



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-24080009
OWNER:	ACAC 1000 LAND TR; ALFASI, AVRAHAM TRSTEE
AGENT:	ALFASI, AVRAHAM
ADDRESS:	40 NORTH EAST 16 th PLACE, FORT LAUDERDALE, FL 33305
LEGAL DESCRIPTION:	LOT 16 AND THE WEST 14.52 FEET OF LOT 15, IN THE BLOCK 4 OF PLACIDO PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RDS-15 - RESIDENTIAL SINGLE FAMILY / MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 25-62. (b)(3) - Requirements for new development and site alterations.</u>

- Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein: Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

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-24080009

LEGEND

-  Municipal Boundary
-  Subject Site



0 100 200
US Feet

Record

Showing 1-10 of 10

☐	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Street #</u>	<u>Dir</u>	<u>Street Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
☐	PLN-BOA-24080009		Sidewalk Removal	Z- Board of Adjustment (BOA)	0		40	NE	16	PL		Open
☐	ROW-PAV-24080009	PAVING	40 NE 16 PL	ROW Paving Permit	0		40	NE	16	PL		Awaiting Council
☐	ELE-GEN-24080146	NEW HOUSE	Electrical Subpermit	Electrical Permit	0		40	NE	16	PL		Awaiting Council
☐	ROW-PAV-24070022	DRIVEWAY	40 NE 16 PL	ROW Paving Permit	0		40	NE	16	PL		Awaiting Council
☐	PLB-GEN-24070320	NEW HOUSE	Plumbing Subpermit	Plumbing Permit	131		40	NE	16	PL		Awaiting Council
☐	MEC-GEN-24070165	NEW CONSTRUCTION	Mechanical Subpermit	Mechanical Permit	131		40	NE	16	PL		Awaiting Council
☐	LND-INST-24070208	NEW HOUSE, LANDSCAPING	40 NE 16 PL	Landscape Installation Permit	371		40	NE	16	PL		Pending Review
☐	LND-TREE-24070284	TREE REMOVAL-Total replacement to be 51 caliper...	Tree Removal	Landscape Tree Removal-Relocation Permit	0		40	NE	16	PL		Awaiting Council
☐	ROW-LAND-24070010	ROW LAND PERMIT	40 NE 16 PL	ROW Landscaping Permit	79.5		40	NE	16	PL		Awaiting Council
☐	BLD-GEN-24060158	NEW SINGLE FAMILY RESIDENCE, 2-BEDROOMS, EXERCISE...	New Construction Permit	Structural Permit	7960.79		40	NE	16	PL		Awaiting Council

PLN-BOA- 24080009

Sec. 25-62. (b)(3) - Requirements for new development and site alterations

(b) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

- (1) The proposed location of sidewalk improvements are on a finger island or dead-end street where eighty (80) percent or more of properties do not have sidewalks abutting the property.
- (2) A neighborhood transportation plan approved by the city commission clearly indicates that sidewalks are not preferred for the area in which the property is located.
- (3) Property owners may request relief from the provisions of this section by making application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issues exists that would otherwise preclude the installation of a sidewalk in the specified location.



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: October 8th, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24080009

Sec. 25-62. (b)(3) - Requirements for new development and site alterations.

- **Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.**

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein: Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

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



Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24080009

APPLICANT: ACAL 1000 LAND TRUST

PROPERTY: 40 NE 16th Place, Fort Lauderdale, FL 33305

PUBLIC HEARING DATE: _____

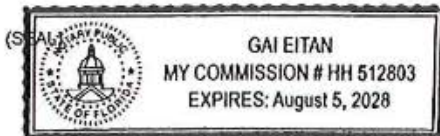
BEFORE ME, the undersigned authority, personally appeared Aurelium Alfaro, who upon being duly sworn and cautioned, under oath deposes and says:

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

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

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25 day of Sep., 2024



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: October 8th, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-24080009

Sec. 25-42, (b)(3) - Requirements for new development and site alterations.

- Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-42.

Public Notice: As per Sec. 25-42, (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein. Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
200 N.W. 30TH AVENUE, SUITE 111
FORT LAUDERDALE, FL 33311
CONTACT: 954-584-4500

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/development/boa>
For more information about the Board of Adjustment, please visit:
<https://www.fortlauderdale.gov/development/boa>
www.fortlauderdale.gov/development/boa

Notwithstanding to whom made, all public notices shall be posted in a conspicuous place on the property to which they apply, and a copy of the notice shall be filed with the clerk of the board of adjustment. The clerk of the board of adjustment shall maintain a list of all public notices filed with the clerk of the board of adjustment. The clerk of the board of adjustment shall also maintain a list of all public notices filed with the clerk of the board of adjustment. The clerk of the board of adjustment shall also maintain a list of all public notices filed with the clerk of the board of adjustment.

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
DATE: October 8th, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-24080002

Sec. 25-42 (b)(3) - Requirements for new development and site alterations.

Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec. 25-42.

Ordinance 2019-10, after Sec. 25-42 (b)(3) Board shall not be restricted on all public streets showing the property owner or applicant to the Board of Adjustment that the property owner and the applicant are not in compliance with the provisions of the ordinance. The Board of Adjustment shall have the authority to grant the relief from the requirement of a sidewalk in the subject location.

FOR MORE INFORMATION, CONTACT THE CITY OF FORT LAUDERDALE PLANNING DEPARTMENT AT (954) 350-1234. VISIT US AT www.fortlauderdale.gov/planning.



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITAL

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 SUBMITAL 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 SUBMITAL

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
☒	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
☐	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
☐	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
☐	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
☐	Request for Continuance	\$954
☐	Request for Rehearing	\$318
☐	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. 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	
Date of complete submittal	

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

Property Owner's Name	AVRAHAM ALFASI
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	1629 NE 1ST AVE FORT LAUDERDALE, FL 33305
E-mail Address	designodyssey5@gmail.com
Phone Number	954-547-4441
Proof of Ownership	☐ Warranty Deed or ☒ Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	☐

Include ANY Related code case/permit #	
Existing / New	Existing: ☐ New: ☒
Project Address	Address: 1629 NE 1ST AVE, FORT LAUDERDALE, FL 33305
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	4942 34 19 0570
Variance/Special Exception Request (Provide a brief description of your request)	requesting to be exempt from installing sidewalk on new property, because we will have a very big slope for driveway and no other house has sidewalk on this street
Applicable ULDR Sections (Include all code sections)	Section 25-62. (b)(3)

Current Land Use Designation	Medium
Current Zoning Designation	RDS-15-Residential Single Family / medium Density
Current Use of Property	Residential Single Family
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front			N25'	N25'
Side			E5'	E5'
Side			W5'	W5'
Rear			S15'	S15'

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.

N/A

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

N/A

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:

N/A

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

N/A

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

N/A

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.

N/A

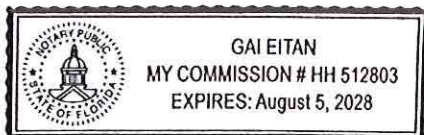
AFFIDAVIT: I, Abraham Aljawi the Owner/Agent of said property ATTEST that I am aware of the following:

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)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30th day of Aug, 2024

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/5/28

Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request

Answer **All** questions on this page only **if** you are applying for a **SPECIAL EXCEPTION**. If additional space is needed, attach an additional page(s) to this page. **If** you are applying for a Variance, print or type N/A for the questions below and complete page 2a of this application form. **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.

requesting special request to not to install sidewalk on property

CRITERIA: A special exception shall be granted upon demonstration by a preponderance of the evidence of 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.5,

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and

Yes we have all the requirements
All the houses on that street old and new
do not have any sidewalk

b. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

it will not be incompatible with surrounding neighborhood.
it will make the property compatible
There are no sidewalks installed at any property
surrounding our property and on that street

AFFIDAVIT: I, Argham Alkassir 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)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 20th day of Aug, 2024

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/5/28

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: _____
- ☐ **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".



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$168,720		\$168,720	\$43,390	
2023					
2022					

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$168,720	\$168,720	\$168,720	\$168,720
Portability	0	0	0	0
Assessed/SOH	\$43,390	\$168,720	\$43,390	\$43,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$43,390	\$168,720	\$43,390	\$43,390

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/12/2024	WD*-E	\$915,000	119451314	\$22.00	7,669	SF
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

AGENT AUTHORIZATION FORM

I ACAC 1000 Land Trust ("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 40 NE 16th Place Fort Lauderdale ("Property"), do hereby authorize
[Print Property Address]
Avraham Alfas ("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:

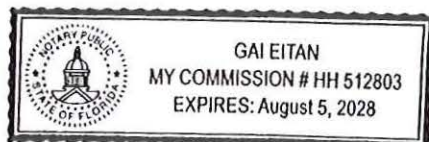
Melissa Dorn
Witness Signature
MELISSA DORN
Print Name
08/30/2024
Date

Aracham Aljasi
Signature - Owner/Authorized Individual
Aracham Aljasi
Print Name - Owner/ Authorized Individual
Owner
Print Title - Authorized Individual

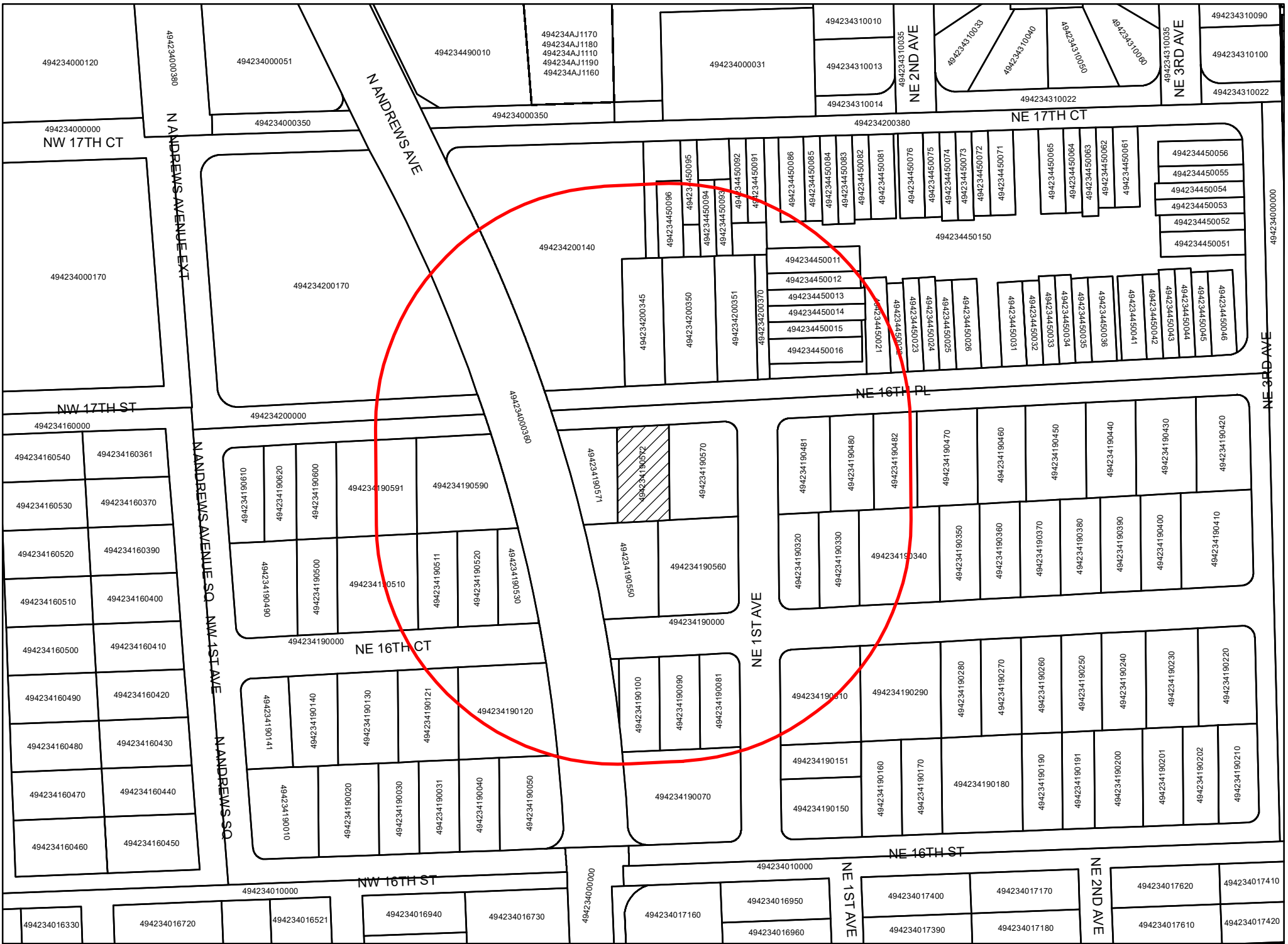
STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of Aug, 2024, by Aracham Aljasi, an individual who is personally known to me ☒ or has produced _____ as identification

[NOTARY SEAL]



Gai Eitan
(Signature of Notary Public- State of Florida)
8/5/28
My Commission Expires:
Gai Eitan
Print, Type, or Stamp Commissioned Name of Notary Public)



