



BOARD OF ADJUSTMENT MEETING NOTICE

Date: September 27th, 2024

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, October 8th, 2024 at 6:00 pm.**

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-24080008
OWNER:	DEVOVE, THIERRY & VALERIE
AGENT:	BARTHE, FREDERIC M. ESQ
ADDRESS:	1741 SOUTH EAST 58 TH STREET/ NORTHEAST 17 TH ROAD, FORT LAUDERDALE, FL 33334
LEGAL DESCRIPTION:	LOT 16, AND 17, BLOCK 8, CORAL RIDGE ISLES, ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLOT BOOK 45, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	1
REQUESTING:	<u>Sec. 47-24.5. A.4.b.- Resubdivision of lots of record.</u>

- Requesting a variance to allow the recombination of Lots 16 and 17 without replatting such that Lot 16 is increased in size from the platted lot size by 1,178 square feet to 11,754 square feet while lot 17 is decreased in size by 1,178 square feet to 10,391 square feet.

Please Note: As per Sec. 47-24.5.A.4.b.i, in the RS-4.4, RS-8 and RD-15 districts lots or parcels may be recombined without replating provided the resulting lots are not reduced in size below that in the original subdivision of record, except that each unit of a duplex in an RD-15 district may be on a separate lot of three thousand (3,000) square feet.

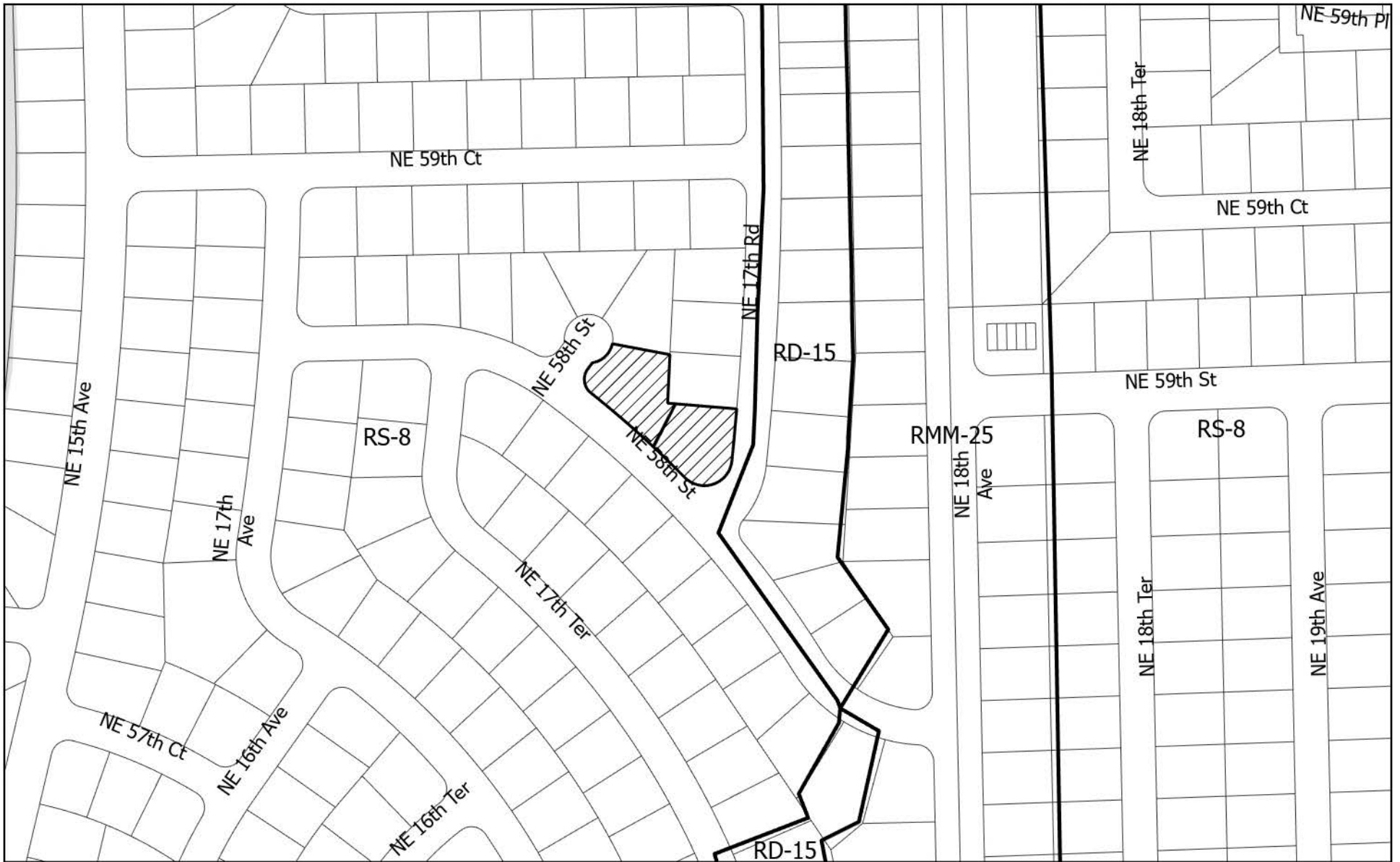
To watch and listen to the meeting, please visit:
<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

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

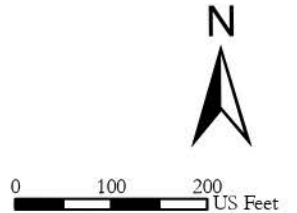
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-24080008

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA- 24080008

Sec. 47-24.5. A.4.b.- Resubdivision of lots of record.

b. Lands platted after June 4, 1953. A lot or parcel specifically delineated in a plat recorded after June 4, 1953 which is less than five (5) acres in size and is reduced in size in combination with enlarging an abutting specifically delineated lot or parcel provided the resulting lots satisfy the dimensional requirements of the zoning district in which they are located, as well as these subdivision regulations. In addition, any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan must have been conveyed to the public by deed or grant of easement. In addition:

- i. In the RS-4.4, RS-8 and RD-15 districts lots or parcels may be recombined without replatting provided the resulting lots are not reduced in size below that in the original subdivision of record, except that each unit of a duplex in an RD-15 district may be on a separate lot of three thousand (3,000) square feet.
- ii. In all other districts, lots may be divided or recombined without replatting.

Records

Showing 1-21 of 21

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Sheet #	Dir	Sheet Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24080008		Variance	- Board of Adjustment (BOA)	0		1741	NE	58	ST		Open
<input type="checkbox"/>	BLD-GEN-24060607	Putting in 90' of wood fence	Fence Permit	Structural Permit	0		1741	NE	58	ST		Awaiting C
<input type="checkbox"/>	BLD-ADDNEW-24050015			Address Request - New or Alteration			1741	NE	58	ST		Completed
<input type="checkbox"/>	CE20020853	ILLEGAL DUMPING / SOMEONE DUMPED A COUCH AND A CH...		Cod Cas		MICHAELJ e	1741	NE	58	ST		Closed
<input type="checkbox"/>	PM-17072231	REMOVE, REPLACE 16 X 7 GARAGE DOOR ~NOC	REMOVE, REPLACE 16 X 7 GARAG...	Window and Door Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-17051921 e	AD ADD LP GAS LINE FOR FUTURE BBQ OUTLET	AD ADD LP GAS LINE FOR FUTUR...	Plumbing Gas Permit	0		1741	NE	58	ST		Void
<input type="checkbox"/>	PM-17051572	DRIVEWAY AND BACK PATIO	DRIVEWAY AND BACK PATIO	Residential Paving Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-17021132	LP GAS TANKS 2 AG AND LINES TO GAS HEATER BP ~161...	LP GAS TANKS 2 AG AND LINES ...	Storage Tank Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-16121959	REMODEL EXISTING POOL, ADD NEW SPA, REPLACE DECK ...	REMODEL EXISTING POOL, ADD N...	Residential Pool-Spa-Fountain Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-16121965 e	CONSTRUCTION MIT FOR SFR POOL/SPA BP #16121959	CONSTRUCTION MIT FOR SFR POO...	ROW Site Preparation and Erosion Control Permit	0 e		1741 e	NE e	58 e	ST e		Completed
<input type="checkbox"/>	PM-16121967	PLUMB PIPING FOR BP #16121959	PLUMB PIPING FOR BP #16121959	Plumbing Residential Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-16121968	ELEC FOR POOL/SPA BP #16121959	ELEC FOR POOL/SPA BP #16121959	Electrical Residential Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-16100283	INSTALL 9 WINDOWS AND 1 DOOR WITH IMPACT	INSTALL 9 WINDOWS AND 1 DOOR...	Window and Door Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-16090551	LOW VOLTAGE TO BP 15121657	LOW VOLTAGE TO BP 15121657	Electrical Low Voltage Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-15121657	SINGLE FAMILY RESIDENCE EXPAND MASTER BEDROOM, ~R...	SINGLE FAMILY RESIDENCE EXPA...	Residential Addition Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-15121662	ELECTRIC FOR INTERIOR REMODEL AND PORCH BP ~1512...	ELECTRIC FOR INTERIOR REMODE...	Electrical Residential Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-15121663	PLUMBING FOR INTERIOR REMODEL AND PORCH BP ~1512...	PLUMBING FOR INTERIOR REMODE...	Plumbing Residential Permit	0 e		1741 e	NE e	58 e	ST e		Completed
<input type="checkbox"/>	PM-15121664 e	MECHANICAL FOR INTERIOR REMODEL AND PORCH BP ~15...	MECHANICAL FOR INTERIOR REMO...	Mechanical Residential Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	PM-15121665	ROOF NEW FLAT FOR COVERED PORCH REPLACEMENT 200 S...	ROOF NEW FLAT FOR COVERED PO...	Roof Permit	0		1741	NE	58	ST		Completed
<input type="checkbox"/>	CE15010976 e	L/S FLORIDA PROPERTY 0-OPEN CASES FOUND	BROWN,RUTH J RUTH J BROWN TR	Cod Case			1741	NE	58	ST		Closed
<input type="checkbox"/>	VIO-CE15010976_1 e		BROWN,RUTH J RUTH J BROWN TR e	Violation-CODE Hearing	0 e		1741 e	NE e	58 e	ST e		Closed



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: October 8th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080008

Sec. 47-24.5. A.4.b.- Resubdivision of lots of record.

- Requesting a variance to allow the recombination of Lots 16 and 17 without replatting such that Lot 16 is increased in size from the platted lot size by 1,178 square feet to 11,754 square feet while lot 17 is decreased in size by 1,178 square feet to 10,391 square feet.

Please Note: As per Sec. 47-24.5.A.4.b.i, in the RS-4.4, RS-8 and RD-15 districts lots or parcels may be recombined without replating provided the resulting lots are not reduced in size below that in the original subdivision of record, except that each unit of a duplex in an RD-15 district may be on a separate lot of three thousand (3,000) square 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
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

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



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: 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 request 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 Dates and Deadlines](#) 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 SUBMITTAL PROCESS: Submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: 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](#).

PAYMENT OF 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, special advertising, re-advertising and any other costs associated with the application submittal 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 invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All 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 stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL
Click to access the Board of Adjustment (BOA) page to view previous [Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#).

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: 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 pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request before the board	\$1,219

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-24080008
Date of complete submittal	

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

Property Owner's Name	Thierry Devode and Valerie Devove
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	5755 NE 15 AVE FORT LAUDERDALE FL 33334
E-mail Address	devoveus@gmail.com
Phone Number	954-553-0036
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **PROPERTY OWNER**, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	Frederic M. Barthe, Esq.
Applicant / Agent's Signature	<i>Frederic Barthe</i>
Address, City, State, Zip	17 SE 24th Ave. Pompano Beach, FL 33062
E-mail Address	fbarthelaw@gmail.com
Phone Number	954-536-0467
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	FLORIDA
Existing / New	Existing: <input type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1741 NE 58 Street and NE 17th Road, Fort Lauderdale, FL 33334
Legal Description	See attached
Tax ID Folio Numbers <i>(For all parcels in development)</i>	4942 11 06 1180 and 4942 11 06 1181
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	Approval of the new proposed NW property line even though it reduces the size of Lot 17 by 1,178 sf and UDLR Sec. 47.24.5.A.4.b. requires that lot sizes cannot be reduced when recombined the subject property as re-defined by the proposed property line otherwise complies with all other RS-8 dimensions and use requirements. The proposed new property line is necessary to preserve the pool/spa improvement which were built when Lot 16 and 17 were combined and to respect set back requirements.
Applicable ULDR Sections <i>(Include all code sections)</i>	Sec. 47-24.5. A.4.b and Sec. 47-24.5.A.4.b.i

Current Land Use Designation	00
Current Zoning Designation	RS8
Current Use of Property	Vacant
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	S 25 ft	S 25 ft
Side	E 5 ft	E 5 ft
Side	W 5 f	W 5 ft
Rear	N 15 ft	N 15 ft

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

Answer **All** questions on this page only *if* you are applying for a **VARIANCE**. If additional space is needed, attach an additional page(s) to this page. *If* you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application. Note: A narrative must be submitted in addition to this page.

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 Exhibit A attached

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 Exhibit A attached

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 Exhibit A attached

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 Exhibit A attached

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 Exhibit A attached

AFFIDAVIT: I, Federic Barone the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

[Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 16 day of August, 2024

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

EXHIBIT "A"

2a (a). That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property.

Special conditions and circumstances affect the property are the construction of the pool deck and spa encroaching on Lot 16 encroaching onto Lot 17 thereby necessitating the modification of the lot lines. Without the modification of the lot line, the Lot 16 owner would not have the use of the pool deck and spa and accordingly and the reasonable use of the property as developed would be prevented.

2a (b). That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and

The special and unique circumstances are peculiar to the property at issue are (1) that both Lot 16 and Lot 17 are very large lots that are much larger than the minimum lot size in the RS-8 zoning district and much larger than normal lot sizes in the neighborhood and (2) that the pool deck and spa which were constructed many years ago encroach into Lot 17 such that the conveyance of the lots without the recombination would deprive the Lot 16 owner of the reasonable use of their property as developed. or to such a small number of properties that this is a marked exception to other properties in the neighborhood.

2a (c). That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

The literal application of the ULDR would deprive the owner of a substantial property right for the use and enjoyment of the owners' property as developed in a manner that is enjoyed by other owners in the neighborhood. Most property owners in this zoning district and in this neighborhood have much smaller lots and the recombination of Lots 16 and 17 would not alter the condition that both lots are much larger than the average lots in the neighborhood. Without the recombination of the lots, the Lot 16 owner would be deprived of the use of their property as developed in a manner that is unique to the neighborhood and the zoning district.

2a (d). That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

The unique hardship of the encroachment of the pool deck and spa is not self-created by the existing owner. The construction of the pool, pool deck and spa were completed in accordance with all requirements of the ULDR while the lots were under single ownership. The hardship occurred when the lots were recombined to accommodate the pool deck and spa with the required setbacks and the Section 47-24.5.A.4.b.i of the ULDR was applied even though the resulting recombined Lot 17 remains much larger than required in the RS-8 zoning and much larger than the average lots in the neighborhood.

2a (e). That 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.

The variance is the minimum variance to make possible the reasonable use of the property with the existing pool deck and spa as constructed.

Page 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/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via **Lauderbuild**.

*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: 8/16/2024
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from ALL Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be 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 digitally 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. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- Site Plan**- 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. **Copy sets of Plans must be at half-size scale 11x17"**.
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- 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. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning 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@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **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.

How to Submit Your Application submittal- Submittals must be conducted through the City's Online Citizen Access portal- **LauderBuild**. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be folded to 8 1/2" x 11".



