



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** November 1<sup>st</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, November 13<sup>th</sup>, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

<b>CASE:</b>	<b>PLN-BOA-24040001</b>
<b>OWNER:</b>	TACHER, MARIO & YELENA
<b>AGENT:</b>	N/A
<b>ADDRESS:</b>	2436 CAT CAY LANE, FORT LAUDERDALE, FL 33312
<b>LEGAL DESCRIPTION:</b>	LOT 6, BLOCK 3 OF "LAUDERDALE ISLES NO.2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-6.85A - IRREGULAR RESIDENTIAL
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments.</u></b>

- Requesting a variance from the minimum 10-foot required distance separation between an accessory building and a principal building to be reduced to a distance of 8.9 feet, a total variance request of 1.1 feet.

**Sec. 47-39. A.1.b.(3)(d) General provisions. - Yard encroachments.**

- Requesting a variance from the minimum 5 feet rear yard setback requirement for accessory buildings to be reduced to 4.5 feet, a total variance request of 0.5 feet.
- Requesting a variance from the minimum 5 feet side yard setback requirement for accessory buildings to be reduced to 2.0 feet, a total variance request of 3.0 feet.

**To watch and listen to the meeting, please visit:**  
<https://www.fortlauderdale.gov/government/BOA> OR  
[www.youtube.com/cityoffortlauderdale](http://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-24040001

**LEGEND**

-  Municipal Boundary
-  Subject Site



# PLN-BOA- 24040001

## **Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments**

(g) One-story accessory buildings shall be at least ten (10) feet from any other accessory building and from any principal building on the same plot. The distance between any principal and accessory buildings on the same plot, where the accessory building is higher than one-story, shall be half the height of the highest principal building.

## **Sec. 47-39. A.1.b.(3)(d) General provisions. - Yard encroachments.**

On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.

# Record

Showing 1-35 of 35

<input type="checkbox"/>	<a href="#">Record, Permit, or Account #</a>	<a href="#">Record Description</a>	<a href="#">Application Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Street #</a>	<a href="#">Dir</a>	<a href="#">Street Name</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24090006</a>		Variance	Z- Board of Adjustment (BOA)	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">BLD-ROOF-WT-24070148</a>	Re-roofing Shingle and Flat Roof	Re-Roof	Walk-Thru - Re-Roof	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">BLD-VOID-24060129</a>	REROOF	BLD-ROOF-WT-24030162	Permit Void Request	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">BLD-ROOF-WT-24030162_R001</a>	CHANGE SLOPE ROOF TO SHINGLES	BLD-ROOF-WT-24030162	Plan Revision (WalkThru Permits ONLY)	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PLN-BOA-24040001</a>		Variance	Z- Board of Adjustment (BOA)	0		2436		CAT CAY	LN		Open
<input type="checkbox"/>	<a href="#">BLD-VOID-24040012</a>	Pergola was removed	BLD-ACC-23030010	Permit Void Request	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">BLD-ROOF-WT-24030162</a>	METAL & FLAT REROOF	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		2436		CAT CAY	LN		Void
<input type="checkbox"/>	<a href="#">ELE-RES-24030234</a>	ELECTRICAL FOR PLB-WAT-24030124	Electrical Subpermit	Electrical Permit	11		2436		CAT CAY	LN		Awaiting
<input type="checkbox"/>	<a href="#">PLB-WAT-24030124</a>	INSTALL TANKLESS WATER HEATER	Plumbing Water Heater Exact	Plumbing Permit	0		2436		CAT CAY	LN		Issued
<input type="checkbox"/>	<a href="#">BLD-RPAV-WT-24010001</a>	INSTALL CONCRETE DRIVEWAY WITH TURF INSERTS	Online Walk-Thru- Paving	Walk-Thru - Residential Paving	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">CE23120334</a>	VEHICLE PARKED ON THE LAWN		Code Case	0	Marco Aguiera	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE23110252</a>	NEIGHBOR STATES RV COACH IS BACK AND BLOCKING ROW...		Code Case	0	PATRICEJ	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">BLD-RMIS-23090016</a>	ATF-NEW DRYWALL FOR INTERIOR EXISTING SHED BE2209...	ATF-NEW DRYWALL FOR INTERIOR...	Residential Miscellaneous Permit	0		2436		CAT CAY	LN		Void
<input type="checkbox"/>	<a href="#">ELE-RES-23090187</a>	ELECTRICAL FOR INTERIOR OF SHED	ELECTRICAL FOR INTERIOR OF SHED	Electrical Residential Permit	0		2436		CAT CAY	LN		Void
<input type="checkbox"/>	<a href="#">MEC-RES-23090066</a>	NEW MINI SPLIT FOR EXISTING SHED	NEW MINI SPLIT FOR EXISTING...	Mechanica Residential Permit	0		2436		CAT CAY	LN		Void
<input type="checkbox"/>	<a href="#">CE23090547</a>	RV OBSTRUCTING VIEW AND RIGHT OF WAY		Code Case	0	Marco Aguiera	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">BLD-RPAV-23080055</a>	NEW BRICK PAVERS IN BACK PATIO BE22090127	NEW BRICK PAVERS IN BACK PAT...	Residential Paving Permit	0		2436		CAT CAY	LN		Issued
<input type="checkbox"/>	<a href="#">BLD-RADD-23030015</a>	ATF-CARPORT ENCLOSED BE22090127	ATF-CARPORT ENCLOSED BE22090127	Residential Addition Permit	1064		2436		CAT CAY	LN		Awaiting
<input type="checkbox"/>	<a href="#">MEC-RES-23030050</a>	ATF:MINI SPLIT FOR CARPORT CONV. BLD-RADD-23030015	ATF:MINI SPLIT FOR CARPORT C...	Mechanica Residential Permit	210		2436		CAT CAY	LN		In Review
<input type="checkbox"/>	<a href="#">BLD-ACC-23030010</a>	ATF-PERGOLA BE22090127	ATF-PERGOLA BE22090127	Accessory Structure Permit	0		2436		CAT CAY	LN		Void
<input type="checkbox"/>	<a href="#">BLD-RALT-23030083</a>	ATF- KITCHEN & BATH REMODEL BE22090127	ATF-IKITCHEN & BATH REMODEL ...	Residential Alteration Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PLB-RES-23030153</a>	ATF- PLUMBING FOR FIXTURES FOR NEW WATER HEATER/K...	ATF-IKITCHEN & BATH REMODEL ...	Plumbing Residential Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">ELE-RES-23030171</a>	ATF- GFI'S & ARCHFAULT BREAKERS/NEW LIGHTING BE22...	ATF- KITCHEN & BATH REMODEL ...	Electrical Residential Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">CE22120346</a>	LAWN PARKING, DEAD GRASS, RV CONNECTED TO UTILITIES	LAWN PARKING, DEAD GRASS, RV...	Code Case	0	Marco Aguiera	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">BE22090127</a>	ATF:CARPORT ENCLOSURE. NEW PERGOLA IN THE REAR OF...	ATF:CARPORT ENCLOSURE. KITCH...	Buiding Code Case	0	Leonardo Martinez	2436		CAT CAY	LN		Lien
<input type="checkbox"/>	<a href="#">CE20050514</a>	WORK BEING DONE ON VESSEL	WORK BEING DONE ON VESSEL	Code Case	0	Manue Garcia	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">CE18070212</a>	DERELICT BOAT IN THE BACKYARD BY THE DOCK, DERELICT...	SCHAEFER,BRADFORD H/E SCHAEF...	Code Case	0		2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18070212_1</a>	DERELICT BOAT IN THE BACKYARD BY THE DOCK	DERELICT BOAT IN THE BACKYAR...	Violation-CODE Hearing	0		2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">VIO-CE18070212_2</a>	DERELICT BOAT IN THE BACKYARD BY THE DOCK	DERELICT BOAT IN THE BACKYARD...	Violation-CODE Hearing	0		2436		CAT CAY	LN		Closed
<input type="checkbox"/>	<a href="#">PM-13081504</a>	REPLACE 2 DOORS W/ IMPACT	REPLACE 2 DOORS W/ IMPACT	Window and Door Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PM-13081505</a>	ATF WOOD FENCE WITH 2 GATES	ATF WOOD FENCE WITH 2 GATES	Fence Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PM-13081507</a>	ATF SHED PREFAB.10 X10	ATF SHED PREFAB.10 X10	Accessory Structure Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PM-13081508</a>	ATF CONCRETE /PAVERS DRIVEWAY	ATF CONCRETE /PAVERS DRIVEWAY	Residential Paving Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PM-13050866</a>	SEPTIC TO SEWER	SEPTIC TO SEWER	Plumbing Sewer Cap Permit	0		2436		CAT CAY	LN		Completed
<input type="checkbox"/>	<a href="#">PM-07061898</a>	INTERIOR PANEL CHANGE-OUT	INTERIOR PANEL CHANGE-OUT	Electrical Residential Permit	0		2436		CAT CAY	LN		Completed



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE 1 of 2

## BOARD OF ADJUSTMENT MEETING

DATE: November 13, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24040001

### Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments.

- Requesting a variance from the minimum 10-foot required distance separation between an accessory building and a principal building to be reduced to a distance of 8.9 feet, a total variance request of 1.1 feet.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
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*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*





CITY OF FORT LAUDERDALE

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2 of 2

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**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-24040001

APPLICANT: Mario Tacher

PROPERTY: 2436 Cat Cay Lane, Ft. Lauderdale, FL 33312

PUBLIC HEARING DATE: November 13, 2024

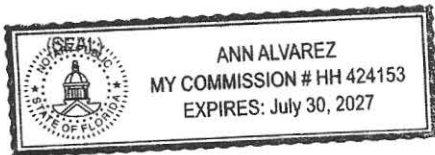
BEFORE ME, the undersigned authority, personally appeared Mario Tacher, who upon being duly sworn and cautioned, under oath deposes and says:

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. MT (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of Oct, 2024



NOTARY PUBLIC  
MY COMMISSION EXPIRES:



**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE 1 of 2**

**BOARD OF ADJUSTMENT MEETING**  
 DATE: November 13, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-24040001

**Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments.**

- Requesting a variance from the minimum 10-foot required distance separation between an accessory building and a principal building to be reduced to a distance of 8.9 feet, a total variance request of 1.1 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
 700 N.W. 11th AVENUE (L0881)  
 FORT LAUDERDALE, FL 33311  
 CONTACT: 354-838-4308

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:  
<https://www.fortlauderdale.gov/government/BOA>  
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**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE 2 of 2**

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2  
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6



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**PUBLIC NOTICE** 1 of 2

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BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



**GENERAL INFORMATION**  
**BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL**

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

**APPLICATION DEADLINE:** Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable [Meeting Dates and Deadlines](#) can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

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

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

**PAYMENT OF FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

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

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

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

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

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

# Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-24040001
Date of complete submittal	09/27/2024
<b>NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT</b>	
Property Owner's Name	Maria and Yolena Tacher
Property Owner's Signature	<i>Maria Tacher</i>
Address, City, State, Zip	2436 Cat Cay Lane, Fort Lauderdale, Florida 33312
E-mail Address	mt@tacherlaw.com
Phone Number	(305)389-5166
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	<input type="checkbox"/>

**Include ANY Related code case/permit #**

Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 2436 Cat Cay Lane, Fort Lauderdale, Florida 33312
Legal Description	"See Survey"
Tax ID Folio Numbers <i>(For all parcels in development)</i>	5042 19 04 0060
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	TO ALLOW AN EXISTING SHED TO REMAIN IN ITS CURRENT LOCATION IN THE REAR OF THE PROPERTY, AS IT HAS FOR THE PAST 12 YEARS. THE PRIOR OWNER PULLED A PERMIT FOR THE SHED AND IT WAS APPROVED. APPLICANT PURCHASED THE PROPERTY WITH THE EXISTING SHED. NO IMPROVEMENTS HAVE BEEN MADE BY THE APPLICANT.
Applicable ULDR Sections <i>(Include all code sections)</i>	SEC 47-39.A.1.b.(g)-General provision.-yard encroachments SEC 47-39.A.1.b.(d)-General provision.-Yard encroachments.
Current Land Use Designation	01-01
Current Zoning Designation	RESIDENTIAL
Current Use of Property	HOMESTEAD
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	10'	9'
Side	5'	4'
Side		
Rear	5'	1.5'

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

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

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

**CRITERIA:** Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24, 12. A.4,

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

APPLICANT PURCHASED THE PROPERTY WITH THE SHED. THE PRIOR OWNER PULLED A PERMIT FOR THE SHED AND IT WAS APPROVED.