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
494234450150	SPANISH SPRING TOWNHOMES INC	%ALLIED PROPERTY MGMT GROUP INC
494234450086	PERRY,RICHARD F	
494234450091	D'ERRICO,HERBERT J &	DENSMORE,WILLIAM E
494234450092	RIOS CRUZ,DAVID A H/E	HOUSTON,ALI R
494234450095	BUEGE,KRISTINE S	
494234450090	SPANISH SPRINGS TOWNHOMES INC	% MG PROPERTY MANAGEMENT
494234200140	1700 N ANDREWS LLC	
494234200170	NORTH ANDREWS UPTOWN	VILLAGE LLC %MARTIN SILVER
494234450093	MACNEIL,BRIAN	
494234450094	GANNON,JULIA ROSE	CERRO,LUCIANA CAROLINA
494234450096	CRUZ ABRIL,ELAINE	LOPEZ ROBLES,DAVID
494234450011	LANCIO,JACQUELINE	
494234200370	THOMAS,THOMAS F	
494234200351	THOMAS,THOMAS F	
494234200350	THOMAS,CHRISTINE R	
494234200345	VIANNA11 ENTERPRISES LLC	
494234450012	AZZOLI,GLEN	COSGROVE,BRENT J
494234450021	FREAD,AMY M	OTTERMAN,ILEEN ETAL
494234450022	MCGOVERN,MICHAEL G	
494234450013	PAYHA,RICHARD EDWARD JR	
494234450014	TZAVELIS,KATELYN	GERBER,ALEXANDER
494234450015	HALL,JEFFREY T	MCKINLEY,JEFFREY T
494234450016	GAIR,STEPHEN B	
494234190571	34 NE 16 PLACE LLC	
494234190590	MORRIS,SCOTT	
494234190591	FIFTEEN B'S LC	% CARL G SANTANGELO
494234190340	SARDINA,ANDREINA & DAVID V H/E	JEPPESEN,ANNE LILY
494234190330	BROCK,FLOYD EDSSEL H/E	MASTERSON,BILLY JAMES
494234190320	SOSA,ELVIS JOSE	
494234190550	LINGER,MICHAEL ARRON	WIESENBERGER,CHRISTOPHER DALLAS
494234190520	THOMAS,KENNETH JOSEPH	
494234190511	SIMILIEN,AVICENE	BLANC,CLODETTE
494234190510	CHRISTIE,THERMUTIS	
494234190290	GILLIS,PHILIP J	
494234190310	HARRISON,DAVID A	
494234190081	ATALA PROPERTIES LLC	
494234190090	JARBOE,PAUL	LISOWSKI,LOUIS
494234190100	ZMCA LLC REV LAND TR	ZMCA LLC TRSTEE
494234190110	EDWAR,ESSAM	
494234190120	HOEKER,SANDRA MAE	
494234190121	RIVERS,MATTHEW LLOYD H/E	RIVERS,JAMES D JR
494234190070	CARTA,ADOLFO	ADOLFO CARTA TR ETAL
494234190050	ROMERO,KERI B	TORRES,FABIOLA

494234190540	MCKEE,ALBERT EDWARD &	MCKEE,GEORGE
494234190530	27 NE 16TH COURT LLC	
494234200380	PUBLIC LAND	% CITY OF FORT LAUDERDALE
494234000360	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY
494234190481	AKHI,AKLIMA JAHAN H/E	LITON,MIRZA
494234190482	ALFASI,AVRAHAM	
494234190480	KUHLMANN,HANS WILLIAM	
494234190572	ACAC 1000 LAND TR	ALFASI,AVRAHAM TRSTEE
494234190560	FLYNN,JOSEPH X	
494234190570	ALFASI,AVRAHAM	

ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
1711 WORTHINGTON RD STE 103	WEST PALM BEACH	FL	33409	WEST PALM BEACH	FL33409
200 NE 17 CT #806	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
180 NE 17 CT #901	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
180 NE 17 COURT #902	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
180 NE 17 CT UNIT 905	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
3049 N FEDERAL HWY	FORT LAUDERDALE	FL	33306	FORT LAUDERDALE	FL33306
488 NE 18 ST UNIT 1610	MIAMI	FL	33132	MIAMI	FL33132
41 INDIAN CREEK DR	MIAMI BEACH	FL	33154	MIAMI BEACH	FL33154
180 NE 17 CT #903	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
180 NE 17 CT #904	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
180 NE 17 CT #906	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
201 NE 16 PL UNIT 101	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
59 NE 16 PL	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
59 NE 16 PL	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
53 NE 16 PL	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
2200 S OCEAN BLVD #906	DELRAY BEACH	FL	33483	DELRAY BEACH	FL33483
201 NE 16 PL #102	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
241 NE 16 PL APT 201	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
241 NE 16 PL APT 202	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
201 NE 16 PL #103	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
201 NE 16 PL #104	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
201 NE 16 PL #105	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
201 NE 16 PL APT 106	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
151 N NOB HILL RD #367	PLANTATION	FL	33324	PLANTATION	FL33324
2541 NE 26 AVE	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
11301 NW 18 ST	PLANTATION	FL	33323	PLANTATION	FL33323
111 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
105 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
101 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
39 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
23 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
229 NW 10 ST	POMPANO BEACH	FL	33060	POMPANO BEACH	FL33060
11 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
112 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
100 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
PO BOX 23219	FORT LAUDERDALE	FL	33307	FORT LAUDERDALE	FL33307
1905 NW 3 AVE	WILTON MANORS	FL	33311	WILTON MANORS	FL33311
1314 LAS OLAS BLVD #1652	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301
4303 HAZY MEADOW LN	GRAPEVINE	TX	76051	GRAPEVINE	TX76051
5165 NW 47 AVE	COCONUT CREEK	FL	33073	COCONUT CREEK	FL33073
20 NE 16 CT	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
41 NE 16 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304
29 NE 16 ST	FORT LAUDERDALE	FL	33304	FORT LAUDERDALE	FL33304

19023 HARBOR COVE LN	CORNELIUS	NC	28031 CORNELIUS	NC28031
1229 SW 23 AVE	FORT LAUDERDALE	FL	33312 FORT LAUDERDALE	FL33312
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301 FORT LAUDERDALE	FL33301
3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309 FORT LAUDERDALE	FL33309
100 NE 16 PL	FORT LAUDERDALE	FL	33305 FORT LAUDERDALE	FL33305
114 NE 16 PL	FORT LAUDERDALE	FL	33305 FORT LAUDERDALE	FL33305
110 NE 16 PL	FORT LAUDERDALE	FL	33305 FORT LAUDERDALE	FL33305
965 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309 FORT LAUDERDALE	FL33309
1625 NE 1 AVE	FORT LAUDERDALE	FL	33305 FORT LAUDERDALE	FL33305
965 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309 FORT LAUDERDALE	FL33309

[illegible]

LOTS 1 THRU 8 & LOTS 9 & 34 LESS
 POR LOT 9 DESC AS: COMM NE COR
 POR LOTS 9 & 10 DESC AS COMM NW
 POR LOT 10 DESC AS COMM NW COR
 POR LOT 11 DESC AS COMM NW COR
 LOT 9 W 15, LOT 10, LOT 11, LOT
 LOT 12 LESS E 5, 13 & THAT PT
 LOT 16 LESS RD R/W, 17 LESS
 PT LOT 10 DESC'D AS, COMM AT NW
 POR LOTS 10 & 11 DESC AS COMM
 POR LOT 11 DESC AS COMM NW COR
 POR LOTS 7, 8, 9, 34, 35, 36 DESC AS:
 LOT 34 W 15
 LOT 33 E 50
 LOT 32, 33 LESS E 50
 LOT 31
 PORS LOTS 34, 35, 36 DESC AS: COMM
 POR LOT 36 DESC AS: COMM SE COR
 POR LOT 36 DESC AS: COMM SE COR
 PORS LOTS 34, 35, 36 DESC AS: COMM
 PORS LOTS 34, 35, 36 DESC AS: COMM
 PORS LOTS 34, 35, 36 DESC AS: COMM
 PORS LOTS 34, 35, 36 DESC AS: COMM
 LOT 17 LESS RD R/W, 18 LESS RD
 LOT 19 THRU 21 BLK 4 LESS
 LOT 22, 23 BLK 4
 LOT 3, 4 BLK 3
 LOT 2 BLK 3
 LOT 1 BLK 3
 LOT 10 LESS PT FOR RD R/W AS
 LOT 7 BLK 4
 LOT 6 BLK 4
 LOT 4, 5 BLK 4
 LOT 21, 22 BLK 2
 LOT 23, 24 BLK 2
 LOT 13 BLK 1
 LOT 14 BLK 1
 LOT 15 LESS RD R/W BLK 1
 LOT 16 LESS RD R/W BLK 1
 LOT 17 W 1/2 LESS RD R/W, 18, 19
 LOT 20, 21 E 1/2 BLK 1
 LOTS 10 LESS RD R/W, 11, 12
 LOTS 7, 8 LESS RD R/W BLK 1

PLACIDO PLACE 11-43 B	LOT 9 LESS RD R/W BLK 4
PLACIDO PLACE 11-43 B	LOT 8 LESS RD R/W BLK 4
PLACIDO PLACE RESUB 34-36 B 34-49-42	ROAD RIGHT OF WAY DEDICATED PER PORTION OF N ANDREWS AVE FROM
PLACIDO PLACE 11-43 B	LOT 24 TOG WITH W 15 OF LO 23,
PLACIDO PLACE 11-43 B	E 31 OF LOT 22 TOG WITH W 23 OF
PLACIDO PLACE 11-43 B	E 35 OF LOT 23 TOG WITH W 19 OF
PLACIDO PLACE 11-43 B	LOT 16,15 W 14.52 BLK 4
PLACIDO PLACE 11-43 B	LOTS 12,13 BLK 4
PLACIDO PLACE 11-43 B	LOT 14,15 E 35.53 BLK 4

LEGAL_LI_2

W 15 THEREOF & LOTS 35 THRU 42
OF W 15 OF LOT 9,E 17.92 TO POB
COR OF LOT 10,E 57.46 TO POB,
LOT 10,E 36.79 TO POB,CONT E
LOT 11,E 41.12 TO POB,CONT E
12 E 5,LESS UNITS 901 THRU 906
OF LOTS 14,15,27 & 28 ALL LYING
RD R/W,18 THRU 25,26 LESS RD
COR OF LOT 10,ELY 16.79,SLY 50
NW COR OF LOT 11,E 61.79,S 50 TO
LOT 11,E 10.12,S 50 TO POB,CONT
COMM SE COR OF W 15 OF LOT 34,

LEGAL_LI_3

LESS BLDGS 1 THRU 8
E 31,S 105.2,W 31,N 105.2 TO
CONT E 22.54,S 105,W 22.54,N 105
20.67,S 105,W 20.67,N 105 TO POB
20.67,S 105,W 20.67,N 105 TO POB
OF SPANISH SPRINGS TOWNHOMES
E OF E R/W/L OF N ANDREWS AVE &
R/W,27 LESS N 25 & LESS RD R/W
TO POB,CONT SLY 95 TO PT ON S/L
POB,CONT S 95,E 20,N 95,W 20 TO
S 95,E 31,N 95,W 31 TO POB
N 131.24 TO POB;N 31,E 115.85

SE COR OF W 15 OF LOT 34,N
OF W 15 OF LOT 34,E 120.89 TO
OF W 15 OF LOT 34,E 181.08 TO
SE COR OF W 15 OF LOT 34,N 90.57
SE COR OF W 15 OF LOT 34,N 70.57
SE COR OF W 15 OF LOT 34,N 49.9
SE COR OF W 15 OF LOT 34,N 18.9
R/W BLK 4
PT DESC IN OR 2629/657 FOR ST RD

110.57 TO POB;N 20.67,E 115.85
POB;E 30.19,N 119,W 27.79,
POB;E 20.67,N 111,W 20.67,
TO POB;N 20,E 120.85,S 20,
TO POB N 20,E 120.85,S 20,
TO POB;N 20.67,E 115.85,S 20.67
TO POB;N 31,E 115.85,S 31,

IN OR 2688/3,11 BLK 4

BLK 1

BLK 1

PLAT LESS THAT PART W OF E R/W/L
N R/W/L OF NE 16 ST TO S FORK
BLK 3

LOT 21 BLK 3

LOT 22, BLK 3

OF N ANDREWS AVE
MIDDLE RIVER AS PER MISC MAP BK

LEGAL_LI_4

AKA:

POB

TO POB

AKA:

AKA:

LEGAL_LI_5

SPANISH SPRING TOWNHOMES

AKA:

AKA:

UNIT 902

UNIT 905

LEGAL_LI_6

BLDG SITE 8 UNIT 806

UNIT 901

SPANISH SPRINGS TOWNHOMES

SPANISH SPRINGS TOWNHOMES

LOTS 29 & 30

OF LOT 10,ELY 20,NLY 95,WLY 20

POB

AKA:

S 31,W 115.85 TO POB

TO POB

AKA:

UNIT 906

AKA:

AKA:

UNIT 904

SPANISH SPRINGS TOWNHOMES

BLDG SITE 1 UNIT 101

S 20.67,W 115.85 TO POB

S 119.02 TO POB

S 111 TO POB

W 120.85 TO POB

W 120.85 TO POB

W 115.85 TO POB

W 115.85 TO POB

AKA:

AKA:

AKA:

AKA:

AKA:

AKA:

AKA:

BLDG SITE 1 UNIT 102

BLDG 2 UNIT 201

BLDG SITE 2 UNIT 202

BLDG SITE 1 UNIT 103

BLDG SITE 1 UNIT 104

BLDG SITE 1 UNIT 105

BLDG SITE 1 UNIT 106

LEGAL_LI_7 LEGAL_LI_8 LEGAL_LI_9 LEGAL_LI_10

LEGAL_LI_7 LEGAL_LI_8 LEGAL_LI_9 LEGAL_LI_10

LEGAL_LI_7 LEGAL_LI_8 LEGAL_LI_9 LEGAL_LI_10

SPANISH SPRING TOWNHOMES
SPANISH SPRINGS TOWNHOMES

UNIT 903
SPANISH SPRINGS TOWNHOMES

SPANISH SPRINGS TOWNHOMES

SPANISH SPRING TOWNHOMES

[illegible]

LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE	MARKET_ARE
				0312	09		3B
				0312	01	04	3B
			2934	0312	01	04	3B
				0312	01	04	3B
				0312	01	04	3B
				0312	09		3B
				0312	10	01	3B
				0312	18	01	3B
				0312	01	04	3B
				0312	01	04	3B
				0312	01	04	3B
				0312	01	04	3B
			2929	0312	00		3B
			2929	0312	08	02	3B
			2929	0312	01	02	3B
				0312	08	04	3B
			2936	0312	01	04	3B
			2932	0312	01	04	3B
			2932	0312	01	04	3B
				0312	01	04	3B
				0312	01	04	3B
				0312	01	04	3B
			2936	0312	01	04	3B
				0312	01	01	3B
				0312	01	01	3B
			2225	0312	08	02	3B
				0312	01	01	3B
			2908	0312	01	01	3B
				0312	01	01	3B
				0312	01	01	3B
				0312	01	01	3B
			5628	0312	08	02	3B
			2906	0312	01	01	3B
			2909	0312	01	01	3B
			2909	0312	01	01	3B
			3219	0312	08	02	3B
			3803	0312	08	02	3B
				0312	01	01	3B
				0312	00		3B
				0312	01	02	3B
			2907	0312	01	01	3B
				0312	01	02	3B
			1042	0312	01	01	3B

8098	0312	09		3B
	0312	01	01	3B
	0312	94		3B
3421	0312	94		3B
2914	0312	01	01	3B
	0312	01	01	3B
	0312	01	01	3B
	0312	00		3B
	0312	01	01	3B
	0312	01	01	3B

COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V
	10	0	0	10	0	0	10
	17940	444840	0	428320	0	0	223140
	13020	445110	0	423670	0	0	249830
	11940	445090	0	422570	0	0	292780
	11940	444840	0	422320	0	0	180200
	10	0	0	10	0	0	10
	1358470	0	0	1306230	0	0	1306230
	1267560	828220	0	1673260	0	0	1561960
	10450	408340	0	387160	0	0	387160
	10450	398500	0	378080	0	0	361800
	16200	358290	0	426580	0	0	426580
	19750	445020	0	430300	0	0	356190
	51190	0	0	51190	0	0	15820
	38950	359910	0	368830	0	0	117540
	56180	610230	0	558400	0	0	163060
	39580	498170	0	489640	0	0	489640
	13170	444920	0	423630	0	0	297370
	18820	444840	0	429200	0	0	299370
	12620	444840	0	423000	0	0	113330
	13290	408370	0	390030	0	0	274200
	13290	398500	0	380920	0	0	380920
	13170	444840	0	423550	0	0	167720
	19750	444920	0	430200	0	0	430200
	37750	695950	0	175010	0	0	175010
	71890	525810	0	517370	0	0	446340
	59370	559770	0	619140	0	0	385530
	65350	591110	0	566320	0	0	456970
	32680	403150	0	374270	0	0	108320
	32390	528840	0	480090	0	0	480090
	52160	324240	0	386950	0	0	386950
	32640	475080	0	435060	0	0	435060
	29680	400140	0	379340	0	0	280190
	65300	584430	0	558830	0	0	122480
	65460	542840	0	525520	0	0	378310
	64780	606010	0	578240	0	0	146500
	29040	359690	0	359310	0	0	359310
	29220	359660	0	359410	0	0	212690
	31710	250510	0	243850	0	0	217590
	8840	0	0	10250	0	0	10250
	73990	632960	0	610300	0	0	483910
	47180	558920	0	520850	0	0	263600
	90890	373400	0	418420	0	0	390130
	48170	457120	0	435510	0	0	377970

10	0	0	10	0	0	10
25380	211020	0	204100	0	0	181410
28400	0	0	28400	0	0	28400
59350	0	0	59350	0	0	59350
42250	892710	0	798510	0	0	798510
35280	1016480	0	896650	0	0	896650
35290	1045140	0	921010	0	0	921010
168720	0	0	0	0	0	39450
65000	629140	0	598170	0	0	230950
55400	627350	0	629020	0	0	548850

NEW_SOH_VA	NEW_SB_SOH	HE1_AMOUNT	HE2_AMOUNT	WVD_AMOUNT	EXEMPTION_
10	10	0	0	0	10
229830	229830	25000	25000	5000	0
257320	257320	25000	25000	0	0
301560	301560	25000	25000	0	0
185600	185600	25000	25000	0	0
10	10	0	0	0	10
1358470	1358470	0	0	0	0
1718150	2095780	0	0	0	0
341280	341280	25000	25000	0	0
372650	372650	25000	25000	0	0
374490	374490	0	0	0	0
366870	366870	25000	25000	0	0
17400	51190	0	0	0	0
121060	121060	25000	25000	0	0
167950	167950	25000	25000	5000	0
537750	537750	0	0	0	0
306290	306290	25000	25000	0	0
308350	308350	25000	25000	0	0
116720	116720	25000	25000	0	0
421660	421660	0	0	0	0
392340	392340	25000	25000	0	0
172750	172750	25000	25000	0	0
464670	464670	25000	25000	0	0
733700	733700	0	0	0	0
490970	597700	0	0	0	0
424080	619140	0	0	0	0
488340	538850	25000	25000	0	0
111560	111560	25000	25000	0	0
528090	561230	0	0	0	0
376400	376400	0	0	0	0
478560	507720	0	0	0	0
308200	429820	0	0	0	0
127800	127800	25000	25000	5000	0
389650	389650	25000	25000	0	0
150890	150890	0	0	0	86350
388730	388730	0	0	0	0
233950	388880	0	0	0	0
239340	282220	0	0	0	0
8840	8840	0	0	0	0
532300	706950	0	0	0	0
271500	271500	25000	25000	0	0
181730	181730	25000	25000	0	0
389300	389300	25000	25000	0	0

10	10	0	0	0	10
199550	236400	0	0	0	0
28400	28400	0	0	0	0
59350	59350	0	0	0	0
822460	822460	25000	25000	0	0
923540	923540	25000	25000	0	0
948640	948640	25000	25000	0	0
43390	168720	0	0	0	0
237870	237870	25000	25000	0	0
603730	682750	0	0	0	0

COUNTY_MEX	SCHOOL_MEX	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX	CITY_TAXAB
10	10	10	10	0	0	0
0	0	0	0	174830	199830	174830
0	0	0	0	207320	232320	207320
0	0	0	0	251560	276560	251560
0	0	0	0	135600	160600	135600
10	10	10	10	0	0	0
0	0	0	0	1358470	1358470	1358470
0	0	0	0	1718150	2095780	1718150
0	0	0	0	291280	316280	291280
0	0	0	0	322650	347650	322650
0	0	0	0	374490	374490	374490
0	0	0	0	316870	341870	316870
0	0	0	0	17400	51190	17400
0	0	0	0	71060	96060	71060
0	0	0	0	112950	137950	112950
0	0	0	0	537750	537750	537750
0	0	0	0	256290	281290	256290
0	0	0	0	258350	283350	258350
0	0	0	0	66720	91720	66720
0	0	0	0	421660	421660	421660
0	0	0	0	342340	367340	342340
0	0	0	0	122750	147750	122750
0	0	0	0	414670	439670	414670
0	0	0	0	733700	733700	733700
0	0	0	0	490970	597700	490970
0	0	0	0	424080	619140	424080
0	0	0	0	438340	513850	438340
0	0	0	0	61560	86560	61560
0	0	0	0	528090	561230	528090
0	0	0	0	376400	376400	376400
0	0	0	0	478560	507720	478560
0	0	0	0	308200	429820	308200
0	0	0	0	22800	97800	22800
0	0	0	0	339650	364650	339650
150890	150890	150890	150890	0	0	0
0	0	0	0	388730	388730	388730
0	0	0	0	233950	388880	233950
0	0	0	0	239340	282220	239340
0	0	0	0	8840	8840	8840
0	0	0	0	532300	706950	532300
0	0	0	0	221500	246500	221500
0	0	0	0	131730	156730	131730
0	0	0	0	339300	364300	339300

10	10	10	10	0	0	0
0	0	0	0	199550	236400	199550
28400	28400	28400	28400	0	0	0
59350	59350	59350	59350	0	0	0
0	0	0	0	772460	797460	772460
0	0	0	0	873540	898540	873540
0	0	0	0	898640	923640	898640
0	0	0	0	43390	168720	43390
0	0	0	0	187870	212870	187870
0	0	0	0	603730	682750	603730

INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1	SOH_YEAR
0			100		20	
174830	100	100		1		05
207320	100	100				14
251560	100	100				20
135600	1/1	1/1				04
0			100		20	
1358470						
1718150						
291280	100					24
322650	100	100				23
374490						
316870	100	100				22
17400						
71060	100	100				01
112950	1/1	1/1		1		94
537750						
256290	100	100				21
258350	100	100				17
66720	1/1	1/1				95
421660		100				
342340	100	100				23
122750	100	100				17
414670	100	1/1				24
733700						
490970						
424080						
438340	50%	50%				20
61560	1/1	1/1				98
528090						
376400						
478560						
308200						
72800	1/1	1/1		1		94
339650	100	100				19
0	1/1	1/1	100		08	98
388730						
233950						
239340						
8840						
532300						
221500	100	100				15
131730	100					24
339300	100	100				22

0		100	20	
199550				
0		100	14	
0		100	10	
772460	100	100		23
873540	100	100		23
898640	100	100		23
43390				
187870	100	100		13
603730				

COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST	GARBAGE_DI	GARBAGE_AS
08	L	Y	0	0			0.00
08		Y	0	0	F		9.44
14		Y	0	0	F		9.44
20		Y	0	0	F		9.44
08		Y	0	0	F		9.44
08	L	Y	0	0			0.00
23		Y	0	0			0.00
16		Y	0	0	F		160.42
24		Y	0	0	F		9.44
23		Y	0	0	F		9.44
24	O	Y	0	0	F		9.44
22		Y	0	0	F		9.44
08		Y	0	0			0.00
08		Y	0	0	F		14.64
08		Y	0	0	F		18.88
24		Y	0	0	F		29.28
21		Y	0	0	F		9.44
17		Y	0	0	F		9.44
08		Y	0	0	F		9.44
24		Y	0	0	F		9.44
23		Y	0	0	F		9.44
17		Y	0	0	F		9.44
24		Y	0	0	F		9.44
23	N	Y	0	695950	F		9.44
08		Y	0	0	F		9.44
08		Y	0	0	F		29.28
20		Y	0	0	F		9.44
08		Y	0	0	F		9.44
23		Y	0	0	F		9.44
24	O	Y	0	0	F		9.44
23		Y	0	0	F		9.44
16		Y	0	0	F		14.64
08		Y	0	1650	F		9.44
19		Y	0	0	F		9.44
08		Y	0	0	F		9.44
22		Y	0	0	F		14.64
10		Y	0	0	F		14.64
18		Y	0	0	F		9.44
23		Y	0	0			0.00
08		Y	0	0	F		18.88
15		Y	0	0	F		9.44
24		Y	0	0	F		18.88
22		Y	0	0	F		9.44

08	L	Y	0	0		0.00
16		Y	0	0	F	9.44
13		Y	0	0		0.00
13		Y	0	0		0.00
23		Y	0	0	F	9.44
23		Y	0	0	F	9.44
23		Y	0	0	F	9.44
22		Y	0	0		0.00
13		Y	0	0	F	9.44
22		Y	0	0	F	9.44

FIRE_DISTR	FIRE_CLASS	FIRE_ASSES	SAFE_NEIGH	SAFE_NEI_1	DRAINAGE_D	DRAINAGE_1
03	V	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	V	1		0		0.00
03	L	1		0		0.00
03	C	16470		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	2		0		0.00
03	R	2		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	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	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	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	2		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	L	1		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00
03	R	2		0		0.00
03	R	1		0		0.00