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I Thierry Devove and Valerie Devove ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner OR Name of Corporation]
property located at NE 17th Rd. (4942 11 06 1181) ("Property"), do hereby authorize
[Print Property Address]
Frederic M. Barthe, Esq. ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
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,



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION
BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | 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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.**

WITNESS:

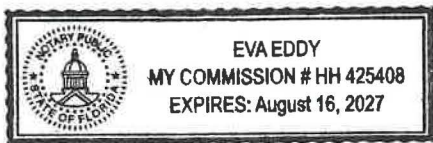
[Signature]
 Witness Signature
GABRIELLE STOCKERT
 Print Name
8/13/2024
 Date

[Signature]
 Signature - Owner/Authorized Individual
THIERRY DEVOVE VALERIE DEVOVE
 Print Name - Owner/ Authorized Individual
Homeowner Homeowner
 Print Title - Authorized Individual

STATE OF FLORIDA
 COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of AUGUST, 2024, by THIERRY DEVOVE & VALERIE DEVOVE, an individual who is personally known to me or has produced FL DIVERS LICENSES as identification

[NOTARY SEAL]



[Signature]
 (Signature of Notary Public - State of Florida)
Aug 16, 2027
 My Commission Expires:
Eva Eddy
 Print, Type, or Stamp Commissioned Name of Notary Public)





150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



1741 NE 58th St



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
494211061010	COMER,ELIZABETH	
494211061000	KENNING,BEATE	
494211060990	CHASE,DONNAMARIE & GORDON	
494211061480	SINGH,SHERRY K	SINGH,KEENAN A
494211061030	DINATALE-COOPER,LAURA ENZA	
494211061040	NIELSEN,PAUL ERIC	
494211061050	ERICK RODRIGUEZ	
494211061060	PATTERSON,JEFFREY & ALEJANDRA	
494211061070	AVILEZ,WILLIAM JOSEPH	ANGEL,LUISA F
494211061080	ROJAS,JANELLE	GARDERE,TIFANIE
494211061300	WONG,HOY SUN & XIAO NA LI	
494211061470	VARGAS-RODRIGUEZ,COURTNIE	RODRIGUEZ,JORGE
494211061310	5871 NE 18TH AVENUE LLC	
494211061220	LARSON,ANDREA W	
494211061460	CUMMINGS,STUART A & PAMELA V	
494211061170	MEILY,DAVID RICHARD	MEILY,JULI ANNA C
494211061160	NOPPER,BRIAN S	
494211061150	LAMBERTUS,A W & CHRISTINE L	
494211061140	HERMANN,SHANNON HODGES	
494211061130	DEPOMPA,DEMI V	
494211061120	AMODEO,GIULIO	
494211061320	PINE RIDGE PROPERTY	MANAGEMENT LLC
494211061210	LEMBO,CONNIE	
494211061450	WEBEL,MARYANN M	
494211061330	J A M E INC	
494211061440	BAILIE,ADELE D	BAILIE,JOHN C
494211061910	WRIGHT,JEFFREY A II H/E	WRIGHT,LINDSAY A
494211061550	CERQUA,STEVEN M	MENDEZ MARCHENA,JULIO A
494211061560	BAILEY,SHARON L	
494211061340	ACS CAPITAL LLC	
494211061430	PRZYBYSZEWSKI,MAREK & DOROTA	
494211061920	MURRAY,DARREL MARCUS	GAUDET,JOHN MARTIN
494211061900	LANGFORD,LYNDON S &	LANGFORD,JOANNE
494211061570	BRUDZINSKI,REBECCA H/E	BRUDZINSKI,BEAU
494211061350	J A M E INC	
494211061420	CHAMALOV,OKSANA	
494211061580	BRUDZINSKI,KORY N & BRANDON	
494211061890	DUNNE,WILLIAM JASON	
494211061930	TOLEDO,DAVID	ALBA,STEPHANIE
494211061360	JOHN F NEMETH REV TR	NEMETH,JOHN F TRSTEE ETAL
494211061880	ESKINS,BRUCE K & LORRAINE	BRUCE K & LORRAINE ESKINS REV TR
494211061590	HUDSON,DEBBE	
494211061940	BUSHELL,FRANK	

494211061410	BLAGOEV,VANIA N	
494211061870	RODRIGUEZ,RODOLFO & MILDREY	
494211061950	VAUDREUIL,JOHN JOSEPH H/E	VAUDREUIL,MARIA LUCIA
494211061600	SANGHERA,TARLOK & HARDEEP	
494211061370	CAMPO,PETER C & PATRICIA A	
494211061400	ESCUAGE,JOSEPH V JR & JANET E	JOSEPH & JANET ESCUAGE REV TR
494211061960	GUARINO,DAVID	
494211061860	TAYLOR,DEBRA	
494211061390	1765 NE 58 STREET INC	
494211061610	RADLER,JOSEPH F	
494211061970	CARTWRIGHT,BRENT	
494211061850	ETUE,MARK C & MEREDITH A	
494211061620	ENGSKOW,JAMES DAVID & CHERYL L	
494211061840	JORDAN,JOHN G	JOHN G JORDAN REV TR
494211061181	DEVOVE,THIERRY & VALERIE	
494211061200	SCHRENK,DAVID W	
494211066270	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494211061180	HAGE,ALLISON & REAGAN	

ADDRESS_LI	CITY	STATE	ZIP	ADDRESS_1	
1761 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1751 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1741 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
2381 NW 107 AVE	CORAL SPRINGS	FL	33065	CORAL SPRINGS	FL33065
1770 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
742 BIZERTE AVE	DALLAS	TX	75224	DALLAS	TX75224
1750 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1740 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1730 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1720 NE 59 CT	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
3307 BIRKDALE AVE	DULUTH	GA	30097	DULUTH	GA30097
5880-5882 NE 17 RD #1-2	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
651 NE 23 CT	POMPANO BEACH	FL	33064	POMPANO BEACH	FL33064
5871 NE 17 ROAD	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5870 NE 17 RD #1-2	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1737 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1731 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1725 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1719 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1713 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
109-970 GOLF LINKS RD	*ANCASTER ON	CA	L9K 1	*ANCASTER ON	CAL9K 1
948 PINE RIDGE DR	PLANTATION	FL	33317	PLANTATION	FL33317
5861 NE 17 RD	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5860 NE 17 RD	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
85-24 BELL BLVD	HOLLIS HILLS	NY	11427	HOLLIS HILLS	NY11427
5850 NE 17 RD	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5785 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1718 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1724 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
820 NE 5 TER	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
5840 NE 17 ROAD	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5779 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5772 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1730 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
85-24 BELL BLVD	HOLLIS HILLS	NY	11427	HOLLIS HILLS	NY11427
5830 NE 17 RD #1-2	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1736 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5766 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5773 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
15 ANNA DR	DANVERS	MA	01923	DANVERS	MA01923
5760 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1742 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5767 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334

1755 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5754 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5761 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1748 NE 58 STREET	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
4495 NW 17 AVE	OAKLAND PARK	FL	33309	OAKLAND PARK	FL33309
1761 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5755 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5748 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
401 E LAS OLAS BLVD #130-463	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
1754 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
2136 IMPERIAL POINT DR	FORT LAUDERDALE	FL	33308	FORT LAUDERDALE	FL33308
5742 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
1760 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5736 NE 17 TER	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5755 NE 15 AVE	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
5851 NE 17 ROAD	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334
100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
1741 NE 58 ST	FORT LAUDERDALE	FL	33334	FORT LAUDERDALE	FL33334

LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2
CORAL RIDGE ISLES 45-47 B	LOT 27 BLK 7	
CORAL RIDGE ISLES 45-47 B	LOT 26 BLK 7	
CORAL RIDGE ISLES 45-47 B	LOT 25 BLK 7	
CORAL RIDGE ISLES 45-47 B	LOT 26 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 1 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 2 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 3 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 4 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 5 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 6 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 8 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 25 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 9 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 20 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 24 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 15 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 14 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 13 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 12 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 11 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 10 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 10 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 19 BLK 8	
CORAL RIDGE ISLES 45-47 B	LOT 23 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 11 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 22 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 1 BLK 11	
CORAL RIDGE ISLES 45-47 B	LOT 1 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 2 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 12 BLK 9	
CORAL RIDGE ISLES 45-47 B	THAT PT LOT 20 DESC AS BEG	NW COR LOT 20,E 118.49 TO NE
CORAL RIDGE ISLES 45-47 B	LOT 2 BLK 11	
CORAL RIDGE ISLES 45-47 B	LOT 36 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 3 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 13 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 20 LESS PT DESC AS BEG NW	COR LOT 20,E 118.49 TO NE COR,
CORAL RIDGE ISLES 45-47 B	LOT 4 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 35 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 3 BLK 11	
CORAL RIDGE ISLES 45-47 B	LOT 14 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 34 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 5 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 4 BLK 11	

CORAL RIDGE ISLES 45-47 B	LOT 19 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 33 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 5 BLK 11	
CORAL RIDGE ISLES 45-47 B	LOT 6 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 15 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 18 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 6 BLK 11	
CORAL RIDGE ISLES 45-47 B	LOT 32 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 17 BLK 9	
CORAL RIDGE ISLES 45-47 B	LOT 7 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 7 BLK 11	
CORAL RIDGE ISLES 45-47 B	LOT 31 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 8 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 30 BLK 10	
CORAL RIDGE ISLES 45-47 B	LOT 17 BLK 8, LESS THE FOLLOWING	DESC LANDS: BEG AT NW COR OF
CORAL RIDGE ISLES 45-47 B	LOT 18 BLK 8	
CORAL RIDGE ISLES 45-47 B	45-47 B	THOROUGHFARES DEDICATED TO THE
CORAL RIDGE ISLES 45-47 B	LOT 16, TOG WITH A POR OF LOT 17	BLK 8 DESC AS: BEG AT NW COR OF

LEGAL_LI_3

LEGAL_LI_4

COR,TURN W 118.52 TO PT E R/W LINE NE 17 RD,PT BEING 2.22 FROM

TURN W 118.52 TO PT E R/W LINE NE 17 RD PT BEING 2.22 FROM NW

SAID LOT 17, SW 60.34 TO P/C,

ELY 26.82, NE 69.83, NW 11.51 TO

PUBLIC PER PLAT IN FEE SIMPLE
SAID LOT 17, SW 60.34 TO P/C,

WITHIN SEC 11-49-42, LESS THAT
ELY 26.82, NE 69.83, NW 11.51 TO

LEGAL_LI_5

LEGAL_LI_6 LEGAL_LI_7 LEGAL_LI_8 LEGAL_LI_9 LEGAL_LI_10

NW COR LOT 20, LOT 21 BLK 9

COR LOT 20, BLK 9

POB

POR LYING WITHIN R/W FOR NE 56 STREET
POB

LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE	MARKET_ARE
				0312	01	01	3B
				0312	01	01	3B
			5944	0312	01	01	3B
			3613	0312	08	02	3B
			5945	0312	01	01	3B
				0312	01	01	3B
			5945	0312	01	01	3B
				0312	01	01	3B
				0312	01	01	3B
			5945	0312	01	01	3B
				0312	08	04	3B
				0312	08	02	3B
				0312	08	04	3B
			5934	0312	01	01	3B
				0312	08	02	3B
			5938	0312	01	01	3B
			5938	0312	01	01	3B
			5938	0312	01	01	3B
			5938	0312	01	01	3B
				0312	01	01	3B
			J8	0312	01	01	3B
				0312	08	04	3B
			5934	0312	01	01	3B
			5935	0312	08	02	3B
				0312	08	04	3B
				0312	08	02	3B
			5984	0312	01	01	3B
				0312	01	01	3B
			5939	0312	01	01	3B
				0312	08	05	3B
			5935	0312	08	02	3B
				0312	01	01	3B
			5983	0312	01	01	3B
				0312	01	01	3B
				0312	08	04	3B
			5935	0312	08	02	3B
			5939	0312	01	01	3B
			5983	0312	01	01	3B
			5984	0312	01	01	3B
				0312	08	04	3B
			5983	0312	01	01	3B
			5939	0312	01	01	3B
				0312	01	01	3B

	0312	08	02	3B
5983	0312	01	01	3B
	0312	01	01	3B
	0312	01	01	3B
4512	0312	08	05	3B
5993	0312	01	01	3B
5984	0312	01	01	3B
5983	0312	01	01	3B
	0312	08	02	3B
5939	0312	01	01	3B
	0312	01	01	3B
	0312	01	01	3B
5939	0312	01	01	3B
5983	0312	01	01	3B
	0312	00		3B
5934	0312	01	01	3B
	0312	94		3B
	0312	01	01	3B

COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V
	78000	514150	0	515220	0	0	249500
	78000	533480	0	531710	0	0	470500
	78000	473790	0	481010	0	0	315660
	61150	429960	0	491110	0	0	466400
	80140	582090	0	575060	0	0	290590
	80000	585050	0	577360	0	0	509900
	80000	724490	0	696330	0	0	439900
	80000	624000	0	610400	0	0	355170
	80000	666020	0	646630	0	0	581100
	80000	1001640	0	931610	0	0	701910
	60000	639760	0	619680	0	0	444880
	62540	589990	0	522390	0	0	468980
	60000	639860	0	619780	0	0	619780
	78720	669050	0	647630	0	0	286160
	64740	589980	0	524760	0	0	365320
	107660	879160	0	855320	0	0	769140
	87960	535600	0	543570	0	0	260380
	104070	645890	0	652940	0	0	188200
	87450	664550	0	652270	0	0	492490
	76410	568530	0	559660	0	0	327740
	75000	653370	0	592340	0	0	592340
	60000	639860	0	619750	0	0	560100
	76840	520040	0	518920	0	0	153980
	74720	590140	0	535080	74720	54680	210670
	61870	639900	0	622180	0	0	622180
	73100	450360	0	533050	0	0	282330
	87560	710750	0	692080	0	0	368380
	92150	659140	0	733480	0	0	733480
	80590	674670	0	647020	0	0	223030
	65620	624630	0	690250	0	0	643500
	75210	600280	0	535450	75210	70640	330780
	81270	559810	0	557510	0	0	423420
	77650	581640	0	572280	0	0	285280
	80590	700390	0	666290	0	0	598760
	69380	639300	0	630080	0	0	630080
	79890	450430	0	539580	0	0	455620
	80590	534480	0	535390	0	0	348520
	77870	555870	0	550170	0	0	356070
	94660	524380	0	540830	0	0	407550
	73130	640100	0	633470	0	0	497100
	77860	458510	0	467810	0	0	146030
	80600	497890	0	504020	0	0	186610
	90160	661870	0	653050	0	0	283020

77680	429690	0	507370	0	0	364060
77860	581970	0	572940	0	0	178020
83070	476430	0	488020	0	0	323590
80600	676040	0	655130	0	0	408520
79200	258300	0	337500	0	0	337500
76430	530920	0	527720	0	0	189110
76580	638430	0	537460	0	0	537460
77860	581650	0	572480	0	0	373410
65980	600520	0	472500	0	0	472500
80600	540280	0	540060	0	0	156250
76570	562200	0	528870	0	0	528870
77660	647210	0	731250	0	0	410350
80080	442250	0	456220	0	0	127890
78560	568330	0	562090	0	0	154900
155960	0	0	0	0	0	60770
75880	493540	0	495520	0	0	250470
851730	0	0	851730	0	0	851730
117400	942830	0	1023170	0	0	537220

NEW_SOH_VA	NEW_SB_SOH	HE1_AMOUNT	HE2_AMOUNT	WVD_AMOUNT	EXEMPTION_
256980	256980	25000	25000	0	0
517550	611480	0	0	0	0
325120	325120	25000	25000	5000	0
491110	491110	0	0	0	0
299300	299300	25000	25000	5000	0
560890	665050	0	0	0	0
453090	453090	25000	25000	0	0
365820	365820	25000	25000	0	0
746020	746020	25000	25000	0	0
722960	722960	25000	25000	0	0
489360	699760	0	0	0	0
515870	652530	0	0	0	0
699860	699860	0	0	0	0
294740	294740	25000	25000	0	0
376270	376270	25000	25000	0	0
846050	986820	0	0	0	0
268190	268190	25000	25000	0	0
193840	193840	25000	25000	0	0
507260	507260	25000	25000	0	0
337570	337570	25000	25000	0	0
699600	728370	0	0	0	0
616110	699860	0	0	0	0
158590	158590	25000	25000	5000	0
220430	313980	25000	25000	0	0
684390	701770	0	0	0	0
290790	290790	25000	25000	0	0
379430	379430	25000	25000	0	0
739960	739960	25000	25000	0	0
229720	229720	25000	25000	5000	0
690250	690250	0	0	0	0
351390	448110	25000	25000	0	0
436120	436120	25000	25000	0	0
293830	293830	25000	25000	0	0
780980	780980	25000	25000	0	0
693080	708680	0	0	0	0
501180	530320	0	0	0	0
358970	358970	25000	25000	0	0
366750	366750	25000	25000	0	0
419770	419770	25000	25000	0	0
546810	713230	0	0	0	0
150410	150410	25000	25000	0	0
192200	192200	25000	25000	0	0
291510	291510	25000	25000	0	0

