP.) TYPICAL	T.M. TOWNSHIP	U.E. UTILITY EASEMENT	U.P. UTILITY POLE	W.F. WOOD FENCE	W.M. WATER METER	W. WEST	0.00 DENOTES ELEVATION
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Julio S Pita

Digitally signed by Julio S Pita
Date: 2023.08.09 16:14:30
-04'00'



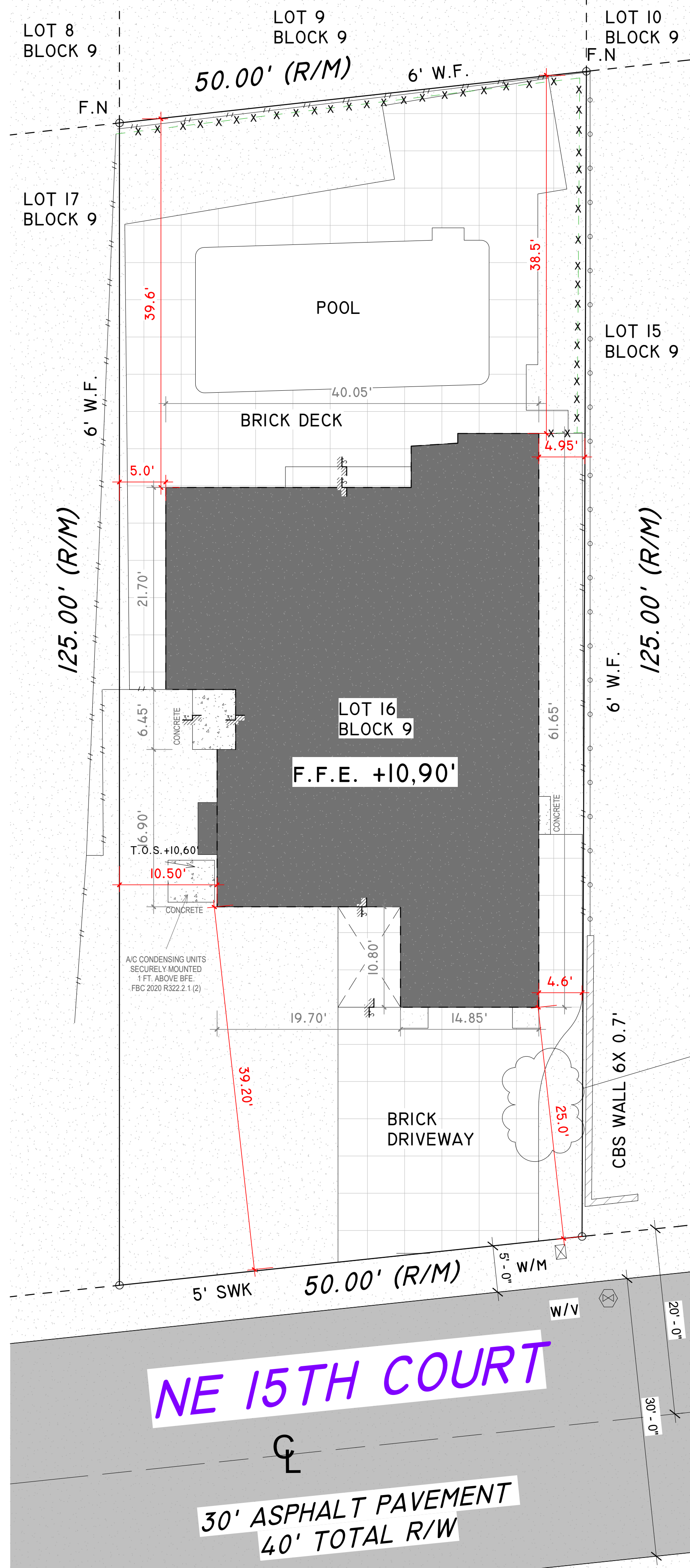
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

BY APPT. ONLY: 9495 SW 99 STREET, MIAMI FLA. 33176
MAILING ADDRESS: P.O. BOX. 160399, MIAMI, FLORIDA 33116
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
L.B. # 8077

BOUNDARY SURVEY

DATE 05/25/23
SCALE 1"=20'
DRAWN BY R.R.R.
ORDER No. 23-0729
SHEET 1 OF 1



SITE PLAN
SCALE: 1/8" = 1'-0"

NOTES:
HOUSE LAYOUT NOT TO BE MODIFIED
EXISTING SETBACKS REMAIN
EXISTING F.F.E. NOT TO BE MODIFIED
EXISTING STRUCTURE
NOT TO BE ALTERED

CERTIFY TO:
FABIO FAERMAN AND
KARINA GROSZMAN

LEGAL DESCRIPTION:
LOT: 16
BLOCK: 9
SUBDIVISION: LAS OLAS BY THE SEA EXTENSION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 3 PAGE: 8
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS:
3314 NE 15th COURT
FORT LAUDERDALE, FLORIDA 33304

SURVEYOR'S NOTATIONS: NONE

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X
FLOOD ZONE SUFFIX: 308H1
COMMUNITY NO.: 125105
DATE OF FIRM: 06/18/2014

THE SUBJECT PROPERTY DOES NOT
LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Encroachments and/or encroachments shown
hereon are of apparent nature. Tenure ownership
by visual means. Legal ownership of tenures not
determined.
B) This survey is intended for mortgage or release
purpose only exclusively for the use by those to
whom it is certified. This survey is not to be used
for construction, permitting, zoning, or any other
use without written consent of Thomas J. Kelly, Inc.
C) Color restriction and title search are not reflected
on this survey.
D) The flood information shown hereon does not imply
that the referenced property will or will not be free
from flooding or damage and does not create liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
E) The lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
F) Undisclosed encroachments, if any, not located.
G) I hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the Board of Land Surveyors
in Chapter 473.007 F.A. Statutes.
H) If shown, bearings are to an assumed meridian
(by PLD).
I) If shown, elevations are referred to N.A.S.D. 1988.
J) This is a boundary survey.

BOUNDARY SURVEY
SCALE: 1"=20'

VIEW OF SUBJECT PROPERTY

VICINITY MAP

LEGEND OF SYMBOLS:
MAN HOLE SANITARY SEWER, WATER METER, WATER MAIN, GUY WIRE, FIRE HYDRANT, ELECTRIC BOX, T.V. SET, ELECTRIC METER, WOOD LIGHT POLE, METAL LIGHT POLE, HANDICAP PARKING, CONC. LIGHT POLE, UTILITY POLE

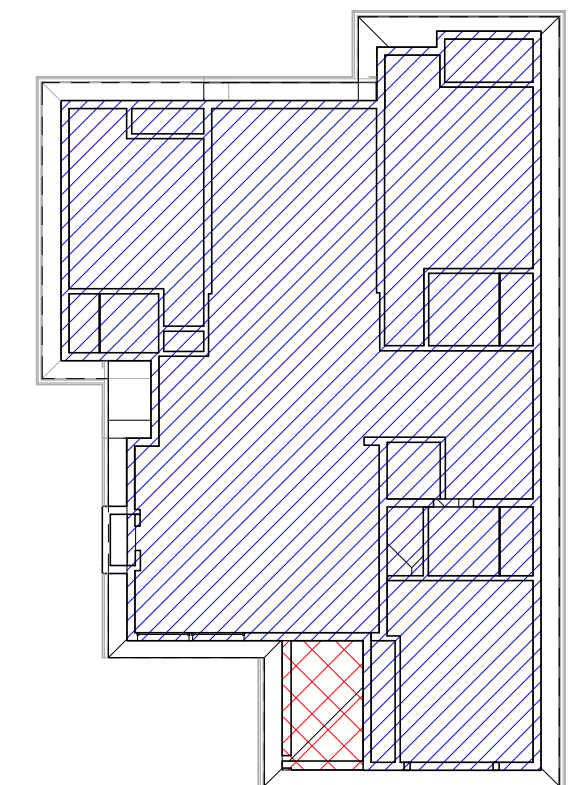
LEGEND OF SURVEY ABBREVIATIONS:

Julio S Pita Digitally signed by Julio S Pita
Date: 2023.08.09 16:14:30 -0400

JULIO S. PITA, P.S. & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

SURVEY

BUILDING COVERAGE	
STRUCTURE	S/F
BUILDING	1,908.48 S/F
COVERED PATIOS / ENRY	72.50 S/F
TOTAL BUILDING COVERAGE	1,980.98 S/F
TOTAL LOT AREA	6,240.00 S/F
TOTAL LOT COVERAGE PERCENTAGE (1,980.98 S/F / 6,240.00 S/F) x 100 = 32 %	



SQUARE FOOTAGE TABLE

SQUARE FOOTAGE CALCULATION- NEW		LEGEND	
LIVING AREA	= 1,908.48 S/F		LIVING AREA = 1,908.48 S/F
COVERED ENTRY	= 72.50 S/F		COVERED AREA = 72.50 S/F
TOTAL AREA	= 1,980.98 S/F	A/C AREA	= 1,908.48 S/F
SQUARE FOOTAGE CALCULATION- EXISTING		NON-A/C AREA	= -
LIVING AREA	= 1,604.74 S/F		
NON-LIVING AREA	= 303.74 S/F		
COVERED ENTRY	= 72.50 S/F		
TOTAL AREA	= 1,980.98 S/F		

ZONING DATA -SETBACKS		
	EXIST/ REQ.	EXISTING/ NEW
LOT AREA	6,000.00 S/F	6,240.00 S/F
LOT COVERAGE	MAX 40%	32%
SETBACKS REQUIRED		
ZONE DISTRICT : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY		
	REQUIRED (squarefeet)	EXISTING (squarefeet)
LOT AREA	MIN 6,000.00 S/F	6,240.00 S/F
SETBACKS		
	REQUIRED	EXISTING
FRONT:	25'-0"	39.20' / 25'
SIDE:	5 ft. - up to 22 ft. in height	10.50' / 5.00' / 4.95' / 4.80'
CORNER SIDE:	25% of lot width but not greater than 25 ft.	-
REAR:	15'-0"	38.6' / 38.5'
HEIGHT LIMITS	35'-0" MAX	1 STORIES, APPROX 13.8'
APPLICABLES CODE 2020 FLORIDA BUILDING CODE, 7TH EDITION.		