03	V	1	0	0.00
03	R	1	0	0.00
03	X	1	0	0.00
03	X	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	R	1	0	0.00

IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU	BOOK_1
	0.00	11/1/1988	WD	0.55	15944.0000000000
	0.00	10/15/2004	WD	1837.50	38449.0000000000
	0.00	10/17/2001	QCD	0.70	32303.0000000000
	0.00	12/23/2019	DRR	0.70	0.0000000000
	0.00	12/15/2003	DRR	0.00	36590.0000000000
	0.00	6/16/1995	QCD	0.70	23581.0000000000
	0.00	4/25/2022	SWD	10500.00	0.0000000000
	0.00	9/25/2015	WD*	19992.00	0.0000000000
	0.00	4/3/2023	WD	3221.40	0.0000000000
	0.00	8/1/2022	WD	2100.00	0.0000000000
	0.00	6/13/2024	WD	3748.50	0.0000000000
	0.00	5/3/2021	WD	2625.00	0.0000000000
	0.00	8/1/2000	QC*	0.70	31418.0000000000
	0.00	8/1/2000	QC*	0.70	31418.0000000000
	0.00			0.00	0.0000000000
	0.00	10/4/2023	DRR	0.00	0.0000000000
	0.00	5/29/2012	WD	1421.00	48836.0000000000
	0.00	9/13/2022	WD	0.70	0.0000000000
	0.00	6/1/1994	WD	493.50	22330.0000000000
	0.00	12/8/2023	WD	3325.00	0.0000000000
	0.00	3/15/2022	WD	2765.00	0.0000000000
	0.00	2/16/2016	WD	2047.50	0.0000000000
	0.00	3/29/2023	WD	3605.00	0.0000000000
	0.00	3/3/2022	WD	1260.00	0.0000000000
	0.00	6/1/1999	WD	630.00	29573.0000000000
	0.00	4/2/2002	QCD	0.70	33302.0000000000
	0.00	1/7/2019	WD	3255.00	0.0000000000
	0.00	7/21/2021	QCD	857.50	0.0000000000
	0.00	3/3/2024	WD	5075.00	0.0000000000
	0.00	3/27/2024	WD	3745.00	0.0000000000
	0.00	11/9/2022	WD	3542.00	0.0000000000
	0.00	8/9/2012	QCD	367.50	49032.0000000000
	0.00	6/1/1987	WD	375.00	14635.0000000000
	0.00	2/21/2018	WD	2656.50	0.0000000000
	0.00	10/1/1997	QCD	0.70	27124.0000000000
	0.00	11/10/2021	QCD	0.70	0.0000000000
	0.00	6/10/2017	QCD	0.70	0.0000000000
	0.00	9/25/2017	WD	0.70	0.0000000000
	0.00	6/14/2022	TXD	8.40	0.0000000000
	0.00	12/23/2002	WD	1330.00	34315.0000000000
	0.00	9/9/2013	WD	1743.00	50167.0000000000
	0.00	5/13/2024	WD	0.70	0.0000000000
	0.00	3/11/2021	WD	2464.00	0.0000000000

0.00	2/14/2006 QC*	0.70	41515.0000000000
0.00	10/1/2015 SWD	165.90	0.0000000000
0.00		0.00	0.0000000000
0.00		0.00	0.0000000000
0.00	5/18/2020 WD	700.00	0.0000000000
0.00	2/8/2023 WD	0.70	0.0000000000
0.00	2/8/2023 WD	0.70	0.0000000000
0.00	3/12/2024 WD*	6405.00	0.0000000000
0.00	2/18/2011 WD	1610.00	47750.0000000000
0.00	5/5/2024 WD	1190.00	0.0000000000

PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2	PAGE_2
1.0000000000	4/1/1988	WD	0.00	0.0000000000	0.0000000000
76.0000000000	1/22/2004	WD	1610.00	36827.0000000000	450.0000000000
1424.0000000000	3/30/2000	WD	903.00	30397.0000000000	1030.0000000000
0.0000000000	11/14/2019	WD	2082.50	0.0000000000	0.0000000000
1682.0000000000	5/15/2003	WD	1459.50	35252.0000000000	1754.0000000000
327.0000000000	12/30/1988	SWD	363.00	16172.0000000000	179.0000000000
0.0000000000	10/28/2011	WD	1750.00	48333.0000000000	1891.0000000000
0.0000000000	6/30/2005	WD	8400.00	40006.0000000000	720.0000000000
0.0000000000	6/30/2015	WD	1834.00	0.0000000000	0.0000000000
0.0000000000	11/30/2004	WD	1715.00	38688.0000000000	1259.0000000000
0.0000000000	5/4/2023	WD	2555.00	0.0000000000	0.0000000000
0.0000000000	7/1/2010	WD	1554.00	47249.0000000000	437.0000000000
1056.0000000000	12/1/1974	WD	13.20	6065.0000000000	341.0000000000
1056.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	9/4/2023	WD	3920.00	0.0000000000	0.0000000000
906.0000000000	10/21/2004	WD	1890.00	38468.0000000000	1687.0000000000
0.0000000000	11/6/2008	WD	1631.00	45857.0000000000	728.0000000000
132.0000000000	1/1/1994	CET	480.20	0.0000000000	0.0000000000
0.0000000000	5/17/2019	WD	2100.00	0.0000000000	0.0000000000
0.0000000000	2/15/2018	QCD	0.70	0.0000000000	0.0000000000
0.0000000000	6/16/2005	QCD	0.00	39917.0000000000	1140.0000000000
0.0000000000	3/8/2000	QCD	0.70	30339.0000000000	34.0000000000
0.0000000000	11/1/1989	QCD	0.55	17217.0000000000	136.0000000000
1781.0000000000	4/1/1974	WD	87.00	5732.0000000000	858.0000000000
782.0000000000	3/26/2002	WD	2023.00	33049.0000000000	174.0000000000
0.0000000000	10/3/2011	WD	2170.00	48238.0000000000	1939.0000000000
0.0000000000	1/23/2008	QCD	310.10	45027.0000000000	1092.0000000000
0.0000000000	10/26/2022	SWD	0.70	0.0000000000	0.0000000000
0.0000000000	6/30/2023	WD	2590.00	0.0000000000	0.0000000000
0.0000000000	11/30/2015	WD	1757.00	0.0000000000	0.0000000000
1377.0000000000	10/9/2007	QCD	0.70	44784.0000000000	1293.0000000000
920.0000000000	1/1/1974	WD	112.50	0.0000000000	0.0000000000
0.0000000000	2/21/2018	WD	2765.00	0.0000000000	0.0000000000
414.0000000000	8/1/1992	QCD	0.60	19898.0000000000	922.0000000000
0.0000000000	3/16/2011	WD	959.00	47811.0000000000	1190.0000000000
0.0000000000	2/9/2009	WD	1295.00	45992.0000000000	451.0000000000
0.0000000000	8/6/2013	QCD	0.70	50054.0000000000	1816.0000000000
0.0000000000	12/1/1965	WD	0.30	3136.0000000000	33.0000000000
910.0000000000	8/1/1973	TD*	102.00	5413.0000000000	155.0000000000
668.0000000000	2/6/2004	WD	1377.60	36888.0000000000	518.0000000000
0.0000000000	5/15/2017	WD	2625.00	0.0000000000	0.0000000000
0.0000000000	4/20/2017	WD	2030.00	0.0000000000	0.0000000000

312.0000000000	2/13/2002 QCD	1.40	32772.0000000000	1875.0000000000
0.0000000000	6/27/2003 WD	630.00	35617.0000000000	686.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	9/20/2019 WD	0.70	0.0000000000	0.0000000000
0.0000000000	5/18/2020 WD	700.00	0.0000000000	0.0000000000
0.0000000000	8/10/2020 WD	700.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
293.0000000000	10/1/1994 WD	699.30	22710.0000000000	907.0000000000
0.0000000000	3/12/2024 WD*	6405.00	0.0000000000	0.0000000000

SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3	SALE_DAT_2	DEED_TYP_2
		0.00	0.0000000000	0.0000000000		
12/4/2000	QCD	0.70	31165.0000000000	1937.0000000000	5/28/1999	WD
10/12/1995	WD	588.00	24049.0000000000	113.0000000000	3/20/1995	WD
10/28/1999	WD	847.00	29984.0000000000	1501.0000000000	6/28/1996	WD
2/26/2002	WD	1155.00	33008.0000000000	1128.0000000000	9/3/1999	WD
		0.00	0.0000000000	0.0000000000		
10/27/2011	WD	1470.00	48296.0000000000	1026.0000000000	4/10/2008	SW*
2/15/2000	WD	6650.00	30268.0000000000	1673.0000000000		
10/6/1999	WD	809.90	29933.0000000000	1073.0000000000	6/26/1998	WD
7/12/2002	WD	1274.00	33526.0000000000	1794.0000000000	3/1/1993	WD
4/21/2023	ODH	0.00	0.0000000000	0.0000000000	12/1/1991	QCD
12/16/2009	ODH	0.00	46785.0000000000	874.0000000000	8/1/1988	WD
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
3/24/2022	WD	3780.00	0.0000000000	0.0000000000	8/1/2000	QCD
5/25/1999	WD	840.00	29494.0000000000	1779.0000000000	8/1/1994	WD
2/1/1993	WD	535.50	20432.0000000000	48.0000000000	10/1/1989	WD
7/1/1988	WD	448.80	0.0000000000	0.0000000000		
10/14/2015	WD	1876.00	0.0000000000	0.0000000000	11/6/2014	WD
4/15/2000	QCD	0.70	30456.0000000000	1859.0000000000	3/1/1993	WD
2/18/2005	WD	2177.00	39135.0000000000	91.0000000000	11/23/2004	WD
5/1/1989	WD	439.45	16440.0000000000	589.0000000000	12/1/1988	WD
1/1/1966	WD	9.60	0.0000000000	0.0000000000		
9/1/1971	WD	96.00	0.0000000000	0.0000000000		
2/21/2001	QCD	0.70	32732.0000000000	1170.0000000000	5/18/2000	DRR
9/2/2008	WD	0.70	45670.0000000000	452.0000000000	5/20/2005	WD
6/7/1997	WD	518.00	26562.0000000000	642.0000000000	6/1/1992	WD
8/23/2022	WD	3605.00	0.0000000000	0.0000000000	6/6/2008	WD
1/1/1965	WD	45.00	7217.0000000000	136.0000000000		
6/15/2015	SWD	980.00	0.0000000000	0.0000000000	2/18/2015	CET
3/2/2006	DRR	0.00	41556.0000000000	365.0000000000	7/12/2002	WD
9/1/1972	WD	34.50	0.0000000000	0.0000000000	1/1/1968	WD
5/10/2013	WD	1680.00	49786.0000000000	757.0000000000	7/7/2006	QCD
		0.00	0.0000000000	0.0000000000		
7/27/2005	WD	2933.00	40204.0000000000	179.0000000000	1/15/2002	WD
12/11/2003	QCD	0.70	36930.0000000000	698.0000000000		
5/13/2013	DRR	0.00	49787.0000000000	1237.0000000000	5/1/2013	QCD
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
8/23/2002	WD	504.00	33714.0000000000	1518.0000000000	1/1/1987	WD
8/16/2013	WD	0.70	50128.0000000000	543.0000000000	8/16/2013	WD
3/26/2010	WD	910.00	46985.0000000000	153.0000000000	12/21/2009	SWD

	0.00	0.0000000000	0.0000000000	
6/10/2003 ODH	0.00	35368.0000000000	502.0000000000	12/1/1973 WD
	0.00	0.0000000000	0.0000000000	
	0.00	0.0000000000	0.0000000000	
12/28/2012 WD*	1120.00	49370.0000000000	369.0000000000	
9/20/2019 WD	0.70	0.0000000000	0.0000000000	12/28/2012 WD*
5/18/2020 WD	700.00	0.0000000000	0.0000000000	9/20/2019 WD
	0.00	0.0000000000	0.0000000000	
11/1/1963 WD	44.10	0.0000000000	0.0000000000	
10/14/2021 WD	3850.00	0.0000000000	0.0000000000	

STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_3	DEED_TYP_3	STAMP_AM_4
0.00	0.0000000000	0.0000000000			0.00
920.50	29506.0000000000	440.0000000000	11/27/1996	WD	682.50
594.30	23254.0000000000	543.0000000000	1/19/1990	DRR	0.55
588.00	25086.0000000000	701.0000000000	12/10/1991	QCD	0.70
924.00	29837.0000000000	30.0000000000	6/21/1996	WD	619.50
0.00	0.0000000000	0.0000000000			0.00
5250.00	45278.0000000000	1318.0000000000	6/15/2005	WD*	13300.00
0.00	0.0000000000	0.0000000000			0.00
619.50	28543.0000000000	187.0000000000	4/1/1993	WD	605.50
0.70	20472.0000000000	301.0000000000			0.00
0.70	10472.0000000000	403.0000000000			0.00
439.45	15722.0000000000	388.0000000000			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
0.70	31418.0000000000	1054.0000000000	9/1/1981	WD	337.00
588.00	22558.0000000000	918.0000000000	9/1/1988	WD	459.25
467.50	0.0000000000	0.0000000000	2/1/1988	WD	439.45
0.00	0.0000000000	0.0000000000			0.00
1792.00	51236.0000000000	487.0000000000	2/1/1994	WD	520.10
503.30	20455.0000000000	82.0000000000	5/1/1990	WD	357.50
1925.00	38599.0000000000	1510.0000000000	6/18/1996	WD	612.50
397.65	0.0000000000	0.0000000000			0.00
0.00	0.0000000000	0.0000000000			0.00
0.00	0.0000000000	0.0000000000			0.00
0.70	30513.0000000000	8.0000000000	4/18/2000	QCD	0.70
2660.00	39738.0000000000	481.0000000000	7/23/1998	WD	682.50
300.00	19718.0000000000	779.0000000000			0.00
1855.00	45436.0000000000	1784.0000000000	4/2/1998	QCD	250.60
0.00	0.0000000000	0.0000000000			0.00
64.40	0.0000000000	0.0000000000	5/19/1995	WD	462.00
1022.00	33457.0000000000	88.0000000000	9/1/1994	WD	574.00
42.00	0.0000000000	0.0000000000	6/1/1966	WD	45.00
269.50	42357.0000000000	1910.0000000000	4/19/1999	WD	735.00
0.00	0.0000000000	0.0000000000			0.00
1232.00	32666.0000000000	16.0000000000	12/3/1998	WD	630.00
0.00	0.0000000000	0.0000000000	7/31/2002	WD	1204.00
0.70	49751.0000000000	259.0000000000	3/12/2012	WD	595.00
0.00	0.0000000000	0.0000000000			0.00
0.00	0.0000000000	0.0000000000			0.00
0.00	14153.0000000000	291.0000000000	1/1/1987	WD	325.00
1295.00	50101.0000000000	1186.0000000000	5/17/2002	WD	1575.00
546.00	46824.0000000000	192.0000000000	7/23/2009	CET	0.00

0.00	0.0000000000	0.0000000000		0.00
63.60	5576.0000000000	71.0000000000		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
1120.00	49370.0000000000	369.0000000000		0.00
0.70	0.0000000000	0.0000000000	12/28/2012 WD*	1120.00
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
0.0000000000	0.0000000000	10.00	1.20 AC		0.00
25753.0000000000	652.0000000000	5.50	3261.00 SF		0.00
17102.0000000000	860.0000000000	5.50	2367.00 SF		0.00
23130.0000000000	301.0000000000	5.50	2170.00 SF		0.00
25072.0000000000	507.0000000000	5.50	2170.00 SF		0.00
0.0000000000	0.0000000000	10.00	0.19 AC		0.00
39861.0000000000	998.0000000000	26.00	52249.00 SF		0.00
0.0000000000	0.0000000000	15.00	84504.00 SF		0.00
20573.0000000000	324.0000000000	5.50	1900.00 SF		0.00
0.0000000000	0.0000000000	5.50	1900.00 SF		0.00
0.0000000000	0.0000000000	5.50	2945.00 SF		0.00
0.0000000000	0.0000000000	5.50	3591.00 SF		0.00
0.0000000000	0.0000000000	22.00	2327.00 SF		0.00
0.0000000000	0.0000000000	5.00	7790.00 SF		0.00
0.0000000000	0.0000000000	5.50	10214.00 SF		0.00
9779.0000000000	744.0000000000	5.00	7916.00 SF		0.00
0.0000000000	0.0000000000	5.50	2395.00 SF		0.00
0.0000000000	0.0000000000	5.50	3422.00 SF		0.00
0.0000000000	0.0000000000	5.50	2294.00 SF		0.00
21817.0000000000	665.0000000000	5.50	2417.00 SF		0.00
0.0000000000	0.0000000000	5.50	2417.00 SF		0.00
25067.0000000000	539.0000000000	5.50	2395.00 SF		0.00
0.0000000000	0.0000000000	5.50	3591.00 SF		0.00
0.0000000000	0.0000000000	5.50	6863.00 SF		0.00
0.0000000000	0.0000000000	5.50	13071.00 SF		0.00
30474.0000000000	1309.0000000000	5.00	11873.00 SF		0.00
28656.0000000000	193.0000000000	5.50	11882.00 SF		0.00
0.0000000000	0.0000000000	5.50	5942.00 SF		0.00
28063.0000000000	806.0000000000	5.50	5889.00 SF		0.00
0.0000000000	0.0000000000	5.50	9484.00 SF		0.00
23485.0000000000	169.0000000000	5.50	5935.00 SF		0.00
22750.0000000000	261.0000000000	5.00	5936.00 SF		0.00
0.0000000000	0.0000000000	5.50	11873.00 SF		0.00
29465.0000000000	1080.0000000000	5.50	11902.00 SF		0.00
0.0000000000	0.0000000000	5.50	11779.00 SF		0.00
29042.0000000000	1506.0000000000	5.00	5808.00 SF		0.00
33549.0000000000	406.0000000000	5.00	5843.00 SF		0.00
48599.0000000000	1204.0000000000	5.50	5765.00 SF		0.00
0.0000000000	0.0000000000	22.00	402.00 SF		0.00
0.0000000000	0.0000000000	5.50	13452.00 SF		0.00
0.0000000000	0.0000000000	5.50	8578.00 SF		0.00
33417.0000000000	1436.0000000000	5.50	16526.00 SF		0.00
46449.0000000000	1949.0000000000	5.50	8759.00 SF		0.00

0.0000000000	0.0000000000	5.00	2.00 SF	0.00
0.0000000000	0.0000000000	5.50	4615.00 SF	0.00
0.0000000000	0.0000000000	0.51	55689.00 SF	0.00
0.0000000000	0.0000000000	0.51	116372.00 SF	0.00
0.0000000000	0.0000000000	5.50	7681.00 SF	0.00
0.0000000000	0.0000000000	5.50	6415.00 SF	0.00
49370.0000000000	369.0000000000	5.50	6416.00 SF	0.00
0.0000000000	0.0000000000	22.00	7669.00 SF	0.00
0.0000000000	0.0000000000	5.50	11819.00 SF	0.00
0.0000000000	0.0000000000	5.50	10072.00 SF	0.00

[illegible]

[illegible]

LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3	SITUS_ST_4	SITUS_ST_5	SITUS_CITY
	251		NE		16	PL	FL
	200		NE		17	CT	FL
	180		NE		17	CT	FL
	180		NE		17	CT	FL
	180		NE		17	CT	FL
			NE		17	CT	FL
	1700		N		ANDREWS	AVE	FL
	1717		N		ANDREWS	AVE	FL
	180		NE		17	CT	FL
	180		NE		17	CT	FL
	180		NE		17	CT	FL
	201		NE		16	PL	FL
			NE		16	PL	FL
	59		NE		16	PL	FL
	53		NE		16	PL	FL
	47		NE		16	PL	FL
	201		NE		16	PL	FL
	241		NE		16	PL	FL
	241		NE		16	PL	FL
	201		NE		16	PL	FL
	201		NE		16	PL	FL
	201		NE		16	PL	FL
	201		NE		16	PL	FL
	34		NE		16	PL	FL
	22		NE		16	PL	FL
	14	18	NE		16	PL	FL
	111		NE		16	CT	FL
	105		NE		16	CT	FL
	101		NE		16	CT	FL
	39		NE		16	CT	FL
	23		NE		16	CT	FL
	15		NE		16	CT	FL
	11		NE		16	CT	FL
	112		NE		16	CT	FL
	100		NE		16	CT	FL
	1609	1611	NE		1	AVE	FL
	44		NE		16	CT	FL
	40		NE		16	CT	FL
			NE		16	CT	FL
	34		NE		16	CT	FL
	20		NE		16	CT	FL
	41		NE		16	ST	FL
	29		NE		16	ST	FL

	NE	16	CT	FL
27	NE	16	CT	FL
	NE	16	PL	FL
	N	ANDREWS	AVE	FL
100	NE	16	PL	FL
114	NE	16	PL	FL
110	NE	16	PL	FL
40	NE	16	PL	FL
1625	NE	1	AVE	FL
1629	NE	1	AVE	FL

SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S
33305		10	0	0	0	0	10
33305	806	17940	410380	0	168140	395141	223140
333052934	901	13020	410650	0	199830	454773	249830
33305	902	11940	410630	0	242780	535593	292780
33305	905	11940	410380	0	130200	323751	180200
33305		10	0	0	0	0	10
33305		1306230	0	0	1306230	2532770	1306230
33311		845040	828220	0	1561960	4105103	1561960
33305	903	10450	376710	0	309270	695699	309270
33305	904	10450	367630	0	311800	665470	361800
33305	906	16200	410380	0	342730	762604	342730
33305	101	19750	410550	0	306190	654914	356190
33305		51190	0	0	15820	53170	15820
333052929	1-2	38950	329880	0	67540	266096	117540
333052929		56180	502220	0	108060	344298	163060
33305	1-2	39580	450060	0	489640	1043831	489640
33305	102	13170	410460	0	247370	544230	297370
33305	201	18820	410380	0	249370	547992	299370
33305	202	12620	410380	0	63330	197919	113330
33305	103	13290	376740	0	224200	500630	274200
33305	104	13290	367630	0	330920	701446	380920
33305	105	13170	410380	0	117720	300263	167720
33305	106	19750	410450	0	121510	307397	171510
33305		175010	0	0	175010	339147	175010
33311		71890	445480	0	446340	949086	446340
33311		59370	559770	0	385530	1096856	385530
33305		65350	500970	0	406970	864851	456970
33305		32680	341590	0	58320	188491	108320
333052908		32390	447700	0	480090	965605	480090
33305		52160	334790	0	321930	711008	321930
333052906		32640	402420	0	435060	880871	435060
333052906		29680	349660	0	280190	715299	280190
333052906		65300	493530	0	17480	155417	122480
333052909		65460	460060	0	328310	696537	378310
333052909		64780	513460	0	0	62210	146500
33305		29040	330270	0	359310	798587	359310
33305		29220	330190	0	212690	619750	212690
33305		31710	212140	0	217590	489027	217590
33305		10250	0	0	10250	19863	10250
33311		73990	536310	0	483910	1118616	483910
333052907		47180	473670	0	213600	480684	263600
333041063		90890	327530	0	390130	877252	390130
33304		48170	387340	0	327970	695898	377970

33311	10	0	0	0	0	10
33311	25380	178720	0	181410	418582	181410
33305	28400	0	0	0	0	28400
33305	59350	0	0	0	0	59350
33305	42250	756260	0	748510	1487236	798510
33305	35280	861370	0	846650	1671907	896650
33305	35290	885720	0	871010	1717746	921010
33305	0	0	0	0	0	0
333052923	65000	533170	0	180950	419249	230950
333052923	97580	531440	0	588300	1196165	588300

TWO_YRS_JU	TWO_YRS_1	TWO_YRS_2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S
10	0	0	0	0	10	0
17940	325900	0	166150	381063	216650	1401
13020	326170	0	192560	429985	242560	1401
11940	326150	0	234260	507239	284260	1401
11940	325900	0	124960	304759	174960	1401
10	0	0	0	0	10	0
1044980	0	0	382480	1183214	382480	0
845040	574930	0	1419970	3645247	1419970	16470
10450	299160	0	281160	596234	281160	1286
10450	291950	0	116610	289288	166610	1255
16200	325900	0	311580	653859	311580	1401
19750	326070	0	295820	621275	345820	1401
39560	0	0	14390	42109	14390	0
38950	310360	0	64120	248203	114120	1943
56180	286850	0	107820	330934	158320	2694
39580	309660	0	290110	687798	290110	1943
13170	325980	0	238710	515481	288710	1401
18820	325900	0	240660	519091	290660	1401
12620	325900	0	60030	184476	110030	1401
13290	299190	0	216220	473818	266220	1286
13290	291950	0	62080	188277	112580	1255
13170	325900	0	112840	282307	162840	1401
19750	325970	0	116520	289125	166520	1401
116670	0	0	42520	133215	42520	2209
71890	366490	0	405770	829628	405770	1373
59370	520220	0	350490	992531	350490	2990
65350	412390	0	378070	779374	428070	1806
32680	281130	0	55170	175474	105170	1426
32390	368340	0	128970	312190	178970	1620
52160	275380	0	292670	621500	292670	1717
32640	330900	0	206350	455533	256350	1383
29680	310050	0	254720	638123	254720	2010
65300	405950	0	18420	149662	118920	1690
65460	377510	0	315890	658456	365890	1760
64780	422430	0	0	57926	142240	1809
29040	309840	0	338880	741847	338880	1946
29220	310010	0	193360	561813	193360	1846
31710	174600	0	197810	429585	197810	979
6830	0	0	2470	7774	2470	0
73990	441110	0	439920	976948	439920	2517
47180	389720	0	205930	454756	255930	1552
90890	269510	0	354670	776393	354670	1244
48170	318800	0	316970	660454	366970	1817