374980	374980	25000	25000	0	0
183360	183360	25000	25000	0	0
333290	333290	25000	25000	0	0
420770	420770	25000	25000	0	0
337500	337500	0	0	0	0
194780	194780	25000	25000	0	0
715010	715010	25000	25000	0	0
384610	384610	25000	25000	0	0
519750	666500	0	0	0	0
160930	160930	25000	25000	5000	0
581750	638770	0	0	0	0
422660	422660	25000	25000	0	0
131720	131720	25000	25000	0	0
159540	159540	25000	25000	5000	0
62590	62590	0	0	0	0
257980	257980	25000	25000	0	0
851730	851730	0	0	0	0
553330	553330	25000	25000	0	0

COUNTY_MEX	SCHOOL_MEX	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX	CITY_TAXAB
0	0	0	0	206980	231980	206980
0	0	0	0	517550	611480	517550
0	0	0	0	270120	295120	270120
0	0	0	0	491110	491110	491110
0	0	0	0	244300	269300	244300
0	0	0	0	560890	665050	560890
0	0	0	0	403090	428090	403090
0	0	0	0	315820	340820	315820
0	0	0	0	696020	721020	696020
0	0	0	0	672960	697960	672960
0	0	0	0	489360	699760	489360
0	0	0	0	515870	652530	515870
0	0	0	0	699860	699860	699860
0	0	0	0	244740	269740	244740
0	0	0	0	326270	351270	326270
0	0	0	0	846050	986820	846050
0	0	0	0	218190	243190	218190
0	0	0	0	143840	168840	143840
0	0	0	0	457260	482260	457260
0	0	0	0	287570	312570	287570
0	0	0	0	699600	728370	699600
0	0	0	0	616110	699860	616110
0	0	0	0	103590	128590	103590
0	0	0	0	170430	288980	170430
0	0	0	0	684390	701770	684390
0	0	0	0	190790	265790	190790
0	0	0	0	329430	354430	329430
0	0	0	0	689960	714960	689960
0	0	0	0	174720	199720	174720
0	0	0	0	690250	690250	690250
0	0	0	0	301390	423110	301390
0	0	0	0	386120	411120	386120
0	0	0	0	243830	268830	243830
0	0	0	0	730980	755980	730980
0	0	0	0	693080	708680	693080
0	0	0	0	501180	530320	501180
0	0	0	0	308970	333970	308970
0	0	0	0	316750	341750	316750
0	0	0	0	369770	394770	369770
0	0	0	0	546810	713230	546810
0	0	0	0	50410	125410	50410
0	0	0	0	92200	167200	92200
0	0	0	0	241510	266510	241510

0	0	0	0	324980	349980	324980
0	0	0	0	133360	158360	133360
0	0	0	0	283290	308290	283290
0	0	0	0	370770	395770	370770
0	0	0	0	337500	337500	337500
0	0	0	0	144780	169780	144780
0	0	0	0	665010	690010	665010
0	0	0	0	334610	359610	334610
0	0	0	0	519750	666500	519750
0	0	0	0	105930	130930	105930
0	0	0	0	581750	638770	581750
0	0	0	0	372660	397660	372660
0	0	0	0	81720	106720	81720
0	0	0	0	104540	129540	104540
0	0	0	0	62590	62590	62590
0	0	0	0	207980	232980	207980
851730	851730	851730	851730	0	0	0
0	0	0	0	503330	528330	503330

INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1	SOH_YEAR
206980	100	100				12
517550						
270120	100	100		2		16
491110						
244300	100	100		1		11
560890						
403090	100	100				16
315820	100	100				16
696020	100					24
672960	100	100				20
489360						
515870						
699860						
244740	1/1	1/1				01
326270	100	100				23
846050						
218190	1/1	1/1				02
143840	1/1	1/1				94
457260	100	100				19
287570	100	100				19
699600						
616110						
103590	1/1	1/1		1		94
170430	1/1	1/1				94
684390						
240790	100	100				14
329430	100	100				14
689960	100					24
174720	1/1	1/1		1		95
690250						
301390	1/1	1/1				99
386120	100	100				19
243830	1/1	1/1				02
730980	100					24
693080						
501180						
308970	100	100				16
316750	100	100				18
369770	100	100				21
546810						
100410	1/1	1/1				94
142200	1/1	1/1				00
241510	100	100				19

324980	100	100			15
133360	1/1	1/1			94
283290	100	100			15
370770	100	100			20
337500					
144780	1/1	1/1			94
665010	100				24
334610	100	100			16
519750					
105930	1/1	1/1		1	94
581750					
372660	100	100			18
81720	1/1	1/1			94
104540	1/1	1/1		1	94
62590		100			CP
207980	1/1	1/1			04
0			100		
503330	100	100		14	17

COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST	GARBAGE_DI	GARBAGE_AS
12		Y	0	0		F	9.44
20		Y	0	0		F	9.44
16		Y	0	0		F	9.44
20		Y	0	0		F	14.64
11		Y	0	0		F	9.44
20		Y	0	0		F	9.44
16		Y	0	0		F	9.44
16		Y	0	0		F	9.44
24		Y	0	0		F	9.44
20		Y	0	0		F	9.44
08		Y	0	0		F	29.28
22		Y	0	0		F	14.64
24		Y	0	0		F	29.28
08		Y	0	0		F	9.44
23		Y	0	0		F	14.64
22		Y	0	0		F	9.44
08		Y	0	0		F	9.44
08		Y	0	0		F	9.44
19		Y	0	0		F	9.44
19		Y	0	0		F	9.44
23		Y	0	48030		F	9.44
20		Y	0	0		F	29.28
08		Y	0	0		F	9.44
08		Y	0	0		F	14.64
22		Y	0	0		F	29.28
14		Y	0	0		F	14.64
14		Y	0	0		F	9.44
24	0	Y	0	0		F	9.44
08		Y	0	0		F	9.44
22		Y	0	0		F	36.60
08		Y	0	0		F	14.64
19		Y	0	0		F	9.44
08		Y	0	0		F	9.44
24		Y	0	0		F	9.44
22		Y	0	0		F	29.28
22		Y	0	0		F	14.64
16		Y	0	0		F	9.44
18		Y	0	0		F	9.44
21		Y	0	0		F	9.44
08		Y	0	0		F	29.28
08		Y	0	0		F	9.44
08		Y	0	0		F	9.44
19		Y	0	0		F	9.44

15		Y	0	0	F	14.64
08		Y	0	0	F	9.44
15		Y	0	0	F	9.44
20		Y	0	0	F	9.44
20	V	Y	0	0	F	43.92
08		Y	0	0	F	9.44
24	O	Y	0	0	F	9.44
16		Y	0	0	F	9.44
17		Y	0	0	F	14.64
08		Y	0	0	F	9.44
23		Y	0	0	F	9.44
18		Y	0	0	F	9.44
08		Y	0	0	F	9.44
08		Y	0	0	F	9.44
17		Y	0	0		0.00
08		Y	0	0	F	9.44
14		Y	0	0		0.00
17		Y	0	0	F	9.44

FIRE_DISTR	FIRE_CLASS	FIRE_ASSES	SAFE_NEIGH	SAFE_NEI_1	DRAINAGE_D	DRAINAGE_1
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	4		0		0.00
03	R	2		0		0.00
03	R	4		0		0.00
03	R	1		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	4		0		0.00
03	R	1		0		0.00
03	R	2		0		0.00
03	R	4		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	5		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	4		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	4		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	4		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00
03	R	1		0		0.00

03	R	2	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	6	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	2	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	R	1	0	0.00
03	L	1	0	0.00
03	R	1	0	0.00
03	X	1	0	0.00
03	R	1	0	0.00

IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU	BOOK_1
	0.00	11/18/2010	SWD	1765.40	47628.0000000000
	0.00	5/2/2018	WD	3332.00	0.0000000000
	0.00	9/9/2015	WD	2086.00	0.0000000000
	0.00	11/27/2019	WD	3094.00	0.0000000000
	0.00	9/23/2010	QCD	315.70	47417.0000000000
	0.00	12/30/2019	WD	2940.00	0.0000000000
	0.00	3/26/2024	WD	6125.00	0.0000000000
	0.00	2/23/2015	WD	2135.00	0.0000000000
	0.00	7/2/2021	QCD	0.70	0.0000000000
	0.00	2/8/2019	WD	5075.00	0.0000000000
	0.00	7/1/1993	WD	1004.50	21130.0000000000
	0.00	5/3/2021	WD	3150.00	0.0000000000
	0.00	4/7/2023	WD	0.70	0.0000000000
	0.00	2/7/2003	QCD	297.50	34728.0000000000
	0.00	12/16/2022	WD	0.70	0.0000000000
	0.00	9/24/2021	WD	5285.00	0.0000000000
	0.00	12/18/2000	WD	1295.00	31123.0000000000
	0.00	10/1/1975	WD	173.70	6404.0000000000
	0.00	5/2/2018	WD	3150.00	0.0000000000
	0.00	7/13/2018	WD	3202.50	0.0000000000
	0.00	6/2/2022	WD	5005.00	0.0000000000
	0.00	8/30/2019	WD	3626.00	0.0000000000
	0.00	12/1/1987	SWD	385.00	15084.0000000000
	0.00	1/17/2001	QCD	0.70	31199.0000000000
	0.00	8/17/2021	WD	5075.00	0.0000000000
	0.00	8/29/2001	WD	1435.00	32066.0000000000
	0.00	11/10/2020	QCD	1078.00	0.0000000000
	0.00	8/2/2023	WD	5593.00	0.0000000000
	0.00	8/21/2017	D	0.70	0.0000000000
	0.00	10/25/2021	QCD	0.70	0.0000000000
	0.00	5/25/1999	QCD	0.70	30293.0000000000
	0.00	8/8/2018	WD	3500.00	0.0000000000
	0.00	5/31/2001	WD	1204.00	31899.0000000000
	0.00	5/5/2021	WD	3640.00	0.0000000000
	0.00	8/17/2021	WD	5075.00	0.0000000000
	0.00	5/10/2021	WD	3220.00	0.0000000000
	0.00	12/15/2015	WD	2317.00	0.0000000000
	0.00	8/23/2017	WD	2835.00	0.0000000000
	0.00	12/16/2020	WD	3010.00	0.0000000000
	0.00	12/23/2002	QCD	0.70	34532.0000000000
	0.00	9/17/2010	QCD	0.70	47448.0000000000
	0.00	4/4/2017	QCD	0.70	0.0000000000
	0.00	8/21/2023	QCD	0.70	0.0000000000

0.00	8/13/2014 WD	2275.00	51015.0000000000
0.00	8/26/2016 WD	0.70	0.0000000000
0.00	3/25/2013 WD	2184.00	49634.0000000000
0.00	11/20/2019 QCD	0.70	0.0000000000
0.00	9/23/2019 WD	2625.00	0.0000000000
0.00	10/18/2006 QCD	0.70	42979.0000000000
0.00	8/2/2023 WD	5751.20	0.0000000000
0.00	8/14/2015 WD	2866.50	0.0000000000
0.00	12/27/2016 QCD	0.70	0.0000000000
0.00	6/1/1988 WD	522.50	15531.0000000000
0.00	8/18/2022 WD	4060.00	0.0000000000
0.00	6/16/2017 WD	3430.00	0.0000000000
0.00	6/1/1980 WD	220.00	1375.0000000000
0.00	3/23/2016 QCD	0.70	0.0000000000
0.00	4/19/2024 WD	3150.00	0.0000000000
0.00	10/9/2002 WD	1890.00	33976.0000000000
0.00		0.00	0.0000000000
0.00	5/28/2024 WD	6965.00	0.0000000000

PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2	PAGE_2
1751.0000000000	8/30/2010	ACT	0.00	47354.0000000000	760.0000000000
0.0000000000	9/26/2003	WD	1400.00	36145.0000000000	1632.0000000000
0.0000000000	9/18/1998	WD	1008.00	28869.0000000000	1990.0000000000
0.0000000000	4/1/1994	QCD	0.70	22123.0000000000	501.0000000000
1009.0000000000	10/26/2000	WD	1225.00	30976.0000000000	1418.0000000000
0.0000000000	5/3/2018	WD	3080.00	0.0000000000	0.0000000000
0.0000000000	4/30/2014	WD	2877.00	50760.0000000000	747.0000000000
0.0000000000	10/2/2007	QCD	0.70	44676.0000000000	62.0000000000
0.0000000000	7/20/2018	QCD	0.70	0.0000000000	0.0000000000
0.0000000000	1/30/2018	WD	3465.00	0.0000000000	0.0000000000
190.0000000000	8/1/1969	WD	145.50	0.0000000000	0.0000000000
0.0000000000	9/1/1990	QCD	0.55	17778.0000000000	104.0000000000
0.0000000000	10/8/1998	WD	1281.00	28914.0000000000	574.0000000000
1154.0000000000	3/31/2000	WD	1519.00	30409.0000000000	1055.0000000000
0.0000000000	10/24/2011	SWD	1323.00	48319.0000000000	1301.0000000000
0.0000000000	10/24/2019	WD	1750.00	0.0000000000	0.0000000000
362.0000000000	4/1/1990	PRD	627.00	17399.0000000000	836.0000000000
840.0000000000	12/1/1965	WD	61.50	0.0000000000	0.0000000000
0.0000000000	9/11/2014	WD	2625.00	51114.0000000000	445.0000000000
0.0000000000	8/5/1997	WD	987.00	26864.0000000000	11.0000000000
0.0000000000	6/27/2005	TD	0.70	39954.0000000000	589.0000000000
0.0000000000	11/22/2005	CET	0.70	41061.0000000000	1005.0000000000
220.0000000000	12/1/1985	WD	376.00	0.0000000000	0.0000000000
1612.0000000000	3/1/1976	WD	162.00	6509.0000000000	924.0000000000
0.0000000000	11/28/2019	WD	3745.00	0.0000000000	0.0000000000
1982.0000000000	4/29/1996	WD	1015.00	24850.0000000000	70.0000000000
0.0000000000	6/25/2013	WD	2415.00	49945.0000000000	591.0000000000
0.0000000000	4/25/2022	WD	5495.00	0.0000000000	0.0000000000
0.0000000000	4/1/1994	WD	1050.00	22017.0000000000	530.0000000000
0.0000000000	10/8/2021	WD	3710.00	0.0000000000	0.0000000000
1684.0000000000	6/30/1999	QCD	217.00	29610.0000000000	239.0000000000
0.0000000000	10/3/2013	WD	0.70	50236.0000000000	305.0000000000
1181.0000000000	10/1/1985	WD	435.00	12918.0000000000	482.0000000000
0.0000000000	10/4/2005	QCD	0.70	40702.0000000000	1362.0000000000
0.0000000000	3/18/2016	WD	3255.00	0.0000000000	0.0000000000
0.0000000000	1/29/2016	WD	0.00	0.0000000000	0.0000000000
0.0000000000	8/31/2001	WD	1330.00	32081.0000000000	794.0000000000
0.0000000000	3/14/2017	WD	2555.00	0.0000000000	0.0000000000
0.0000000000	8/1/1993	WD	0.70	20945.0000000000	88.0000000000
1426.0000000000	5/1/1973	WD	182.40	5307.0000000000	956.0000000000
1458.0000000000	3/1/1993	WD	847.00	20466.0000000000	446.0000000000
0.0000000000	2/1/1999	WD	1036.00	29220.0000000000	879.0000000000
0.0000000000	12/7/2022	QCD	0.70	0.0000000000	0.0000000000