SEAL / SIGNATURE

ROLANDO NIGALIONI
PE 60494

RN
ENGINEERING INSPECTION
& CONSTRUCTION

7837 W Sample Road,
Suite 104, Coral Spring,
FL 33065
P (954) 656-2594
F (954) 656-2595
rolando@RNEIC.com
www.RNEIC.com

INTERIOR RENOVATION TO A FAMILY RESIDENCE

PROPERTY ADDRESS
**3314 NE 15TH COURT,
Fort Lauderdale
FL. 33304**

CONSULTANTS

URBANDOMUS
CONSTRUCTION

3350 SW 148 AV.
MIRAMAR FL. 33027
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www.urbandomus.net

OWNER
FABIO FAERMAN

REVISIONS		
#	DESCRIPTION	DATE
1	Revision 1	08.14.23

ISSUE DATE
12.01.2022

PHASE
PERMIT SET

DRAWING
SITE PLAN

DRAWING NUMBER

G-001

INTERIOR RENOVATION TO A FAMILY RESIDENCE

3314 NE 15TH COURT, FORT LAUDERDALE FL. 33304

GENERAL NOTES

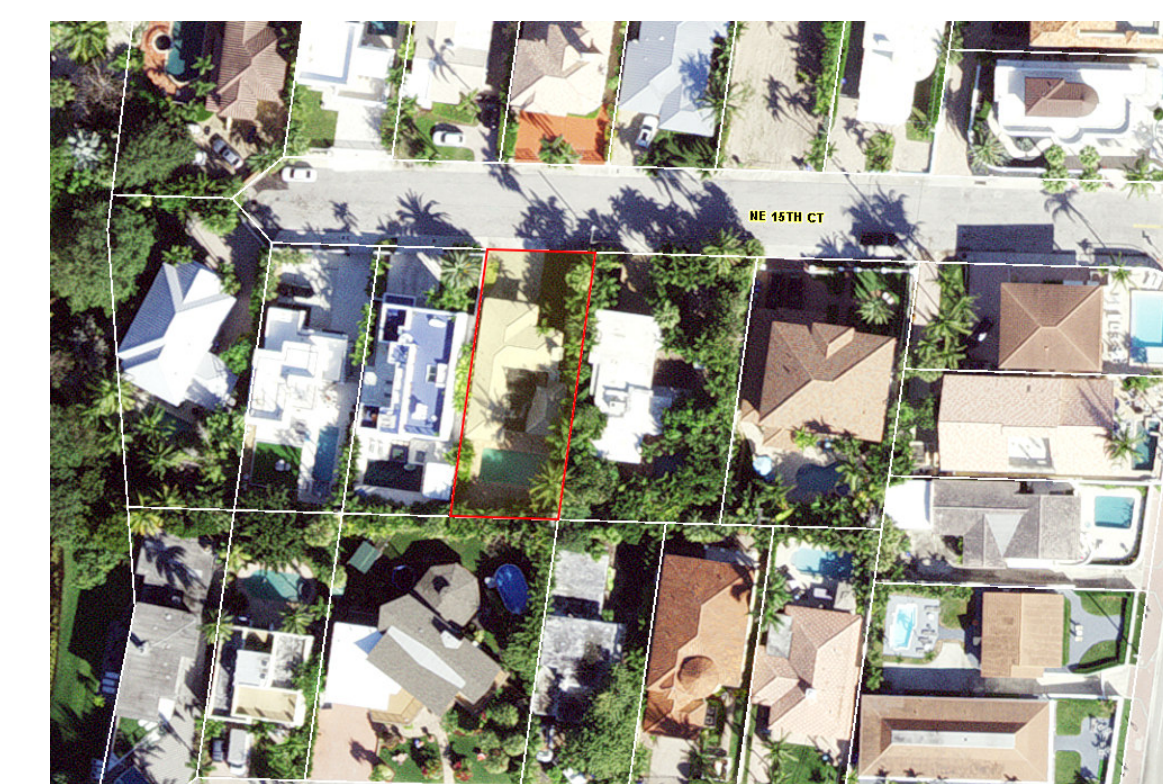
- THE GENERAL NOTES AND CONSTRUCTION DOCUMENTS HEREWITH SHALL APPLY TOT HE WORK OF THIS PROJECT, AND SHALL BE CAREFULLY REVIEWED BY THE GENERAL CONTRACTOR AND ALL HIS SUBCONTRACTORS. THE GENERAL CONTRACTOR SHALL COORDINATE EACH SUBCONTRACTORS WORK WITH OTHER SUBCONTRACTORS WORK ASSOCIATED WITH THIS PROJECT.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL CARRY WORKMEN COMPENSATION INSURANCE IN STATUTORY AMOUNTS AS REQUIRED BY LAW. TO THE FULLEST EXTENT PERMITTED BY LAW, THE GENERAL CONTRACTOR AND ALL OF HIS SUBCONTRACTORS SHALL INDEMNIFY & HOLD HARMLESS THE OWNER, ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE WORK ASSOCIATED WITH THIS PROJECT.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSION AT THE JOBSITE. THE GENERAL CONTRACTOR SHALL COORDINATE ACTUAL FIELD CONDITIONS WITH THE WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING AND ANY CONSTRUCTION, AND NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED. BY SUBMISSION OF A BID FOR CONSTRUCTION, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ACKNOWLEDGE PERFORMING THE ABOVE INSPECTION, AND INCLUDE IN HIS PROPOSAL ALL COSTS AND/OR FEES PERTAINING TO THE COMPLETION OF THE PROJECT AS INTENDED IN THE BIDDING CONSTRUCTION DOCUMENT SET AND ANY ADDENDA. THESE COSTS MIGHT INCLUDE, BUT ARE NOT LIMITED TO THE REMOVE, RELOCATION, AND/OR REPAIR OF ANY EXISTING OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN PERFORMANCE THE WORK.
- ALL WORK PERFORMED FOR THIS PROJECT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION THE CURRENT **FLORIDA BUILDING CODE 2020**. AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE UTILIZED. ALL MODIFICATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO, OR AT THE TIME OF PERMITTING. ANY REQUIRED CHANGES SHALL BE SHOWN, AS DETERMINED BY THE ARCHITECT, ON REVISED DRAWING ISSUED TO GENERAL CONTRACTOR. ANY ADJUSTMENTS TO CONSTRUCTION FEES SHALL TAKE PLACE AT THIS TIME, AND BE SUBMITTED FOR APPROVAL OF THE ARCHITECT AND OWNER.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE ARRANGEMENTS FOR, OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED OR HIS PORTION OF WORK.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER & ARCHITECT OFF AL MANDATORY BUILDING INSPECTIONS REQUIRED B THE BUILDING DEPARTMENT TO BE MADE BY THE ARCHITECT OR ANY OF HIS ENGINEERS UPON ISSUANCE OF THE PERMIT. THE GENERAL CONTRACTOR MUST CONTACT THE OWNER & AND ARCHITECT PRIOR SCHEDULING THE INSPECTION WITH THE BUILDING OFFICIAL SO THAT THE ENGINEER CAN CONDUCT THE SAME INSPECTION AND INITIAL THE INSPECTION LOG AS REQUIRED BY **THE F.B.C. 2020**.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST BE AWARE OF ALL COMMENTS AND NOTES MADE BY THE BUILDING OFFICIAL UPON THE FINAL PERMITTED JOBSITE SET OF CONSTRUCTION DOCUMENTS, AND SHALL INCORPORATE ALL INFORMATION WITHIN THE APPLICABLE CONTRACTOR'S SCOPE OF WORK. IT SHALL, AS WELL, BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP AN AS-BUILT SET OF CONSTRUCTION DOCUMENTS, AND TO NOTIFY THE OWNER & ARCHITECT OF ANY AND ALL CHANGES MADE DUE TO FIELD DIRECTIVES BY THE BUILDING INSPECTORS. UPON SUBSTANTIAL COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL DELIVER THE AS-BUILT SET OF CONSTRUCTION DOCUMENTS TO THE ARCHITECT, WITH ALL AUTHORIZED FIELD CHANGES VERY CLEARLY INDICATED IN RED INK OR PENCIL.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO APPLICABLE COUNTY FLOOD CRITERIA, FEDERAL FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, AND APPLICABLE GOVERNING AGENCY. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- THE GENERAL CONTRACTOR AND AL SUBCONTRACTORS SHALL BE INDIVIDUALLY RESPONSIBLE FOR THE PROTECTION OF BUILDING OCCUPANTS FROM ALL HAZARD ASSOCIATED WITH HIS PARTICULAR WORK. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL BARRICADES, BARRIERS, AND DUST CONTROL SYSTEMS NECESSARY TO PROTECT THE HEALTH AND SAFETY OF THE BUILDING OCCUPANTS, AND TO KEEP THE BUILDING WATERTIGHT.
- WRITTEN DIMENSIONS AND NOTES ARE TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS OR NOTES ARE NOT INDICATED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING AND PATCHING THAT MAY BE REQUIRED TO PROPERLY THE WORK OF HIS CONTACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTOR. ANY FEES/COSTS INCURRED TO REPAIR DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE SUBCONTRACTOR RESPONSIBLE THEREFOR.
- THE GENERAL CONTRACTOR SHALL SUBMIT PRODUCT APPROVALS, SHOP DRAWINGS, SAMPLES, AND EQUIPMENT SPECIFICATION SHEETS AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: PRECAST CONCRETE, PREFABRICATED STAIRS, RAILINGS, WINDOWS, DOORS, GLASS BLOCK, STORM SHUTTERS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, CABINETRY, AND FINISHES. ALL SUBMITTALS SHALL BE DELIVERED TO THE OWNER SUFFICIENTLY IN ADVANCE TO ALLOW FOR REVIEW. PROCUREMENT AND/OR FABRICATION SHALL NOT COMMENCE UNTIL SUBMITTALS ARE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT, AND/OR ENGINEER.
- ALL REQUIRED LAB TESTS PERTAINING TO THE PROJECT SHALL BE PERFORMED AS THE SOLE EXPENSE OF THE GENERAL CONTRACTOR, AND BY A LICENSED TESTING LABORATORY UNDER SUPERVISION OF A FLORIDA REGISTERED ENGINEER. TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS APPROVAL EACH TIME A TEST IS COMPLETED.
- THE GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS SHALL FURNISH BE SOLELY RESPONSIVE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN THE PLUMPNESS AND STABILITY OF STRUCTURAL ELEMENTS. THIS SHALL APPLY EVEN TO THOSE STRUCTURAL MEMBERS NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
- AFTER COMPLETION OF CONSTRUCTION ON A DAILY BASIS, ALL WORK AREAS SHALL BE LEFT CLEAN AND FREE OF ANY JOINT COMPOUND, PLASTER, STUCCO, PAINT SMEARS OR SPLATTERS, AND THE WORK AREA IS TO BE BROOM CLEANED.
- ALL WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS, AND PERFORMED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE GIVEN A ONE (1) YEAR WARRANTY FROM THE DATE OF THE CITY OR COUNTY'S FINAL INSPECTION, AND WITH THE OWNERS APPROVAL OF SATISFACTION. DURING THIS PERIOD, THE CONTRACTOR AGREES TO REPAIR AND/OR REPLACE, AS NECESSARY, ANY WORK PERFORMED UNDER HIS CONTRACT WHICH IS DEFECTIVE OR DAMAGED DUE TO CIRCUMSTANCES ASSOCIATED WITH THE WORKMANSHIP OF THE GENERAL CONTRACTOR'S WORK FORCE, OR THAT OF HIS SUBCONTRACTORS.
- THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF CONSTRUCTION AND REMAIN THE PROPERTY OF THE ARCHITECT, ANY REPRODUCTION OF SAID DRAWINGS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, IS STRICTLY PROHIBITED BY COPYRIGHT PROTECTION LAWS.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A SCHEDULE OF VALUES FOR ALL SEGMENTS OF WORK, AND A PROJECT SCHEDULE IN THE FORM OF A FLOWSHEER OR BAG GRAPH. THE SCHEDULE OF VALUES SHALL BE THE ESTABLISHED "100% COMPLETE" DOLLAR AMOUNTS TO BE USED IN ALL PAYMENT REQUISITIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH SIGNED, PARTIAL RELEASE OF LIENS IN ACCURATE DOLLAR AMOUNTS FROM ALL SUPPLIERS, SUBCONTRACTORS AND CONTRACTORS PRIOR TO RECEIVING DRAW PAYMENTS, WITH FINAL RELEASES OF LIENS IN FULL DOLLAR AMOUNTS PRIOR TO RECEIVING FINAL PAYMENT.
- THE GENERAL CONTRACTOR MAY NOT SUBSTITUTE ANY MATERIALS SPECIFIED IN THE CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE OWNER ARCHITECT.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL APPLICABLE INSURANCE POLICIES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH PROOF OF RENEWAL AS OF THE DAY OF RENEWAL OF PREVIOUS POLICIES BEFORE ANY ADDITIONAL PAYMENTS WILL BE MADE BY THE OWNER.