10	0	0	0	0	10	0
25380	147070	0	164920	368059	164920	858
28400	0	0	0	0	28400	0
59350	0	0	0	0	59350	0
130580	0	0	118280	236661	118280	2513
109060	0	0	98790	197664	98790	2547
109070	0	0	98800	197681	98800	2725
0	0	0	0	0	0	0
65000	438580	0	174230	396032	224230	2314
97580	437240	0	534820	1048674	534820	2002

BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_	BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O	BLDG_USE_C
0	0	0			0	
1593	1	1989 003	2		1 001	
1593	1	1990 003	2		1 001	
1593	1	1990 003	2		1 001	
1593	1	1990 003	2		1 001	
0	0	0			0	
0	0	0			0	
16470	0	1969 003	2		1 300	
1448	1	1990 003	2		1 001	
1408	1	1990 003	2		1 001	
1593	1	1990 003	2		1 001	
1593	1	1989 003	2		1 001	
0	0	0			0	
1943	2	1970 003	2		1 100	
2909	2	1952 003	2		2 102	
1943	4	1980 003	2		1 100	
1541	1	1989 003	2		1 001	
1541	1	1989 003	2		1 001	
1541	1	1989 003	2		1 001	
1448	1	1989 003	2		1 001	
1408	1	1989 003	2		1 001	
1541	1	1989 003	2		1 001	
1541	1	1989 003	2		1 001	
2869	1	2024 005	2		1 001	
1528	1	1953 003	2		1 001	
2990	4	1964 003	2		2 100	
2015	1	1958 003	2		1 001	
1678	1	1964 003	2		1 001	
1876	1	1972 003	2		1 001	
2389	1	1942 002	4		1 001	
1560	1	1960 003	2		1 001	
2010	2	1970 003	2		1 100	
1958	1	1952 003	2		1 001	
1984	1	1954 003	2		1 001	
1844	1	1971 003	2		1 001	
1946	2	1985 003	2		1 100	
1846	2	1980 003	2		1 100	
1002	1	1968 003	2		1 001	
0	0	0			0	
2968	2	1942 002	2		2 102	
1827	1	1970 003	2		1 001	
1328	2	1947 002	2		1 102	
2022	1	1945 002	2		1 001	

0	0	0		0
985	1	1963 003	2	1 001
0	0	0		0
0	0	0		0
3360	1	2023 005	2	1 001
2849	1	2023 005	2	1 001
2849	1	2023 005	2	1 001
0	0	0		0
2604	1	1933 002		1 001
2189	1	1954 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	101009	90406	0	
N	0	0	1/1	1/1	101009	100302	100326	
N	0	0	1/1	1/1	101009	100302	100326	
N	0	0	1/1	1/1	101009	100302	100326	T
N	0	0	1/1	1/1	101009	100302	100326	
N	0	0	1/1	1/1	101009	90406	0	
N	0	0	1/1	1/1	101009	100401	71030	Q
N	0	0	1/1	1/1	101009	70521	100513	E
N	0	0	1/1	1/1	101009	100302	100326	Q
N	0	0	1/1	1/1	101009	100302	100326	D
Y	0	0	1/1	1/1	101009	100302	100326	Q
N	0	0	1/1	1/1	101215	100302	100326	Q
N	0	0	1/1	1/1	101009	100611	0	
N	0	0	1/1	1/1	101009	100520	100426	
N	0	0	1/1	1/1	101009	100520	100507	
N	0	0	1/1	1/1	101009	100520	100426	T
N	0	0	1/1	1/1	101009	100421	100326	Q
N	0	0	1/1	1/1	101009	100421	100610	T
N	0	0	1/1	1/1	101009	100302	100326	
N	0	0	1/1	1/1	101009	100302	100326	Q
N	0	0	1/1	1/1	101009	100302	100326	Q
N	0	0	1/1	1/1	101009	100302	100326	Q
N	0	0	1/1	1/1	101009	100302	100326	Q
N	0	0	1/1	1/1	101009	100608	0	Q
N	0	0	1/1	1/1	101009	100528	100326	
N	0	0	1/1	1/1	101009	100520	100426	
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100528	100326	D
Y	0	0	1/1	1/1	101110	100528	101116	Q
Y	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	D
N	0	0	1/1	1/1	101215	100528	100326	
N	0	0	1/1	1/1	101009	100528	100326	T
N	0	0	1/1	1/1	101009	100528	100326	
N	0	0	1/1	1/1	101009	100520	100426	T
N	0	0	1/1	1/1	101009	100520	100525	T
N	0	0	1/1	1/1	101009	100528	100326	T
N	0	0	1/1	1/1	101009	100608	0	D
N	0	0	1/1	1/1	101009	100520	100426	
N	0	0	1/1	1/1	101009	100528	100326	Q
N	0	0	1/1	1/1	101009	100520	100426	T
N	0	0	1/1	1/1	101215	100528	100601	Q

N	0	0 1/1	1/1	101009	100426	0
N	0	0 1/1	1/1	101009	100528	100326 D
N	0	0 1/1	1/1	0	0	0
N	0	0 1/1	1/1	0	0	0
N	0	0 1/1	1/1	0	0	0 T
N	0	0 1/1	1/1	0	0	0 T
N	0	0 1/1	1/1	101009	100611	70127 T
Y	0	0 1/1	1/1	0	0	0 E
N	0	0 1/1	1/1	101009	100528	100326 Q
Y	0	0 1/1	1/1	101009	100528	100326 D

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

			0	0	0
			0	0	0
			0	0	0
			0	0	0
T			0	0	0
T	T		0	0	0
Q	D	T	0	0	0
			0	0	0
			0	0	0
E	Q		0	0	0

	PORTABILITIES	PORT_SPLIT	PORTED_VALUES	PORT_UD	PORT_PMARK	PORT_PSOH	PORT_PCOUN
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
1		1	77510 U		369604	292100	45
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
		0	0		0	0	
1		1	282560 U		445240	162680	16
		0	0		0	0	

[illegible]

PORT_PFOLI	PORT_YEAR_	PORT_INTER	SALE1_VORI	SALE1_CHAN	SALE2_VORI	SALE2_CHAN
		0				
		0				
		0				
		0				
		0				
		0				
		0				
		0				
081927121000071400	2023	23258				
		0				
		0				
		0				
		0				
		0				
		0				
		0				
		0			I	
		0				
		0				
		0				
		0				
		0				
		0				
		0				
		0				
		0			I	
		0				
		0				
		0				
		0				
		0				
		0				
		0			I	
		0				
		0				
		0				
		0				
494234017390	2023	26764				
		0				

0
0
0
0
0
0
0
0
0
0
0

SALE3_VORI	SALE3_CHAN	SALE4_VORI	SALE4_CHAN	SALE5_VORI	SALE5_CHAN	PRELIM_JUS
						10
						462780
						458130
						457030
						456780
						10
	V					1358470
						2095780
						418790
						408950
						374490
						464770
						51190
						398860
						666410
						537750
						458090
						463660
						457460
						421660
						411790
						458010
						464670
						733700
						597700
I						619140
						656460
						435830
		I				561230
						376400
						507720
						429820
						649730
						608300
						670790
						388730
						388880
						282220
						8840
						706950
						606100
						464290
						505290

10

236400

28400

59350

934960

1051760

1080430

168720

694140

682750

PRELIM_JV_	GIS_SQUARE	ACTUAL_YEA	LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL
	52309		0123		120110408021	
	3261	1988	0123	FL	120110408021	
	2367	1989	0123		120110408021	
	2170	1989	0123	FL	120110408021	11
	2170	1989	0123	FL	120110408021	
	8362		0123		120110408021	
	52249		1220		120110408021	01
	84504	1968	0222		120110408012	05
	1900	1989	0123	FL	120110408021	01
	1900	1989	0123	FL	120110408021	30
	2945	1989	0123	FL	120110408021	01
	3591	1988	0123	FL	120110408021	01
	2327		1121		120110408021	
	7790	1969	0120	FL	120110408021	
	10214	1951	1121	FL	120110408021	
	7916	1969	0424		120110408021	11
	2395	1988	0123	FL	120110408021	01
	3422	1988	0123		120110408021	11
	2294	1988	0123	FL	120110408021	
	2417	1988	0123	FL	120110408021	01
	2417	1988	0123	FL	120110408021	01
	2395	1988	0123		120110408021	01
	3591	1988	0123	FL	120110408021	01
	6863	2023	0424		120110408021	01
	13071	1952	0623		120110408012	
	11873	1963	0923		120110408012	
	11882	1957	0623		120110408021	01
	5942	1954	0623	FL	120110408021	30
	5889	1955	0623	FL	120110408021	01
	9484	1924	0623		120110408021	01
	5935	1953	0623	FL	120110408012	01
	5936	1969	0923	FL	120110408012	30
	11873	1947	0623	FL	120110408012	
	11902	1953	1022		120110408021	30
	11779	1957	0623	FL	120110408021	
	5808	1959	0923	FL	120110408021	11
	5843	1960	0223		120110408021	11
	5765	1951	0623		120110408021	11
	402		1123		120110408021	11
	13452	1941	1223		120110408012	
	8578	1964	0623	FL	120110408012	01
	16526	1946	1223	FL	120110408021	11
	8759	1943	0623		120110408012	01

2	0123		120110408012
4615 1946	0623		120110408012 30
55689	1221		120110408021
116372	0824		120110408012
7681 2022	0922		120110408021 30
6415 2022	0922		120110408021 11
6416 2022	0922		120110408021 11
7669	0224		120110408021 05
11819 1925	0623	FL	120110408021 01
10072 1953	0623	FL	120110408021 30

SALE2_QUAL	SALE3_QUAL	SALE4_QUAL	SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_
				D45	29		0
				D45	23		0
				D45	23		0
01				D45	23		0
				D45	23		0
				D45	29		0
01	37	05			56		0
					56		0
01				D45	23		0
				D45	23		0
01	11			D45	23		0
01	11			D45	23		0
				D44	21		0
				F08	59		0
				D44	21		0
01	01			F08	59		0
				D45	23		0
				D45	23		0
				D45	23		0
01	01	01		D45	23		0
11				D45	23		0
				D45	23		0
				D45	23		0
				D45	21		0
				D45	21		0
				F08	59		0
01	11			D45	21		0
30				D45	21		0
11	01			D45	21		0
01				D45	21		0
01	12	12		D45	21		0
11				F08	59		0
				D45	21		0
01	01			D45	21		0
				D45	21		0
01				F08	58		0
01				F08	59		0
11	11	11	01	D45	21		0
				D45	21		0
				D45	21		0
				D45	21		0
01	11	02		D45	21		0
01	02	02	11	D45	21		0

			D45	29	0
			D45	21	0
				75	0
				75	0
11			D45	21	0
30	11		D45	21	0
01	37	11	D45	21	0
			D45	21	0
			D45	21	0
05	01		D45	21	0

NCU_LAND2	NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW
0	0	0.0	0.0	0	0	10	0	0
0	0	0.0	0.0	0	0	223140	0	0
0	0	0.0	0.0	0	0	249830	0	0
0	0	3.0	2.5	0	0	292780	0	0
0	0	0.0	0.0	0	0	180200	0	0
0	0	0.0	0.0	0	0	10	0	0
0	0	0.0	0.0	0	0	1306230	0	0
0	0	0.0	0.0	0	0	1673260	0	0
0	0	2.0	2.5	0	0	387160	0	0
0	0	0.0	0.0	0	0	361800	0	0
0	0	0.0	0.0	0	0	426580	0	0
0	0	3.0	2.5	0	0	356190	0	0
0	0	0.0	0.0	0	0	51190	0	0
0	0	4.0	4.0	0	0	117540	0	0
0	0	4.0	4.0	0	0	163060	0	0
0	0	4.0	4.0	0	0	489640	0	0
0	0	0.0	0.0	0	0	297370	0	0
0	0	3.0	2.5	0	0	299370	0	0
0	0	0.0	0.0	0	0	113330	0	0
0	0	2.0	2.5	0	0	274200	0	0
0	0	0.0	0.0	0	0	380920	0	0
0	0	3.0	2.5	0	0	167720	0	0
0	0	0.0	0.0	0	0	171510	0	0
0	0	4.0	4.0	0	0	175010	0	0
0	0	0.0	0.0	0	0	517370	0	0
0	0	6.0	6.0	0	0	619140	0	0
210620	277720	3.0	2.0	204490	252480	487650	0	0
0	0	0.0	0.0	0	0	108320	0	0
0	0	0.0	0.0	0	0	480090	0	0
0	0	2.0	2.0	0	0	386950	0	0
0	0	3.0	2.0	0	0	435060	0	0
0	0	0.0	0.0	0	0	379340	0	0
0	0	3.0	2.0	0	0	122480	0	0
0	0	2.0	1.0	0	0	378310	0	0
0	0	0.0	0.0	0	0	146500	0	0
0	0	0.0	0.0	0	0	359310	0	0
0	0	0.0	0.0	0	0	359410	0	0
0	0	2.0	1.0	0	0	243850	0	0
0	0	0.0	0.0	0	0	10250	0	0
0	0	4.0	2.0	0	0	610300	0	0
0	0	2.0	2.0	0	0	263600	0	0
0	0	3.0	2.0	0	0	418420	0	0
0	0	2.0	1.0	0	0	377970	0	0