53.0000000000	2/24/2012 SWD	1540.00	48539.0000000000	1252.0000000000
0.0000000000	7/1/1992 WD	648.00	19714.0000000000	333.0000000000
1227.0000000000	10/25/2012 WD	1396.50	49218.0000000000	406.0000000000
0.0000000000	11/20/2019 QCD	0.70	0.0000000000	0.0000000000
0.0000000000	5/25/2010 WD*	0.70	47144.0000000000	887.0000000000
442.0000000000	3/1/1962 WD	38.00	0.0000000000	0.0000000000
0.0000000000	3/3/2010 WD	2205.00	46913.0000000000	818.0000000000
0.0000000000	12/29/2014 WD	2814.00	0.0000000000	0.0000000000
0.0000000000	2/4/2016 DRR	0.70	0.0000000000	0.0000000000
362.0000000000	10/1/1978 WD	174.90	0.0000000000	0.0000000000
0.0000000000	10/1/1980 WD	372.00	9175.0000000000	160.0000000000
0.0000000000	2/5/2007 QCD	0.70	43567.0000000000	1595.0000000000
493.0000000000	5/1/1962 WD	33.00	0.0000000000	0.0000000000
0.0000000000	8/1/1976 WD	131.10	6697.0000000000	656.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
1697.0000000000	12/3/2001 WD	1333.50	32578.0000000000	1506.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	3/13/2015 TD	3150.00	0.0000000000	0.0000000000

SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3	SALE_DAT_2	DEED_TYP_2
5/6/2010	CET	164.50	47282.0000000000	1509.0000000000	4/11/2005	QCD
10/1/1967	WD	54.00	0.0000000000	0.0000000000	4/1/1961	WD
2/1/1989	WD	618.75	16223.0000000000	704.0000000000	1/1/1987	QCD
2/1/1971	WD	90.00	0.0000000000	0.0000000000	12/1/1968	WD
7/29/1997	WD	973.00	26822.0000000000	14.0000000000	5/1/1991	WD
3/27/2013	WD	1659.00	49656.0000000000	160.0000000000	8/22/2008	WD*
9/8/2003	WD	2450.00	36353.0000000000	1325.0000000000	10/30/2001	WD
9/1/1992	WD	0.70	10110.0000000000	728.0000000000	1/1/1962	WD
11/29/2011	WD	1819.30	48342.0000000000	1333.0000000000	3/4/2005	QCD
11/22/2010	WD	2205.00	47576.0000000000	1650.0000000000	5/25/2007	WD
2/1/1963	WD	63.40	0.0000000000	0.0000000000		
4/1/1990	QCD	0.55	0.0000000000	0.0000000000	10/1/1989	QCD
2/1/1988	WD	838.75	15285.0000000000	100.0000000000	6/1/1979	WD
7/22/1998	WD	1211.00	28737.0000000000	612.0000000000	3/7/1997	QCD
4/15/2011	QCD	0.70	47930.0000000000	511.0000000000	8/3/2010	CET
4/2/2019	TD	0.70	0.0000000000	0.0000000000	3/14/2017	QCD
6/1/1973	WD	123.00	0.0000000000	0.0000000000	4/1/1966	WD
		0.00	0.0000000000	0.0000000000		
8/9/2010	WD	2310.00	47302.0000000000	273.0000000000	7/28/1995	WD
4/1/1991	WD	676.50	18314.0000000000	688.0000000000	4/1/1991	WD
2/1/1972	WD	112.20	0.0000000000	0.0000000000	12/1/1964	WD
6/1/1999	WD	1225.00	29582.0000000000	1068.0000000000	5/1/1997	WD
7/1/1966	WD	51.30	0.0000000000	0.0000000000		
9/1/1971	WD	90.00	0.0000000000	0.0000000000	7/1/1971	WD
1/1/1992	WD	900.00	19075.0000000000	328.0000000000	2/1/1991	QCD
4/1/1976	SWD	159.00	6562.0000000000	237.0000000000	12/1/1975	WD
12/15/2003	WD	2100.00	36625.0000000000	749.0000000000	7/1/1986	QCD
10/21/2019	WD	3493.00	0.0000000000	0.0000000000	10/6/2017	WD
12/1/1967	WD	74.70	0.0000000000	0.0000000000	11/1/1963	WD
7/20/2012	WD	2205.00	48940.0000000000	711.0000000000	3/30/2005	WD
12/15/1997	WD	1285.90	27479.0000000000	327.0000000000	4/1/1987	WD
8/6/2012	WD	1819.30	48982.0000000000	32.0000000000	10/5/2004	WD
9/1/1977	WD	149.10	0.0000000000	0.0000000000	8/1/1968	WD
3/14/1996	WD	0.70	24797.0000000000	884.0000000000	11/1/1963	WD
11/14/2013	WD	2660.00	50365.0000000000	1395.0000000000	3/15/2012	SWD
1/29/2016	PRD	2030.00	0.0000000000	0.0000000000	10/1/1963	WD
1/11/2001	WD	350.00	31191.0000000000	1877.0000000000	4/30/1996	WD
3/1/1983	QCD	135.00	10741.0000000000	925.0000000000	6/1/1979	WD
9/1/1962	WD	9.00	0.0000000000	0.0000000000		
9/1/1965	WD	76.80	0.0000000000	0.0000000000		
7/1/1991	WD	576.00	0.0000000000	0.0000000000	10/1/1982	SWD
1/18/1996	QCD	193.90	24438.0000000000	787.0000000000	9/1/1978	WD
3/22/2018	WD	3080.00	0.0000000000	0.0000000000	8/1/1988	WD

1/9/2012 QCD	0.70	48539.0000000000	1251.0000000000	11/23/2011 CET
5/1/1988 GD	572.00	0.0000000000	0.0000000000	3/1/1962 WD
10/16/2012 DRR	0.70	49218.0000000000	405.0000000000	8/20/2004 WD
11/20/2019 PRD	2219.00	0.0000000000	0.0000000000	10/1/1963 WD
5/25/2010 TD*	0.70	47144.0000000000	868.0000000000	2/15/2001 WD
	0.00	0.0000000000	0.0000000000	
10/15/2001 WD	1711.50	32248.0000000000	760.0000000000	
6/4/1999 QCD	0.70	29639.0000000000	172.0000000000	2/1/1974 WD
11/19/2015 QCD	0.70	0.0000000000	0.0000000000	8/17/2006 WD
2/1/1977 WD	156.00	0.0000000000	0.0000000000	2/1/1974 PRO
10/1/1978 WD	175.50	0.0000000000	0.0000000000	3/1/1977 WD
8/28/1995 QCD	0.70	23904.0000000000	685.0000000000	7/1/1993 WD
	0.00	0.0000000000	0.0000000000	
5/1/1975 WD	85.20	0.0000000000	0.0000000000	7/1/1965 WD
	0.00	0.0000000000	0.0000000000	
8/1/1963 WD	48.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
11/10/1999 WD	0.70	30036.0000000000	100.0000000000	

STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_3	DEED_TYP_3	STAMP_AM_4
0.70	39477.0000000000	395.0000000000	5/3/2001	WD	1610.00
37.20	0.0000000000	0.0000000000			0.00
0.00	0.0000000000	0.0000000000	8/1/1984	WD	414.00
58.50	0.0000000000	0.0000000000	12/1/1965	WD	46.20
577.50	18362.0000000000	577.0000000000	6/1/1979	WD	234.00
0.70	45755.0000000000	822.0000000000	9/20/2006	QCD	0.70
1645.00	32322.0000000000	795.0000000000	10/12/1999	QCD	0.70
8.40	0.0000000000	0.0000000000			0.00
0.70	39324.0000000000	493.0000000000	1/12/2001	QCD	0.70
3913.00	44103.0000000000	1017.0000000000	1/3/2006	QCD	0.70
0.00	0.0000000000	0.0000000000			0.00
0.55	0.0000000000	0.0000000000	6/1/1987	WD	575.00
327.00	0.0000000000	0.0000000000	1/1/1978	WD	228.00
399.00	26612.0000000000	687.0000000000	7/26/1996	WD	1015.00
714.00	47335.0000000000	842.0000000000	8/1/2005	WD	3360.00
0.70	0.0000000000	0.0000000000	11/21/2008	WD	2065.00
61.20	0.0000000000	0.0000000000			0.00
0.00	0.0000000000	0.0000000000			0.00
924.00	23743.0000000000	363.0000000000	7/1/1986	WD	460.00
676.50	0.0000000000	0.0000000000	1/1/1982	QCD	0.45
51.00	0.0000000000	0.0000000000			0.00
1225.00	26420.0000000000	323.0000000000	1/1/1992	WD	900.00
0.00	0.0000000000	0.0000000000			0.00
119.70	0.0000000000	0.0000000000	4/1/1971	WD	116.70
0.55	0.0000000000	0.0000000000	9/1/1983	WD	652.50
164.40	0.0000000000	0.0000000000	2/1/1971	WD	120.90
0.50	13556.0000000000	584.0000000000	4/1/1984	WD	488.25
2380.00	0.0000000000	0.0000000000	1/20/2012	WD	1435.00
12.60	0.0000000000	0.0000000000			0.00
3234.00	39359.0000000000	617.0000000000	6/7/2002	WD	1953.00
675.00	14329.0000000000	636.0000000000	10/1/1977	WD	234.00
2555.00	38375.0000000000	1509.0000000000	9/29/2003	WD	1750.00
72.00	0.0000000000	0.0000000000	9/1/1967	WD	67.20
12.60	0.0000000000	0.0000000000			0.00
1409.10	48924.0000000000	387.0000000000	12/6/2011	CET	0.70
47.00	0.0000000000	0.0000000000			0.00
920.50	24843.0000000000	282.0000000000	9/1/1983	WD	495.00
258.00	0.0000000000	0.0000000000	9/1/1978	WD	213.00
0.00	0.0000000000	0.0000000000			0.00
0.00	0.0000000000	0.0000000000			0.00
89.55	0.0000000000	0.0000000000	9/1/1968	WD	62.10
174.00	7762.0000000000	709.0000000000	7/1/1970	WD	97.50
748.00	15687.0000000000	912.0000000000	9/1/1982	QCD	0.45

998.90	48425.0000000000	730.0000000000	6/23/2008 QCD	0.70
36.00	0.0000000000	0.0000000000		0.00
2380.00	38367.0000000000	635.0000000000	6/26/1997 DRR	0.00
60.00	0.0000000000	0.0000000000		0.00
1960.00	31289.0000000000	1166.0000000000	11/1/1979 WD	580.00
0.00	0.0000000000	0.0000000000		0.00
0.00	0.0000000000	0.0000000000	6/25/1999 WD	1008.00
142.80	5672.0000000000	446.0000000000	5/1/1971 WD	102.00
3780.00	42690.0000000000	1536.0000000000	10/11/2005 WD	3241.00
156.00	0.0000000000	0.0000000000	3/1/1961 WD	44.00
135.90	0.0000000000	0.0000000000	6/1/1973 WD	135.00
735.00	21044.0000000000	119.0000000000	11/1/1990 PRD	0.55
0.00	0.0000000000	0.0000000000		0.00
60.00	0.0000000000	0.0000000000		0.00
0.00	0.0000000000	0.0000000000		0.00
0.00	0.0000000000	0.0000000000		0.00
0.00	0.0000000000	0.0000000000		0.00
0.00	0.0000000000	0.0000000000		0.00

BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LAND_CAL_1	LAND_CAL_2
31621.0000000000	473.0000000000	10.00	7800.00 SF		0.00
0.0000000000	0.0000000000	10.00	7800.00 SF		0.00
0.0000000000	0.0000000000	10.00	7800.00 SF		0.00
0.0000000000	0.0000000000	8.00	7644.00 SF		0.00
0.0000000000	0.0000000000	10.00	8014.00 SF		0.00
42870.0000000000	1027.0000000000	10.00	8000.00 SF		0.00
29940.0000000000	781.0000000000	10.00	8000.00 SF		0.00
0.0000000000	0.0000000000	10.00	8000.00 SF		0.00
31205.0000000000	412.0000000000	10.00	8000.00 SF		0.00
41207.0000000000	198.0000000000	10.00	8000.00 SF		0.00
0.0000000000	0.0000000000	8.00	7500.00 SF		0.00
0.0000000000	0.0000000000	8.00	7818.00 SF		0.00
0.0000000000	0.0000000000	8.00	7500.00 SF		0.00
25199.0000000000	463.0000000000	10.00	7872.00 SF		0.00
40390.0000000000	1669.0000000000	8.00	8093.00 SF		0.00
45831.0000000000	516.0000000000	10.00	10766.00 SF		0.00
0.0000000000	0.0000000000	10.00	8796.00 SF		0.00
0.0000000000	0.0000000000	10.00	10407.00 SF		0.00
13585.0000000000	695.0000000000	10.00	8745.00 SF		0.00
0.0000000000	0.0000000000	10.00	7641.00 SF		0.00
0.0000000000	0.0000000000	10.00	7500.00 SF		0.00
19091.0000000000	920.0000000000	8.00	7500.00 SF		0.00
0.0000000000	0.0000000000	10.00	7684.00 SF		0.00
0.0000000000	0.0000000000	8.00	9340.00 SF		0.00
0.0000000000	0.0000000000	8.00	7734.00 SF		0.00
0.0000000000	0.0000000000	8.00	9138.00 SF		0.00
0.0000000000	0.0000000000	10.00	8756.00 SF		0.00
48489.0000000000	1586.0000000000	10.00	9215.00 SF		0.00
0.0000000000	0.0000000000	10.00	8059.00 SF		0.00
33377.0000000000	1770.0000000000	8.00	8203.00 SF		0.00
0.0000000000	0.0000000000	8.00	9401.00 SF		0.00
36187.0000000000	1181.0000000000	10.00	8127.00 SF		0.00
0.0000000000	0.0000000000	10.00	7765.00 SF		0.00
0.0000000000	0.0000000000	10.00	8059.00 SF		0.00
48403.0000000000	1601.0000000000	8.00	8672.00 SF		0.00
0.0000000000	0.0000000000	8.00	9986.00 SF		0.00
11165.0000000000	164.0000000000	10.00	8059.00 SF		0.00
0.0000000000	0.0000000000	10.00	7787.00 SF		0.00
0.0000000000	0.0000000000	10.00	9466.00 SF		0.00
0.0000000000	0.0000000000	8.00	9141.00 SF		0.00
0.0000000000	0.0000000000	10.00	7786.00 SF		0.00
0.0000000000	0.0000000000	10.00	8060.00 SF		0.00
0.0000000000	0.0000000000	10.00	9016.00 SF		0.00

45509.0000000000	580.0000000000	8.00	9710.00 SF	0.00
0.0000000000	0.0000000000	10.00	7786.00 SF	0.00
26811.0000000000	62.0000000000	10.00	8307.00 SF	0.00
0.0000000000	0.0000000000	10.00	8060.00 SF	0.00
8552.0000000000	433.0000000000	8.00	9900.00 SF	0.00
0.0000000000	0.0000000000	10.00	7643.00 SF	0.00
29633.0000000000	389.0000000000	10.00	7658.00 SF	0.00
0.0000000000	0.0000000000	10.00	7786.00 SF	0.00
40829.0000000000	806.0000000000	8.00	8248.00 SF	0.00
0.0000000000	0.0000000000	10.00	8060.00 SF	0.00
0.0000000000	0.0000000000	10.00	7657.00 SF	0.00
0.0000000000	0.0000000000	10.00	7766.00 SF	0.00
0.0000000000	0.0000000000	10.00	8008.00 SF	0.00
0.0000000000	0.0000000000	10.00	7856.00 SF	0.00
0.0000000000	0.0000000000	15.00	10397.00 SF	0.00
0.0000000000	0.0000000000	10.00	7588.00 SF	0.00
0.0000000000	0.0000000000	0.51	1670067.00 SF	0.00
0.0000000000	0.0000000000	10.00	11740.00 SF	0.00

LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3	SITUS_ST_4	SITUS_ST_5	SITUS_CITY
	1761		NE		59	CT	FL
	1751		NE		59	CT	FL
	1741		NE		59	CT	FL
	5890	5892	NE		17	RD	FL
	1770		NE		59	CT	FL
	1760		NE		59	CT	FL
	1750		NE		59	CT	FL
	1740		NE		59	CT	FL
	1730		NE		59	CT	FL
	1720		NE		59	CT	FL
	5881		NE		18	AVE	FL
	5880	5882	NE		17	RD	FL
	5871		NE		18	AVE	FL
	5871		NE		17	RD	FL
	5870	5872	NE		17	RD	FL
	1737		NE		58	ST	FL
	1731		NE		58	ST	FL
	1725		NE		58	ST	FL
	1719		NE		58	ST	FL
	1713		NE		58	ST	FL
	1707		NE		58	ST	FL
	5861		NE		18	AVE	FL
	5861		NE		17	RD	FL
	5860	5862	NE		17	RD	FL
	5851		NE		18	AVE	FL
	5850	5852	NE		17	RD	FL
	5785		NE		17	TER	FL
	1718		NE		58	ST	FL
	1724		NE		58	ST	FL
	5841		NE		18	AVE	FL
	5840	5844	NE		17	RD	FL
	5779		NE		17	TER	FL
	5772		NE		17	TER	FL
	1730		NE		58	ST	FL
	5831		NE		18	AVE	FL
	5830	5834	NE		17	RD	FL
	1736		NE		58	ST	FL
	5766		NE		17	TER	FL
	5773		NE		17	TER	FL
	5821		NE		18	AVE	FL
	5760		NE		17	TER	FL
	1742		NE		58	ST	FL
	5767		NE		17	TER	FL

1755	NE	58	ST	FL
5754	NE	17	TER	FL
5761	NE	17	TER	FL
1748	NE	58	ST	FL
5811	NE	18	AVE	FL
1761	NE	58	ST	FL
5755	NE	17	TER	FL
5748	NE	17	TER	FL
1765	NE	58	ST	FL
1754	NE	58	ST	FL
5749	NE	17	TER	FL
5742	NE	17	TER	FL
1760	NE	58	ST	FL
5736	NE	17	TER	FL
	NE	17	RD	FL
5851	NE	17	RD	FL
	NE	15	AVE	FL
1741	NE	58	ST	FL

SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S
33334		78000	437220	0	199500	454153	249500
33334		78000	453710	0	470500	988053	470500
333345944		78000	403010	0	260660	569238	315660
33334	1-2	61150	429960	0	466400	1016445	466400
333345945		80140	494920	0	240590	531473	290590
33334		80000	497360	0	509900	1066330	509900
333345945		80000	616330	0	389900	812433	439900
333345945		80000	530400	0	305170	652995	355170
33334		80000	566630	0	581100	1199031	581100
333345945		80000	851610	0	651910	1305462	701910
33334	1-4	60000	559680	0	444880	1144526	444880
33334	1-2	62540	459850	0	468980	1040289	468980
33334	1-4	60000	559780	0	445190	1144972	445190
333345934		78720	568910	0	236160	523136	286160
33334	1-2	64740	460020	0	315320	732347	365320
333345938		107660	747660	0	769140	1566528	769140
333345938		87960	455610	0	210380	474624	260380
333345938		104070	548870	0	138200	338803	188200
333345938		87450	564820	0	442490	911392	492490
333345938		76410	483250	0	277740	601377	327740
33334		75000	517340	0	592340	1176827	592340
33334	1-4	60000	559750	0	560100	1285163	560100
333345934		76840	442080	0	98980	265003	153980
333345935	1-2	74720	460360	0	160670	481993	210670
33334	1-4	61870	560310	0	622180	1363861	622180
33334	1-2	73100	459950	0	182330	525873	282330
333345984		87560	604520	0	318380	677850	368380
33334		92150	641330	0	733480	1442413	733480
333345939		80590	566430	0	168030	394934	223030
33334	1-5	65620	624630	0	643500	1474772	643500
333345935	1-2	75210	460240	0	280780	697249	330780
33334		81270	476240	0	373420	781421	423420
333345983		77650	494630	0	235280	521482	285280
333345939		80590	585700	0	598760	1233583	598760
33334	1-4	69380	560700	0	630080	1384109	630080
333345935	1-2	79890	459690	0	455620	1035360	455620
333345939		80590	454800	0	298520	640479	348520
333345983		77870	472300	0	306070	654686	356070
333345984		94660	446170	0	357550	751558	407550
33334	1-4	73130	560340	0	497100	1226789	497100
333345983		77860	389950	0	96030	259450	146030
333345939		80600	423420	0	86610	285502	186610
333345984		90160	562890	0	233020	517228	283020

33334 1-2	77680	429690	0	314060	729977	364060
333345983	77860	495080	0	128020	319648	178020
33334	83070	404950	0	273590	593571	323590
333345939	80600	574530	0	358520	753383	408520
33334 1-6	79200	258300	0	337500	914954	337500
333345993	76430	451290	0	139110	340516	189110
333345984	76580	460880	0	537460	1073558	537460
333345983	77860	494620	0	323410	687316	373410
33334 1-2	65980	406520	0	472500	1011580	472500
333345939	80600	459460	0	101250	269274	156250
333345984	76570	452300	0	528870	1057394	528870
33334	77660	653590	0	360350	756826	410350
333345939	80080	376140	0	77890	225316	127890
333345983	78560	483530	0	99900	266735	154900
33334	0	0	0	0	0	0
333345934	75880	419640	0	200470	455978	250470
33304	851730	0	0	0	0	851730
333345938	221370	801800	0	547990	1109913	597990

TWO_YRS_JU	TWO_YRS_1	TWO_YRS_2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S
78000	346180	0	192240	429394	242240	2137
78000	358820	0	427730	855873	427730	1738
78000	318950	0	255970	547456	306470	1855
61150	362850	0	424000	899531	424000	1860
80140	391780	0	232130	503291	282130	1811
80000	393550	0	463550	922786	463550	1881
80000	487540	0	377090	771827	427090	2084
80000	419400	0	294830	619440	344830	2000
80000	448280	0	528280	1036558	528280	2070
80000	673590	0	631470	1243064	681470	2928
60000	540420	0	404440	1049325	404440	2560
62540	363810	0	426350	903885	426350	2617
60000	540510	0	404720	1049724	404720	2560
78720	450020	0	227830	495325	277830	2169
64740	409950	0	428280	935947	428280	2642
107660	591560	0	699220	1353225	699220	2144
87960	360590	0	202800	448957	252800	1826
104070	434720	0	132720	319134	182720	2378
87450	446850	0	428150	866416	478150	2027
76410	382330	0	268200	570111	318200	1682
75000	340000	0	101150	260653	151650	1813
60000	540560	0	509190	1179158	509190	2612
76840	349470	0	99000	256670	149500	1875
74720	410000	0	151690	443098	201690	2402
61870	539550	0	601420	1295151	601420	2612
73100	410260	0	174110	494226	274110	2281
87560	478590	0	307660	643210	357660	2345
92150	421370	0	503230	996471	503230	1987
80590	448130	0	166040	380860	216540	2608
65620	519380	0	585000	1302346	585000	2777
75210	460240	0	261920	652687	311920	3405
81270	376900	0	361090	742187	411090	1948
77650	391670	0	226980	493750	276980	1939
80590	463740	0	544330	1066293	544330	3054
69380	580350	0	649730	1389537	649730	3149
79890	334310	0	414200	881376	414200	2385
80590	359770	0	288370	607475	338370	1691
77870	373750	0	295700	621053	345700	1695
94660	353010	0	345680	713641	395680	2166
73130	539630	0	451910	1124260	451910	2664
77860	308330	0	91780	243293	141780	1521
80600	335130	0	81180	265923	181180	1749
90160	445470	0	224780	489675	274780	1859

77680	419690	0	303460	691579	353460	1907
77860	391650	0	122840	300831	172840	1577
83070	320560	0	264170	562644	314170	1545
80600	455110	0	346630	715398	396630	2488
79200	258300	0	337500	887877	337500	3006
76430	357060	0	133610	320783	183610	1653
76580	364590	0	271190	575649	321190	1708
77860	391070	0	312540	652249	362540	1836
65980	440440	0	506420	1052215	506420	3057
80600	363670	0	101200	260744	151700	1663
76570	333700	0	94660	248629	144660	1870
77660	518450	0	349180	720124	399180	1934
80080	297620	0	74170	210671	124170	1407
78560	382890	0	99890	258317	150390	2142
0	0	0	0	0	0	0
75880	331970	0	193180	431137	243180	1699
851730	0	0	0	0	851730	0
221370	634470	0	530580	1056166	580580	2656

BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_	BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O	BLDG_USE_C
2549	1	1983	003	2		1 001
2106	1	1981	003	2		1 001
2014	1	1961	003	2		1 001
1860	2	1962	003	2		1 100
2229	1	1964	003	2		1 001
2300	1	1964	003	2		1 001
2538	1	1995	004	2		1 001
2390	1	2004	004	2		1 001
2322	1	1963	003	2		1 001
3300	1	1967	003	2		1 001
2560	4	1963	003	2		1 100
2617	2	1972	003	2		2 100
2560	4	1963	003	2		1 100
2583	1	1968	003	2		1 001
2642	2	1974	003	2		1 100
2717	1	1966	003			1 001
2412	1	1967	003	2		1 001
2751	1	1980	003	2		1 001
2315	1	1978	003	2		1 001
1940	1	1983	003	2		1 001
2069	1	1963	003	2		1 001
2612	4	1968	003	2		1 100
2106	1	1964	003	2		1 001
2402	2	1974	003	2		1 100
2612	4	1970	003	2		1 100
2281	2	1969	003	2		1 100
2727	1	1980	003	2		1 001
2262	1	1992	003	2		1 001
2792	1	1965	003	2		1 001
2777	5	1971	003	2		1 100
3405	2	1974	003	2		1 100
2268	1	1987	003	2		1 001
2135	1	1967	003	2		1 001
3399	1	1967	003	2		1 001
3149	4	1982	003	2		1 100
2385	2	1964	003	2		1 100
2106	1	1964	003	2		1 001
1991	1	1973	003	2		1 001
2489	1	1967	003	2		1 001
2664	4	1962	003	2		1 100
1901	1	1961	003	2		1 001
2118	1	1972	003	2		1 001
2128	1	1966	003	2		1 001

1907	2	1974 003	2	1 100
1849	1	1961 003	2	1 001
1630	1	1961 003	2	1 001
2644	1	1991 003	2	1 001
3006	6	1962 003	2	1 100
2164	1	1961 003	2	1 001
1860	1	1962 003	2	1 001
2278	1	1980 003	2	1 001
3057	2	1968 003	2	1 100
2094	1	1969 003	2	1 001
2252	1	1962 003	2	1 001
2181	1	1984 003	2	1 001
1714	1	1961 003	2	1 001
2321	1	1961 003	2	1 001
0	0	0		0
2023	1	1978 003	2	1 001
0	0	0		0
3381	1	1989 003	2	1 001

HOMESTEAD_	NCU_LAND	NCU_BLDG	NCU_PCT	LY_NCU_PCT	A_DATE	L_DATE	B_DATE	SALE_VER1
N	0	0	1/1	1/1	110112	100528	100326	C
N	0	0	1/1	1/1	101009	100528	100603	Q
N	0	0	1/1	1/1	101009	100528	100603	Q
N	0	0	1/1	1/1	101009	100520	100426	Q
N	0	0	1/1	1/1	101215	100528	100526	D
N	0	0	1/1	1/1	101009	100528	100326	Q
Y	0	0	1/1	1/1	101009	100528	101005	Q
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100528	101005	T
N	0	0	1/1	1/1	110107	100528	100326	Q
N	0	0	1/1	1/1	101009	100520	100426	
N	0	0	1/1	1/1	101009	100520	100426	Q
N	0	0	1/1	1/1	101009	100520	100426	T
N	0	0	1/1	1/1	101009	100528	100326	
N	0	0	1/1	1/1	101009	100520	100920	T
N	0	0	1/1	1/1	101009	100528	100603	Q
N	0	0	1/1	1/1	101009	100528	100326	
N	0	0	1/1	1/1	101009	100528	100326	
N	0	0	1/1	1/1	101215	100528	100326	Q
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100520	100426	Q
N	0	0	1/1	1/1	101009	100528	100326	
N	74720	56320	69%	69%	101009	100520	100426	
N	0	0	1/1	1/1	101009	100520	100426	Q
N	0	0	1/1	1/1	101009	100520	100426	
N	0	0	1/1	1/1	101009	100528	100326	T
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100528	100603	T
N	0	0	1/1	1/1	101009	100520	100426	T
N	75210	72750	1/2	1/2	101009	100520	100426	
N	0	0	1/1	1/1	101009	100528	101005	Q
N	0	0	1/1	1/1	101009	100528	100326	
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100520	100426	Q
N	0	0	1/1	1/1	101009	100520	100426	Q
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101215	100528	100326	Q
N	0	0	1/1	1/1	101215	100520	100426	
N	0	0	1/1	1/1	101022	100528	100326	T
N	0	0	1/1	1/1	101009	100528	100326	T
N	0	0	1/1	1/1	101009	100528	100326	T

N	0	0 1/1	1/1	101125	100520	100426	Q
N	0	0 1/1	1/1	101009	100528	100326	T
N	0	0 1/1	1/1	101009	100528	101005	Q
N	0	0 1/1	1/1	101009	100528	100326	T
N	0	0 1/1	1/1	101009	100520	100426	D
N	0	0 1/1	1/1	101009	100528	100326	
N	0	0 1/1	1/1	101009	100528	100326	Q
N	0	0 1/1	1/1	101009	100528	100326	Q
N	0	0 1/1	1/1	101014	100520	100426	T
N	0	0 1/1	1/1	101009	100528	100603	
N	0	0 1/1	1/1	101009	100528	100326	Q
N	0	0 1/1	1/1	101009	100528	100603	Q
N	0	0 1/1	1/1	101009	100528	100326	
N	0	0 1/1	1/1	101009	100528	100326	T
Y	0	0 1/1	1/1		0	0	0 D
N	0	0 1/1	1/1	101009	100528	100326	
N	0	0 1/1	1/1		0	0	0
Y	0	0 1/1	1/1	101009	100528	100326	Q

SALE_VER2	SALE_VER3	SALE_VER4	DISASTER_C	DISASTER_Y	SENIOR	SEN_EX_COU	SEN_EX_CIT
T	D			0		0	0
				0		0	0
				0		0	0
				0		0	0
				0		0	0
Q	S	T		0		0	0
Q				0		0	0
T				0		0	0
T	S			0		0	0
Q	Q	Q		0		0	0
				0		0	0
				0		0	0
				0		0	0
				0		0	0
C	T	D		0		0	0
T	T	T		0		0	0
				0		0	0
Q	Q			0		0	0
				0		0	0
				0		0	0
				0		0	0
				0		0	0
Q				0		0	0
				0 Y		50000	50000
Q				0		0	0
Q	Q	Q		0		0	0
				0		0	0
D	Q			0		0	0
				0		0	0
T	S			0		0	0
				0		0	0
				0		0	0
Q	Q	C		0		0	0
T	Q			0		0	0
				0		0	0
D				0		0	0
				0		0	0
				0 Y		50000	50000
				0 Y		50000	50000
T	Q			0		0	0

C	T	D	0	0	0
			0	0	0
S	T		0	0	0
T	D		0	0	0
T	T		0	0	0
			0	0	0
Q			0	0	0
Q			0	0	0
T	T		0	0	0
			0	0	0
			0	0	0
T			0	0	0
			0	0	0
			0	0	0
			0	0	0
			0	0	0
			0	0	0
			0	0	0
D			0	0	0

SALE3_VORI	SALE3_CHAN	SALE4_VORI	SALE4_CHAN	SALE5_VORI	SALE5_CHAN	PRELIM_JUS
						592150
						611480
						551790
						491110
						662230
						665050
						804490
						704000
						746020
						1081640
						699760
						652530
						699860
						747770
						654720
						986820
						623560
						749960
						752000
						644940
						728370
						699860
						596880
						664860
						701770
						523460
						798310
						751290
						755260
						690250
						675490
						641080
						659290
						780980
						708680
						530320
						615070
						633740
						619040
						713230
						536370
						578490
						752030

I

507370
659830
559500
756640
337500
607350
715010
659510
666500
620880
638770
724870
522330
646890
155960
569420
851730
1060230

PRELIM_JV_	GIS_SQUARE	ACTUAL_YEA	LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL
	7800	1963	0421		120110402053	02
	7800	1961	0421	FL	120110402053	01
	7800	1959	1220	FL	120110402053	01
	7644	1961	0421	FL	120110402053	01
	8014	1963	0120		120110402053	30
	8000	1963	1220		120110402053	01
	8000	1960	0222	FL	120110402053	01
	8000	1962	0120	FL	120110402053	01
	8000	1962	1220	FL	120110402053	11
	8000	1966	1220	FL	120110402053	01
	7500	1962	1220		120110402053	
	7818	1962	0421	FL	120110402053	01
	7500	1962	0621		120110402053	11
	7872	1967	0120	FL	120110402053	
	8093	1964	1220		120110402053	11
	10766	1965	1220	FL	120110402053	01
	8796	1966	0120	FL	120110402053	
	10407	1965	0124	FL	120110402053	
	8745	1962	0421	FL	120110402053	01
	7641	1960	0120	FL	120110402053	01
	7500	1962	1223	FL	120110402053	01
	7500	1967	0421		120110402053	01
	7684	1963	0120	FL	120110402053	
	9340	1964	0421	FL	120110402053	
	7734	1969	1021		120110402053	01
	9138	1964	1220		120110402053	
	8756	1964	0120	FL	120110402053	11
	9215	1963	0124	FL	120110402053	01
	8059	1964	0823	FL	120110402053	11
	8203	1963	1021		120110402053	11
	9401	1964	1220	FL	120110402053	
	8127	1961	0521		120110402053	01
	7765	1966	1220	FL	120110402053	
	8059	1966	0723	FL	120110402053	01
	8672	1962	1021		120110402053	01
	9986	1963	0421	FL	120110402053	01
	8059	1963	0120	FL	120110402053	01
	7787	1964	0120	FL	120110402053	01
	9466	1962	0120	FL	120110402053	01
	9141	1961	0421	FL	120110402053	
	7786	1960	1220	FL	120110402053	11
	8060	1960	0421	FL	120110402053	11
	9016	1962	1220	FL	120110402053	11

9710 1964	1122	FL	120110402053 01
7786 1960	1220	FL	120110402053 11
8307 1960	0521	FL	120110402053 01
8060 1963	0322	FL	120110402053 11
9900 1961	0523		120110402053 19
7643 1960	1220	FL	120110402053
7658 1961	0521	FL	120110402053 01
7786 1962	0521	FL	120110402053 01
8248 1963	1122		120110402053 11
8060 1960	0322	FL	120110402053
7657 1961	0723	FL	120110402053 01
7766 1960	1122	FL	120110402053 01
8008 1960	0120	FL	120110402053
7856 1960	1220	FL	120110402053 11
10397	0524		120110402053 37
7588 1963	0421	FL	120110402053
1670067	1221		120110402053
11740 1966	1220	FL	120110402053 01

SALE2_QUAL	SALE3_QUAL	SALE4_QUAL	SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_
11	12	12		A81	21		0
				A81	21		0
				A81	21		0
				F04	59		0
				A81	21		0
01	02	11		A81	21		0
01				A81	21		0
11				A81	21		0
11	02			A81	21		0
01	01			A81	21		0
				F04	57		0
				F04	59		0
				F04	57		0
				A81	21		0
02	11	12		F04	59		0
30	11	11		A81	21		0
				A81	21		0
				A81	21		0
01	01			A81	21		0
				A81	21		0
				A81	21		0
				F04	57		0
				A81	21		0
				F04	59		0
01				F04	57		0
				F04	59		0
01				A81	21		0
01	01	01	01	A81	21		0
				A81	21		0
37	01			F04	57		0
				F04	59		0
11	02			A81	21		0
				A81	21		0
				A81	21		0
01	01	02	11	F04	57		0
11	02			F04	59		0
				A81	21		0
01				A81	21		0
				A81	21		0
				F04	57		0
				A81	21		0
				A81	21		0
11	01			A81	21		0

02	11	12	11	F04	59	0
				A81	21	0
02	11			A81	21	0
11	19			A81	21	0
11	11			F04	57	0
				A81	21	0
01				A81	21	0
01				A81	21	0
11	11			F04	59	0
				A81	21	0
				A81	21	0
11				A81	21	0
				A81	21	0
				A81	21	0
				A81	21	0
				A81	21	0
					75	0
37				A81	21	0

NCU_LAND2	NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW
0	0	3.0	2.0	0	0	249500	0	0
0	0	2.0	2.0	0	0	531710	0	0
0	0	4.0	3.0	0	0	315660	0	0
0	0	0.0	0.0	0	0	491110	0	0
0	0	3.0	2.0	0	0	290590	0	0
0	0	2.0	2.0	0	0	577360	0	0
0	0	3.0	2.0	0	0	439900	0	0
0	0	3.0	2.0	0	0	355170	0	0
0	0	3.0	2.0	0	0	646630	0	0
0	0	3.0	2.0	0	0	701910	0	0
0	0	6.0	4.0	0	0	619680	0	0
0	0	4.0	4.0	0	0	522390	0	0
0	0	6.0	4.0	0	0	619780	0	0
0	0	3.0	2.0	0	0	286160	0	0
0	0	0.0	0.0	0	0	365320	0	0
0	0	3.0	2.0	0	0	855320	0	0
0	0	2.0	2.0	0	0	260380	0	0
0	0	3.0	2.0	0	0	188200	0	0
0	0	3.0	2.0	0	0	492490	0	0
0	0	3.0	2.0	0	0	327740	0	0
0	0	2.0	2.0	0	0	592340	0	0
0	0	6.0	4.0	0	0	619750	0	0
0	0	3.0	2.0	0	0	153980	0	0
0	89390	3.0	3.0	0	81270	272120	0	0
0	0	6.0	4.0	0	0	622180	0	0
0	0	3.0	3.0	0	0	282330	0	0
0	0	3.0	2.5	0	0	368380	0	0
0	0	4.0	3.0	0	0	733480	0	0
0	0	3.0	2.0	0	0	223030	0	0
0	0	5.0	5.0	0	0	690250	0	0
0	203430	4.0	4.0	0	184930	375970	0	0
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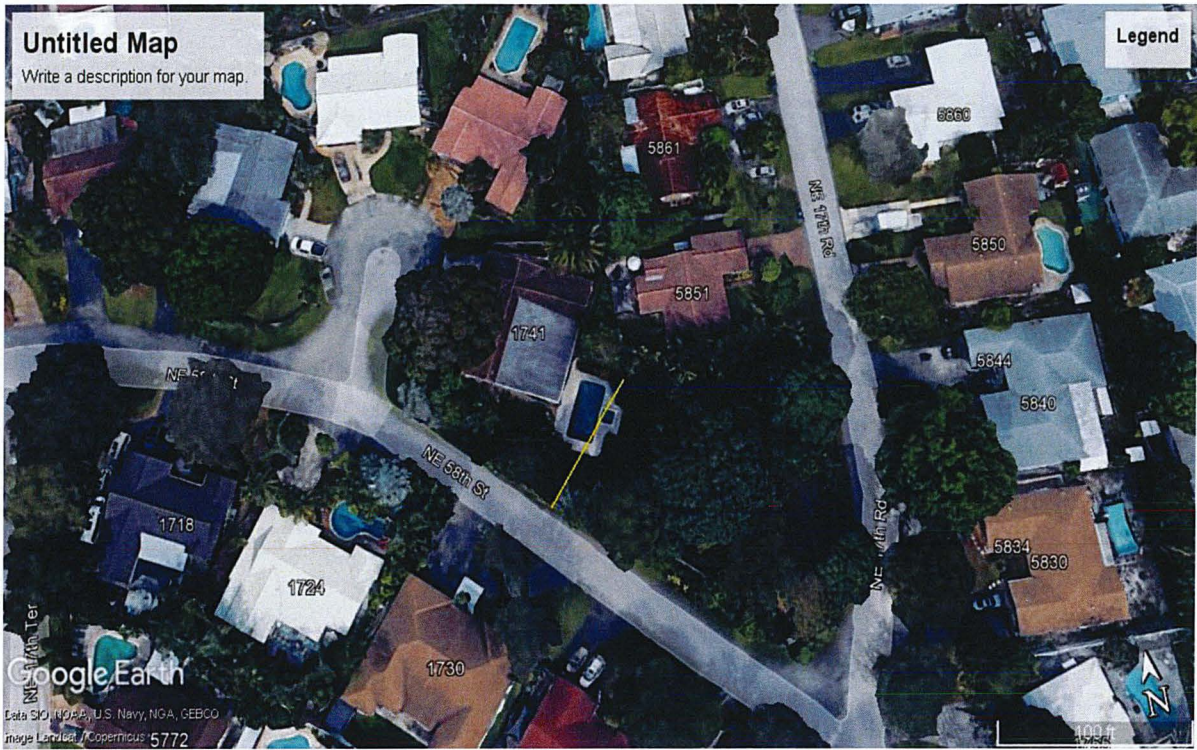
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Aerial of property line per the plat



Property line per the plat #1



Property line per the plat # 2



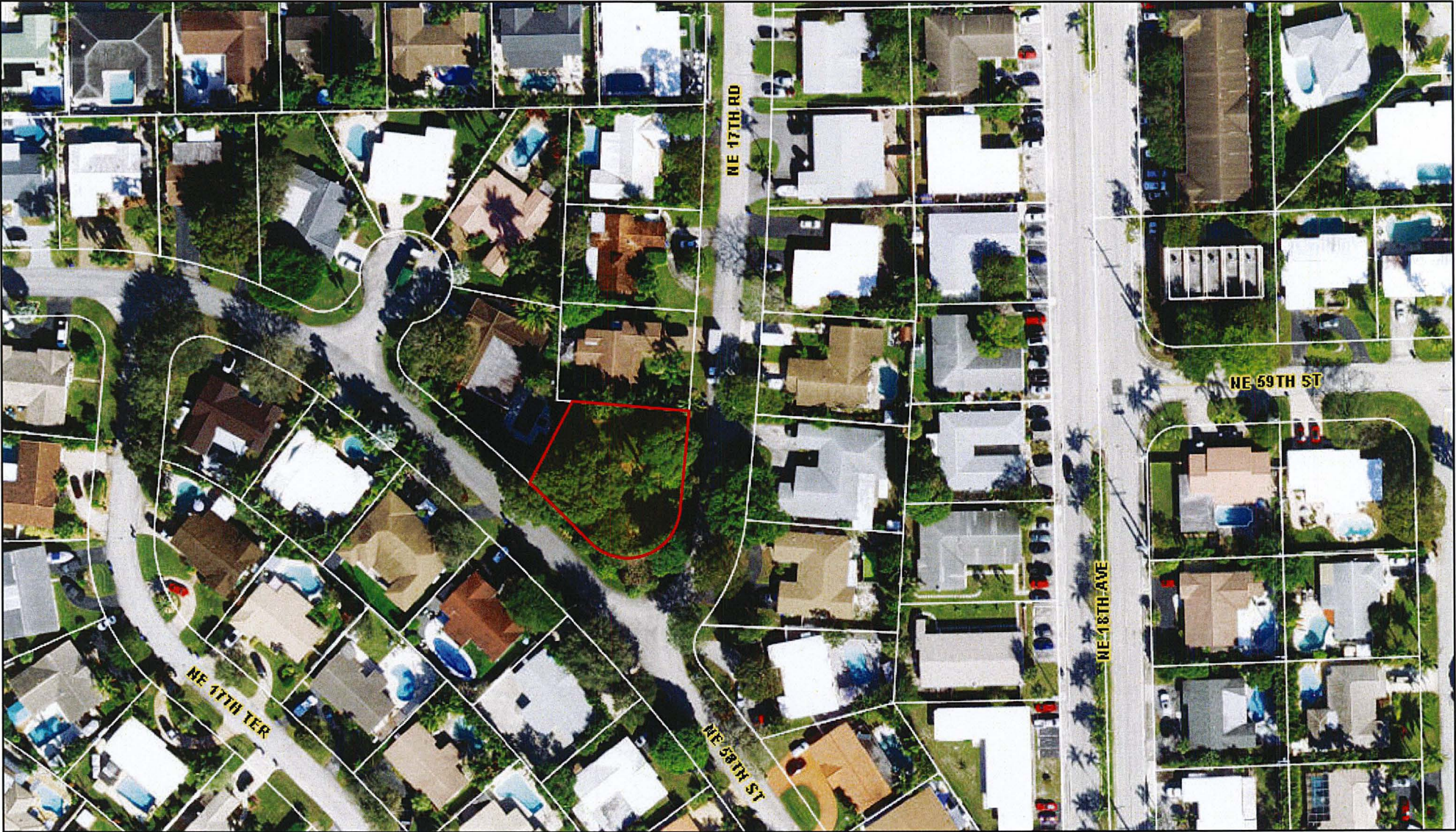
Property line after variance # 1



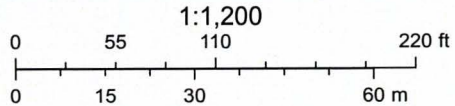
Property line after variance # 2

Property Id: 494211061181

**Please see map disclaimer



August 18, 2024



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VARIANCE JUSTIFICATION STATEMENT

To: The members of the Board of Adjustment
From: RICHARD G. COKER, JR.
Date: August 20, 2024
Subject: Narrative for Variance from Sec. 47-24.5.A.4.b and Sec. 47-24.5.A.4.b.i
1741 NW 58th Street

Variance Requested and General Statement: The Applicant is requesting a variance from Section 47-24.5.A.4.b.i under *Subdivision Regulations* of the Unified Land Development Code (“Code”) in order to allow the recombination of two (2) lots in the RS-8 zoning district such that one lot is increased in size over and above the size of the original platted while the adjacent lot is decreased in size by below the size of the platted lot.

Section 47-24.5.A.4.b.i reads as follows (note underlined portion):

In the RS-4.4, RS-8 and RD-15 districts lots or parcels may be recombined without replatting provided the resulting lots are not reduced in size below that in the original subdivision of record, except that each unit of a duplex in an RD-15 district may be on a separate lot of three thousand (3,000) square feet.

Lots 16 and 17 of Block 8, CORAL RIDGE ISLES (PB 45/47) have been under single ownership since prior to 1977 based on the information in the Public Records. Both Lot 16 and Lot 17 were oversized platted lots well in excess of the minimum lot size of 6,000 sf allowed in the RS-8 zoning district and considerably larger than the other lots in the neighborhood. Lot 16 as platted contained

10,576 sf and Lot 17 as platted contained 11,569 sf.

Lot 16 was developed with a single-family home and Lot 17 remained vacant except for some paving and a fountain. At some point prior to 2000 according to the historical aerials the owners installed a pool and deck. The deck of the pool on the property line with Lot 17 encroached onto a small portion of Lot 17. Later a spa was added to the pool and the spa encroached into Lot 17. (see **Exhibit 1**, the combined survey showing all improvements)

In 2024 the owner of Lots 16 and 17 moved out of state and sought to sell the lots as separate development lots. Since the existing pool and spa encroached into Lot 17, the owner sought to modify the lot lines to slightly increase the size of Lot 16 to include the encroachment of the pool deck and spa into Lot 17 with required setbacks and to reduce the size of Lot 17 a corresponding amount. The survey attached as **Exhibit "A"** shows the new lot lines as a dashed line.

In order to accommodate the pool deck and spa, Lot 16 had to be increased in size by 1,178 sf to 11,754 sf and correspondently Lot 17 had to be reduced in size by 1,178 sf. to 10,391 sf.

The specific variance requested is to allow the recombination of Lots 16 and 17 such that Lot 16 is increased in size from the platted lot size by 1,178 sf to 11,754 sf while Lot 17 is decreased in size by 1,178 sf to 10,391 sf.

Surrounding Lot Sizes.

The recombined Lot 17 with 10,391 sf is still larger than almost all of the surrounding lots in the neighborhood. Lots 13 and 15 directly north and west of Lot 16 at 1725 and 1737 NE 58th Street are slightly larger at 10,407 and 10,766 sf respectively but the other surrounding lots in the neighborhood range in size from about 7,500 sf to a little over 9,000 sf which the median size in the low 8,000 sf range. The aerial of the neighborhood attached as **Exhibit 5** shows the relative lot sizes in the neighborhood.

Supporting Exhibits

In support of this application, the applicant is submitting the following exhibits:

- **Exhibit 1.** Survey of combined Lot 16 and Lot 17 showing all improvements with a dashed line depicting the location of new property/lot line between Lot 16 and 17.
- **Exhibit 2.** Survey of the recombined Lot 17.
- **Exhibit 3.** Survey of recombined Lot 16.
- **Exhibit 4.** Aerial showing the two lots.
- **Exhibit 5.** Aerial showing the neighborhood and lot sizes.
- **Exhibit 6.** Photographs of pool deck and spa encroachment.

Justification Statement:

1. *That special conditions and circumstances affect the property at issue which*

prevent the reasonable use of such property.

Special conditions and circumstances affect the property are the construction of the pool deck and spa encroaching on Lot 16 encroaching onto Lot 17 thereby necessitating the modification of the lot lines. Without the modification of the lot line, the Lot 16 owner would not have the use of the pool deck and spa and accordingly and the reasonable use of the property as developed would be prevented.

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

The special and unique circumstances are peculiar to the property at issue are (1) that both Lot 16 and Lot 17 are very large lots that are much larger than the minimum lot size in the RS-8 zoning district and much larger than normal lot sizes in the neighborhood and (2) that the pool deck and spa which were constructed many years ago encroach into Lot 17 such that the conveyance of the lots without the recombination would deprive the Lot 16 owner of the reasonable use of their property as developed. or to such a small number of properties that this is a marked exception to other properties in the neighborhood.

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

The literal application of the ULDR would deprive the owner of a substantial property right for the use and enjoyment of the owners' property as developed in a manner that is enjoyed by other owners in the neighborhood. Most property owners in this zoning district and in this neighborhood have much smaller lots and the recombination of Lots 16 and 17 would not alter the condition that both lots are much larger than the average lots in the neighborhood. Without the recombination of the lots, the Lot 16 owner would be deprived of the use of their property as developed in a manner that is unique to the neighborhood and the zoning district.

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

The unique hardship of the encroachment of the pool deck and spa is not self-created by the existing owner. The construction of the pool, pool deck and spa were completed in accordance with all requirements of the ULDR while the lots were under single ownership. The hardship occurred when the lots were recombined to accommodate the pool deck and spa with the required setbacks and the Section 47-24.5.A.4.b.i of the ULDR was applied even though the resulting recombined Lot 17 remains much larger than required in the RS-8 zoning and much larger than

the average lots in the neighborhood.

5. *That 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.*

The variance is the minimum variance to make possible the reasonable use of the property with the existing pool deck and spa as constructed.

EXHIBIT 1

SURVEY OF COMBINED LOTS 16 AND 17

EXHIBIT 1

SURVEY OF RECOMBINED LOT 17

EXHIBIT 3

SURVEY OF RECOMBINED LOT 16

EXHIBIT 4

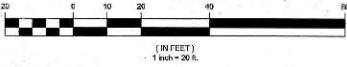
AERIAL SHOWING THE TWO LOTS

EXHIBIT 5

AERIAL SHOWING THE NEIGHBORHOOD

EXHIBIT 6
PHOTOGRAPHS

GRAPHIC SCALE



VICINITY MAP
©2008 Earthstar Systems, Inc.
NOT TO SCALE

SURVEY DESCRIPTION:

ALL OF LOT 16, BLOCK 8, CORAL RIDGE IN ES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF LOT 17, BLOCK 8, CORAL RIDGE IN ES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17, THENCE SOUTH 45°16'11" WEST, ON THE WEST LINE OF SAID LOT 17, A DISTANCE OF 65.84 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17 AND A POINT ON A CURVE, THENCE EASTERLY ON SAID SOUTH LINE AND ON SAID CURVE TO THE RIGHT, HAVING AN ANGULAR POINT IS THE SOUTHERLY EXTENSION OF THE LOT DESCRIBED CURVE, WITH A RADIUS OF 147.50 FEET, A CENTRAL ANGLE OF 0°12'21", AN ARC DISTANCE OF 30.00 FEET, THENCE NORTH 0°12'21" WEST, A DISTANCE OF 30.00 FEET, THENCE NORTH 88°16'11" WEST, ON THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 11.51 FEET TO THE POINT OF BEGINNING.

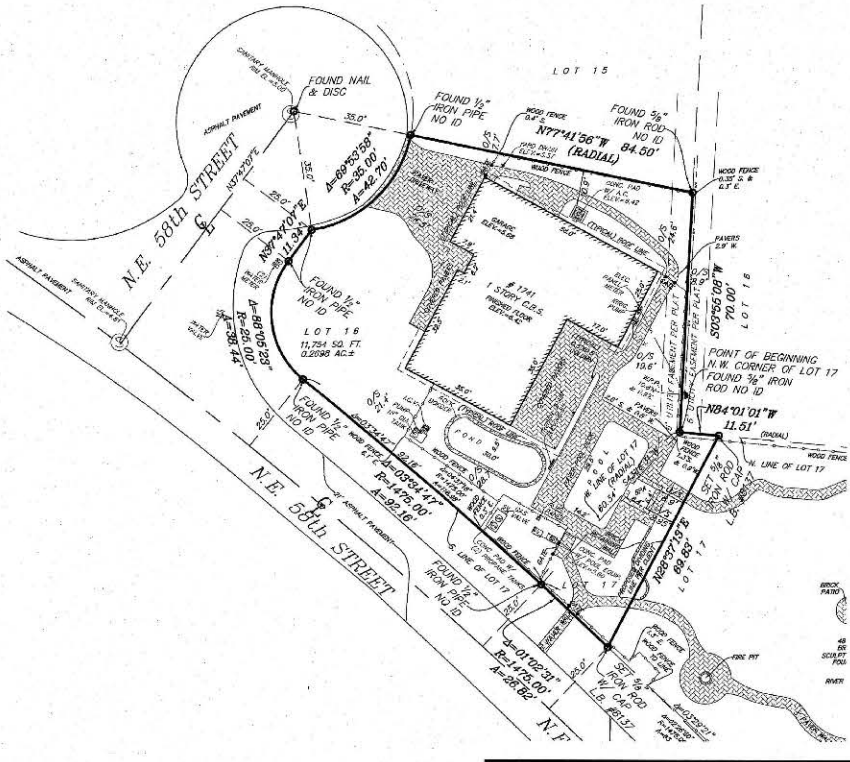
SAID AREA BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 11,754 SQUARE FEET OR 0.2698 ACRES, MORE OR LESS.

NOTES:

1. PROPERTY KNOWN AS LOT 16, SAID PORTION OF LOT 17, BLOCK 8, CORAL RIDGE IN ES, IS AT BLOCK 8, FANG 47, BROWARD COUNTY, FLORIDA.
2. AREA- 11,754 SQUARE FEET OR 0.2698 ACRES, MORE OR LESS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BE MADE, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED BY THE FIELDY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. THE PROPERTY LIES IN FLOOD ZONE X, MINIMUM CHANCE OF FLOOD HAZARD FLOOD INSURANCE RATE MAP NO. 1001100081B DATED AUGUST 19, 2014, COMMUNITY PANEL NO. 129105.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 UNLESS OTHERWISE NOTED ON CITY OF FORT LAUDERDALE SHADOWN PLANS, IN ES, ELEVATION: 5.936 (NAVD85).
9. BENCHMARKS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1985 (NAVD85), FLORIDA EAST ZONE 1811 STATE PLANE COORDINATE SYSTEM, BROWARD COUNTY MERIDIAN PROJECTION, AND REFERENCE THE NORTH LINE OF LOT 17, AS 8 81°04'11" E.
10. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUBBED SEAL OF A LICENSED SURVEYOR AND MAP PLOTTING ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REFERENCES:

1. MAP ENTITLED "PLAT OF CORAL RIDGE IN ES", PLAT BOOK 45, PG. 47, BROWARD COUNTY RECORDS.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP NO. 1001100081B, DATED AUGUST 19, 2014, COMMUNITY PANEL NO. 129105.



- LEGEND**
- 1 = UTILITY (AS SHOWN)
 - 2 = FENCE
 - 3 = EASEMENT
 - 4 = EASEMENT
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 - 100 = EASEMENT

CERTIFIED TO:
REMIAM HAGE AND ALLISON HAGE
JONATHAN HAGE AND SHERRY HAGE
CHICAGO TITLE INSURANCE COMPANY
TRIPP SCOTT, P.A.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS IN CHAPTER 4717.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

James M. McLaughlin Jr.
Digitally signed by James M. McLaughlin Jr.
Date: 2024.04.30 17:11:27 -04'00'

JAMES M. McLAUGHLIN, JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS487
FLORIDA CERTIFICATE OF AUTHORIZATION# 48737

FIELD DATE	04-18-2024	BOUNDARY & LOCATION SURVEY
FIELD BOOK NO.	TDS	
TDS	1741 NE 58th STREET	TRIPP SCOTT
FIELD BOOK NO.	N/A	
FIELD BOOK NO.	N/A	BLOCK 8, LOT 16, & A PORTION OF LOT 17
FIELD BOOK NO.	N/A	CITY OF FORT LAUDERDALE, BROWARD COUNTY
FIELD BOOK NO.	N/A	STATE OF FLORIDA
PREPARED BY	F.V.B.C.	CONTROL POINT ASSOCIATES, P.L.L.C.
DATE	04-18-2024	
DATE	04-18-2024	1741 NE 58th STREET, SUITE 400
DATE	04-18-2024	FT. LAUDERDALE, FL 33309
DATE	04-18-2024	FLORIDA CERTIFICATE OF AUTHORIZATION# 48737
DATE	04-18-2024	FLORIDA CERTIFICATE OF AUTHORIZATION# 48737

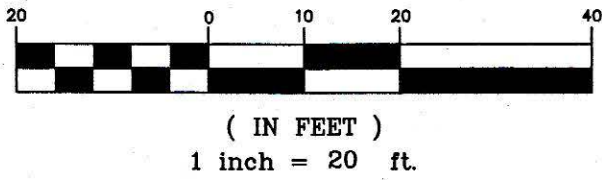
CONTROL POINT ASSOCIATES, P.L.L.C. 1741 NE 58th STREET, SUITE 400 FT. LAUDERDALE, FL 33309
 JAMES M. McLAUGHLIN, JR. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS487
 FLORIDA CERTIFICATE OF AUTHORIZATION# 48737

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)

1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615
 EMAIL: INFO@MECO400.COM
 WEB SITE: MECO400.COM

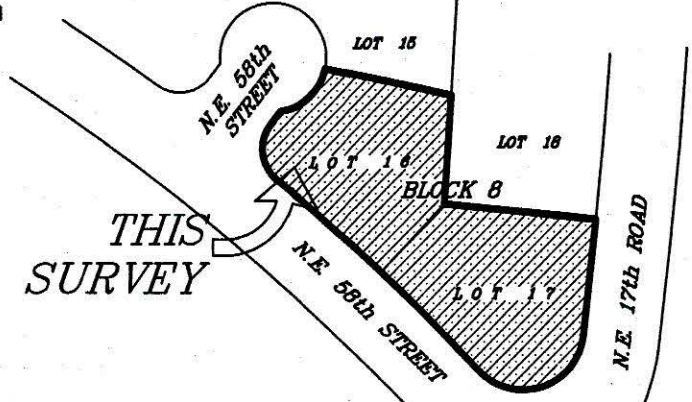


GRAPHIC SCALE

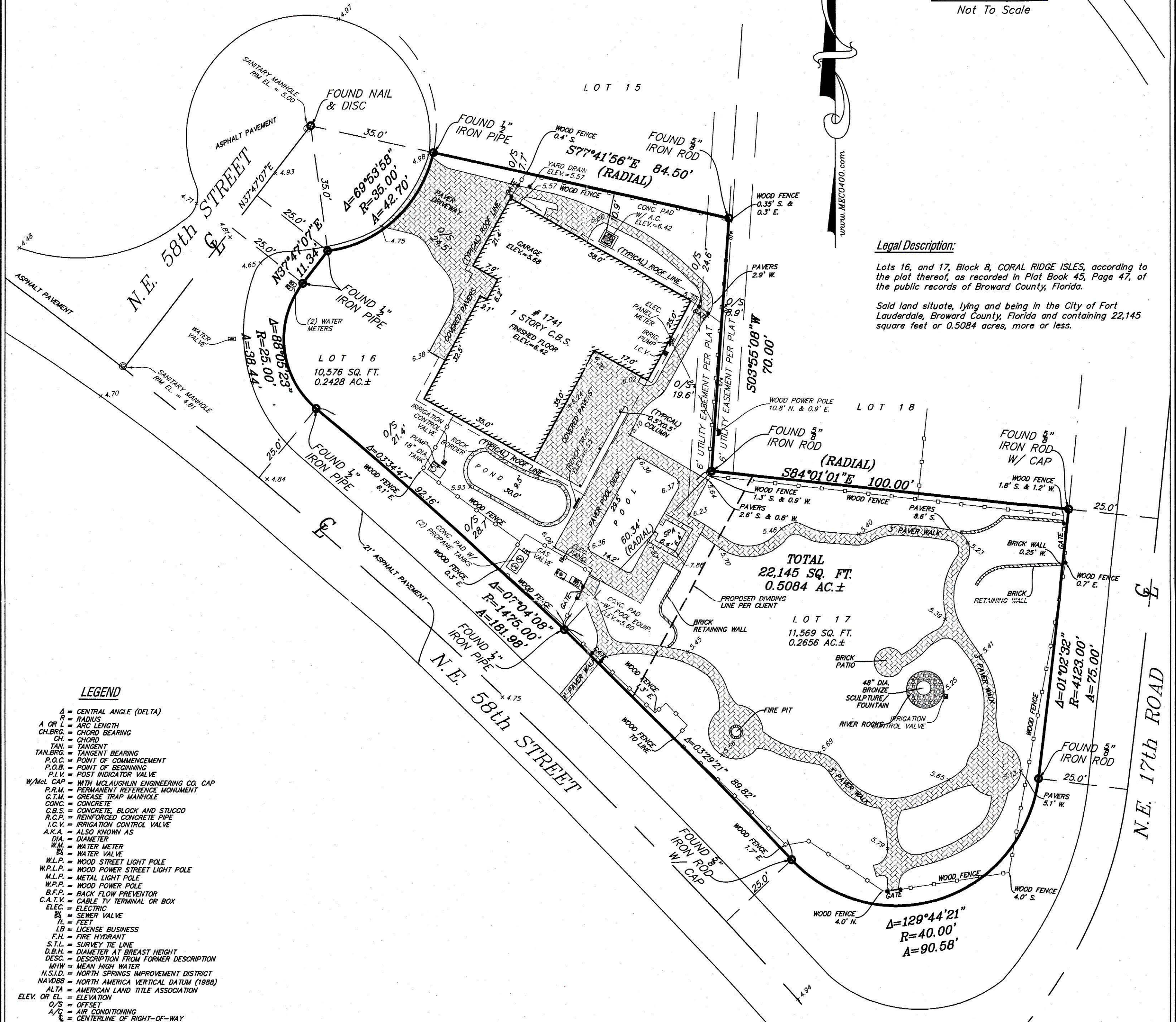


RECORD LAND SURVEY

**LOTS 16, AND 17, BLOCK 8,
 CORAL RIDGE ISLES,
 PLAT BOOK 45, PAGE 47, B.C.R.**



*Location Sketch
 Not To Scale*



Legal Description:

Lots 16, and 17, Block 8, CORAL RIDGE ISLES, according to the plat thereof, as recorded in Plat Book 45, Page 47, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 22,145 square feet or 0.5084 acres, more or less.