SHOP DRAWINGS

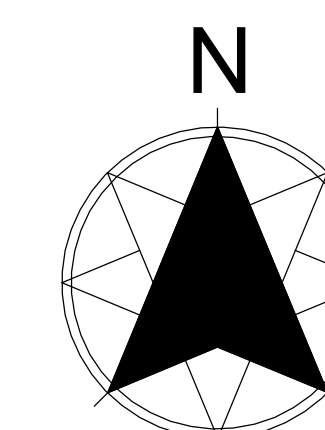
ALL SHOP DRAWINGS SHALL BE THOROUGHLY CHECKED BY THE GENERAL CONTRACTOR AND APPLICABLE SUBCONTRACTOR, AND SHALL BEAR CHECKER'S SIGNATURE BEFORE BEING SUBMITTED TO THE OWNER FOR APPROVAL. WHEN REVIEWED BY THE ARCHITECT OR ENGINEER ON BEHALF OF THE OWNER, SUCH REVIEW SHALL BE FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED INT HE CONSTRUCTION DOCUMENTS. APPROVAL WILL NOT RELIEVE THE GENERAL CONTRACTOR AND APPLICABLE SUBCONTRACTOR OF THEIR RESPONSIBILITY FOR QUANTITY, FIT, DIMENSIONS, MEANS, SEQUENCES, METHODS, AND PROCEDURES, NOR FOR ANY DEVIATION FROM THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

PROJECT DATA	
PID # 494331010350	
PROPERTY TYPE : RESIDENTIAL	
PROPERTY ADDRESS: 3314 NE 15TH COURT, FORT LAUDERDALE, FL. 33304	
CURRENT OWNER : FAERMAN, FABIO / GROSMAN, KARINA	
ZONING : SINGLE FAMILY RESIDENTIAL RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY	
ACTUAL AREA : 1599 SQ-FT.	
LEGAL DESCRIPTION LAS OLAS BY THE SEA EXT 3-8 B LOT 16 BLK 9	
APPLICABLE CODES 2020 FBC SEVEN EDITION, EXISTING BUILDING	
SCOPE OF WORK	
PROPOSED ALTERATION CLASSIFICATION OF WORK : LEVEL 3 ALTERATION AS PER FBC-2020, 7TH EDITION, SECTION 604 FOR EXISTING BUILDING. 604.1 LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.	
SCOPE OF WORK	
INTERIOR RENOVATION TO A FAMILY RESIDENCE INCLUDING:	
<ul style="list-style-type: none"> - GARAGE CONVERSION TO A ROOM, A NEW BATHROOM, AND A/C ROOM. -INSTALL NEW PARTITION WALLS. -RE-CONFIGURE INTERIOR PARTITIONS IN EXISTING BATHROOMS AND KITCHEN -REPLACE EXISTING WINDOW DUE TO FIRE DAMAGE / MODIFICATION AND INSTALL IMPACT WINDOW AND IMPACT EXTERIOR DOOR. -REPLACE ALL INTERIOR DOORS AND FRAMES. 	
ELECTRICAL JOB :	
<ul style="list-style-type: none"> - REPLACE EXIST PANEL AND INSTALL NEW PANEL AS SHOWING IN THE PLANS - ADDING NEW ELECTRICAL CIRCUITS. 	
PLUMBING JOB :	
<ul style="list-style-type: none"> - EXISTING BATHROOMS AND KITCHEN: NEW PLUMBING FIXTURES, CONNECT TO EXISTING PLUMBING LINES. - REMODEL BATHROOMS FIXTURES. - NEW BATHROOM, NEW PLUMBING FIXTURES, NEW PLUMBING LINES CONNECT TO EXISTING SYSTEM. 	
MECHANICAL JOB :	
<ul style="list-style-type: none"> - REPLACE A.H.U. - INSTALL NEW A/C VENTS AND DUCTS. 	

DRAWING INDEX	
SHEET #	SHEET TITLE
G-000	GRAL. NOTES -DATA- SCOPE OF WORK- INDEX -LOCATION MAP
G-001	SITE PLAN
A-101	EXISTING-DEMO/ FLOOR PLAN
A-102	PROPOSAL FLOOR PLAN
A-201	ELEVATIONS EXISTING-DEMO
A-202	ELEVATIONS PROPOSAL
A-203	SCHEDULE DETAILS
A-301	SECTIONS EXISTNG / PROPOSAL
A-501	ARCHITECTURE DETAILS
M-1	MECHANICAL PLAN
M-2	MECHANICAL DETAILS
E-1	ELECTRICAL PLAN
P-1	PLUMBING PLAN
P-2	WATER PLUMBING PLAN
P-3	SANITARY ISOMETRIC PLAN