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

THE SHED SITS IN THE EXACT LOCATION AS IT DID WHEN THE PRIOR OWNER PULLED THEIR PERMIT AND WAS APPROVED.

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

BARRING A VARIANCE, THE SHED WOULD HAVE TO BE REMOVED AS IT CANNOT BE RELOCATED WITHIN THE PROPERTY WITHOUT VIOLATING SETBACK RULES.

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

THE APPLICANT PURCHASED THE PROPERTY WITHOUT ANY KNOWLEDGE THAT THE SHED VIOLATED SET BACK RULES.

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.

APPROVING THE VARIANCES WOULD ALLOW THE SHED TO REMAIN ON THE PROPERTY AS IT HAS FOR 12 YEARS.

**AFFIDAVIT:** I, MARIO TACHER AND YELENA TACH 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.

Yelena Tacher  
(Signature)

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

(SEAL)



Ann Alvarez  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## 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. 19<sup>th</sup> 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](mailto:hhanson@bcpa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcpa.net](mailto: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".

<b>Site Address</b>	<a href="#">24 6 CAT CAY LANE, FORT LAUDERDALE FL 12-4752</a>	<b>ID #</b>	5042 19 04 0060
<b>Property Owner</b>	TACHER, MARIO & YELINA	<b>Millage</b>	0312
<b>Mailing Address</b>	2436 CAT CAY LN FORT LAUDERDALE FL 333312 3	<b>Use</b>	3 01-01
<b>Address Description</b>	LAUDERDALE BLDG 2 35-2 B BOT 6 BLK 3		

The just values displayed below were set in compliance with [Sec. 19 .011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 19 .011\(8\)](#).

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$154,900	\$873,800	\$1,038,700	\$862,890	
202	\$164,900	\$877,430	\$1,042,330	\$839,130	\$15,651.70
2022	\$164,900	\$874,640	\$1,039,540	\$837,870	\$43,783.71

2024* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$1,038,700	\$1,038,700	\$1,038,700	\$1,038,700	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$862,890	\$862,890	\$862,890	\$862,890	
<b>Homestead 100%</b>	\$25,000	\$25,000	\$25,000	\$25,000	
<b>AdB Homestead</b>	\$25,000	0	\$25,000	\$25,000	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$812,890	\$812,890	\$812,890	\$812,890	

Sales History			
Date	Type	Price	Book/Page or CID
7/19/2022	WD-Q3	\$1,200,000	<a href="#">118 0 086</a>
6/15/2017	QC-D-3	\$37,500	<a href="#">118512750</a>
6/26/2007	WD-Q3	\$400,000	<a href="#">44414 / 1877</a>
3	3	3	3

Land Calculations		
Price	Factor	Type
\$25.00	6,596	SF
3	3	
3	3	
<b>Adj. Bldg. S.F. (Car, Sketch)</b>		1596
<b>Units</b>		1
<b>Eff./Act. Year Built: 1955/1954</b>		

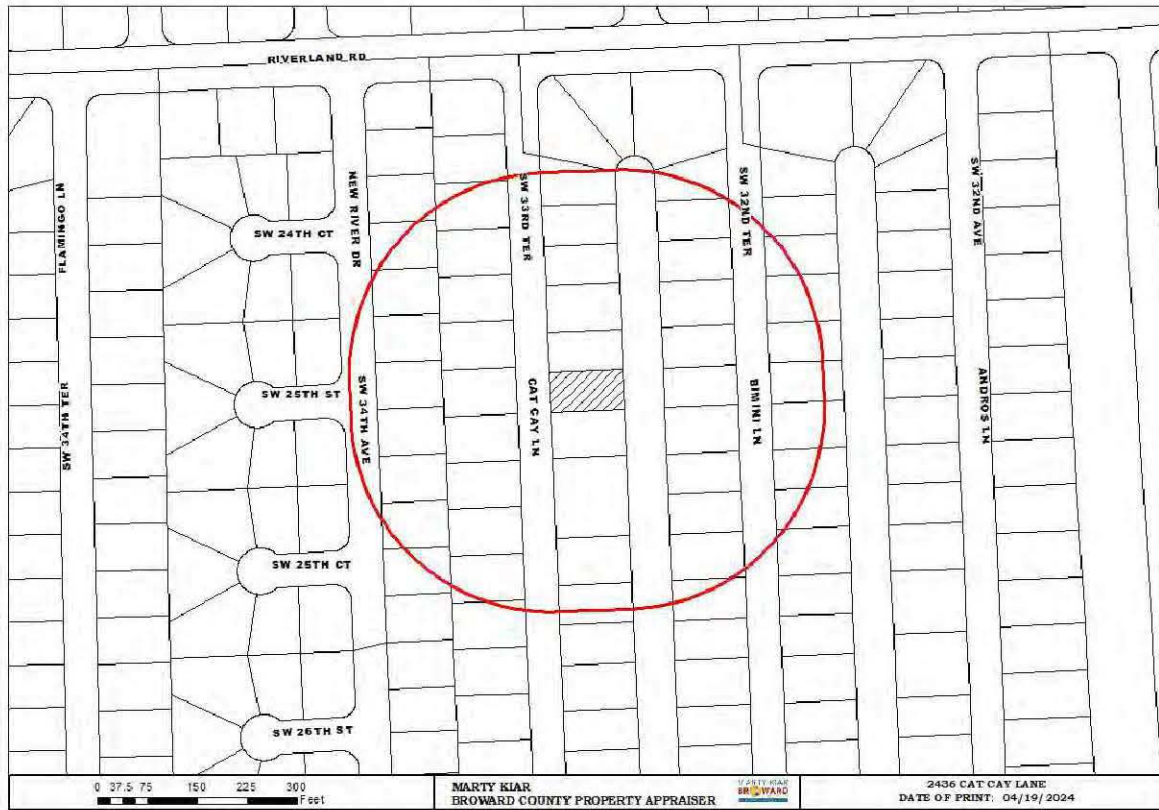
Special Assessments								
Fire	Gar	Light	Drain	Impr	Safe	Storm	Clean	Misc
03		3	L13		3	F13	3	
R	3	3	L1	3		3	3	
1	3	3	3	3	3	1		3

From: Mario Tacher  
To: Annie Alvarez  
Subject: Fwd: 2436 CAT CAY LANE.jpg  
Date: Wednesday, October 2, 2024 3:15:08 PM

Sent from my iPhone

Begin forwarded message:

**From:** Mario Tacher <mt@tacherlaw.com>  
**Date:** October 2, 2024 at 3:03:02 PM EDT  
**To:** Mario Tacher <mt@tacherlaw.com>  
**Subject:** 2436 CAT CAY LANE.jpg



Sent from my iPhone

FOLIO_NUMB	NAME_LINE_
504219020490	PUBLIC LAND % LAUDERDALE ISLES
504219030020	LL OAK KNOLL RIDGE PROPERTY LLC
504219030030	WIENER,MICHAEL
504219030040	LUNDAY,KAREN ANN
504219030050	DABBS,STUART
504219030060	MENZA,ANTHONY
504219030070	2442 BIMINI LANE LLC
504219030080	BAU BAU BROTHERS INC
504219030090	2018-3 IH BORROWER LP
504219030100	FELICIANO,NEIL
504219030360	BERGAL,DAVID
504219030370	MORALES,ORLANDO & MAYELA
504219030380	DIAZ,JAMES & CAROL
504219030390	CLARK,PATRICIA F
504219030400	SERCHUK,ARNOLD
504219030410	LOCO,LOBO
504219030420	DOLAN FAM LIV TR
504219030430	BLAIR,DAVID
504219030440	DIROBERTO,JOHN A & ROMI M H/E
504219030450	WIER,RONALD L
504219030460	EGERT,CY B
504219030490	GOODIS,RANDY
504219030500	PUBLIC LAND
504219040010	GODINEZ,JORDY
504219040020	JERRY,JOLIE C
504219040030	DUNBAR,MICHAEL
504219040040	SEWELL,RYAN
504219040050	SMITH,BRADLEY C & CHERYL F
504219040060	TACHER,MARIO & YELENA
504219040070	HODDER,CHAD E &
504219040080	KLEBSCH,CRAIG M
504219040090	CAHOON,CHARLES RICHARD
504219040100	MCCAWLEY,SCOTT & KIMBERLY
504219040350	NEVILLE,MATTHEW E
504219040360	HOBSON,JULIE RENEE
504219040370	POWERS,JOHN M JR
504219040380	JAMISON,RODNEY M
504219040390	SZUBROWSKI,LINDA J
504219040400	WHITE,JONI L
504219040410	BUSHNECK,JANE A
504219040420	CLAWGES,JAMES L H/E
504219040430	WARENIUS,ANDREW T & JACQUELINE J
504219040440	WIELAND,JOHN H & CYNTHIA D
504219040450	CERVINO,DANIELA MEDINA
504219040470	PUBLIC LAND
504219170260	GARDNER,JACQUELINE M

504219170270 DEPERRO,DARRA  
504219170280 BOUSE,ANDRE  
504219170290 O'LINN,DANIEL F & CYNTHIA  
504219170300 CORLEY,SUSAN P  
504219170310 REMON,RAQUEL  
504219170320 PARKINSON,CHRISTOPHER M & LEAH A  
504219170330 LONGO,THOMAS  
504219170340 2018-3 IH BORROWER LP  
504219170370 PUBLIC LAND

NAME\_LINE1  
WATER MANAGEMENT DISTRICT

COHEN,MARCIE  
ODDONO,RAYMOND

DIAZ-MENZA,BARBARA A

% INVITATION HOMES - TAX DEPT

% BETA SCREEN CORP

DOLAN,KIRSTEN E TRSTEE ETAL

DIROBERTO,SYLVIA  
RONALD L WIER REV TR  
EGERT FAM LIV TR ETAL

% CITY OF FORT LAUDERDALE  
MOSHER,BROOKE  
JERRY,MICHAEL V

HODDER,JENNIFER A

CAHOON,LYNN ROLL

WOODRUFF,LINDSEY A

CIANCIO,DONNA M

CLAWGES,JOSEPH V

GILLY,PRINCESS J& CERVINO,ANGELA  
% CITY OF FORT LAUDERDALE

GHARIB,SONNIA

% INVITATION HOMES - TAX DEPT

% CITY OF FORT LAUDERDALE

ADDRESS_LI	CITY	ST/ZIP
PO BOX 122271	FORT LAUDERDALE	FL 33312
2100 SW 97 LN	DAVIE	FL 33324
2418 BIMINI LN	FORT LAUDERDALE	FL 33312
2424 BIMINI LN	FORT LAUDERDALE	FL 33312
523 CENTER ST	EDWARDSVILLE	IL 62025
2436 BIMINI LN	FORT LAUDERDALE	FL 33312
2442 BIMINI LN	FORT LAUDERDALE	FL 33312
3954 FARRAGUT ST	HOLLYWOOD	FL 33021
1717 MAIN ST #2000	DALLAS	TX 75201
2460 BIMINI LN	FORT LAUDERDALE	FL 33312
2465 BIMINI LN	FORT LAUDERDALE	FL 33312
2459 BIMINI LANE	FORT LAUDERDALE	FL 33312
144 HARPER TER	CEDAR GROVE	NJ 07009
2449 BIMINI LANE	FORT LAUDERDALE	FL 33312
707 COMMERCIAL AVE	CARLSTADT	NJ 07072
1261 SW 28 TER	FORT LAUDERDALE	FL 33312
2023 SHADOW CREEK DR	OXNARD	CA 93036
PO BOX 65	ABILENE	KS 67410
2419 BIMINI LN	FORT LAUDERDALE	FL 33312
2411 BIMINI LN	FORT LAUDERDALE	FL 33312
2407 BIMINI LN	FORT LAUDERDALE	FL 33312
2400 CAT CAY LANE	FORT LAUDERDALE	FL 33312
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
2406 CAT CAY LN	FORT LAUDERDALE	FL 33312
1060 NW 101 WAY	PLANTATION	FL 33322
2418 CAT CAY LN	FORT LAUDERDALE	FL 33312
2424 CAT CAY LN	FORT LAUDERDALE	FL 33312
2430 CAT CAY LN	FORT LAUDERDALE	FL 33312
2436 CAT CAY LN	FORT LAUDERDALE	FL 33312
2442 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2448 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2460 CAT CAY LN	FORT LAUDERDALE	FL 33312
2466 CAT CAY LN	FORT LAUDERDALE	FL 33312
2467 CAT CAY LN	FORT LAUDERDALE	FL 33312
2461 CAT CAY LN	FORT LAUDERDALE	FL 33312
2453 CAT CAY LN	FORT LAUDERDALE	FL 33312
2447 CAT CAY LN	FORT LAUDERDALE	FL 33312
2441 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2435 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2429 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2423 CAT CAY LN	FORT LAUDERDALE	FL 33312
2417 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2411 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2407 CAT CAY LN	FORT LAUDERDALE	FL 33312
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
2516 SW 34 AVE	FORT LAUDERDALE	FL 33312

2512 SW 34 AVE	FORT LAUDERDALE	FL 33312
2508 SW 34 AVE	FORT LAUDERDALE	FL 33312
2504 SW 34 AVE	FORT LAUDERDALE	FL 33312
2500 SW 34 AVE	FORT LAUDERDALE	FL 33312
2420 SW 34 AVE	FORT LAUDERDALE	FL 33312
2416 SW 34 AVE	FORT LAUDERDALE	FL 33312
2412 SW 34 AVE	FORT LAUDERDALE	FL 33312
1717 MAIN ST #2000	DALLAS	TX 75201
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 33-20 B
DAVIE	FL33324	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
EDWARDSVILLE	IL62025	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
HOLLYWOOD	FL33021	LAUDERDALE ISLES NO 2 34-3 B
DALLAS	TX75201	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
CEDAR GROVE	NJ07009	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
CARLSTADT	NJ07072	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
OXNARD	CA93036	LAUDERDALE ISLES NO 2 34-3 B
ABILENE	KS67410	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
PLANTATION	FL33322	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B

FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
DALLAS	TX75201	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33301	NEW RIVER GROVES 42-14 B

LEGAL\_LI\_1

ALBACORE CANAL AS PER PLAT, TOG

LOT 2 BLK 2

LOT 3 BLK 2

LOT 4 BLK 2

LOT 5 BLK 2

LOT 6 BLK 2

LOT 7 BLK 2

LOT 8 BLK 2

LOT 9 BLK 2

LOT 10 BLK 2

LOT 37 BLK 2

LOT 38 BLK 2

LOT 39 BLK 2

LOT 40 BLK 2

LOT 41 BLK 2

LOT 42 BLK 2

LOT 43 BLK 2

LOT 44 BLK 2

LOT 45 BLK 2

LOT 46 BLK 2

LOT 47 BLK 2

LOT 51 BLK 2

THOROUGHFARES DEDICATED TO

LOT 1 BLK 3

LOT 2 BLK 3

LOT 3 BLK 3

LOT 4 BLK 3

LOT 5 BLK 3

LOT 6 BLK 3

LOT 7 BLK 3

LOT 8,9 BLK 3

LOT 10 BLK 3

LOT 11 BLK 3

LOT 36 BLK 3

LOT 37 BLK 3

LOT 38 BLK 3

LOT 39 BLK 3

LOT 40 BLK 3

LOT 41 BLK 3

LOT 42 BLK 3

LOT 43 BLK 3

LOT 44 BLK 3

LOT 45 BLK 3

LOT 46 BLK 3

THOROUGHFARES DEDICATED TO

LOT 26

LEGAL\_LI\_2

WITH 9 ADDITIONAL CANALS OF

PUBLIC PER PLAT

PUBLIC PER PLAT

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

THOROUGHFARES DEDICATED TO

PUBLIC PER PLAT

LEGAL\_LI\_3  
LAUDERDALE ISLES PER PLATS

LEGAL\_LI\_4  
34-3B, 35-2B, 35-32B, 35-33B,



LEGAL\_LI\_5

36-36B, 36-37B, 37-44B, 37-45B,

LEGAL\_LI\_6

37-46B, 37-47B & 37-48B



LEGAL\_LI\_7

LEGAL\_LI\_8



LEGAL\_LI\_9

LEGAL\_L\_10



LEGAL\_L\_11

LEGAL\_L\_12



## LEGAL\_L\_13

ZIP4	MILL/US	US M/ C	JUST_LAND	JUST_BUILT	JUST_OTHE	LY_JUSTVAI
	0312 95	4	312830	0	0	312830
	0312 01 01	4	165000	544180	0	709180
	0312 01 01	4	165000	700480	0	865480
4748	0312 01 01	4	192480	735270	0	927750
1522	0312 01 01	4	165000	557510	0	722510
	0312 01 01	4	165000	533060	0	698060
	0312 01 01	4	192500	857520	0	1050020
	0312 01 01	4	165000	660060	0	825060
	0312 01 01	4	165000	520630	0	685630
4748	0312 01 01	4	192480	758680	0	951160
	0312 01 01	4	164900	534990	0	699890
4747	0312 01 01	4	192400	714510	0	906910
	0312 01 01	4	164900	436360	0	601260
4747	0312 01 01	4	164900	497050	0	661950
2602	0312 01 01	4	192400	561880	0	754280
2967	0312 01 01	4	164900	364250	0	529150
	0312 01 01	4	164900	785960	0	950860
	0312 01 01	4	192400	614570	0	806970
	0312 01 01	4	164900	694800	0	859700
	0312 01 01	4	164900	432050	0	596950
	0312 01 01	4	168430	491670	0	660100
4752	0312 01 01	4	148560	478970	0	627530
	0312 94	4	44420	0	0	44420
4752	0312 01 01	4	168430	512880	0	681310
	0312 01 01	4	164900	369220	0	534120
	0312 01 01	4	164900	552060	0	716960
4752	0312 01 01	4	192400	395860	0	588260
4752	0312 01 01	4	164900	864810	0	1029710
	0312 01 01	4	164900	873800	0	1042330
4752	0312 01 01	4	192400	505430	0	697830
4752	0312 01 01	4	329830	505300	0	835130
4752	0312 01 01	4	192400	407950	0	600350
	0312 01 01	4	164900	700350	0	865250
	0312 01 01	4	38610	428070	0	466680
4751	0312 01 01	4	38610	435890	0	474500
	0312 01 01	4	38610	507610	0	546220
	0312 01 01	4	38610	423620	0	462230
4751	0312 01 01	4	38610	471050	0	509660
4751	0312 01 01	4	38610	374710	0	413320
	0312 01 01	4	38610	438300	0	476910
	0312 01 01	4	38610	417580	0	456190
4751	0312 01 01	4	38610	572750	0	611360
4751	0312 01 01	4	38610	551000	0	589610
4751	0312 01 01	4	38720	463490	0	502210
	0312 94	4	40280	0	0	40280
4738	0312 01 01	4	35020	319550	0	354570

0312 01 01 4	35020	329970	0	364990
0312 01 01 4	35020	449170	0	484190
4738 0312 01 01 4	35020	404480	0	439500
4738 0312 01 01 4	35020	475070	0	510090
4736 0312 01 01 4	35020	317880	0	352900
4736 0312 01 01 4	35020	431170	0	466190
0312 01 01 4	35020	453740	0	488760
0312 01 01 4	35020	401640	0	436660
0312 94 4	42810	0	0	42810

LY_SOHL	LY_SOHB	PREV_SOH_	NEW_SOH_	NEW_SB_SCHE1_	AMOUHE2_	AMOU	WVD_	AMO	EXEMPTION
0	0	312830	312830	312830	0	0	0	0	0
0	0	480130	528140	709180	0	0	0	0	0
0	0	492730	507510	507510	25000	25000	0	0	0
0	0	450080	463580	463580	25000	25000	0	0	0
0	0	487360	536090	722510	0	0	0	0	0
0	0	334810	344850	344850	25000	25000	0	0	0
0	0	1050020	1050020	1050020	0	0	0	0	0
0	0	496690	530450	646490	25000	25000	0	0	0
0	0	465610	512170	685630	0	0	0	0	0
0	0	726080	747860	747860	25000	25000	5000	0	0
0	0	699890	391340	391340	25000	25000	0	0	0
0	0	313720	323130	323130	25000	25000	0	0	0
0	0	423440	465780	601260	0	0	0	0	0
0	0	301210	310240	310240	25000	25000	5000	0	0
0	0	521900	574090	754280	0	0	0	0	0
0	0	262280	270140	270140	25000	25000	0	0	0
0	0	620920	683010	950860	0	0	0	0	0
0	0	587700	646470	806970	0	0	0	0	0
0	0	300790	309810	309810	25000	25000	0	0	0
0	0	281680	290130	290130	25000	25000	0	0	0
0	0	224940	231680	231680	25000	25000	0	0	0
0	0	208080	214320	214320	25000	25000	0	0	0
0	0	44420	44420	44420	0	0	0	0	0
0	0	681310	681310	681310	25000	25000	0	0	0
0	0	361760	397930	534120	0	0	0	0	0
0	0	716960	654050	654050	25000	25000	5000	0	0
0	0	276560	284850	284850	25000	25000	0	0	0
0	0	727070	748880	748880	25000	25000	0	0	0
0	0	839130	862890	862890	25000	25000	0	0	0
0	0	239370	246550	246550	25000	25000	0	0	0
0	0	419760	432350	432350	25000	25000	0	0	0
0	0	310460	319770	319770	25000	25000	0	0	0
0	0	377890	389220	389220	25000	25000	0	0	0
0	0	403100	443410	466680	0	0	0	0	0
0	0	162430	167300	167300	25000	25000	0	0	0
0	0	180620	186030	186030	25000	25000	0	0	0
0	0	115860	119330	119330	25000	25000	0	0	0
0	0	139700	143890	143890	25000	25000	5000	0	0
0	0	112370	115740	115740	25000	25000	5000	0	0
0	0	162960	167840	167840	25000	25000	0	0	0
0	0	219570	226150	226150	25000	25000	0	0	0
0	0	146790	151190	151190	25000	25000	0	0	0
0	0	134740	138780	138780	25000	25000	0	0	0
0	0	453500	467100	467100	25000	25000	0	0	0
0	0	40280	40280	40280	0	0	0	0	0
0	0	81160	83590	83590	25000	25000	5000	0	0

0	0	142850	364990	364990	0	0	0	0
0	0	411730	452900	484190	0	0	0	0
0	0	123340	127040	127040	25000	25000	0	0
0	0	149380	153860	153860	25000	25000	0	0
0	0	239260	246430	246430	25000	25000	0	0
0	0	124610	128340	128340	25000	25000	0	0
0	0	298270	307210	307210	25000	25000	0	0
0	0	373600	410960	436660	0	0	0	0
0	0	42810	42810	42810	0	0	0	0

COUNTY_M	SCHOOL_M	CITY_MEX_	INDEP_MEX	COUNTY_T	SCHOOL_T	CITY_TAXAE	INDEP_TAX	HE_LY_F	ME_M
312830	312830	312830	312830	0	0	0	0		100
0	0	0	0	528140	709180	528140	528140		
0	0	0	0	457510	482510	457510	457510	100	100
0	0	0	0	413580	438580	413580	413580	100	100
0	0	0	0	536090	722510	536090	536090		
0	0	0	0	294850	319850	294850	294850	100	100
0	0	0	0	1050020	1050020	1050020	1050020		
0	0	0	0	480450	621490	480450	480450	50%	50%
0	0	0	0	512170	685630	512170	512170		
0	0	0	0	692860	717860	692860	692860	100	100
0	0	0	0	341340	366340	341340	341340	100	
0	0	0	0	273130	298130	273130	273130	1/1	1/1
0	0	0	0	465780	601260	465780	465780		
0	0	0	0	205240	280240	205240	255240	1/1	1/1
0	0	0	0	574090	754280	574090	574090		
0	0	0	0	220140	245140	220140	220140	1/1	1/1
0	0	0	0	683010	950860	683010	683010		
0	0	0	0	646470	806970	646470	646470		
0	0	0	0	259810	284810	259810	259810	100	100
0	0	0	0	240130	265130	240130	240130	100	100
0	0	0	0	181680	206680	181680	181680	100	100
0	0	0	0	164320	189320	164320	164320	1/1	1/1
44420	44420	44420	44420	0	0	0	0		100
0	0	0	0	631310	656310	631310	631310	100	100
0	0	0	0	397930	534120	397930	397930		
0	0	0	0	599050	624050	599050	599050	100	8
0	0	0	0	234850	259850	234850	234850	100	100
0	0	0	0	698880	723880	698880	698880	100	100
0	0	0	0	812890	837890	812890	812890	100	100
0	0	0	0	196550	221550	196550	196550	1/1	1/1
0	0	0	0	382350	407350	382350	382350	1/1	1/1
0	0	0	0	269770	294770	269770	269770	100	100
0	0	0	0	339220	364220	339220	339220	100	100
0	0	0	0	443410	466680	443410	443410		
0	0	0	0	117300	142300	117300	117300	100	100
0	0	0	0	136030	161030	136030	136030	1/1	1/1
0	0	0	0	69330	94330	69330	69330	100	100
0	0	0	0	88890	113890	88890	88890	1/1	1/1
0	0	0	0	60740	85740	60740	60740	1/1	1/1
0	0	0	0	117840	142840	117840	117840	100	100
0	0	0	0	176150	201150	176150	176150	100	100
0	0	0	0	101190	126190	101190	101190	1/1	1/1
0	0	0	0	88780	113780	88780	88780	1/1	1/1
0	0	0	0	417100	442100	417100	417100	100	100
40280	40280	40280	40280	0	0	0	0		100
0	0	0	0	0	53590	0	28590	100	100

0	0	0	0	364990	364990	364990	364990	100
0	0	0	0	452900	484190	452900	452900	
0	0	0	0	77040	102040	77040	77040	1/1 1/1
0	0	0	0	103860	128860	103860	103860	1/1 1/1
0	0	0	0	196430	221430	196430	196430	100 100
0	0	0	0	78340	103340	78340	78340	100 100
0	0	0	0	257210	282210	257210	257210	100 100
0	0	0	0	410960	436660	410960	410960	
42810	42810	42810	42810	0	0	0	0	100

EXI	SO	CO	FID	DEL	VALUE	ADD	VALU	LI	G	GARBAGE	AS	FIR	FI	FIRE	ASSES	SAI	SAFE	NEI	1DR	DRAINAGE	1IM
15	17	Y			0		0				0.00	03	X		1		0				0.00
	19	Y			0		0	F			9.44	03	R		1		0	L1			0.00
21	21	Y			0		0	F			9.44	03	R		1		0	L1			0.00
18	18	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
16	16	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	23	Y			0		0	F			9.44	03	R		1		0	L1			0.00
20	19	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	16	Y			0		0	F			9.44	03	R		1		0	L1			0.00
23	23	Y			0		0	F			9.44	03	R		1		0	L1			0.00
24	24	Y			0		0	F			9.44	03	R		1		0	L1			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	21	Y			0		0	F			9.44	03	R		1		0	L1			0.00
04	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
05	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	22	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	22	Y			0		0	F			9.44	03	R		1		0	L1			0.00
17	17	Y			0		0	F			9.44	03	R		1		0	L1			0.00
06	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
15	15	Y			0		0	F			9.44	03	R		1		0	L1			0.00
04	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
14	14	Y			0		0				0.00	03	X		1		0	L1			0.00
	23	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	13	Y			0		0	F			9.44	03	R		1		0	L1			0.00
24	24	Y			0		0	F			9.44	03	R		1		0	L1			0.00
14	14	Y			0		0	F			9.44	03	R		1		0	L1			0.00
22	22	Y			0		0	F			9.44	03	R		1		0	L1			0.00
23	23	Y			1410		0	F			9.44	03	R		1		0	L1			0.00
01	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
03	08	Y			0		0	F			9.44	03	R		1		0	L1			0.00
09	09	Y			0		0	F			9.44	03	R		1		0	L1			0.00
15	15	Y			0		0	F			9.44	03	R		1		0	L1			0.00
	16	Y			0		0	F			9.44	03	R		1		0	L2			0.00
10	10	Y			0		0	F			9.44	03	R		1		0	L2			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
05	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
17	17	Y			0		0	F			9.44	03	R		1		0	L2			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
94	08	Y			0		0	F			9.44	03	R		1		0	L2			0.00
22	22	Y			0		0	F			9.44	03	R		1		0	L2			0.00
14	14	Y			0		0				0.00	03	X		1		0	L2			0.00
	17	Y			0		0	F			9.44	03	R		1		0	L2			0.00

24	Y	0	0	F	9.44 03 R	1	0 L2	0.00
13	Y	0	0	F	9.44 03 R	1	0 L2	0.00
94 08	Y	0	0	F	9.44 03 R	1	0 L2	0.00
94 08	Y	0	0	F	9.44 03 R	1	0 L2	0.00
19 19	Y	0	0	F	9.44 03 R	1	0 L2	0.00
07 08	Y	0	0	F	9.44 03 R	1	0 L2	0.00
18 18	Y	0	0	F	9.44 03 R	1	0 L2	0.00
16	Y	0	0	F	9.44 03 R	1	0 L2	0.00
14 14	Y	0	0		0.00 03 X	1	0 L2	0.00

IMPROVEM_	SALE_DAT	DEE	STAMP_AMC	BOOK_1	PAGE_1	SALE_DAT	DEE
0.00			0.00	0.0000000000		0.0000000000	
0.00	#####	WD	3010.00	0.0000000000		0.0000000000	7/6/2018 DRR
0.00	#####	WD	3955.00	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	3185.00	0.0000000000		0.0000000000	##### WD
0.00	9/7/2004	WD	3584.00	38424.0000000000		173.0000000000	##### QCC
0.00	1/6/2015	WD	910.00	0.0000000000		0.0000000000	##### DRR
0.00	#####	WD	8400.00	0.0000000000		0.0000000000	##### WD
0.00	4/2/2024	WD	5558.00	0.0000000000		0.0000000000	##### WD
0.00	#####	SW*	0.70	0.0000000000		0.0000000000	##### SW*
0.00	#####	WD	7700.00	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	6048.00	0.0000000000		0.0000000000	5/4/2022 WD
0.00	#####	WD	517.50	12331.0000000000		329.0000000000	6/1/1973 WD
0.00	#####	WD	2828.00	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	0.70	38045.0000000000		266.0000000000	##### QCC
0.00	#####	QCC	0.70	26132.0000000000		754.0000000000	##### WD
0.00	#####	QCC	0.70	0.0000000000		0.0000000000	##### WD
0.00	7/8/2021	WD	4347.00	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	3850.00	0.0000000000		0.0000000000	##### WD
0.00	2/1/2016	QCC	700.00	0.0000000000		0.0000000000	##### QCC
0.00	8/7/2007	QCC	0.70	44490.0000000000		1516.0000000000	9/1/1985 WD
0.00	#####	QCC	0.70	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	2170.00	35573.0000000000		200.0000000000	##### WD
0.00			0.00	0.0000000000		0.0000000000	
0.00	#####	WD	3780.00	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	1050.00	48708.0000000000		162.0000000000	##### WD
0.00	5/2/2022	WD	6475.00	0.0000000000		0.0000000000	##### WD
0.00	#####	SWI	1784.30	48475.0000000000		1848.0000000000	5/6/2011 WD
0.00	#####	WD	5565.00	0.0000000000		0.0000000000	2/8/2021 QCC
0.00	#####	WD	8400.00	0.0000000000		0.0000000000	##### QCC
0.00	#####	WD	1330.00	30654.0000000000		519.0000000000	##### WD
0.00	#####	WD	2660.00	34343.0000000000		1489.0000000000	7/1/1990 WD
0.00	#####	QCC	0.70	0.0000000000		0.0000000000	##### WD
0.00	9/5/2014	WD	2513.00	51089.0000000000		1980.0000000000	##### TD
0.00	#####	WD	1925.00	0.0000000000		0.0000000000	##### WD
0.00	#####	QCC	0.70	0.0000000000		0.0000000000	##### WD
0.00	#####	QCC	0.70	45429.0000000000		1943.0000000000	3/1/1986 WD
0.00	#####	QCC	0.70	0.0000000000		0.0000000000	##### D
0.00	#####	WD	130.50	5584.0000000000		550.0000000000	8/1/1973 WD
0.00	8/1/1992	SWI	357.00	19778.0000000000		671.0000000000	6/1/1992 SWI
0.00	#####	WD	1400.00	36518.0000000000		51.0000000000	##### WD
0.00	#####	WD	1470.00	0.0000000000		0.0000000000	##### WD
0.00	#####	WD	420.00	10010.0000000000		374.0000000000	##### CET
0.00	#####	QCC	0.55	16964.0000000000		400.0000000000	##### QCC
0.00	#####	WD	3150.00	0.0000000000		0.0000000000	##### WD
0.00			0.00	0.0000000000		0.0000000000	
0.00	#####	QCC	0.70	46132.0000000000		552.0000000000	##### WD

0.00	##### QCE	0.70	0.0000000000	0.0000000000	##### SWI
0.00	##### WD	1190.00	48540.0000000000	692.0000000000	##### WD
0.00	##### QCE	0.70	0.0000000000	0.0000000000	##### PRD
0.00	9/1/1992 WD	455.00	19894.0000000000	46.0000000000	8/1/1989 QCE
0.00	##### WD	1876.00	0.0000000000	0.0000000000	##### WD
0.00	##### WD	2275.00	42008.0000000000	769.0000000000	##### WD
0.00	##### WD	2415.00	0.0000000000	0.0000000000	##### QCE
0.00	##### SW*	0.70	0.0000000000	0.0000000000	##### SW*
0.00		0.00	0.0000000000	0.0000000000	

STAMP_AM_BOOK_2		PAGE_2	SALE_DAT_DEE	STAMP_AM_
0.00	0.0000000000	0.0000000000		0.00
0.70	0.0000000000	0.0000000000	##### WD	3080.00
2730.00	0.0000000000	0.0000000000	##### QCC	0.70
1715.00	31007.0000000000	641.0000000000	5/1/1993 PRD	784.00
0.70	32505.0000000000	1809.0000000000	1/1/1993 WD	890.40
0.00	0.0000000000	0.0000000000	##### WD	2275.00
3164.00	0.0000000000	0.0000000000	##### WD	2345.00
3395.00	0.0000000000	0.0000000000	##### WD	4375.00
0.70	0.0000000000	0.0000000000	##### WD	1855.00
5250.00	0.0000000000	0.0000000000	##### WD	4166.40
6650.00	0.0000000000	0.0000000000	##### WD	1099.00
156.00	0.0000000000	0.0000000000		0.00
2590.00	0.0000000000	0.0000000000	##### WD	1715.00
0.70	29288.0000000000	796.0000000000	##### WD	0.55
375.00	14120.0000000000	957.0000000000	4/1/1986 WD	600.00
2170.00	0.0000000000	0.0000000000	##### WD	1120.00
1610.00	32438.0000000000	1767.0000000000	##### QCC	0.70
0.00	25684.0000000000	379.0000000000	##### WD	1030.40
0.70	0.0000000000	0.0000000000	2/4/2015 WD	2240.00
325.00	12809.0000000000	901.0000000000	5/1/1980 WD	252.00
1750.00	51218.0000000000	472.0000000000	##### WD	1435.00
1096.90	28994.0000000000	418.0000000000	5/1/1993 QCC	0.70
0.00	0.0000000000	0.0000000000		0.00
2625.00	0.0000000000	0.0000000000	##### WD	405.00
405.00	12089.0000000000	218.0000000000	3/1/1964 WD	48.00
3465.00	0.0000000000	0.0000000000	##### WD	1164.80
3621.10	47983.0000000000	1862.0000000000	7/7/2000 DRR	0.00
0.70	0.0000000000	0.0000000000	##### WD	3346.00
262.50	0.0000000000	0.0000000000	##### WD	2800.00
830.50	17193.0000000000	998.0000000000	##### WD	440.00
995.50	17635.0000000000	523.0000000000	9/1/1970 WD	93.00
2886.10	45021.0000000000	495.0000000000	##### WD	1190.00
2030.00	47995.0000000000	356.0000000000	##### QCC	0.50
861.00	30748.0000000000	659.0000000000	4/1/1978 WD	130.50
1540.00	46709.0000000000	1003.0000000000	##### WD	711.20
275.00	13391.0000000000	738.0000000000	2/1/1981 WD	192.00
0.70	50693.0000000000	933.0000000000	##### QCC	138.60
117.00	0.0000000000	0.0000000000		0.00
0.00	0.0000000000	0.0000000000	5/1/1992 CET	306.00
693.00	23514.0000000000	266.0000000000	9/1/1994 WD	350.00
945.00	47122.0000000000	1501.0000000000	7/8/2004 QCC	0.70
0.60	0.0000000000	0.0000000000	##### WD	168.00
0.55	0.0000000000	0.0000000000	6/1/1985 QCC	0.55
2450.00	0.0000000000	0.0000000000	##### SWI	1691.90
0.00	0.0000000000	0.0000000000		0.00
0.70	37417.0000000000	1703.0000000000	##### WD	225.00

874.30	49156.0000000000	1199.0000000000	##### CET	630.00
1050.00	46941.0000000000	1522.0000000000	##### CET	693.70
252.00	10466.0000000000	138.0000000000	4/1/1969 WD	54.00
0.55	0.0000000000	0.0000000000	##### WD	292.50
749.00	47981.0000000000	1860.0000000000	##### WD	840.00
735.00	27776.0000000000	490.0000000000	5/1/1964 WD	43.50
0.70	40986.0000000000	541.0000000000	##### WD	2156.00
0.70	0.0000000000	0.0000000000	##### WD	1400.00
0.00	0.0000000000	0.0000000000		0.00

BOOK_3	PAGE_3	SALE_DAT	DEE	STAMP_AM	BOOK_4
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	#####	QCD	0.70	50727.0000000000
45586.0000000000	1992.0000000000	#####	WD	1855.00	44959.0000000000
21006.0000000000	989.0000000000			0.00	0.0000000000
20296.0000000000	962.0000000000	2/1/1986	WD	0.50	0.0000000000
0.0000000000	0.0000000000	#####	WD	1750.00	34773.0000000000
0.0000000000	0.0000000000	#####	WD	3500.00	38827.0000000000
42551.0000000000	1328.0000000000	#####	WD	2275.00	34602.0000000000
50425.0000000000	397.0000000000	#####	QCD	0.70	43664.0000000000
0.0000000000	0.0000000000	1/3/2013	WD	2240.00	49395.0000000000
29571.0000000000	1568.0000000000	8/1/1983	WD	558.00	11096.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
49920.0000000000	304.0000000000	8/2/1999	QCD	0.70	29760.0000000000
17083.0000000000	314.0000000000	#####	WD	770.00	0.0000000000
0.0000000000	0.0000000000	7/1/1976	WD	180.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	1078.00	0.0000000000
32428.0000000000	924.0000000000	9/1/1979	WD	186.00	10735.0000000000
25553.0000000000	579.0000000000	5/1/1984	WD	427.50	11744.0000000000
0.0000000000	0.0000000000	#####	WD	0.70	44248.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
50868.0000000000	1340.0000000000	#####	WD	2016.00	34072.0000000000
20674.0000000000	552.0000000000	3/1/1988	WD	489.50	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
13913.0000000000	80.0000000000	2/1/1981	PRD	0.40	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
49284.0000000000	472.0000000000	#####	QCD	0.70	41296.0000000000
31177.0000000000	841.0000000000	7/7/2000	WD	1732.50	30669.0000000000
0.0000000000	0.0000000000	2/4/2015	WD	2589.30	0.0000000000
44414.0000000000	1877.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	9/1/1972	WD	90.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
29598.0000000000	430.0000000000	#####	WD	616.00	14894.0000000000
14627.0000000000	204.0000000000	1/1/1966	WD	49.50	0.0000000000
0.0000000000	0.0000000000	#####	WD	81.00	0.0000000000
27250.0000000000	734.0000000000	4/1/1990	TD*	401.50	17346.0000000000
0.0000000000	0.0000000000	#####	WD	24.00	0.0000000000
45065.0000000000	1327.0000000000	9/1/1986	WD	305.00	13721.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	7/1/1973	WD	90.00	0.0000000000
22655.0000000000	461.0000000000	7/1/1986	WD	0.50	0.0000000000
37827.0000000000	1072.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	8/1/1965	WD	54.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	172.50	0.0000000000
0.0000000000	0.0000000000	#####	CET	1481.20	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
12124.0000000000	906.0000000000			0.00	0.0000000000

48331.0000000000	621.0000000000	1/9/2008 WD	2056.60	44995.0000000000
46849.0000000000	1332.0000000000	##### WD	0.70	37877.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	7/1/1978 WD	135.00	0.0000000000
32827.0000000000	114.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
39595.0000000000	403.0000000000	1/5/2005 ODT	0.00	39324.0000000000
50199.0000000000	371.0000000000	6/5/2003 WD	1288.00	35471.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000

0.0000000000		0.00	0.0000000000	0.0000000000
1102.0000000000	1/8/2003 DRR	0.00	34369.0000000000	236.0000000000
973.0000000000	##### DRR	0.70	30362.0000000000	1227.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	1/1/1985 WD	369.00	0.0000000000	0.0000000000
1213.0000000000	##### SWI	770.00	28757.0000000000	906.0000000000
977.0000000000	##### WD	1043.00	24027.0000000000	591.0000000000
1321.0000000000	##### WD	1820.00	31948.0000000000	961.0000000000
1863.0000000000	##### QCC	0.70	31101.0000000000	34.0000000000
423.0000000000	6/1/1981 WD	400.00	9666.0000000000	418.0000000000
459.0000000000	##### WD	466.20	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
219.0000000000	##### WD	941.50	28604.0000000000	603.0000000000
0.0000000000	3/1/1980 WD	368.00	0.0000000000	0.0000000000
0.0000000000	##### WD	180.00	0.0000000000	0.0000000000
0.0000000000	3/8/1996 QCC	389.20	0.0000000000	0.0000000000
325.0000000000		0.00	0.0000000000	0.0000000000
516.0000000000	6/1/1978 WD	218.70	0.0000000000	0.0000000000
430.0000000000	##### QCC	0.70	33631.0000000000	1705.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
1606.0000000000	##### WD	2016.00	32980.0000000000	1234.0000000000
0.0000000000	7/1/1982 QCC	0.45	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
680.0000000000	##### WD	3045.00	38137.0000000000	571.0000000000
568.0000000000	##### WD	980.00	29892.0000000000	1462.0000000000
0.0000000000	6/5/2001 WD	1743.00	31677.0000000000	1916.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	9/1/1971 WD	76.50	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
902.0000000000	1/1/1962 WD	32.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	4/1/1966 WD	43.50	0.0000000000	0.0000000000
122.0000000000	4/1/1989 QCC	0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
654.0000000000	1/1/1963 WD	26.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	8/1/1961 WD	26.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	##### WD	1673.00	35686.0000000000	1139.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

226.0000000000	##### WD	700.00	28786.0000000000	87.0000000000
1696.0000000000	##### WD	756.00	25162.0000000000	405.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	5/1/1969 WD	54.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
1548.0000000000	4/1/1980 WD	212.00	8862.0000000000	549.0000000000
1884.0000000000	4/8/1998 WD	588.00	28084.0000000000	868.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

LAND_CALC_	LAND_CALC1	LAI	LAND_CALC_2	LAND_CALC_3	LAI	LAND_CALC_5	LAND_CALC_6	LAI
0.30	1042780.00	SF	0.00	0.00		0.00	0.00	
25.00	6600.00	SF	0.00	0.00		0.00	0.00	
25.00	6600.00	SF	0.00	0.00		0.00	0.00	
25.00	7699.00	SF	0.00	0.00		0.00	0.00	
25.00	6600.00	SF	0.00	0.00		0.00	0.00	
25.00	6600.00	SF	0.00	0.00		0.00	0.00	
25.00	7700.00	SF	0.00	0.00		0.00	0.00	
25.00	6600.00	SF	0.00	0.00		0.00	0.00	
25.00	6600.00	SF	0.00	0.00		0.00	0.00	
25.00	7699.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	7696.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	7696.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	7696.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	6737.00	SF	0.00	0.00		0.00	0.00	
15.00	9904.00	SF	0.00	0.00		0.00	0.00	
0.51	87106.00	SF	0.00	0.00		0.00	0.00	
25.00	6737.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	7696.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
25.00	7696.00	SF	0.00	0.00		0.00	0.00	
25.00	13193.00	SF	0.00	0.00		0.00	0.00	
25.00	7696.00	SF	0.00	0.00		0.00	0.00	
25.00	6596.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7722.00	SF	0.00	0.00		0.00	0.00	
5.00	7744.00	SF	0.00	0.00		0.00	0.00	
0.51	78977.00	SF	0.00	0.00		0.00	0.00	
5.00	7004.00	SF	0.00	0.00		0.00	0.00	

5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
0.51	83943.00 SF	0.00	0.00	0.00	0.00

LAND_CAL_8	LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT	SIT	SITUS_ST_4	SITUS	SIT	SITUS_ZIP_
0.00	0.00						RIVERLAND	RD	FL	33312
0.00	0.00	2412					BIMINI	LN	FL	333124748
0.00	0.00	2418					BIMINI	LN	FL	33312
0.00	0.00	2424					BIMINI	LN	FL	333124748
0.00	0.00	2430					BIMINI	LN	FL	33312
0.00	0.00	2436					BIMINI	LN	FL	33312
0.00	0.00	2442					BIMINI	LN	FL	333124748
0.00	0.00	2448					BIMINI	LN	FL	33312
0.00	0.00	2454					BIMINI	LN	FL	33312
0.00	0.00	2460					BIMINI	LN	FL	333124748
0.00	0.00	2465					BIMINI	LN	FL	33312
0.00	0.00	2459					BIMINI	LN	FL	333124747
0.00	0.00	2453					BIMINI	LN	FL	333124747
0.00	0.00	2449					BIMINI	LN	FL	333124747
0.00	0.00	2443					BIMINI	LN	FL	33312
0.00	0.00	2437					BIMINI	LN	FL	33312
0.00	0.00	2431					BIMINI	LN	FL	33312
0.00	0.00	2425					BIMINI	LN	FL	333124747
0.00	0.00	2419					BIMINI	LN	FL	333124747
0.00	0.00	2411					BIMINI	LN	FL	33312
0.00	0.00	2407					BIMINI	LN	FL	33312
0.00	0.00	2400					CAT CAY	LN	FL	333124752
0.00	0.00						BIMINI	LN	FL	33312
0.00	0.00	2406					CAT CAY	LN	FL	333124752
0.00	0.00	2412					CAT CAY	LN	FL	333124752
0.00	0.00	2418					CAT CAY	LN	FL	33312
0.00	0.00	2424					CAT CAY	LN	FL	33312
0.00	0.00	2430					CAT CAY	LN	FL	333124752
0.00	0.00	2436					CAT CAY	LN	FL	333124752
0.00	0.00	2442					CAT CAY	LN	FL	333124752
0.00	0.00	2448					CAT CAY	LN	FL	333124752
0.00	0.00	2460					CAT CAY	LN	FL	333124752
0.00	0.00	2466					CAT CAY	LN	FL	33312
0.00	0.00	2467					CAT CAY	LN	FL	333124751
0.00	0.00	2461					CAT CAY	LN	FL	333124751
0.00	0.00	2453					CAT CAY	LN	FL	33312
0.00	0.00	2447					CAT CAY	LN	FL	33312
0.00	0.00	2441					CAT CAY	LN	FL	333124751
0.00	0.00	2435					CAT CAY	LN	FL	333124751
0.00	0.00	2429					CAT CAY	LN	FL	33312
0.00	0.00	2423					CAT CAY	LN	FL	33312
0.00	0.00	2417					CAT CAY	LN	FL	333124751
0.00	0.00	2411					CAT CAY	LN	FL	333124751
0.00	0.00	2407					CAT CAY	LN	FL	333124751
0.00	0.00						CAT CAY	LN	FL	33312
0.00	0.00	2516			SW	34		AVE	FL	33312

0.00	0.00	2512	SW	34	AVE	FL	33312
0.00	0.00	2508	SW	34	AVE	FL	33312
0.00	0.00	2504	SW	34	AVE	FL	333124738
0.00	0.00	2500	SW	34	AVE	FL	333124738
0.00	0.00	2420	SW	34	AVE	FL	333124736
0.00	0.00	2416	SW	34	AVE	FL	333124736
0.00	0.00	2412	SW	34	AVE	FL	33312
0.00	0.00	2408	SW	34	AVE	FL	33312
0.00	0.00			NEW RIVER	DR	FL	33312

SITUS_	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_1	LAST_YRS_A	LAST_YRS_5	TWO_YRS_J	TWO_YRS_
312830	0	0	0	0	0	312830	312830	0
165000	544180	0	480130	1118711	480130	165000	303280	
165000	700480	0	442730	913344	492730	165000	389660	
192480	735270	0	400080	833087	450080	192480	408850	
165000	557510	0	487360	1136352	487360	165000	310770	
165000	533060	0	284810	616181	334810	165000	297010	
192500	857520	0	1050020	2039552	1050020	192500	364500	
165000	660060	0	446690	1015390	496690	165000	365280	
165000	520630	0	465610	1085415	465610	165000	287860	
192480	758680	0	671080	1343034	726080	192480	522700	
164900	534990	0	699890	1380708	699890	164900	298410	
192400	714510	0	263720	576495	313720	192400	398340	
164900	436360	0	423440	978145	423440	164900	243170	
164900	497050	0	196210	493237	301210	164900	277080	
192400	561880	0	521900	1199513	521900	192400	313380	
164900	364250	0	212280	479701	262280	164900	202980	
164900	785960	0	620920	1450382	620920	164900	399580	
192400	614570	0	587700	1314657	587700	192400	341880	
164900	694800	0	250790	552165	300790	164900	387700	
164900	432050	0	231680	516207	281680	164900	240870	
168430	491670	0	174940	409438	224940	168430	274000	
148560	478970	0	158080	377713	208080	148560	354090	
44420	0	0	0	0	44420	44420	0	
168430	512880	0	631310	1268198	681310	168430	371590	
164900	369220	0	361760	858467	361760	164900	230980	
164900	552060	0	716960	1412827	716960	164900	277400	
192400	395860	0	226560	506573	276560	192400	252240	
164900	864810	0	677070	1354304	727070	164900	541000	
164900	877430	0	789130	1565170	839130	164900	284640	
192400	505430	0	189370	436589	239370	192400	315690	
329830	505300	0	369760	776034	419760	329830	316150	
192400	407950	0	260460	570360	310460	192400	254970	
164900	700350	0	327890	697245	377890	164900	436060	
38610	428070	0	403100	862794	403100	38610	370610	
38610	435890	0	112430	290311	162430	38610	377650	
38610	507610	0	130620	324539	180620	38610	440670	
38610	423620	0	65860	202680	115860	38610	366770	
38610	471050	0	84700	238132	139700	38610	408010	
38610	374710	0	57370	186704	112370	38610	324470	
38610	438300	0	112960	291308	162960	38610	377770	
38610	417580	0	169570	397831	219570	38610	361800	
38610	572750	0	96790	260883	146790	38610	494610	
38610	551000	0	84740	238205	134740	38610	477530	
38720	463490	0	403500	838023	453500	38720	401580	
40280	0	0	0	0	40280	40280	0	
35020	319550	0	0	101653	81160	35020	266390	

35020	329970	0	92850	253466	142850	35020	273210
35020	449170	0	411730	884907	411730	35020	372740
35020	404480	0	73340	216754	123340	35020	337090
35020	475070	0	99380	265755	149380	35020	395800
35020	317880	0	189260	434883	239260	35020	265030
35020	431170	0	74610	219143	124610	35020	359430
35020	453740	0	248270	545923	298270	35020	378250
35020	401640	0	373600	806939	373600	35020	334740
42810	0	0	0	0	42810	42810	0

TWO_YRS	TWO_YRS_	TWO_YRS_A	TWO_YRS_!	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG	BLD	B	BLDG
0	0	0	312830	0	0	0	0	0	0	0
0	436490	887532	436490	1670	1889	1	1960	003	2	1
0	428380	868343	478380	1976	2225	1	1965	003	2	1
0	385890	789629	435890	1875	2068	1	1960	003	2	1
0	443060	900270	443060	1488	1668	1	1954	003	2	1
0	275060	584316	325060	1096	1255	1	1955	003	2	1
0	518550	1043637	518550	1829	2087	1	1960	003	2	1
0	415580	856969	465580	1802	1802	1	1960	003	2	1
0	423290	861718	423290	1614	1961	1	1955	003	2	1
0	715180	1384289	715180	1512	1727	1	1959	003	2	1
0	432390	879405	432390	1474	1730	1	1955	003	2	1
0	254590	546400	304590	1917	2215	1	1965	003	2	1
0	384950	786735	384950	1040	1218	1	1974	003	2	1
0	191940	472605	292440	1579	1787	1	1955	003	2	1
0	474460	957582	474460	1557	1873	1	1955	003	2	1
0	204650	453883	254650	1036	1207	1	1955	003	2	1
0	564480	1105119	564480	1285	1492	1	1955	003	2	1
0	534280	1049175	534280	1660	2131	1	1959	003	2	1
0	242030	523128	292030	1975	2104	1	1955	003	2	1
0	223480	488767	273480	1299	1332	1	1955	003	2	1
0	168390	386714	218390	1326	1575	1	1974	003	2	1
0	152020	356388	202020	1475	1848	1	1955	003	2	1
0	0	0	44420	0	0	0	0	0	0	0
0	540020	1059807	540020	1370	1946	1	1955	003	2	1
0	328880	709799	328880	1455	1824	1	1955	003	2	1
0	442300	878781	442300	1569	1816	1	1955	003	2	1
0	218510	479559	268510	1507	1880	1	1960	003	2	1
0	655900	1289821	705900	1641	2213	1	1955	003	2	1
0	217870	478371	267870	1596	1810	1	1955	003	2	1
0	182400	412665	232400	1875	2038	1	1955	003	2	1
0	357540	737109	407540	2072	2663	1	1955	003	2	1
0	251420	540524	301420	1639	2206	1	1955	003	2	1
0	314950	658213	364950	2225	2538	1	1966	003	2	1
0	366460	763038	366460	1519	1749	1	1957	003	2	1
0	107700	272786	157700	1498	1781	1	1961	003	2	1
0	125360	305499	175360	1747	1958	1	1956	003	2	1
0	62490	189034	112490	1442	1690	1	1957	003	2	1
0	85140	230992	135640	1510	1817	1	1956	003	2	1
0	58600	181828	109100	1178	1426	1	1955	003	2	1
0	108220	273748	158220	1423	1724	1	1960	003	2	1
0	163180	375561	213180	1827	2334	1	1956	003	2	1
0	90690	241275	140690	1953	2656	1	1961	003	2	1
0	80820	222990	130820	1981	2344	1	1961	003	2	1
0	390300	796298	440300	1760	2244	1	1965	003	2	1
0	0	0	40280	0	0	0	0	0	0	0
0	0	97195	78800	1320	1557	1	1958	003	2	1

0	88690	237569	138690	1287	1397	1 1958 003 2	1
0	374300	771851	374300	1547	1657	1 1958 003 2	1
0	69750	202482	119750	1539	1819	1 1958 003 2	1
0	95030	249313	145030	1661	1808	1 1966 003 2	1
0	182300	410981	232300	1213	1397	1 1958 003 2	1
0	70990	204781	120990	1727	2100	1 1959 003 2	1
0	239590	517110	289590	1775	2160	1 1958 003 2	1
0	339640	705596	339640	1383	1541	1 1958 003 2	1
0	0	0	42810	0	0	0 0	0

BLD	H	NCU_LAND	NCU_BLDG	NCU_LY	A_DATE	L_DATE	B_DATE	S/	S/	S/	S/	D	DISA	S	SEN_EX_CO	SEN_EX_CIT
N		0		0	1/1	1/1	0	0	0				0		0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	T	D	T	0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	Q	T	D	0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q				0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	T	T	Q		0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	Q	D		0	0	0
001	Y	0		0	1/1	1/1	101009	100517	100326	Q	Q			0	0	0
001	N	0		0	1/1	1/1	101209	100517	100326	T	T	S	T	0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	Q	D	Q	0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	Q			0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	Q	Q		0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326					0 Y	50000	50000
001	N	0		0	1/1	1/1	101009	100517	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	T				0	0	0
001	N	0		0	1/1	1/1	101009	100517	100511	Q				0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q				0	0	0
001	N	0		0	1/1	1/1	101009	100517	101005	T	T	Q	T	0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	T				0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	T	Q	D		0	0	0
001	N	0		0	1/1	1/1	101009	100302	100326					0	0	0
N		0		0	1/1	1/1	0	0	0					0	0	0
001	N	0		0	1/1	1/1	101009	100302	100326	Q	Q			0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	S				0	0	0
001	N	0		0	1/1	1/1	101009	100517	100511	Q	Q	D		0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	D			0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	T	Q	Q	0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	Q	T	Q		0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100517	100326	T	Q			0	0	0
001	N	0		0	1/1	1/1	101013	100517	100326	Q	Q			0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326	Q				0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326	T	Q			0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326	T	T	D		0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326	Q	Q			0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326	Q	Q	C	D	0	0	0
N		0		0	1/1	1/1	0	0	0					0	0	0
001	N	0		0	1/1	1/1	101009	100506	100326	T				0 Y	28590	28590

001 N	0	0 1/1 1/1	101009	100506	100326 T E D Q	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326 S C D	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326 T	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326	0	0	0
001 N	0	0 1/1 1/1	101208	100506	100326 Q Q	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326 Q	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326 T T Q	0	0	0
N	0	0 1/1 1/1	0	0	0	0	0	0





S/	S/	S/	PRELIM_JU	P/	GIS_SQUAR	ACTU	LAST_OV	CENSUS_BLO	SA/	SA/	SA/	SA/	SA/	PAIF	LAI	MI	MISC_DIST_
0			1042780			1221		120110430011							75		0
0			6600	1954	0722	FL		120110430011	01	11	01	11		D73	08		0
0			6600	1954	0722	FL		120110430011	01	01	11			D73	08		0
0			7699	1954	0722	FL		120110430011	01					D73	08		0
0			6600	1953	0722			120110430011						D73	08		0
0			6600	1954	0722	FL		120110430011	30	11	01			D73	08		0
0			7700	1954	0722			120110430011	01	01	01			D73	08		0
0			6600	1954	0722	FL		120110430011	01	01				D73	08		0
0			6600	1954	0722	FL		120110430011	11	11	02	11		D73	08		0
0			7699	1954	0722	FL		120110430011	01	01	01	01		D73	08		0
0			6596	1954	0722			120110430011	01	01				D73	08		0
0			7696	1954	0722	FL		120110430011						D73	08		0
0			6596	1954	0722	FL		120110430011	01	01	01			D73	08		0
0			6596	1954	0722	FL		120110430011						D73	08		0
0			7696	1954	0722			120110430011						D73	08		0
0			6596	1954	0722	FL		120110430011	11					D73	08		0
0			6596	1954	0722			120110430011	01					D73	08		0
0			7696	1954	0722	FL		120110430011	01					D73	08		0
0			6596	1954	0722			120110430011	30	11	01	11		D73	08		0
0			6596	1954	0722	FL		120110430011	11					D73	08		0
0			6737	1954	0722	FL		120110430011	11	01	37			D73	08		0
0			9904	1954	0722	FL		120110430011						D73	11		0
0			87106			1221		120110430011						75			0
0			6737	1954	0922	FL		120110430011	01	01				D73	08		0
0			6596	1954	0922	FL		120110430011	02					D73	08		0
0			6596	1954	0922	FL		120110430011	01	01	37			D73	08		0
0			7696	1954	0922			120110430011	01	38				D73	08		0
0			6596	1954	0922	FL		120110430011	01	11	01	01		D73	08		0
0			6596	1954	0124	FL		120110430011	01	30				D73	08		0
0			7696	1954	0922	FL		120110430011						D73	08		0
0			13193	1954	0922	FL		120110430011						D73	08		0
0			7696	1954	0922	FL		120110430011	11					D73	08		0
0			6596	1954	0922			120110430011	01	01				D73	08		0
0			7722	1956	0922	FL		120110430011	01					D73	21		0
0			7722	1956	0922	FL		120110430011	11	01				D73	21		0
0			7722	1955	1022	FL		120110430011						D73	21		0
0			7722	1955	1022	FL		120110430011	11	11	30			D73	21		0
0			7722	1955	1022	FL		120110430011						D73	21		0
0			7722	1954	1022	FL		120110430011						D73	21		0
0			7722	1955	1022	FL		120110430011						D73	21		0
0			7722	1955	1022			120110430011	01	01				D73	21		0
0			7722	1955	1022	FL		120110430011						D73	21		0
0			7722	1957	1022	FL		120110430011						D73	21		0
0			7744	1955	0321	FL		120110430011	01	01	02	12		D73	21		0
0			78977			1221		120110430011						75			0
0			7004	1957	1122	FL		120110430011	11					D73	21		0

I	0	7004 1957 1122	120110430011	11 01 12	D73 21	0
	0	7004 1957 0323 FL	120110430011	02 02 12	D73 21	0
	0	7004 1957 1022 FL	120110430011	11	D73 21	0
	0	7004 1956 0321 FL	120110430011		D73 21	0
	0	7004 1957 1022	120110430011	01 01	D73 21	0
	0	7004 1957 1022 FL	120110430011		D73 21	0
	0	7004 1957 1022 FL	120110430011	01	D73 21	0
	0	7004 1957 1022 FL	120110430011	11 11 01	D73 21	0
	0	83943 1221	120110430011		75	0

NCU_LAND	NCU_BLDG	BEDS	BATH	LY_NCU_LA	LY_NCU_BL	LY_SB_SOH	CBROW	LYCBROW	GRANNY_FL
0	0	0.0	0.0	0	0	312830	0	0	0
0	0	0.0	0.0	0	0	709180	0	0	0
0	0	4.0	3.0	0	0	492730	0	0	0
0	0	4.0	3.0	0	0	450080	0	0	0
0	0	0.0	0.0	0	0	722510	0	0	0
0	0	2.0	1.0	0	0	334810	0	0	0
0	0	0.0	0.0	0	0	1050020	0	0	0
233960	296490	3.0	2.0	227150	269540	639680	0	0	0
0	0	0.0	0.0	0	0	685630	0	0	0
0	0	3.0	2.0	0	0	726080	0	0	0
0	0	0.0	0.0	0	0	699890	0	0	0
0	0	0.0	0.0	0	0	313720	0	0	0
0	0	2.0	1.0	0	0	601260	0	0	0
0	0	0.0	0.0	0	0	301210	0	0	0
0	0	2.0	2.0	0	0	754280	0	0	0
0	0	0.0	0.0	0	0	262280	0	0	0
0	0	0.0	0.0	0	0	950860	0	0	0
0	0	0.0	0.0	0	0	806970	0	0	0
0	0	4.0	2.0	0	0	300790	0	0	0
0	0	0.0	0.0	0	0	281680	0	0	0
0	0	3.0	1.0	0	0	224940	0	0	0
0	0	0.0	0.0	0	0	208080	0	0	0
0	0	0.0	0.0	0	0	44420	0	0	0
0	0	0.0	0.0	0	0	681310	0	0	0
0	0	0.0	0.0	0	0	534120	0	0	0
0	0	0.0	0.0	0	0	716960	0	0	0
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0	0	3.0	2.0	0	0	239370	0	0	0
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0	0	0	0	1835	0	0	149
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0	0	0	0	1382	0	0	151
0	0	0	0	936	0	0	152
0	0	0	0	1862	0	0	153
0	0	0	0	1802	0	0	154
0	0	0	0	1618	0	0	155
0	0	0	0	1441	0	0	156
0	0	0	0	1450	0	0	157
0	0	0	0	1783	0	0	158
0	0	0	0	936	0	0	159
0	0	0	0	1661	0	0	160
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0	0	0	0	1360	0	0	163
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0	0	0	0	2052	0	0	179
0	0	0	0	1412	0	0	180
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0	0	0	0	1404	0	0	183
0	0	0	0	1481	0	0	184
0	0	0	0	1140	0	0	185
0	0	0	0	1346	0	0	186
0	0	0	0	1751	0	0	187
0	0	0	0	1897	0	0	188
0	0	0	0	2218	0	0	189
0	0	0	0	1656	0	0	190
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T h e r m o   S e n s o r



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## NARRATIVE

We are seeking variances for the existing rear shed to allow an existing 10 x 20 shed located in the rear of the property to remain on the property as it has for the past 10 years. We are seeking three variances pursuant to:

Sec. 47-39.A.1.b.(g)- General provisions.-Yard encroachments.

Sec. 47-39.A.1.b.(d)- General provisions.-Yard encroachments.

In 2022, my wife and I purchased 2436 Cat Cay Lane, paying \$1.2 million for a 1462 square foot home with a 10 x 20 shed in the rear of the property.

We closed on the property as no violations nor open permits existed.

Months later, we learned the city had violated us for the shed as it was a “non-conforming structure” as it encroached on the required setbacks.

Puzzled, I inquired with the city about the permitted shed and learned that the prior owner had applied for a 10 x 10 shed but the shed installed actually measured 10 x 20. Nonetheless, 10 years ago, the city approved the permit allowing the shed to exist without meeting the necessary setbacks! In the city’s file, photographs depict the exact 10 x 20 shed in the exact location as it sits on the property today.

After further reviewing the city’s file, I learned that despite the discrepancy in the size and location of the shed, the permit was approved by George Oliva, the current head of permitting. Now, 10 years later, the city is requiring us to remove the shed from the property.

As bona fide purchasers, we relied on the city records that no violations existed. We had no way of knowing that the 10- year- old shed was in violation of the code.

It would be a great hardship and an expensive loss for us to have to remove the shed as we would incur additional costs removing it after paying a premium for the house and shed.

Of course, part of the home’s appeal was having an additional 200 square foot shed.

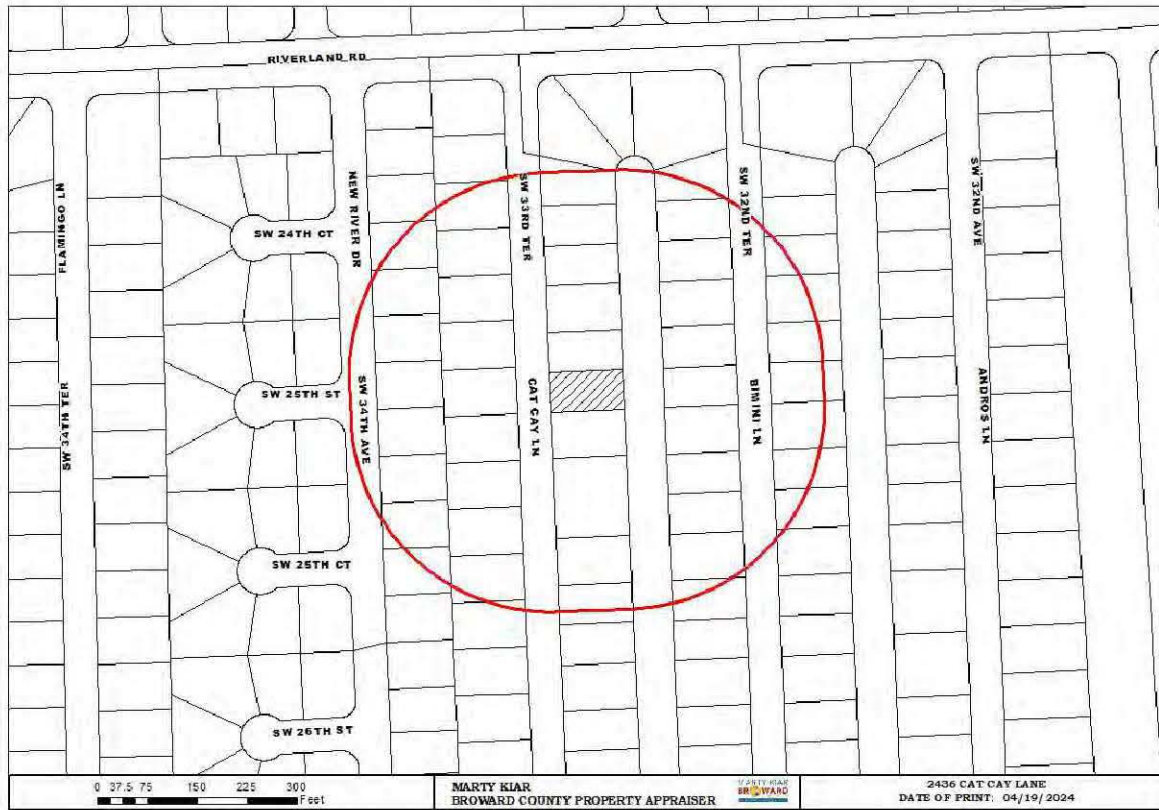
We look forward to providing you with sufficient evidence to allow such a variance.

From: Mario Tacher  
To: Annie Alvarez  
Subject: Fwd: 2436 CAT CAY LANE.jpg  
Date: Wednesday, October 2, 2024 3:15:08 PM

Sent from my iPhone

Begin forwarded message:

**From:** Mario Tacher <mt@tacherlaw.com>  
**Date:** October 2, 2024 at 3:03:02 PM EDT  
**To:** Mario Tacher <mt@tacherlaw.com>  
**Subject:** 2436 CAT CAY LANE.jpg



Sent from my iPhone



# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**

2436 CAT CAY LANE  
FORT LAUDERDALE, FLORIDA 33312

**CERTIFY TO:**

1. MARIO AND YELENA TACHER

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: X / X(0.2%) / AE  
BASE FLOOD ELEVATION: 5'  
CONTROL PANEL NO.: 125105-0554-H  
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK:  
BROWARD COUNTY B.M. #91  
ELEVATION = 9.200' (NGVD 1929)  
ELEVATION = 7.609' (NAVD 1988)

**POTENTIAL ENCROACHMENTS:**

1. 6 FOOT WOOD FENCE CROSSES OVER THE NORTHERLY AND SOUTHERLY PROPERTY LINES.
2. CONCRETE CROSSES OVER THE SOUTHERLY PROPERTY LINE.
3. PERGOLA CROSSES OVER THE NORTHERLY PROPERTY LINE.

**LEGAL DESCRIPTION:**

LOT 6, BLOCK 3, OF "LAUDERDALE ISLES NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND & ABBREVIATIONS:**

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊕ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕ = ELEVATION

**GENERAL NOTES:**

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

 Jason H. Pinnell, P.S.M. Digitally signed by Jason H. Pinnell, P.S.M. Date: 2024.04.18 09:37:56 -04'00'

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY
UPDATE SURVEY (24-0614)	04/05/24	S.A.

<b>SKETCH NO.:</b> 22-2365
<b>DATE OF SURVEY:</b> 12/06/22
<b>CHECKED BY:</b> K.M.
<b>FIELD BOOK/PAGE:</b> 655/12, FILE
<b>SIDE 1 OF 2</b>

CAT CAY LANE  
(50' RIGHT-OF-WAY)

21.7' ASPHALT PAVEMENT

5.02'

FOUND 1/2" IRON ROD  
o/s 1.20'(N)  
1.05'(W)

25.00'

SITE B.M. SET NAIL  
ELEV.=4.95'

4.94'

SITE B.M. SET NAIL  
ELEV.=4.77'

25.00'

P.P.

60.00'

965.51'(C)

P.C.

SET 1/2" IRON ROD AND CAP #5734

W.M. C.O.

25.62'

25.60'

2' UTILITY EASEMENT

60.00'

25.00'

FOUND 1/2" IRON ROD o/s 0.11'(W)

0.4' BRICK

0.6'S

0.3'S

0.4'S

6' P.V.C. FENCE

APPROXIMATE LOCATION OF FLOOD ZONE CONTOUR (TYP.)

LOT 5 BLOCK 3

110.00'

1 STORY C.B.S. RESIDENCE #2436  
FINISH FLOOR ELEV.=6.53'

110.00'

LOT 7 BLOCK 3

5.79'

5.70'

2.0'N

0.3'N

6.35' A/C

13.40'

17.25'

19.85'

12.40'

12.40'

8.9'

10.1'

12.1'

28.75'

2.30' / 5.2'

17.22'

18.90'

PERGOLA

4' CONC WALK

2.1'

7.55'

6' W.F. (TYP.)

2.0'S

SHED 2.3'S 4.4'W

WALL 0.6'S 0.5'W

SET NAIL AND DISC #5734

0.5'E

4.9' (TO EAST SIDE OF SEAWALL)

1.0' CONC SEAWALL

4.5'

DOCK 13.7'S 0.5'E

WOOD DOCK 5.0'

2.95'

2.95'

0.5'E

90'

2.95'

FOUND NAIL o/s 0.16'(E)

FENCE 0.3'W 0.7'N

0.5'E

60.00'

WOOD DOCK 5.0'

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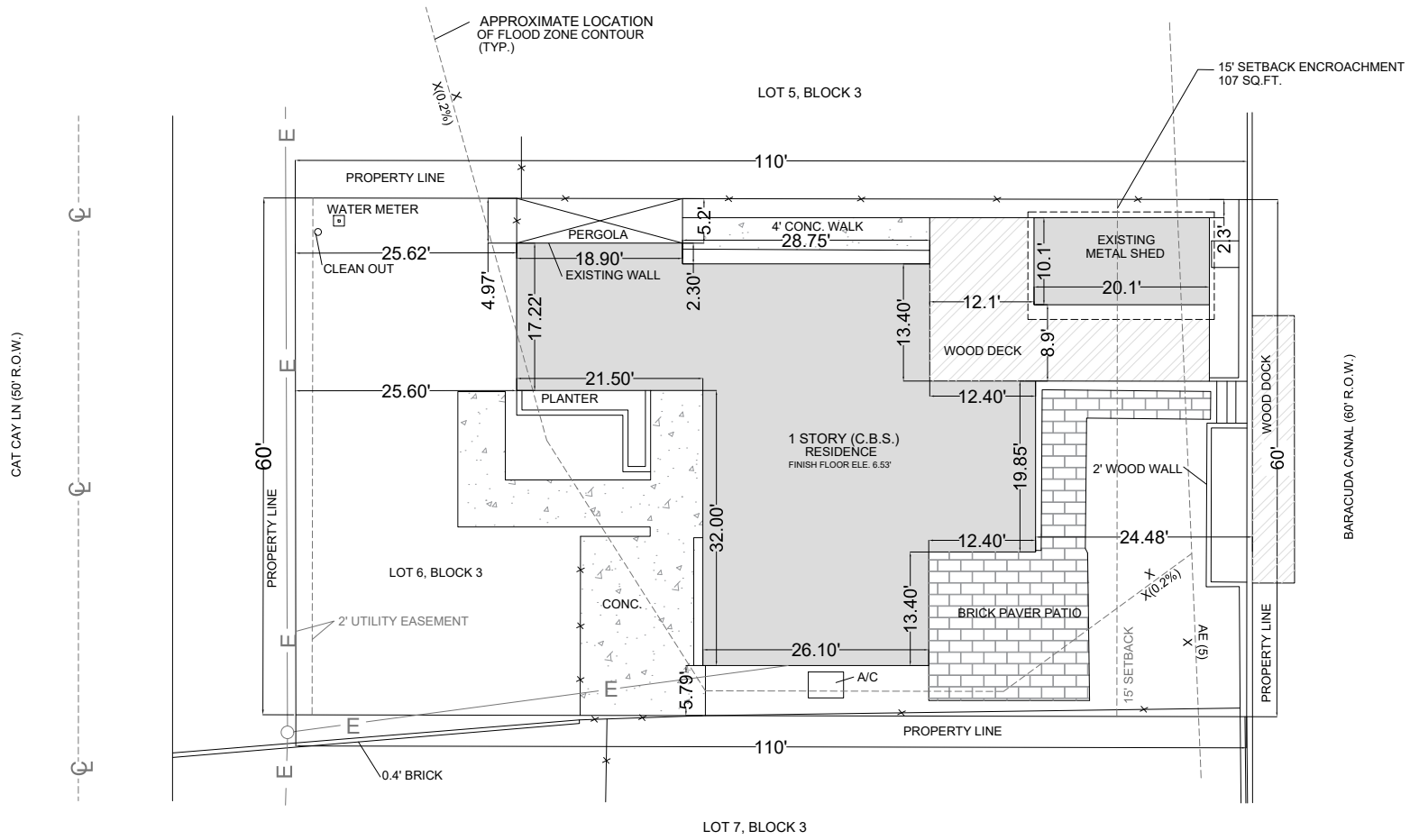
0.5'E

WOOD DOCK 5.0'

2.95'

2.95'

**LEGAL DESCRIPTION:**  
 LOT 6, BLOCK 3, OF "LAUDERDALE ISLES NO. 2",  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED  
 IN PLAT BOOK 35, AT PAGE 2, OF  
 THE PUBLIC RECORDS OF BROWARD COUNTY,  
 FLORIDA.



**NOTES:**

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**ADDRESS:**  
 2436 CAT CAY LN  
 FORT LAUDERDALE, FL 33312

**SITE PLAN**  
 LOT AREA: 0.15 ACRES  
 PARCEL ID: 504219040060  
 PLOT SIZE: 8.5" X 11"  
 DRAWING SCALE: 1"=20'