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- A OR R = ARC LENGTH
- CH.BRG. = CHORD BEARING
- CH. = CHORD
- TAN. = TANGENT
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.I.V. = POST INDICATOR VALVE
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- G.T.M. = GREASE TRAP MANHOLE
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- R.C.P. = REINFORCED CONCRETE PIPE
- I.C.V. = IRRIGATION CONTROL VALVE
- A.K.A. = ALSO KNOWN AS
- Ø = DIAMETER
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.S.L.P. = WOOD STREET LIGHT POLE
- W.P.L.P. = WOOD POWER STREET LIGHT POLE
- M.L.P. = METAL LIGHT POLE
- W.P.P. = WOOD POWER POLE
- B.F.P. = BACK FLOW PREVENTOR
- C.A.T.V. = CABLE TV TERMINAL OR BOX
- ELEC. = ELECTRIC
- SEW. VALVE = SEWER VALVE
- FEET = FEET
- LB. = LICENSE BUSINESS
- F.H. = FIRE HYDRANT
- S.T.L. = SURVEY TIE LINE
- D.B.H. = DIAMETER AT BREST HEIGHT
- DESC. = DESCRIPTION FROM FORMER DESCRIPTION
- MHW = MEAN HIGH WATER
- N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
- NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- ELEV. OR EL. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- CL. = CENTERLINE OF RIGHT-OF-WAY
- BL. = BASE LINE
- M.A.L. = MORE AND LESS
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- P.C. = POINT OF CURVE
- P.R.C. = POINT OF REVERSE CURVE
- R/W = RIGHT-OF-WAY
- C/O = CLEAN OUT
- H.H. = HAND HOLE
- C.L.F. = CHAIN LINK FENCE
- C.P.P. = CONCRETE POWER POLE
- A.L.P. = ALUMINUM LIGHT POLE
- C.L.P. = CONCRETE LIGHT POLE
- W/F. = WET FACE
- B.H. = BULKHEAD
- O/W. = OVERHEAD UTILITY LINES
- W/W.C. = WITH WITNESS CAP # 285
- CO. = COMPANY
- NO. = NUMBER
- INV. = INVERT
- MAG. = MAGNET
- MEAS. = MEASURE
- CALC. = CALCULATED
- MISC. = MISCELLANEOUS
- P.C.D. = POLLUTION CONTROL DEVICE
- Ø = DIAMETER
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NGS = NATIONAL GEODETIC SURVEY
- P.I. = POINT OF INTERSECTION
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- 8 = PARKING SPACES
- ♿ = HANDICAPPED PARKING SPACE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Reference Bench Mark: City of Fort Lauderdale Benchmark # NE 694, Elevation = 5.993 (NAVD88).
- 5) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 6.89, Elev. = 6.59
- 6) This property lies in Flood Zone "X", Minimal Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0369 H, Dated: August 18, 2014. Community Panel No. 125105.
- 7) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 8) Bearings shown hereon refer to assumed datum and assume the Centerline of N.E. 58th Street as North 37°47'07" East.

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

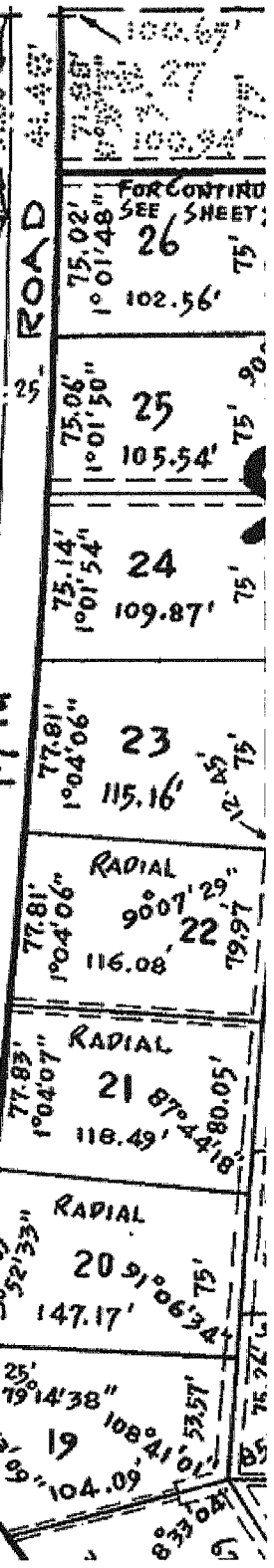
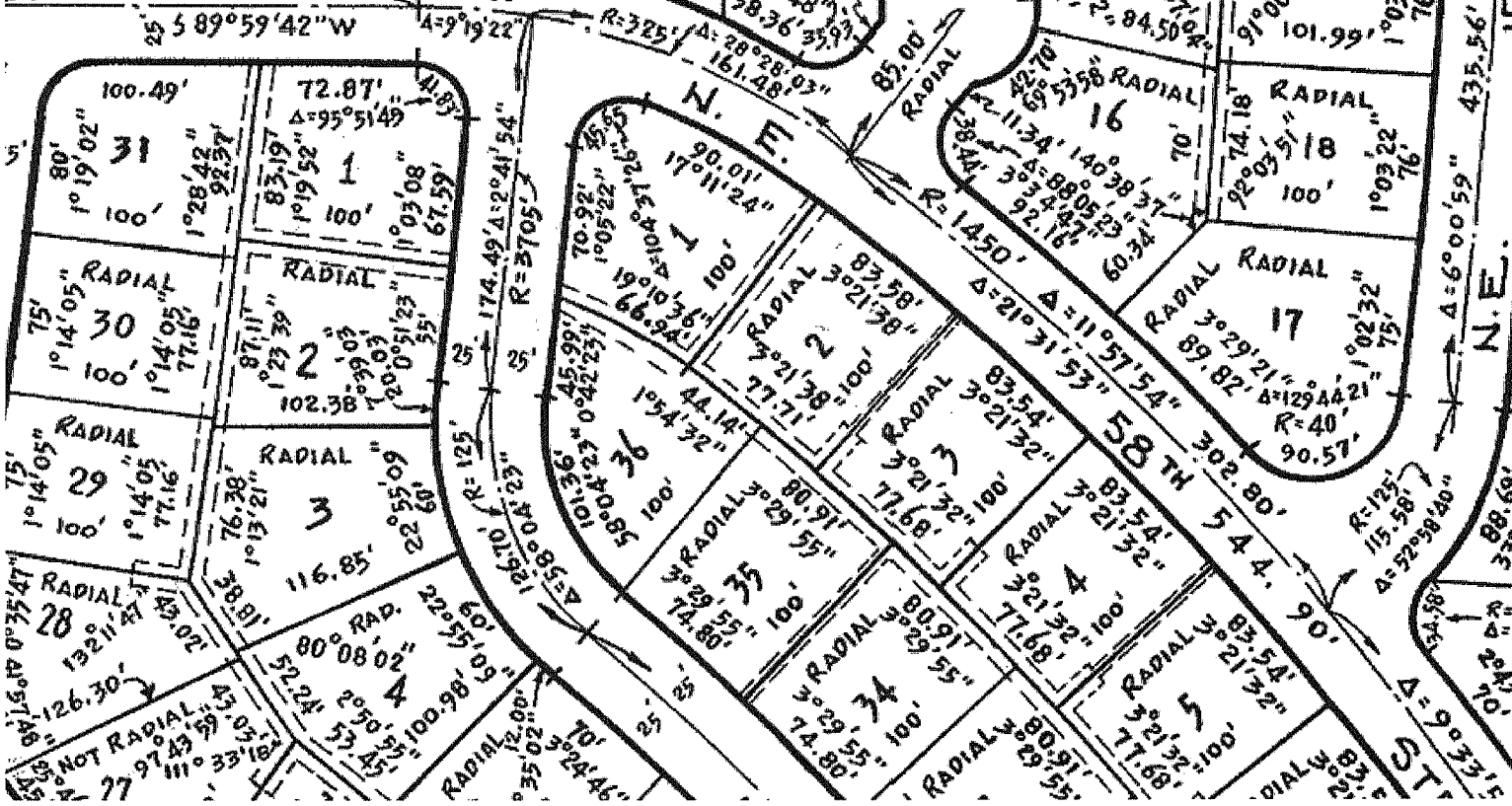
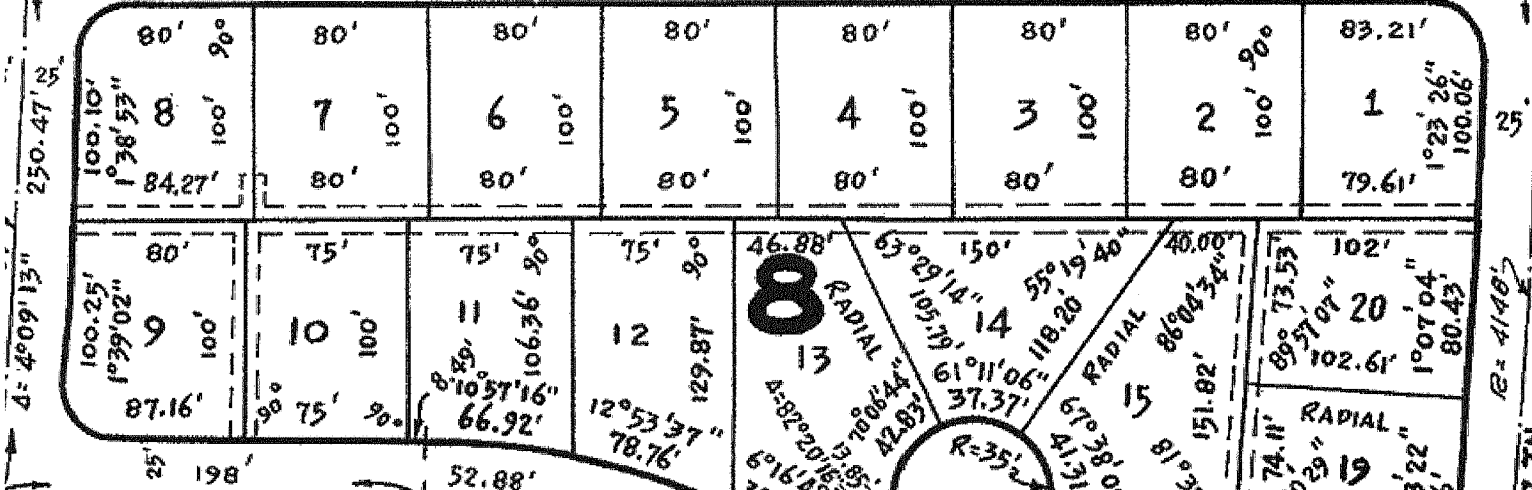
Dated at Fort Lauderdale, Florida, this 9th day of November, 2022.



21	22	23	24	25	26	27	28
100'	100'	100'	100'	100'	100'	100'	100'
78'	78'	78'	78'	78'	78'	78'	90'

948.20' MATCH LINE

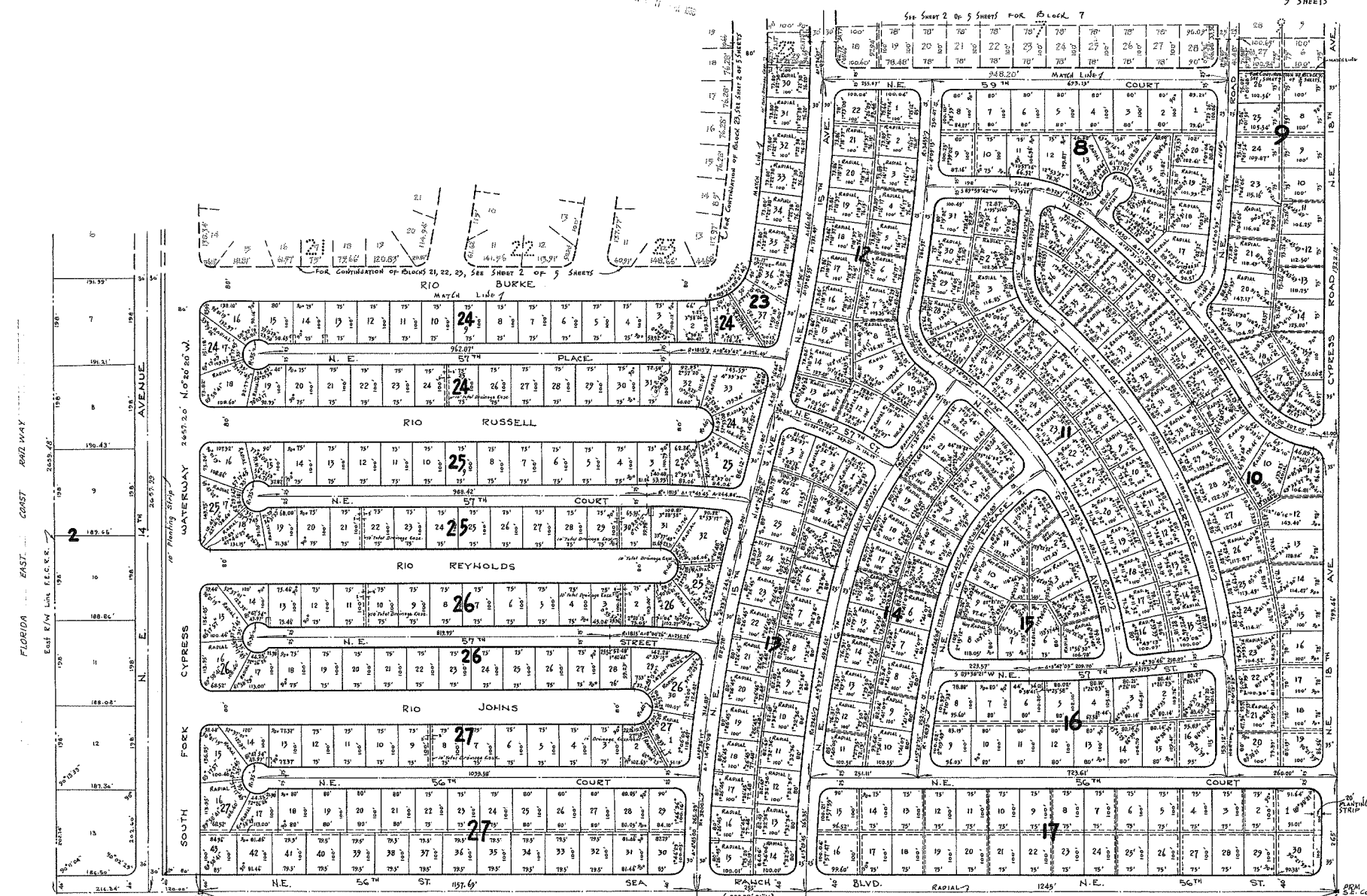
59 TH COURT



FOR CONTINUED SEE SHEET 26

17 TH ROAD

59 TH COURT



CORAL RIDGE ISLES

Indicates 12' Total Utility Easement
 Indicates 6' Total Street Lighting Easement
 Indicates 10' x 18' Anchor Easement