1 LOCATION MAP
SCALE : N. T. S



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ROLANDO NIGAGLIONI
PE 60494



7837 W Sample Road,
Suite 104, Coral Spring,
FL 33065
P (954) 656-2594
F (954) 656-2595
rolando@RNEIC.com
www.RNEIC.com

INTERIOR RENOVATION TO A FAMILY RESIDENCE

PROPERTY ADDRESS

3314 NE 15TH
Court,
Fort Lauderdale
FL. 33304

CONSULTANS



URBANDOMUS
CONSTRUCTION

3350 SW 148 AV.
MIRAMAR FL. 33027
(954) 874 1714
www.urbandomus.net

OWNER

FABIO FAERMAN

REVISIONS

#	DESCRIPTION	DATE
1	Revision 1	08.14.23

ISSUE DATE

12.01.2022

PHASE

PERMIT SET

DRAWING

GRAL NOTES -DATA
-SCOPE OF WORK-
INDEX- LOCATION MAP

DRAWING NUMBER

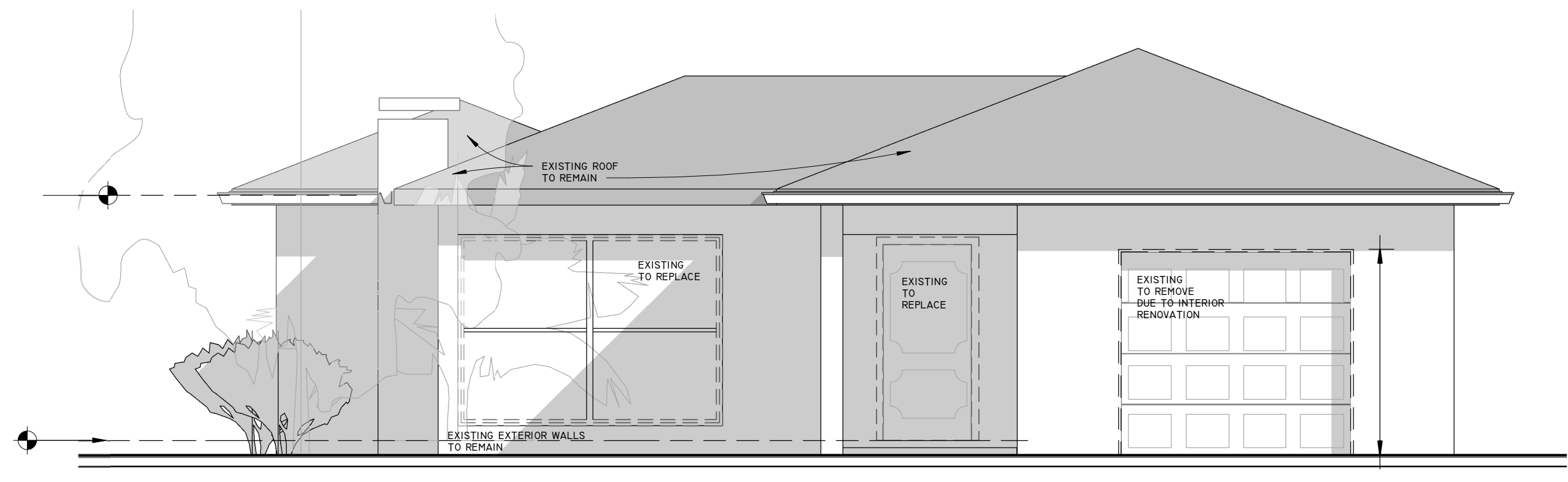
G-000

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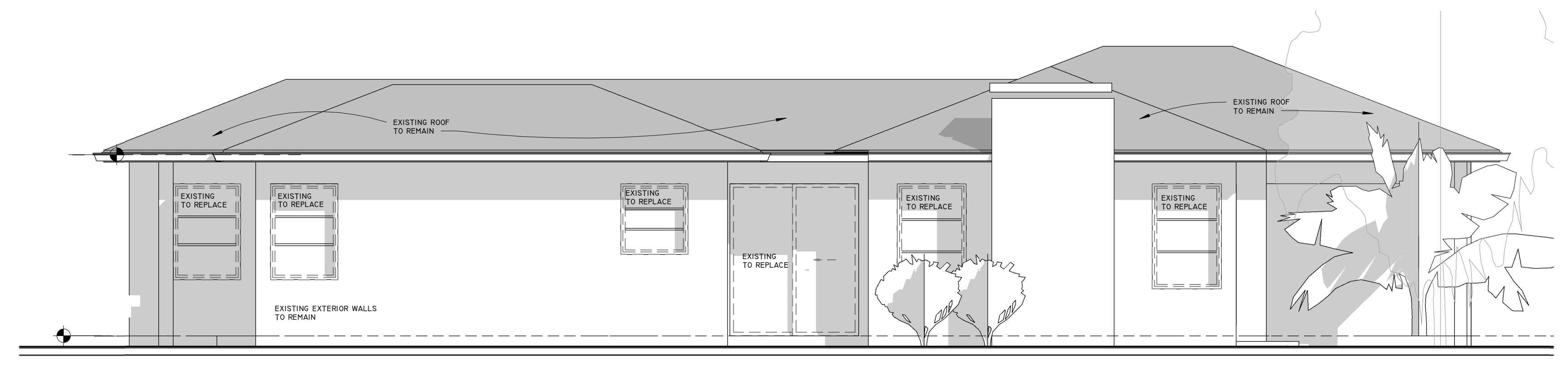


REVISIONS

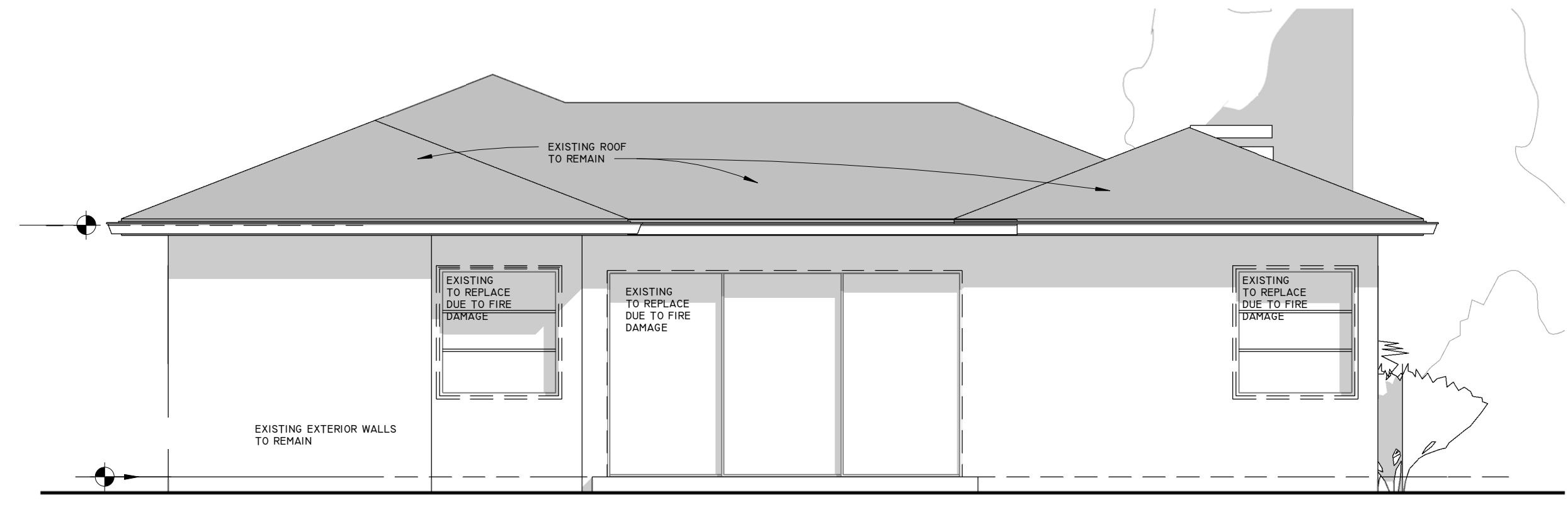
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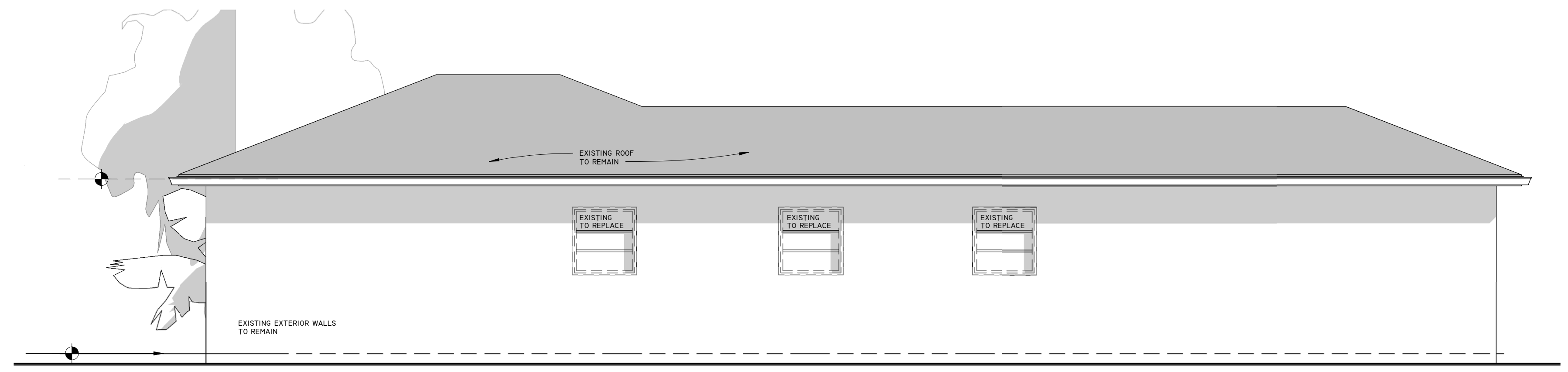
○ FACADE NORTH / EXISTING