0	0	0.0	0.0	0	0	10	0	0
0	0	0.0	0.0	0	0	204100	0	0
0	0	0.0	0.0	0	0	28400	0	0
0	0	0.0	0.0	0	0	59350	0	0
0	0	3.0	3.0	0	0	798510	0	0
0	0	3.0	3.5	0	0	896650	0	0
0	0	2.0	2.0	0	0	921010	0	0
0	0	0.0	0.0	0	0	0	0	0
0	0	0.0	0.0	0	0	230950	0	0
0	0	0.0	0.0	0	0	629020	0	0

GRANNY_FL	CRA	DAMAGE_TYP	STORM_DIST	STORM_ASSE	CLEAN_DIST	CLEAN_ASSE	EXEMPTIO_1
0				0.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0				0.00		0.00	
0			F3	52249.00		0.00	
0			F2	84504.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0	COND		F1	1.00		0.00	
0			F1	1.00		0.00	
0				0.00		0.00	
0			F1	2.00		0.00	
0			F1	2.00		0.00	
0			F2	7916.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F2	11873.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0	COND		F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	2.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00	
0			F1	1.00		0.00 04	
0			F1	2.00		0.00	
0			F1	2.00		0.00	
0			F1	1.00		0.00	
0			F3	402.00		0.00	
0			F1	2.00		0.00	
0			F1	1.00		0.00	
0			F1	2.00		0.00	
0			F1	1.00		0.00	

0		0.00	0.00
0	F1	1.00	0.00
0		0.00	0.00
0		0.00	0.00
0	F1	1.00	0.00
0	F1	1.00	0.00
0	F1	1.00	0.00
0	F3	7669.00	0.00
0	F1	1.00	0.00
0	F1	1.00	0.00

COMB_SPL_1	GRANNY_F_1	WIDOWERS	BLIND	SALE1_CIN	SALE2_CIN
0	0	0	0	0.0000000000	0.0000000000
0	1	0	0	0.0000000000	0.0000000000
0	0	0	0	0.0000000000	0.0000000000
0	0	0	0	116250829.0000000000	116177860.0000000000
0	0	0	0	0.0000000000	0.0000000000
0	0	0	0	0.0000000000	0.0000000000
0	0	0	0	118121119.0000000000	0.0000000000
0	0	0	0	113262623.0000000000	0.0000000000
0	0	0	0	118772658.0000000000	113098280.0000000000
0	0	0	0	118311461.0000000000	0.0000000000
0	0	0	0	119683674.0000000000	118841556.0000000000
0	0	0	0	117248046.0000000000	0.0000000000
0	0	0	0	0.0000000000	0.0000000000
0	0	0	0	0.0000000000	0.0000000000
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[illegible]

Design Odyssey, Inc.

Architectural Design

985 W. Commercial Blvd.

Ft. Lauderdale, Florida 33309

Email: designodyssey5@gmail.com

Office (954) 418-7111 Fax (954) 418-7110

FORT LAUDERDALE BOA

August 28, 2024

NARRATIVE BY AVRAHAM ALFASI

Re: 1629 NE 1st Ave

Section code 25-62 (b)(3)

1-This corner street 1629 NE 1st Ave and NE 16th place has always been flooded during heavy rain. 2 months ago, and 9 months ago when we had heavy rains, the houses on these properties were completely flooded about 2' above the finished floor of the existing house. (Picture #3,4 and 5)

2-As you can see the entire street does not have a sidewalk, even the new house just built at the corner of Andrews Ave and 16th place does not have a sidewalk. Right after the corner of 1st avenue, the property on 100, 110 and 114 NE 16th place built about almost 2 years ago does not have sidewalks. And those properties are about 7' NAVD. As you see from the driveways for these properties in picture #2, the driveway from the house to the street (16th Place) is a very steep climbing driveway. As I have been talking to the owner of this property, he gave up his sports car because he was not able to get into the garage, because of the slope. You can continue to see on picture #1 the entire street continues all the way to the end of the street which is NE 3rd avenue, there is no sidewalk on the south side of the street at all and there is a sidewalk on the north side of the street only. Also you can see in picture #6, this is the new houses that was just build on the corner of Andrews Ave last year and there is no sidewalk even connected to Andrews Ave on that south side of the street and this property is right next door to 40 NE 16th Place.

3-All the adjacent properties to 40 NE 16th place and 1629 NE 1st Ave have been developed in the last two years and do not have any sidewalk. And these properties will not be redeveloped for the next 50 or 60 years, therefore they will never have a sidewalk.

4-If the city forces us to have a sidewalk, all the ground around the sidewalk will always be washed away with the next flood and then the sidewalk will become a hazard, which happened in many properties at the city. The main concern would be the lawsuit if somebody trips and falls over those sidewalks, and this has happened at many properties around the city. Therefore, I ask not to put a sidewalk.

5-If we must put the sidewalk, please understand the new house will be a minimum of 7.4 NAVD, my clients wanted to raise it even more because this area is very flood prone. He wanted to raise to 8 NAVD. If we raise it 8 or leave it at 7.4 our driveway will be very steep, because we only must slope it from the house to the sidewalk. The sidewalk must be at 3.48 NAVD, this gives us a slope of 3.5' on a land of 25' which is extremely steep. A regular car won't be able to go into the garage, only an SUV. If we do not put the sidewalk the slope will be all the way to the street 40'6". It will give us a much easier slope and you will be able to drive the car into the garage.

I hope you will consider my request, with all those 5 points I mentioned above

Thank you very much

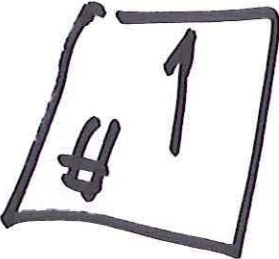
Sincerely



Abey Alfasi

President

Design Odyssey Inc





#2

#3

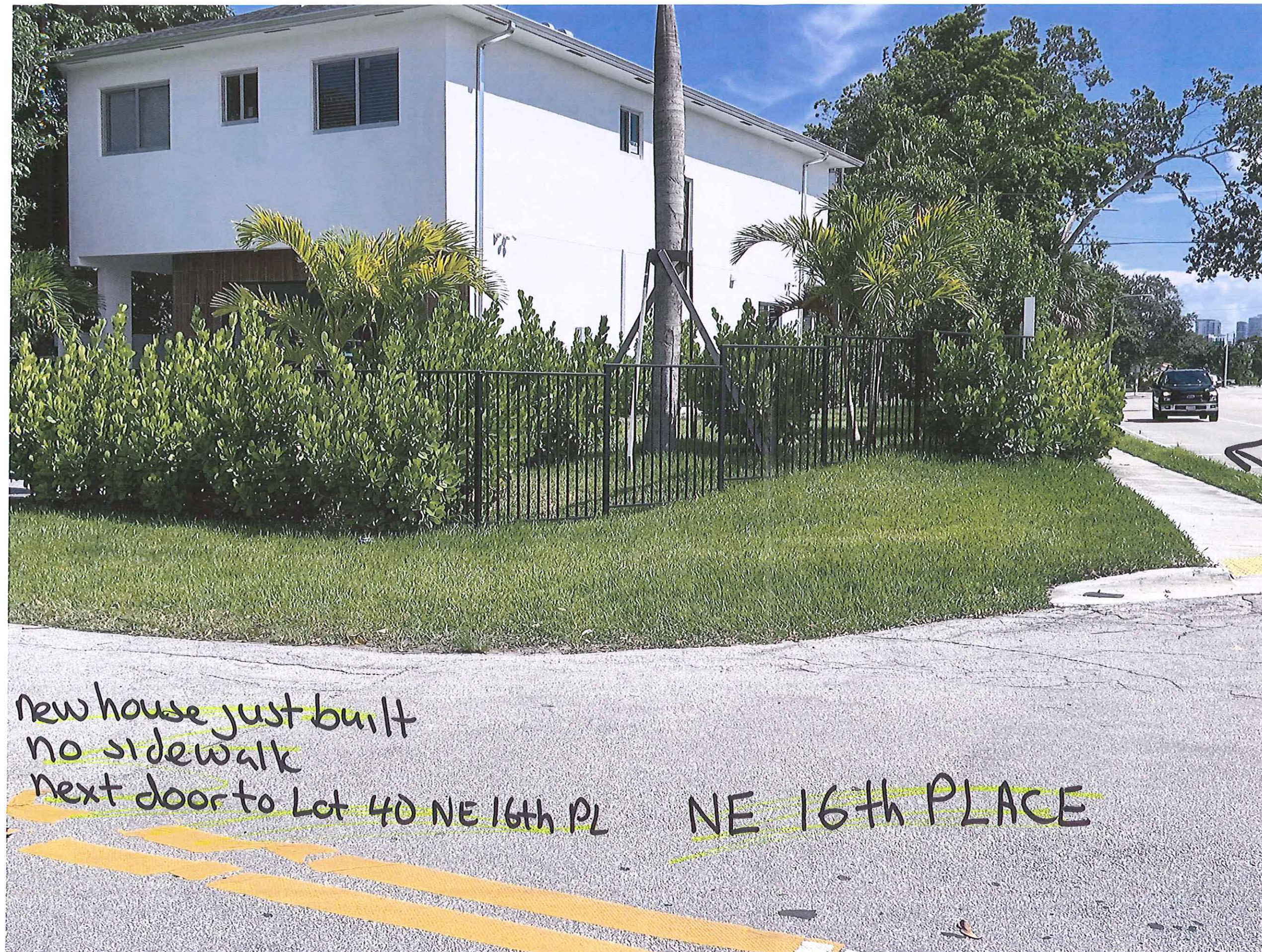




#4



54



#6



ANDREWS AVE

new house just built
no sidewalk
next door to Lot 40 NE 16th PL NE 16th PLACE

DESIGN ODYSSEY INC.
1629 NE 1 AVE
FORT LAUDERDALE, FL 33305
TEL: 954-552-1111
WWW.DESIGNODYSSEY.COM

MDP ENGINEERING, INC.
1629 NE 1 AVE
FORT LAUDERDALE, FL 33305
TEL: 954-552-1111
WWW.MDPENGINEERING.COM

MARIO
DIPIET
RO

Digitally
signed by
MARIO
DIPIETRO
Date:
2024.08.15
10:33:21
-04'00'

REVISIONS	BY

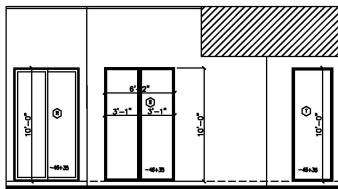


Res. For : AVRAHAM ALFASI
2 BEDROOM AND EXERCIS ROOM
1629 NE 1 AVE
FORT LAUDERDALE, Florida 33305

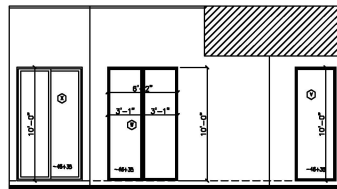


DESIGNED BY: MEY
DRAWN BY:
CHECKED BY:
DATE: 8/3/2024
Sheet:

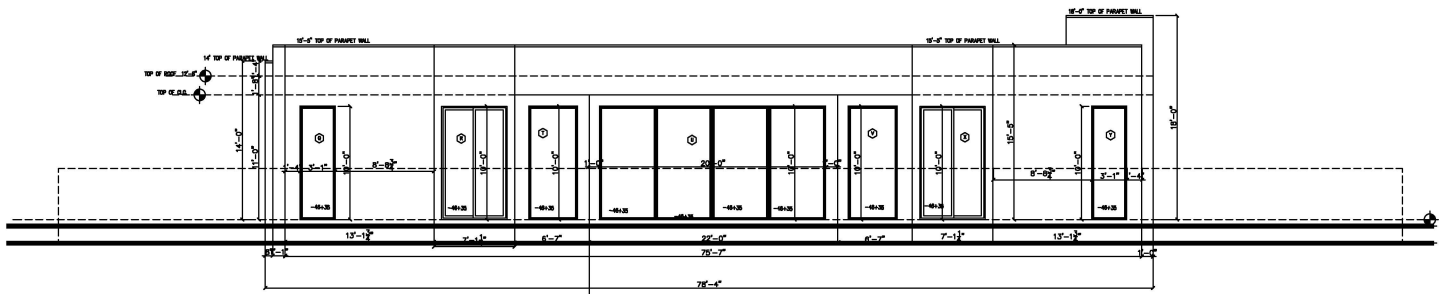
A3
2 of 10



VIEW "B"



VIEW "A"



RIGHT ELEVATION

1/4"=1'-0"

FINISH FLOOR AT 7.5' NAVD

LEGAL DESCRIPTION

LOT 14 AND THE EAST 35.53 FEET OF LOT 15, IN BLOCK 4 OF PLACIDO PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONE:
RDS-15
SINGLE FAMILY