○ FACADE EAST / EXISTING



○ FACADE SOUTH EXISTING



○ FACADE WEST EXISTING

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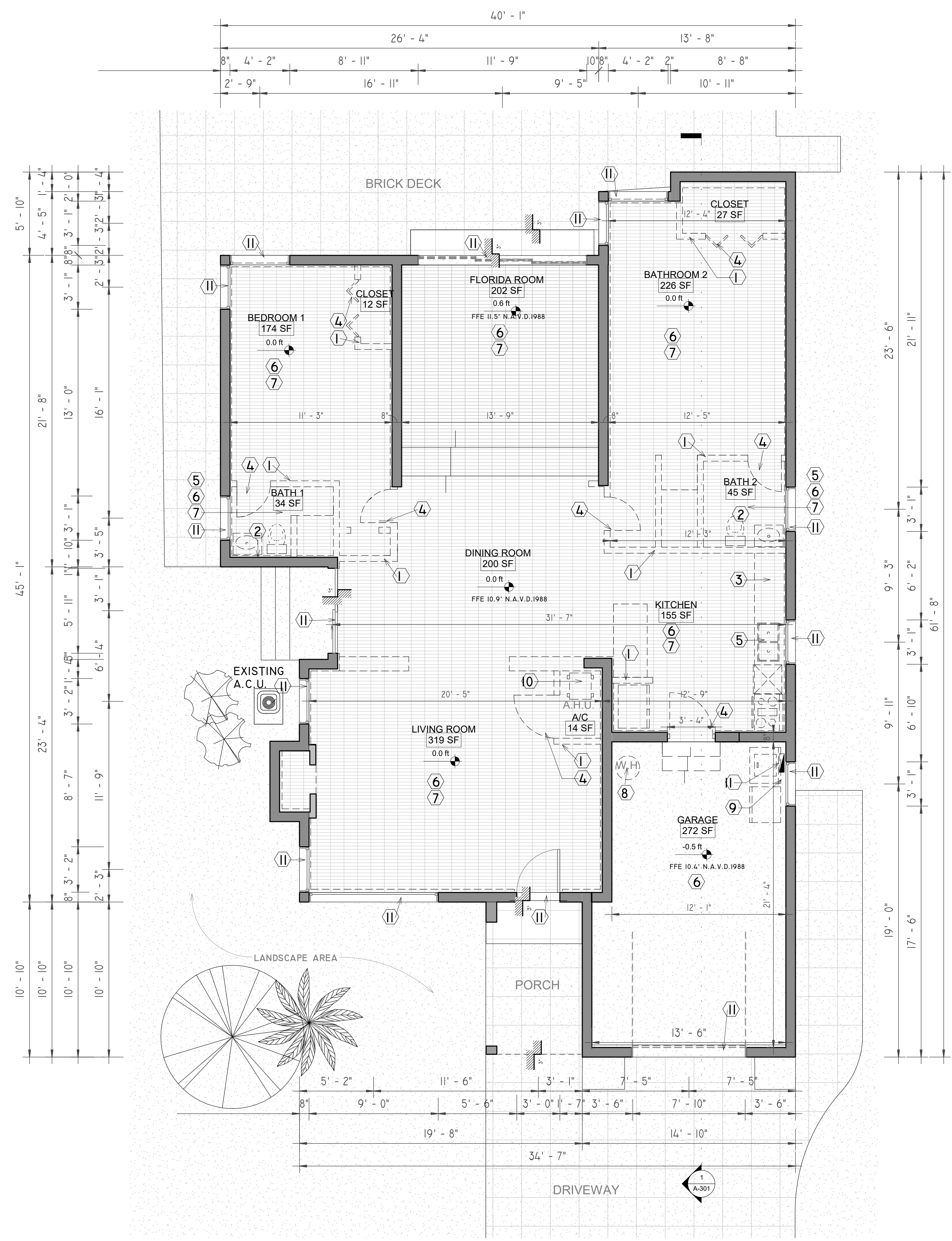
PERMIT SET

DRAWING

EXISTING-DEMO/
FLOOR PLAN

DRAWING NUMBER

A-101



EXISTING-DEMO LEGEND	
SYMBOL	
1	REMOVE EXISTING INTERIOR PARTITION WALL
2	REMOVE EXISTING FLOORING AND TILE ON WALLS
3	REMOVE EXISTING KITCHEN CABINETS, COUNTERTOPS AND APPLIANCES
4	REMOVE EXISTING DOOR.
5	REMOVE EXISTING PLUMBING FIXTURES AS INDICATED IN PLAN
6	REMOVE EXISTING ELECTRICAL DEVICES AND LIGHTING FIXTURES.
7	REMOVE EXISTING A/C DUCTS AND VENTS.
8	EXISTING WATER HEATER TO BE REPLACED
9	EXISTING ELECTRICAL PANEL TO BE REPLACED, 200A.
10	EXISTING A.H.U. TO BE REPLACED
11	EXISTING WINDOW / DOOR TO BE REPLACED

LEGEND	
WI	INDICATES EXISTING 8" x 8" x 16" MANSORY UNITS TO RECEIVE ONE LAYER OF 1/2" DRYWALL FINISH OVER 1" x 2" PT WOOD STRIPS @ 24" O.C. AND ALUMINUM FOIL INSULATION WITH "R" = 3.0 VALUE
W2	3-5/8" MTL STUDS FRAMING (25 GAUGE) @24" O.C. WITH ONE LAYER OF 5/8" GYP. BD.EACH SIDE.
W3	FOR T-3 SEE BATHROOM WET WALL DETAIL.
---	EXISTING DEMOLISHED, TO BE REMOVED AND DISPOSED ACCORDINGLY
XXXX	AREA MARK
X	DOOR TYPE MARK
X	WINDOW TYPE MARK
⊙	LEVEL

GENERAL DEMOLITION NOTES

- ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER TO ALL DEVICE (I.E. SWITCHES, CIRCUIT BREAKERS, RECEPTACLES, PANELBOARD, DISCONNECTS, ETC.) WITHIN AREA OF WORK. E.C. SHALL VERIFY THAT ALL ELECTRICAL EQUIPMENT IN THE AREA OF WORK IS ELECTRICALLY SAFE FOR REMOVAL PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- PRIOR TO DEMOLITION, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY, LOCK, AND TAG ALL AFFECTED ELECTRICAL CIRCUITS. ALL OLD WIRING NOT TO BE REUSED SHALL BE REMOVED, AND THE REMAINING WIRING SHALL BE PROPERLY SUPPORTED.
- ANY WORK WHICH REQUIRES A DISCONNECTION FROM / DISRUPTION OF EXISTING SYSTEM (I.E. ELECTRICAL, PHONE, DATA, ETC.) BEYOND THOSE AREAS UNDER DEMOLITION SHALL BE SCHEDULED/COORDINATED WITH THE OWNER, PRIOR TO DISRUPTION, WITH SUFFICIENT NOTIFICATION SO THAT ARRANGEMENTS MAY BE MADE AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. REQUEST FOR PERMISSION TO DISRUPT OR INTERRUPT THE SERVICE OF ANY UTILITY, WHICH IS SUBMITTED ON SHORT NOTICE, WILL NOT BE ACCEPTED AS A BASIS FOR A TIME EXTENSION.
- ALL EXISTING ELECTRICAL, MECHANICAL AND PLUMBING INSTALLATION NO MORE IN USE SHALL BE REMOVED, CAPPED OR ABANDONED, IN PREVENTION OF FUTURE INJURIES TO PERSONS AND DAMAGE OF PROPERTY.
- WATER SERVICE MUST BE CLOSED PRIOR TO COMMENCEMENT OF DEMOLITION, AND NO SANITARY OR VENT PIPING WITHIN THE AREA OF WORK SHALL BE LEFT UNCAPPED FOR ANY PERIOD OF TIME, FOR THE DURATION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND DUST BARRIERS WHERE NECESSARY TO PROTECT BUILDING OCCUPANTS AND THOSE AREAS NOT UNDER CONSTRUCTION FROM DAMAGE & DEBRIS.
- NOTE THAT ANY DEMOLITION ITEM WHICH HAS BEEN NOTED AS "TO BE DISCARDED" SHALL BE RETURNED TO THE OWNER UPON REQUEST.
- CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DEMOLITION REQUIREMENTS AND COORDINATE ALL DEMOLITION WORK WITH ELECTRICAL AND MECHANICAL CONTRACTORS PRIOR TO COMMENCEMENT OF THE PROJECT.
- EXISTING EXTERIOR MASONRY WALLS AND EXTERIOR FINISH TO REMAIN-PATCH AND REPAIRS AS REQUIRED.
- EXTREME CARE MUST BE TAKEN TO NOT DISTURB THE STRUCTURALLY INTEGRITY OF THE REMAINING ADJACENT STRUCTURE AND THE REMAINING PORTIONS OF THIS BUILDING DURING DEMOLITION WORK.
- NO REMOVAL OF ASBESTOS IS REQUIRED SINCE THERE IS NO PRESENCE OF SAME.
- NOTIFY ARCHITECT IMMEDIATELY IF AN UNFORESEEN SITUATION SHALL ARISE.
- EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. SPRINKLER HEADS TO BE ADJUSTED AS NEEDED TO ACCOMMODATE NEW CEILING HEIGHT AND NEW FLOOR PLAN - SEE REFLECTED CEILING PLAN.

EXISTING-DEMO FLOOR PLAN
SCALE : 1/4" = 1'-0"

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OWNER
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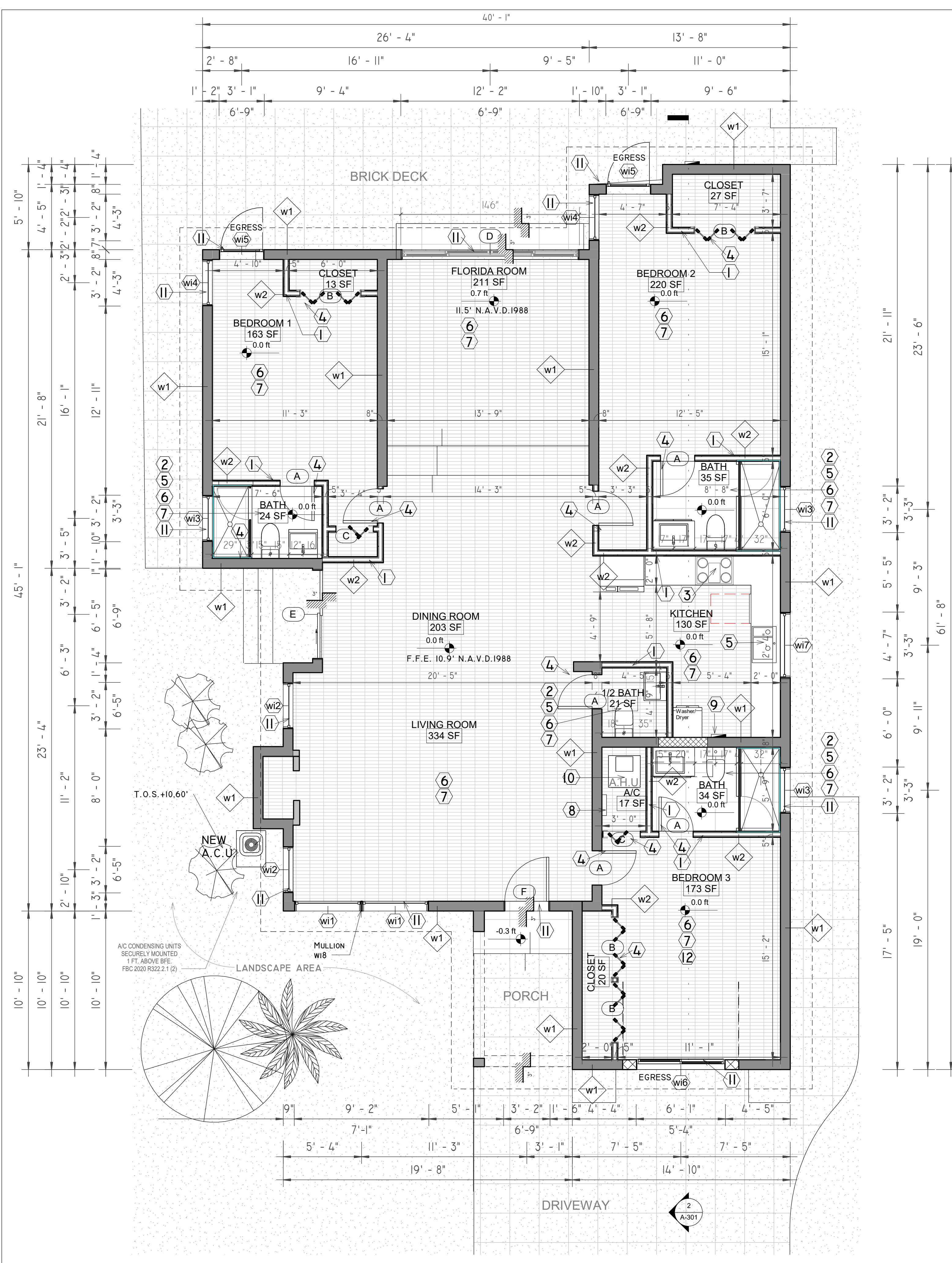
PROPOSED FLOOR PLAN

DRAWING NUMBER

A-102

LEGEND-PROPOSED	
1	INSTALL NEW PARTITION WALL.
2	INSTALL NEW FLOORING AND WALL TILES
3	INSTALL NEW KITCHEN CABINETS, COUNTERTOPS AND APPLIANCES .
4	INSTALL NEW DOOR.
5	NEW PLUMBING FIXTURES CONNECT TO EXISTING PLUMBING / SEWER LINES.
6	INSTALL NEW ELECTRICAL DEVICES AND LIGHTING FIXTURES
7	NEW A/C DUCTS AND VENTS, REPLACING EXISTING, CONNECT NEW TO NEW A.H.U.
8	EXISTING WATER HEATER TO BE REPLACED BY A TANKLESS W.H. WITH SAME CAPACITY
9	NEW ELECTRICAL PANEL, 200A
10	NEW A.H.U.
11	REPLACE EXIST. EXTERIOR WINDOW / DOOR. INSTALL IMPACT WINDOWS / EXTERIOR DOORS.
12	RAISE TOP LEVEL OF GARAGE FLOOR TO BE THE SAME AS FFE

LEGEND	
	INDICATES EXISTING 8" X 8" X 16" MANSORY UNITS TO RECEIVE ONE LAYER OF 1/2" DRYWALL FINISH OVER 1" X 2" PT WOOD STRIPS @ 24" O.C. AND ALUMINUM FOIL INSULATION WITH 'R' = 3.0 VALUE
	3-5/8" MTL STUDS FRAMING (25 GAUGE) @24 O.C. WITH ONE LAYER OF 5/8" GYP. BD.EACH SIDE.
	FOR T-3 SEE BATHROOM WET WALL DETAIL.
	EXISTING DEMOLISHED, TO BE REMOVED AND DISPOSED ACCORDINGLY
	AREA MARK
	DOOR TYPE MARK
	WINDOW TYPE MARK
	LEVEL



1 PROPOSED FLOOR PLAN
SCALE : 1/4" = 1'-0"

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name FABIO FAERMAN AND KARINA GROSMAN (SURVEY NO 23-0729)				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3314 NE 15TH COURT				Company NAIC Number:	
City FORT LAUDERDALE		State Florida		ZIP Code 33304	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) FOLIO # 4943 31 01 0350, LAS OLAS BY THE SEA EXT 3-8 B LOT 16 BLK 9					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>26°08'51.0"N</u> Long. <u>80°06'09.6"W</u> Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>276.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF FORT LAUDERDALE 125105			B2. County Name BROWARD		B3. State Florida
B4. Map/Panel Number 12011C0388	B5. Suffix H	B6. FIRM Index Date 08-18-2014	B7. FIRM Panel Effective/ Revised Date 08-18-2014	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3314 NE 15TH COURT			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33304	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BCED: 3902 ELEV = 10.52' Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|--|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | 10.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____ | 11.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____ | 10.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ | 10.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | 9.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | 10.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name JULIO S. PITA	License Number 5789			
Title PROF. SURVEYOR AND MAPPER				
Company Name THOMAS J KELLY INC				
Address 9495 SW 99 STREET				
City MIAMI	State Florida		ZIP Code 33176	
Signature Julio S Pita	Digitally signed by Julio S Pita Date: 2023.05.28 13:17:18 -0400	Date 05-25-2023	Telephone (786) 242-7692	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
 A5. OBTAINED BY HAND HELD MAGELLAN GPS MODEL 500
 FLOOD ZONE DETERMINED BY FEMA MAPS
 C2-E LOWEST ELEVATION OF MACHINERY OR EQUIPMENT-A/C ON SLAB.
 C.O.R. ELEVATION = 10.01'

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3314 NE 15TH COURT			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33304	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3314 NE 15TH COURT	Policy Number:		
City FORT LAUDERDALE	State Florida	ZIP Code 33304	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3314 NE 15TH COURT			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33304	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption

FRONT VIEW 05-25-2023

Clear Photo One



Photo Two

Photo Two Caption

REAR VIEW 05-25-2023

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3314 NE 15TH COURT			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33304	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption

SIDE VIEW 05-25-2023

Clear Photo Three

Photo Four

Photo Four Caption

Clear Photo Four

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. PLW-BOA-23112008

APPLICANT: Fabio Faerman

PROPERTY: 3314 NE 15th Fort Lauderdale

PUBLIC HEARING DATE: Dec 13 2023

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

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
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.
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.
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.
Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division 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.
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 28 day of November 2023

(SEAL)



NOTARY PUBLIC MY COMMISSION EXPIRES: 03/20/2027

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23110008

Sec. 47-3.2.8.1 - Continuation of a nonconforming structure.
Requesting a variance to allow an existing nonconforming garage of a side yard setback of 4.4 feet to be converted to a livable area, whereas a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

Sec. 47-5.31 - Table of dimensional requirements for the R1-B district. (Note A)
Requesting an existing non-conforming garage converted to a living space of an east side yard setback of 4.4 feet, whereas the code allows a minimum side yard setback of 5 feet. A total variance request of 0.6 feet.

PLANNING & ZONING DEPARTMENT
100 W. WILSON AVENUE
FORT LAUDERDALE, FL 33304
CONTACT: 954-688-4444

TO HEAR AND CONFER TO THE BOARD OF ADJUSTMENT MEETING FOR
3314 WILSON AVENUE, FORT LAUDERDALE, FL 33304
WWW.CITYOFFORTLAUDERDALE.COM/PLANNING

3314



3314

CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
 DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: PLN-BOA-23110008

Sec. 47-32.8.1 - Continuation of a nonconforming structure.
 - Requesting a variance to allow an existing nonconforming garage of a side yard setback of 4.4 feet to be converted to a livable area, whereas a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be altered to decrease its nonconformity.

Sec. 47-5.31 - Table of dimensional requirements for the RS-8 district. (Note A)
 - Requesting an existing non-conforming garage converted to a living space of an east side yard setback of 4.4 feet, whereas the code allows a minimum side yard setback of 5 feet. A total variance request of 0.6 feet.

FOR MORE INFORMATION, VISIT THE BOARD OF ADJUSTMENT WEBSITE AT: www.fortlauderdale.gov/boaj
 OR CONTACT THE PLANNING AND ZONING DEPARTMENT AT: planning@fortlauderdale.gov
 700 N.W. 107th Avenue, Suite 100
 Fort Lauderdale, FL 33307
 CONTACT: 954-438-4304

3314

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: DECEMBER 13, 2023 TIME: 6:00 P.M. CASE: FIN-BOA-22118008

Sec. 47-3.2.8.3 - Continuation of a nonconforming structure.
- Requesting a variance to allow an existing nonconforming garage of a side yard setback of 4.4 feet to be converted to a livable area, whereas a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but a nonconforming structure may be allowed to decrease its nonconformity.

Sec. 47-5.31 - Table of dimensional requirements for the R1-B district (Note A1)
- Requesting an existing non-conforming garage converted to a living space of an east side yard setback of 4.4 feet, whereas the code allows a minimum side yard setback of 8 feet. A total variance request of 3.6 feet.

FOR MORE INFORMATION, CONTACT THE CITY ENGINEER AT 305.762.3700 OR VISIT THE CITY WEBSITE AT www.fortlauderdale.gov

APPROVED FOR PUBLICATION BY THE CITY ENGINEER
DATE: 12/08/2023
CONTACT: THE SEA OFFICE