FLOOD ZONE:
ZONE: AE
PANEL 03694/AE 6' NAVD
(COMPLYING W/2024 FIRM F.F. 7.4' NAVD MIN. PROVIDING 7.5' NAVD)
LOWEST GARAGE FINISH FLOOR AT 6.5' NAVD
AC PAD FINISH FLOOR AT 7.5' NAVD
WATER HEATER FINISH FLOOR AT 7.5' NAVD

SITE DATA

TOTAL LOT AREA:	10,163 S.F.
IMPERVIOUS:	
DECK/PATIO DRIVEWAY/POOL	2,177 S.F.
HOUSE (FOOTPRINT)	3,820 S.F.
LANDSCAPING:	4166 S.F.
PERVIOUS:	40.99%

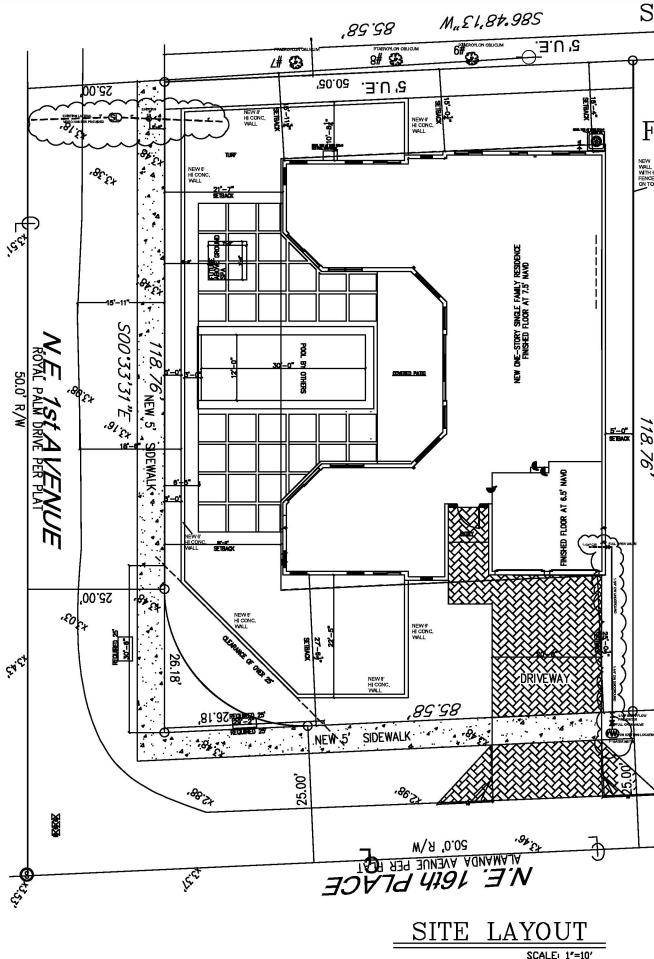
LAND USE:

RESIDENTIAL - medium-high



**MARIO
DIPIETRO**

Digitally signed
by MARIO
DIPIETRO
Date: 2024.08.29
11:44:33 -04'00'



SITE LAYOUT

SCALE: 1"=10'

SINGLE FAMILY RESIDENCE FOR:
AVRAHAM ALFASI
2 BEDROOM AND EXERCIS ROOM
1629 NE 1 AVE
FORT LAUDERDALE, Florida 33305

PLANS INDEX

SITE PLAN	CV
FLOOR PLAN	AS
ELEVATIONS	AS
ROOF & DRAIN PLAN	AS
FOUNDATION PLAN	BS
ARCHITECTURAL, DETAIL, PAGE AND NOTES	BS
ARCHITECTURAL NOTES	BS
AC PLAN	BS
ELECTRICAL PLAN	BS
ELECTRICAL PANEL	BS
PLUMBING SANITARY PLAN	PS
PLUMBING WATER PLAN	PS
STORM WATER EROSION & SEDIMENT CONTROL PLAN	ESD
IRRIGATION PLAN	IS
CIVIL ENGINEERING	CS
CIVIL ENGINEERING	CS

STRUCTURAL ENGINEERING DRAWINGS

STRUCTURAL SHOP DRAWINGS BY UNIVERSAL WORLD CONST. INC.	ADT
STRUCTURAL SHOP DRAWINGS BY UNIVERSAL WORLD CONST. INC.	ADT
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STRUCTURAL SHOP DRAWINGS BY UNIVERSAL WORLD CONST. INC.	ADT
STRUCTURAL SHOP DRAWINGS BY UNIVERSAL WORLD CONST. INC.	ADT

BUILDING CLASSIFICATION:
FBC 2023 CHAPTER 3, GROUP R-3 OCCUPANCY TABLE 503.
WIND LOAD AS PER FLORIDA BUILDING CODE, 2023 EDITION
CODE EDITION: FL BUILDING CODE 2023
BUILDING DESIGNED AS: FBC 2023
WIND EXPOSURE CLASSIFICATION: F
WIND SPEED DESIGN: 170 MPH (3 SEC. GUST)
INTERNAL PRESSURE COEFFICIENT: -0.18
WIND DIRECTION: 0.05
ROOF LIVE LOAD: 20 PSF
TOP CHORD DEAD LOAD: 15 PSF
BOTTOM CHORD DEAD LOAD: 10 PSF
RISK CATEGORY: I
SHUTTERS: NO
IMPACT RESISTANT ASSEMBLY: YES
IS A CONT. LOAD PATH PROVIDED: YES
ARE COMPONENT & CLADDING DETAILS PROVIDED: YES
THE PROJECT WAS DESIGNED IN ACCORDANCE WITH
THE BUILDING CODE REQUIREMENTS FOR
REINFORCED CONCRETE (ACI 318-19 (AMERICAN
INSTITUTE OF STEEL CONSTRUCTION) ASCE ASD 150B
EDITION, BUILDING CODE REQUIREMENTS FBC 2023 CHAPTER 35 AND
SPECS FOR MASONRY STRUCTURES
TMS 402/602-18 (FBC 2023 CHAPTER 30)
REFER TO SECTION 2001 AND 2002.
ASCE 7-22 EXPOSURE C SPEED 170 MILES PER HOUR

DESIGNED BY:
DESIGN ODYSSEY Inc.
Architectural Design

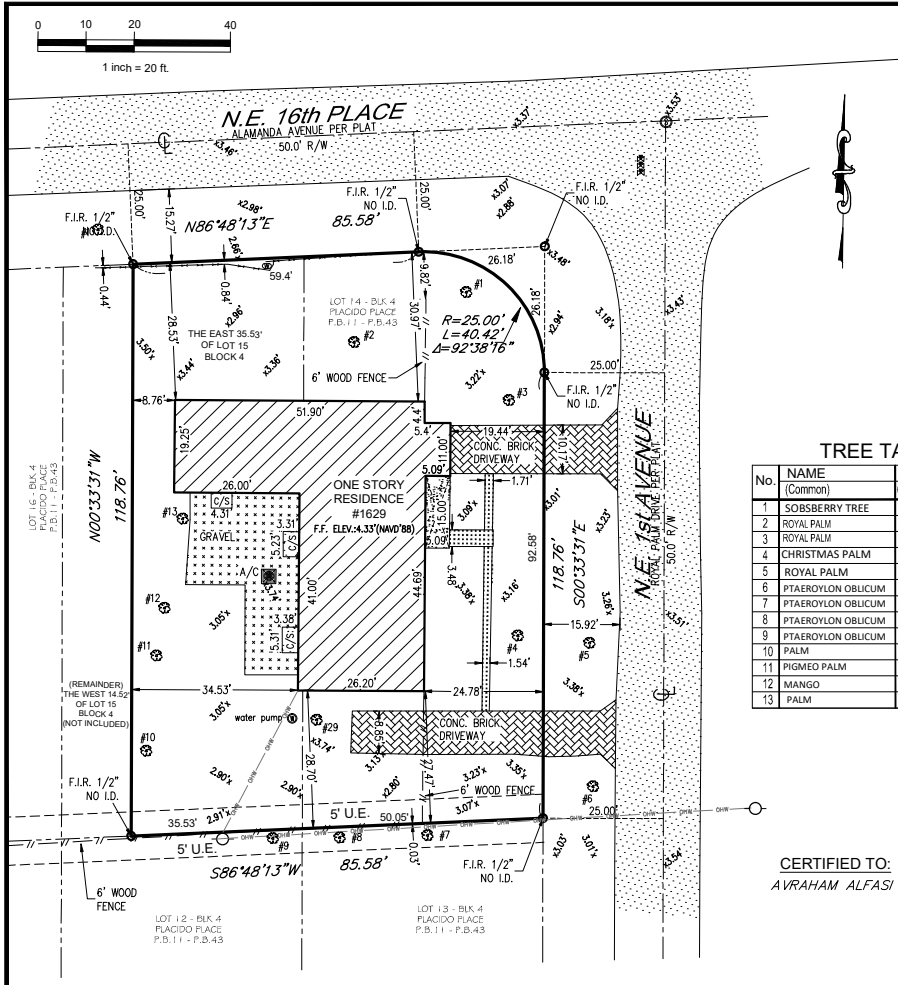
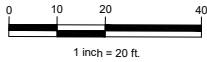
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309
Phone (954) 418-7111
Fax (954) 418-7110
e-mail: designodyssey@aol.com
WWW.DESIGNODYSSEY.NET

FINISH FLOOR AT 7.5' NAVD

eRes. For : AVRAHAM ALFASI
2 BEDROOM AND EXERCIS ROOM
1629 NE 1 AVE
FORT LAUDERDALE, Florida 33305

Sheet:
CV
1 of 14





TREE TABLE

No.	NAME (Common)	DIA. (inch)	HEIGHT (feet)	CANOPY (feet)
1	SOBERRY TREE	18	4	2
2	ROYAL PALM	10	25	10
3	ROYAL PALM	20	50	20
4	CHRISTMAS PALM	4	20	4
5	ROYAL PALM	10	5	6
6	PTAEROXYLON OBLICUM	6	5	12
7	PTAEROXYLON OBLICUM	6	5	12
8	PTAEROXYLON OBLICUM	6	5	12
9	PTAEROXYLON OBLICUM	6	5	12
10	PALM	12	25	6
11	PIGMEO PALM	4	12	4
12	MANGO	4	30	6
13	PALM	4	30	40

LEGAL DESCRIPTION:

LOT 14 AND THE EAST 35.53 FEET OF LOT 15, IN BLOCK 4 OF PLACIDO PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

A/C = AIR CONDITIONER
C.B.S. = CONCRETE BLOCK STRUCTURE
C = CALCULATED
CH = CHORD
CL = CENTERLINE
C/S = CONCRETE SLAB
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
Δ = DELTA (CENTRAL ANGLE)
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.I.R. = FOUND IRON ROD
L = ARC LENGTH
L.S. = LICENSED SURVEY BUSINESS
M = MEASURED
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NAVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
ISADA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

P = PLAT
P.B.C. = PALM BEACH COUNTY
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.K. = PARKER KALON COMPANY
D = DEED
0.00'± = SPOT ELEVATION
P.R.C. = POINT OF REVERSE CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
CL.F. = CHAINLINK FENCE
EM = ELECTRIC METER
H = HEIGHT
F = FOLIAGE
FND = FOUND
B.C.R. = BROWARD COUNTY RECORDS
BLK = BLOCK

SYMBOL

☒ CATCH BASIN
⊙ WATER METER
○ UTILITY POLE
★ LIGHT POLE
⚡ FIRE HYDRANT
☒ CABLE BOX
☒ ELECTRIC BOX
☒ TELEPHONE BOX
⊙ WATER VALVE
⊙ SANITARY MANHOLE
⊙ A/C
⊙ GAS METER
⊙ IRRIGATION CONTROL VALVE
⊙ CLEAN-OUT
⊙ BACKFLOW PREVENTER
— OHW — OVERHEAD WIRE LINE (OHW)
— x — CHAIN LINK FENCE (C.L.F.)
— // — WOOD FENCE (W.F.)
— o — METAL FENCE (M.F.)
— o — PLASTIC FENCE (P.F.)
— — — WIRE FENCE (W.F.)

BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NUMBER 1896
ELEVATION: 3.697 (NAVD'88)
BENCHMARK CONVERTED FROM NAVD'29 TO NAVD'88 BY THE NATIONAL
GEODETIC SURVEY COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OR OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE, ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.

CERTIFIED TO:
AVRAHAM ALFASI

SHEET 1 OF 1

BASELINE LAND SURVEY LLC
1400 N.W. 14th COURT
FORT LAUDERDALE, FL 33304
(954) 477-0700 LB-4429
JOB NO. 24-0302(EAST)

TITLE: MAP OF BOUNDARY SURVEY
SCALE: 1" = 20'
DATE OF SURVEY: 12/15/2021
DATE OF PLAT: 12/15/2021
PROPERTY ADDRESS: 1629 NW 14th Avenue, Fort Lauderdale, FL 33305

NOTES: THE SURVEY MEETS THE REQUIREMENTS OF PLACIDO PLACE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS. THE SURVEY MEETS THE REQUIREMENTS OF PLACIDO PLACE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS. THE SURVEY MEETS THE REQUIREMENTS OF PLACIDO PLACE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS.