



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** September 27<sup>th</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, October 8<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-24090001</b>
<b>OWNER:</b>	2733 NE 28TH STREET LLC
<b>AGENT:</b>	LABALESTRA, VITO
<b>ADDRESS:</b>	2733 NORTH EAST 28 <sup>TH</sup> STREET, FORT LAUDERDALE, FL 33306
<b>LEGAL DESCRIPTION:</b>	LOT 16, BLOCK 50, OF "CORAL RIDGE CALT ADDITION NO 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
<b>COMMISSION DISTRICT:</b>	1
<b>REQUESTING:</b>	<b><u>Sec. 25-62. (b)(3) - Requirements for new development and site alterations.</u></b>

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

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

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

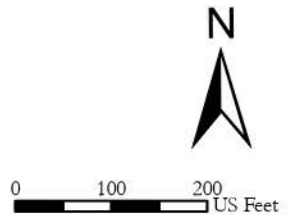
**NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-24090001

LEGEND

-  Municipal Boundary
-  Subject Site



# PLN-BOA- 24090001

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

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

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

# Record

Showing 1-40 of 46

<input type="checkbox"/>	<a href="#">Record_Permit_or_Account #</a>	<a href="#">Record Description</a>	<a href="#">Applicant on Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">Tree #</a>	<a href="#">Dir</a>	<a href="#">Tree Name e</a>	<a href="#">Type</a>	<a href="#">Unit # (start)</a>	<a href="#">Status</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24090001</a>		2733 NE 27th Str t - Sid wa... e	Z- Board of Adjustm nt (BOA)	0		2733	NE	28	ST		Op n
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.D005</a>	NOA	Docum nt Typ : P rmit Appl...	D f r r d Submittal (El ctronic Docum nt Submittal)	52.5		2733	NE	28	ST		Coordin
<input type="checkbox"/>	<a href="#">BLD-PHZ-23100003.R002</a>	Noa e	BLD-PHZ-23100003 e	Plan R vision e	0 e		2733 e	NE e	28 e	ST e		Awaiting
<input type="checkbox"/>	<a href="#">PLB-GAS-24070d44</a>	INSTALL 500 GAL UNDERGROUND LP TANK & GAS LINE TO... e	Plumbing Gas P rmit e	Plumbing P rmit e	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">MEC-RES-24030146.R001</a>	M chanical R vision for As Built and Bathroom #4 e	MEC-RES-24030146 e	Plan R vision	-53 e		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">ELE-RES-24020302.R001e</a>	Add Bathroom #4 El ctrical e	ELE-RES-24020302	Plan R vision	0		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BLD-COC-24060102</a>		MEC-GEN-24030146 e	Chang of Contractor (PRE-ISSUANCE ONLY) e	0		2733	NE e	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BE24060018</a>	CONSTRUCTION MATERIALS, PORTABLE TOILET IN RIGHT ... e		Building Cod Cas		Wilson Quint r... e	2733	NE	28	ST		Clos d
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.D004</a>	Truss Layout & Truss Engin ring + R pair L tt r	Docum nt Typ : Approv d Su... e	D f r r d Submittal (El ctronic Docum nt Submittal)	0 e		2733	NE e	28	ST		Compl f
<input type="checkbox"/>	<a href="#">PLB-RES-24020052.R001</a>	R vision A - Add bathroom #4 & Sink in Laundry Room	PLB-RES-24020052	Plan R vision	0 e		2733 e	NE	28 e	ST e		Compl f
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.R002</a>	R vision A - Add bathroom #4 & Sink in Laundry Room e	BLD-RNC-23100001	Plan R vision	0		2733	NE e	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BLD-ROOF-WT-24040181</a>	N w Til Roof FOR BLD-RNC-23100001	Onlin Walk-Thru- R Roof e	Walk-Thru - R -Roof e	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.D003</a>	In progr ss l vation c rtificat for slab e	Docum nt Typ : Approv d Su... e	D f r r d Submittal (El ctronic Docum nt Submittal)	0 e		2733	NE e	28	ST		Compl f
<input type="checkbox"/>	<a href="#">PLB-RES-24040291</a>	Piping for BLD-RPSF-24030310 e	Plumbing Subp rmit e	Plumbing P rmit e	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">ELE-RES-24040289</a>	El ctrical for BLD-RPSF-24030310	El ctrical Subp rmit	El ctrical P rmit	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.R001</a>	R vision to incr as xt rior window h ight e	BLD-RNC-23100001	Plan R vision	0 e		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.D002</a>	Spark R sid nc Truss Shop Drawings	Docum nt Typ : Approv d Su...	D f r r d Submittal (El ctronic Docum nt Submittal)	0		2733 e	NE e	28 e	ST e		Compl f
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001.D001</a>	Spot Surv y for Foundation	Docum nt Typ : Approv d Su... e	D f r r d Submittal (El ctronic Docum nt Submittal)	0		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BLD-COC-24040040</a>		BLD-RNC-23100001	Chang of Contractor (PRE-ISSUANCE ONLY)	0		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BLD-PHZ-23100003.D001e</a>	Foundation/Spot Surv y	Docum nt Typ : Spot Surv y e	D f r r d Submittal (El ctronic Docum nt Submittal)	0 e		2733	NE	28	ST		Void
<input type="checkbox"/>	<a href="#">MEC-RES-24030146</a>	M chanical for BLD-RNC-23100001 e	M chanical Subp rmit	M chanical P rmit	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">BLD-RPSF-24030310</a>	NEW POOL AND DECK FOR BLD-RNC-23100001 e	Pool-Spa-Fountain P rmit	Structural P rmit e	0		2733	NE e	28	ST		Issu d
<input type="checkbox"/>	<a href="#">BLD-PHZ-23100003.R001</a>	Structural sh ts updat d for coordination of foo...	BLD-PHZ-23100003 e	Plan R vision	26.25 e		2733	NE	28	ST		Awaiting
<input type="checkbox"/>	<a href="#">PLB-IRR-24020303 e</a>	IRRIGATION FOR BLD-RNC-23100001 e	Plumbing Irrigation P rmit e	Plumbing P rmit e	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">ROW-LAND-24020018</a>	N w Construction ROW landscaping	ROW Lanscaping e	ROW Lanscaping P rmit	0 e		2733	NE	28 e	ST e		Op n
<input type="checkbox"/>	<a href="#">LND-TREE-24020083</a>	Tr R moval for r sid ntial n w construction - T... e	Tr R moval	Lanscap Tr R moval-R location P rmit	0		2733	NE	28	ST		Op n
<input type="checkbox"/>	<a href="#">ELE-RES-24020302</a>	ELECTRICAL FOR BLD-RNC-23100001 e	El ctrical Subp rmit	El ctrical P rmit	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">ELE-TPOLE-WT-24020003</a>	T mp Pol Install	Onlin Walk-Thru- T mporary ... e	Walk-Thru - T mporary Pow r Pol e			2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">LND-INST-24020050 e</a>	Lanscaping P rmit e	2733 NE 27th Str t - Landsc... e	Lanscap Installation P rmit	0		2733	NE	28	ST		Op n
<input type="checkbox"/>	<a href="#">BLD-RPAV-WT-24020009</a>	Driv way e	Onlin Walk-Thru- Paving e	Walk-Thru - R sid ntial Paving e	0		2733	NE	28	ST		Op n
<input type="checkbox"/>	<a href="#">PLB-RES-24020052 e</a>	PLUMBING FOR BLD-RNC-23100001 e	Plumbing Subp rmit e	Plumbing P rmit e	0		2733	NE e	28	ST		Issu d
<input type="checkbox"/>	<a href="#">ROW-SW-24010018 e</a>	Singl Family R sid nc Sid walk P rmit	2733 NE 27th Str t - SFR e	ROW Sid walk and Curb P rmit e	0 e		2733 e	NE e	28 e	ST e		Op n
<input type="checkbox"/>	<a href="#">ELE-RES-24010184</a>	El ctric und rground for BLD-PHZ-23100003 e	El ctrical Subp rmit e	El ctrical P rmit e	0		2733	NE	28	ST		Issu d e
<input type="checkbox"/>	<a href="#">PLB-RES-24010194</a>	Und rground plumbing/sanitary for BLD-PHZ-23100003 e	Plumbing Subp rmit	Plumbing P rmit	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">BLD-PHZ-23100003</a>	FOUNDATION ONLY	SPARK RESIDENCE	Phas P rmit	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">BLD-RDEM-23100008 e</a>	Total d molition of hous and pool	2733 NE 28th St Ft Laud rdal e	sid ntial D molition P rmit	0		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">BLD-RNC-23100001</a>	SINGLE FAMILY RESIDENCE: 1 STORY 4 BED 3 BATH 2 C... e	SPARK RESIDENCE	R sid ntial N w Construction P rmit e	0		2733	NE	28	ST		Issu d
<input type="checkbox"/>	<a href="#">PLB-SEWCP-WT-23080013</a>	CAP OFF SEWER TEMP WATER	Lobby Walk-Thru- S w r Cap	Walk-Thru - S w r Cap	0		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">PM-15020894</a>	DIG UNDER KITCHEN FROM OUTSIDE AND REPLACE 2 INCH... e	DIG UNDER KITCHEN FROM OUTSI... e	Plumbing R sid ntial P rmit	0		2733	NE	28	ST		Compl f
<input type="checkbox"/>	<a href="#">PM-11061762</a>	REPLACE EXISTING 3.5-TON A/C WITH 10-KW HEATER	REPLACE EXISTING 3.5-TON A/C...	M chanical HVAC Chang out P rmit e	0 e		2733 e	NE e	28 e	ST e		Compl f

# Records

Showing 41-46 of 46

<input type="checkbox"/>	<u>Record, Permit, or Account #</u>	<u>Record Description</u>	<u>Application Name</u>	<u>Record Type</u>	<u>Balance</u>	<u>Planner Name</u>	<u>Sheet #</u>	<u>Draw</u>	<u>Sheet Name</u>	<u>Type</u>	<u>Unit # (start)</u>	<u>Status</u>
<input type="checkbox"/>	<a href="#">PM-05030220</a>	REPLACE GARAGE DOOR	REPLACE GARAGE DOOR	Window and Door Permit	0		2733	NE	28	ST		Completed
<input type="checkbox"/>	<a href="#">PM-04030697</a>	REROOF FLAT ROOF 560SF	REROOF FLAT ROOF 560SF	Roof Permit	0		2733	NE	28	ST		Completed
<input type="checkbox"/>	<a href="#">PM-04022247</a>	ELECTRIC TO ALTERATION 03112012	ELECTRIC TO ALTERATION 03112012	Electrical Residential Permit	0		2733	NE	28	ST		Completed
<input type="checkbox"/>	<a href="#">PM-03112012</a>	18 X 10 OPEN PATIO WITH ROOF	18 X 10 OPEN PATIO WITH ROOF	Residential Addition Permit	0		2733	NE	28	ST		Completed
<input type="checkbox"/>	<a href="#">PM-03071402</a>	REPLACE 3.5TON AC	REPLACE 3.5TON AC	Mechanical HVAC Change out Permit	0		2733	NE	28	ST		Completed
<input type="checkbox"/>	<a href="#">PM-00042200</a>	INSTALL SHUTTERS ON 2 OPENING	INSTALL SHUTTERS ON 2 OPENING	Shutter Permit	0		2733	NE	28	ST		Completed



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE:** October 8<sup>th</sup>, 2024

**TIME:** 6:00 P.M.

**CASE:** PLN-BOA-24090001

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

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

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

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT**  
700 N.W. 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:**  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please 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*



**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-24090001

APPLICANT: Vito Labalestra

PROPERTY: 2733 NE 28th Street, Fort Lauderdale, 33306

PUBLIC HEARING DATE: November 13th 2024

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

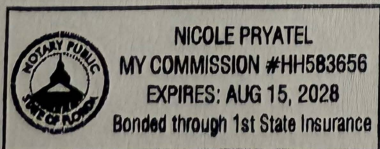
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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. AL (Initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of October, 2024

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



**CITY OF FORT LAUDERDALE**  
**PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
 DATE: November 13th, 2024    TIME: 6:00 P.M.    CASE: PLN-BOA-24090001

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

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

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

**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT**  
 704 N. 1ST AVENUE (2ND FLOOR)  
 FORT LAUDERDALE, FL 33311  
 CONTACT: 352-838-8381

**PLEASE WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:**  
<https://www.fortlauderdale.gov/government/boa>  
<https://www.fortlauderdale.gov/government/boa>  
 To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/boa](https://www.fortlauderdale.gov/government/boa)

This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 25-62, the property owner shall be responsible for the maintenance of this notice. Any person who removes, damages, or otherwise interferes with this notice shall be liable for the cost of replacement. This notice shall be removed if the property owner fails to appear at the meeting. This notice shall be removed if the property owner fails to appear at the meeting.



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-24090001

APPLICANT: Vito Lobalotra

PROPERTY: 2733 NE 28th Street, Fort Lauderdale, 33306

PUBLIC HEARING DATE: October 8th 2024

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

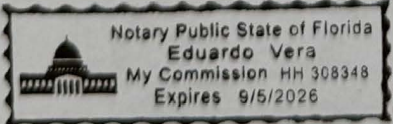
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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. VR (initial here)

Affiant [Signature]

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

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: October 8<sup>th</sup>, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24090001

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

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

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

**MEETING LOCATION:** DEVELOPMENT SERVICES DEPARTMENT  
 700 N.W. 19<sup>th</sup> AVENUE (LOBBY)  
 FORT LAUDERDALE, FL., 33311  
 CONTACT: 954-828-6508

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:**  
<https://www.fortlauderdale.gov/government/BOA>  
<https://www.youtube.com/cityoffortlauderdale>  
**To view more information about this item, please visit:**  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-99, it shall be unlawful for any person to affix, cut, cover or destroy in any manner any building or other thing attached to or under the control of the City. Persons making or removing the Notice may be subject to fine and/or imprisonment. In accordance with City Code Section 47-37.2A, if the sign shall remain on the property until final disposition of the application. This sign requires any permit, reworking, appeal request, for review, or hearing by another body, the sign information shall be changed as approved in Section 47-37.2A.



**LOWE'S**

**LOT**      **JOB**

**WARNING**  
 DESIGNATED CONSTRUCTION SITE. NO OBSTRUCTION WILL BE PERMITTED TO THE FULL EXTENT OF THE LAW.

**DEMOLITION GODS**

954-822-3353  
 www.demolitiongods.com  
 @demo\_gods

**KIARKO**  
 ARCHITECTURE  
 305.400.8133

**GRADING PRO INC.**  
 Licensed & Insured      Commercial & Residential  
 PADS • SWALES • LAWNS • TRASH  
 954-298-5476

**M**      M A  
 POOL

305 - 580

@MARTINEZ.F  
 @MARTINEZI  
 @MARTINEZPO

**CITY OF FORT LAUDERDALE**

**PUBLIC NOTICE**

**BOARD OF ADJUSTMENT MEETING**

DATE: October 8<sup>th</sup>, 2024      TIME: 6:00 P.M.      CASE: PLN-BOA-24090001

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

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

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

**MEETING LOCATION:** DEVELOPMENT SERVICES DEPARTMENT  
 700 N.W. 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:**  
<https://www.fortlauderdale.gov/government/BOA>  
[www.youtube.com/cityoffortlauderdale](https://www.youtube.com/cityoffortlauderdale)  
 To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA)

This notice is the property of the City of Fort Lauderdale, in accordance with City Code Section 16-29. It shall be unlawful for any person to move, cut, break or destroy in any manner any business or other thing belonging to or under the control of the City. Persons moving or removing the Notice may be subject to fine and/or imprisonment. This notice shall remain on the property until the Board of Adjustment meets. The sign shall be removed by the City after the meeting. The sign shall be removed by the City after the meeting. The sign shall be removed by the City after the meeting.



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

# Page 1: BOA - Applicant Information Sheet

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

<b>Case Number</b>	
<b>Date of complete submittal</b>	

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

<b>Property Owner's Name</b>	2733 NE 28th Street LLC
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	4205 NE 22nd Ave, Fort Lauderdale, FL, 33308
<b>E-mail Address</b>	vito@sandcastlegrp.com
<b>Phone Number</b>	9544019450
<b>Proof of Ownership</b>	<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)

<b>Applicant / Agent's Name</b>	Vito Labalestra
<b>Applicant / Agent's Signature</b>	<i>Vito Labalestra</i>
<b>Address, City, State, Zip</b>	4205 NE 22nd Ave, Fort Lauderdale, FL, 33308
<b>E-mail Address</b>	vito@sandcastlegrp.com
<b>Phone Number</b>	954-401-9450
<b>Agent Authorization Form Submitted</b>	<input checked="" type="checkbox"/>

<b>Include ANY Related code case/permit #</b>	BLD-RNC-23100001
<b>Existing / New</b>	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
<b>Project Address</b>	Address: 2733 NE 28th Street, Fort Lauderdale, FL 33305
<b>Legal Description</b>	See Survey
<b>Tax ID Folio Numbers</b> <i>(For all parcels in development)</i>	494225042780
<b>Variance/Special Exception Request</b> <i>(Provide a brief description of your request)</i>	NEW CONSTRUCTION - REQUESTING TO BE EXEMPT FROM INSTALLING SIDEWALK.
<b>Applicable ULDR Sections</b> <i>(Include all code sections)</i>	Sec-25-62(b)(3)

<b>Current Land Use Designation</b>	SINGLE FAMILY
<b>Current Zoning Designation</b>	RS 4.4
<b>Current Use of Property</b>	SINGLE FAMILY
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25	25
Side	10	10
Side	10	10
Rear	15	15

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

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

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

FOR SPECIAL RELIEFE TO NOT INSTALL SIDEWALK SEC 25-62(b)(3) AT 2733 NE 28TH STREET, FORT LAUDERDALE. FL 33305.

**CRITERIA:** A special exception shall be granted upon demonstration by a preponderance of the evidence of all of the following criteria: Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.5,

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

NO HOMES ON NE 28TH STREET HAVE SIDEWALKS AND NOT PLANS EXIST TO INSTALL SIDEWALKS ON NE 28TH STREET.

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

Consistency with Existing Streetscape: No homes on NE 28th Street currently have sidewalks. The absence of sidewalks is a consistent characteristic of our street and contributes to its unique ar



**AFFIDAVIT:** I, VITO LABALESTRA the Owner/Agent of said property ATTEST that I am aware of the following:

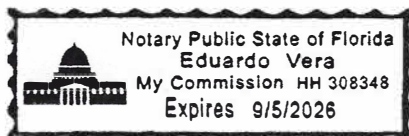
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may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

*Vito Labalestra*

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 03 day of SEPTEMBER, 2024

(SEAL)



*Eduardo Vera*  
\_\_\_\_\_  
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: 8/28/2024
- **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form**- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 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".**



## AGENT AUTHORIZATION FORM

I Vito Labalestra obo 2733 NE 28th ST LLC ("Owner") as the current title owner of the real  
[Print First and Last Name of the title Owner OR Name of Corporation]  
property located at 4205 NE 22nd Ave, Fort Lauderdale, FL, 33308 ("Property"), do hereby authorize  
[Print Property Address]  
Vito Labalestra ("Authorized Agent") to act as my agent regarding the submittal  
[Print First and Last Name of Agent]  
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all  
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and  
location specified on the Hearing Notice.

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

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

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



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

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

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

WITNESS: [Signature]
Witness Signature
Ana Gajardo
Print Name
Sept 3rd 2024
Date

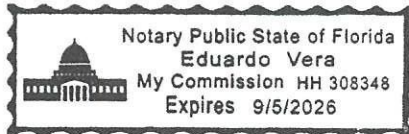
Vito Labalestra
Signature - Owner/Authorized Individual
vito@sandcastlegrp.com
Print Name - Owner/ Authorized Individual
Vito Labalestra
Print Title - Authorized Individual

STATE OF BLD-RNC-231000
COUNTY OF NEW

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 3 day of SEPTEMBER, 2024, by Vito Labalestra, an individual who is personally known to me [X] or has produced [ ] as identification

[NOTARY SEAL]

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



My Commission Expires:
Print, Type, or Stamp Commissioned Name of Notary Public)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
2733 NE 28TH STREET LLC

### Filing Information

<b>Document Number</b>	L23000516805
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	11/15/2023
<b>Effective Date</b>	11/15/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

4205 NE 22nd Ave

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[07/19/2024 -- ANNUAL REPORT](#)

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[11/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SDG GP LLC

### Filing Information

**Document Number** L23000398396  
**FEI/EIN Number** 93-3079146  
**Date Filed** 08/24/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Mailing Address

4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Registered Agent Name & Address

LABALESTRA, VITO A  
4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

LABALESTRA, VITO A  
4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Annual Reports

Report Year	Filed Date
2024	07/20/2024

### Document Images

[07/20/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/24/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

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Florida Department of State, Division of Corporations



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## Detail by Entity Name

Florida Limited Partnership  
SANDCASTLE DEVELOPMENT GROUP LP

### Filing Information

**Document Number** A23000000460  
**FEI/EIN Number** 93-3128939  
**Date Filed** 08/24/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Mailing Address

4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Registered Agent Name & Address

LABALESTRA, VITO A  
4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### General Partner Detail

#### **Name & Address**

Document Number L23000398396

SDG GP LLC  
4205 NE 22ND AVE  
FORT LAUDERDALE, FL 33308

### Annual Reports

Report Year	Filed Date
2024	03/18/2024

### Document Images

[03/18/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)

[08/24/2023 -- Domestic LP](#) [View image in PDF format](#)

--

Florida Department of State, Division of Corporations

**PREPARED BY AND RETURN TO:**

Name: Brooke Fox, of  
Global Partners Settlements, LLC  
Address: 2054 Vista Parkway  
400  
West Palm Beach, FL 33411

Parcel No.: 4942-25-04-2780

(Space Above This Line For Recording Data)

**Quit Claim Deed**

**THIS QUIT-CLAIM DEED** is made as of this 16 day of January, 2024, by Michael D. Succurro, a single man, of 180 Bass Pro Mills Drive, Unit 101 Concord, ON L4K 0B9 ("Grantor"), given to second party, 2733 NE 28th Street LLC, a Florida Limited Liability Company, of 4205 NE 22 Ave, Fort Lauderdale, FL 33305 ("Grantee").

**WITNESSETH:**

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in Broward County, Florida, as more particularly described as follows:

**Lot 16, Block 50, of CORAL RIDGE GALT ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida.**

Said property is not the homestead of any of the Grantors under the laws and constitution of the State of Florida in that neither Grantors or any members of the household of Grantors reside thereon. Homestead addresses are listed above.

**SUBJECT** to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

**\*\*SIGNATURE PAGE TO FOLLOW\*\***

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

W. Ahmad  
WITNESS 12 Bradwell Dr #8  
PRINT NAME: Wasef Ahmad Concord ON  
L4K 3R6

Michael D. Succurro  
Michael D. Succurro

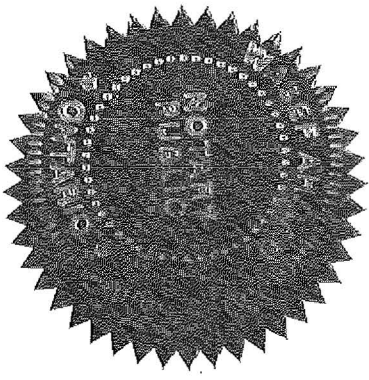
Brenda Lau  
WITNESS 12 Bradwell Dr #8  
PRINT NAME: Brenda Lau Concord ON  
L4K 3R6  
CITY  
STATE OF Vaughan, Province of Ontario  
Country  
COUNTY OF Canada

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of January, 2024, by **Michael D. Succurro**.

W. Ahmad  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification  
Produced: \_\_\_\_\_

Waryah Law Professional Corporation  
101-180 Bass Pro Mills Drive  
Vaughan, Ontario L4K 0G9  
Tel: 416-907-3508 / Fax: 416-907-5967





Property Search	Search Results	Parcel Result
-----------------	----------------	---------------



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



AskMarty



Print

Copy Link

New Search

< Prev Parcel

Tax Year 2024

Next Parcel >

### Property Summary

**Property ID:** 494225042780

**Property Owner(s):** 2733 NE 28TH STREET LLC

**Mailing Address:** 4205 NE 22 AVE FORT LAUDERDALE, FL 33305

click here to update mailing address

**Physical Address:** 2733 NE 28 STREET FORT LAUDERDALE, 33306-1727

**Neighborhood:** Coral Ridge  
**Property Use:** 00-01 Vacant Residential  
**Millage Code:** 0312  
**Adj. Bldg. S.F.:** 0 Card/Permits  
**Bldg Under Air S.F.:**  
**Effective Year:** 0  
**Year Built:**  
**Units/Beds/Baths:** 0 / /



Previous    Next

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

**Abbr. Legal  
Des.:**

CORAL RIDGE GALT ADD NO 1 31-37 B LOT 16 BLK 50

*If you see a factual error on this page, please click here to notify us.*

 **Important:**

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

**Property Assessment**

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2024	\$700,070	0	\$700,070	\$700,070	
2023	\$240,020	\$670,430	\$910,450	\$910,450	\$17,754.21
2022	\$240,020	\$399,010	\$639,030	\$244,480	\$4,326.17

**Exemptions And Taxing Authority Information**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$700,070	\$700,070	\$700,070	\$700,070
<b>Portability</b>	0	0	0	0
<b>Assessed / SOH</b>	\$700,070	\$700,070	\$700,070	\$700,070
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exemption Type</b>	0	0	0	0
<b>Affordable Housing</b>	0	0	0	0
<b>Taxable</b>	\$700,070	\$700,070	\$700,070	\$700,070

**Sales History For This Parcel**

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
01/16/2024	Quit Claim Deed	Non-Sale Title Change	\$100	119348955
06/14/2023	Quit Claim Deed	Non-Sale Title Change	\$100	118920550
05/31/2023	Warranty Deed	Excluded Sale	\$960,000	118893270
09/23/2022	Quit Claim Deed	Non-Sale Title Change	\$100	118434155
03/21/1977	Warranty Deed		\$100	6951 / 126

**Recent Sales In This Subdivision** ⓘ

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
494225042680	07/18/2024	Warranty Deed	Qualified Sale	\$1,150,000	119698231	2708 NE 29 ST FORT LAUDERDALE, FL 33306
494225042820	07/01/2024	Warranty Deed	Qualified Sale	\$1,469,000	119670011	2740 NE 28 ST FORT LAUDERDALE, FL 33306
494225042930	06/25/2024	Warranty Deed	Qualified Sale	\$2,815,000	119662316	2709 NE 27 CT FORT LAUDERDALE, FL 33306
494225040180	06/07/2024	Warranty Deed		\$657,800	119634926	2849 NE 26 ST FORT LAUDERDALE, FL 33305
494225040300	05/30/2024	Warranty Deed	Qualified Sale	\$2,500,000	119614714	2839 NE 26 CT FORT LAUDERDALE, FL 33306

**Land Calculation**

[More Sales](#) ↗

Type	Unit Price	Units	Zoning
Square Foot	\$70.00	10,001 SqFt	RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY

**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

Ft  
Lauderdale  
Fire-rescue  
(03)

FT Laud  
Stormwater  
Cat III (F3)

Vacant Lots  
(L)

1

10,001.00

**School** ⓘ

**School    Grade**

Bayview  
Elementary A  
School

Sunrise  
Middle    B  
School

Fort  
Lauderdale A  
High  
School

**Elected Officials**

<b>Property Appraiser</b>	<b>County Comm. District</b>	<b>County Comm. Name</b>	<b>US House Rep. District</b>	<b>US House Rep. Name</b>
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
<b>Florida House Rep. District</b>	<b>Florida House Rep. Name</b>	<b>Florida Senator District</b>	<b>Florida Senator Name</b>	<b>School Board Member</b>
100	Chip LaMarca	37	Jason W. B. Pizzo	Sarah Leonardi

Broward County  
Property Appraiser

**About BCPA Search**  
About Marty Kiar  
Property Search  
Contact Us

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FAQ  
Download Forms

**Online Tools Exemptions & Classification**  
Maps & Aerials

115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301 954-357-6830 martykiar@bcpa.net	Tax Roll	Tangible	Related Links	Exemption	All
	Information	Search	Market	Status	Exemptions
	Business	Sales Search	Reports	Data Request	Agricultural
	Careers	Subdivision	Video Gallery	Tax	Classification
	Ask Marty	Search	Newsletters	Estimator	Appeals &
		Time Share		Portability	Petitions
		Search		Estimator	Report
	Commercial		Owner Alert	Exemption	
	Search			Fraud	
		Land Search			

### Privacy Policy

Having trouble viewing our website? Please contact our accessibility hotline for assistance at [accessibility@bcpa.net](mailto:accessibility@bcpa.net) or 954-357-6830.

**Source:** Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm. **Legal Disclaimer:** Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

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

AGENT AUTHORIZATION FORM

I, 2733 NE 28th Street LLC ("Owner") as the current title owner of the real property located at 2733 NE 28th Street, Fort Lauderdale, FL 33306 ("Property"), do hereby authorize

Julian Colucci ("Authorized Agent") to act as my agent regarding the submittal of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

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

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

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



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

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

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

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

WITNESS

[Signature]  
Witness Signature  
Michael Vargas  
Print Name  
10 / 22 / 2024  
Date

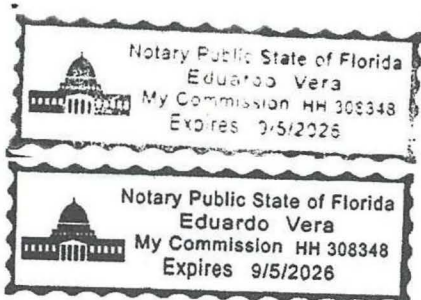
Vito Labalestra  
Signature - Owner/Authorized Individual  
Vito Labalestra  
Print Name - Owner/ Authorized Individual  
Owner  
Print Title - Authorized Individual

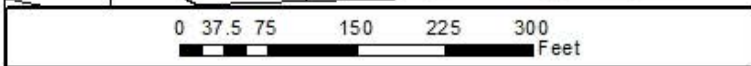
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of OCTOBER, 2024, by VITO LABALESTRA, an individual who is personally known to me  or has produced \_\_\_\_\_ as identification

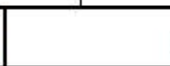
[NOTARY SEAL]

[Signature]  
(Signature of Notary Public- State of Florida)  
9/5/2026  
My Commission Expires:  
EDUARDO VERA  
Print, Type, or Stamp Commissioned Name of Notary Public)





**MARTY KIAR**  
**BROWARD COUNTY PROPERTY APPRAISER**



**2733 NE 28 ST**  
**DATE OF PRINT: 08/29/2024**

FOLIO_NUMB	NAME_LINE_
494225040011	PUBLIC LAND
494225042450	CALHOUN/CASCIANO TR
494225042460	ENGELBERGER,THOMAS FRANCIS III
494225042470	JANE F AVERY REV TR
494225042480	KRAUS,ANDREA J
494225042490	CLARK,LESLIE VERONICA
494225042570	SWIFTSURE LLC
494225042580	2717 NE 29TH STREET LLC
494225042590	SHOMAR,HENNY L & HEATHER LORAIN
494225042600	ERDMANN,JEFFREY J & WENDY E
494225042610	STROM,JANON CLAIRE H/E
494225042620	DETTMAN,GREGORY L
494225042630	HOMRIGHAUSEN,YANITZA
494225042640	BUSTOS FERNANDEZ,PERCY OMAR &
494225042650	SCHMIDT,JANICE B
494225042660	CASORIA,SIMON M III
494225042670	NICELY,FREDERICK R
494225042680	LEVINSON,BARRY & BONNIE E
494225042750	LEO,MARIANO NAHUEL
494225042760	SULLIVAN,TORY P
494225042770	MASON,BARBARA BENZ
494225042780	2733 NE 28TH STREET LLC
494225042790	ANDERSON,DOUGLAS G & KARIN CARR
494225042800	2749 NE 28TH STREET LLC
494225042810	LICITRA,LOUIS J JR
494225042820	ARNDALL,CHARLES R
494225042830	STOLARZ,CRAIG
494225042840	LOPEZ,ARTURO & MARY
494225042850	MOORE,CASSIUS D & DAPHNE I
494225042860	SPINELLI,DEVAN P & LESLIE A
494225042930	TALLON,ZACHARY
494225042940	FOSTER,TROY R
494225042950	GASPERONI,GERALDINE A H/E
494225042960	LASONDE,GREGORY J
494225042970	BRADY,JOHN J
494225042980	BECK,MATTHEW & ASHLEY
494225043000	SHAW,WALTER
494225043010	RODGERS,CAMERON M & LESLEY E

NAME\_LINE1

% CITY OF FORT LAUDERDALE

CALHOUN,CHRISTOPHER N TRSTEE

HAVERKATE,RICHARD TODD

NICHOLS,CHARLES A

SCHILMAN,DANIELA PAULA

FORKER,CLYDE DOUGLAS

TORY P SULLIVAN LIV TR

BLACK,KENNETH J

ARNDALL,KATHERINE

MELNYK,MELISSA S

TENENBAUM,HAROLD

GASPERONI,MICHAEL S

JOHN J BRADY REV TR

ADDRESS_LI	CITY	ST/ZIP
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
63 ADRIAN AVE #6E	BRONX	NY 10463
2740 NE 29 CT	FORT LAUDERDALE	FL 33306
2732 NE 29 CT	FORT LAUDERDALE	FL 33306
2724 NE 29 CT	FORT LAUDERDALE	FL 33306
2716 NE 29 CT	FORT LAUDERDALE	FL 33306
PO BOX 302808	ST THOMAS	VI 00803
3000 NE 44 ST	FORT LAUDERDALE	FL 33308
2725 NE 29 ST	FORT LAUDERDALE	FL 33306
2733 NE 29 ST	FORT LAUDERDALE	FL 33306
2741 NE 29 ST	FORT LAUDERDALE	FL 33306
2901 BAYVIEW DR	FORT LAUDERDALE	FL 33306
2750 NE 29 ST	FORT LAUDERDALE	FL 33306
2740 NE 29 ST	FORT LAUDERDALE	FL 33306
2732 NE 29 ST	FORT LAUDERDALE	FL 33306
2724 NE 29 ST	FORT LAUDERDALE	FL 33306
2716 NE 29 ST	FORT LAUDERDALE	FL 33306
2708 NE 29 ST	FORT LAUDERDALE	FL 33306
2709 NE 28 ST	FORT LAUDERDALE	FL 33306
2717 NE 28 ST	FORT LAUDERDALE	FL 33306
2725 NE 28 ST	FORT LAUDERDALE	FL 33306
4205 NE 22 AVE	FORT LAUDERDALE	FL 33305
2741 NE 28 ST	FORT LAUDERDALE	FL 33306
2881 NE 26 PL	FORT LAUDERDALE	FL 33306
2748 NE 28 ST	FORT LAUDERDALE	FL 33306
2740 NE 28 ST	FORT LAUDERDALE	FL 33306
2732 NE 28 ST	FORT LAUDERDALE	FL 33306
2724 NE 28 ST	FORT LAUDERDALE	FL 33306
2716 NE 28 ST	FORT LAUDERDALE	FL 33306
2708 NE 28 ST	FORT LAUDERDALE	FL 33306
10989 CROOKED CREEK DR	DALLAS	TX 75229
1006 JUDSON DR	MOUNTAIN VIEW	CA 94040
2725 NE 27 CT	FORT LAUDERDALE	FL 33306
2733 NE 27 CT	FORT LAUDERDALE	FL 33306
3986 SW RIVERS END WAY	PALM BEACH CITY	FL 34990
2749 NE 27 CT	FORT LAUDERDALE	FL 33306
2740 NE 27 CT	FORT LAUDERDALE	FL 33306
2732 NE 27 CT	FORT LAUDERDALE	FL 33306

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33301	CORAL RIDGE GALT ADD NO 1
BRONX	NY10463	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
ST THOMAS	VI00803	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33308	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
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FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
DALLAS	TX75229	CORAL RIDGE GALT ADD NO 1
MOUNTAIN VIEW	CA94040	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
PALM BEACH CITY	FL34990	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1
FORT LAUDERDALE	FL33306	CORAL RIDGE GALT ADD NO 1



LEGAL\_LI\_3  
PLAT LESS VACATED PORTIONS IN

LEGAL\_LI\_4  
INST #114703487

LEGAL\_LI\_5

LEGAL\_LI\_6

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	MA	C	JUST_LAND	JUST_BUILD	JUST_OTHE
	0312	94		2		890170	0	0
	0312	01	01	2		240020	692440	0
	0312	01	01	2		240020	1658110	0
1752	0312	01	01	2		240020	741610	0
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	0312	01	01	2		240020	851940	0
2808	0312	01	01	2		240020	892270	0
	0312	00	01	2		700070	0	0
1731	0312	01	01	2		240020	1029480	0
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1731	0312	01	01	2		264020	1228200	0
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	0312	00	01	2		700070	0	0
1727	0312	01	01	2		240020	985360	0
	0312	01	01	2		299640	526150	0
1728	0312	01	01	2		303500	1186640	0
	0312	01	01	2		240020	844060	0
1728	0312	01	01	2		240020	853520	0
1728	0312	01	01	2		240020	1891050	0
	0312	01	01	2		240020	1771040	0
	0312	01	01	2		240020	1013410	0
	0312	01	01	2		240020	1979310	0
2311	0312	01	01	2		240020	1090870	0
1719	0312	01	01	2		240020	742760	0
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	0312	01	01	2		240020	1065480	0
	0312	01	01	2		298610	1119160	0
1720	0312	01	01	2		240020	579540	0
	0312	01	01	2		240020	1016250	0

LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_	NEW_SOH_	NEW_SB_SC	HE1_AMOUI	HE2_AMOUI	WVD_AMOL
890170	0	0	890170	890170	890170	0	0	0
895630	0	0	681970	750160	932460	0	0	0
1953260	0	0	1304900	1344040	1344040	25000	25000	0
942440	0	0	270220	278320	278320	25000	25000	10000
1641130	0	0	1641130	1690360	1690360	25000	25000	0
1046430	0	0	1046430	968960	968960	25000	25000	0
1117770	0	0	1117770	1132290	1132290	0	0	0
924920	0	0	924920	700070	700070	0	0	0
1303580	0	0	1027000	1057810	1057810	25000	25000	0
948420	0	0	314640	324070	324070	25000	25000	0
1426930	0	0	332890	346160	346160	25000	25000	0
1258020	0	0	525560	541320	541320	25000	25000	0
1253430	0	0	838200	863340	863340	25000	25000	0
1460660	0	0	1188680	1224340	1224340	25000	25000	0
945300	0	0	270000	278100	278100	25000	25000	5000
1059540	0	0	262730	270610	270610	25000	25000	5000
1322840	0	0	656210	675890	675890	25000	25000	0
968970	0	0	727550	800300	1009510	0	0	0
1285960	0	0	1125850	1238430	1416420	0	0	0
1431890	0	0	935410	963470	963470	25000	25000	0
871310	0	0	241220	248450	248450	25000	25000	0
910450	0	0	910450	700070	700070	0	0	0
1176570	0	0	362490	373360	373360	25000	25000	0
768280	0	0	636600	700260	825790	0	0	0
1428310	0	0	781280	804710	804710	25000	25000	0
1013020	0	0	543510	559810	559810	25000	25000	0
1048210	0	0	499040	514630	514630	25000	25000	0
2030280	0	0	1226250	1263030	1263030	25000	25000	0
840180	0	0	531420	1053120	1053120	25000	25000	0
1145880	0	0	610370	628680	628680	25000	25000	0
750080	0	0	273810	2219330	2219330	0	0	0
1408460	0	0	1408460	1330890	1330890	0	0	0
944120	0	0	254570	262200	262200	25000	25000	0
870870	0	0	667110	733820	906920	0	0	0
1338760	0	0	1095120	1129100	1129100	25000	25000	5000
1358540	0	0	1022630	1053300	1053300	25000	25000	0
756210	0	0	385420	396980	396980	25000	25000	0
1201920	0	0	665830	685800	685800	25000	25000	0

EXEMPTION	COUNTY_MI	SCHOOL_M	CITY_MEX_A	INDEP_MEX	COUNTY_TA	SCHOOL_TA	CITY_TAXA	INDEP_TAXA
0	890170	890170	890170	890170	0	0	0	0
0	0	0	0	0	750160	932460	750160	750160
0	0	0	0	0	1294040	1319040	1294040	1294040
0	0	0	0	0	218320	243320	218320	218320
0	0	0	0	0	1640360	1665360	1640360	1640360
0	0	0	0	0	918960	943960	918960	918960
0	0	0	0	0	1132290	1132290	1132290	1132290
0	0	0	0	0	700070	700070	700070	700070
0	0	0	0	0	1007810	1032810	1007810	1007810
0	0	0	0	0	274070	299070	274070	274070
0	0	0	0	0	296160	321160	296160	296160
0	0	0	0	0	491320	516320	491320	491320
0	0	0	0	0	813340	838340	813340	813340
0	0	0	0	0	1174340	1199340	1174340	1174340
0	0	0	0	0	223100	248100	223100	223100
0	0	0	0	0	215610	240610	215610	215610
0	0	0	0	0	625890	650890	625890	625890
0	0	0	0	0	800300	1009510	800300	800300
0	0	0	0	0	1238430	1416420	1238430	1238430
0	0	0	0	0	913470	938470	913470	913470
0	0	0	0	0	198450	223450	198450	198450
0	0	0	0	0	700070	700070	700070	700070
0	0	0	0	0	323360	348360	323360	323360
0	0	0	0	0	700260	825790	700260	700260
0	0	0	0	0	754710	779710	754710	754710
0	0	0	0	0	509810	534810	509810	509810
0	0	0	0	0	464630	489630	464630	464630
0	0	0	0	0	1213030	1238030	1213030	1213030
0	0	0	0	0	1003120	1028120	1003120	1003120
0	0	0	0	0	578680	603680	578680	578680
0	0	0	0	0	2219330	2219330	2219330	2219330
0	0	0	0	0	1330890	1330890	1330890	1330890
0	0	0	0	0	212200	237200	212200	212200
0	0	0	0	0	733820	906920	733820	733820
0	0	0	0	0	1074100	1099100	1074100	1074100
0	0	0	0	0	1003300	1028300	1003300	1003300
0	0	0	0	0	346980	371980	346980	346980
0	0	0	0	0	635800	660800	635800	635800

HE_ILY_F	ME_W	EXISO	COFID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIRFI	FIRE_ASSES	SAISAFE_NEI_1	DR
100	14	13	Y	0	0		0.00	03	X	1	0
		08	Y	0	0	F	9.44	03	R	1	0
100	100	19	19	Y	0	F	9.44	03	R	1	0
1/1	1/1	7	94	08	Y	0	0	F	9.44	03	R
100	100	22	22	Y	0	F	9.44	03	R	1	0
100	100	24	24	Y	0	F	9.44	03	R	1	0
		24	Y	0	0	F	9.44	03	R	1	0
		24	Y	684900	0		0.00	03	L	1	0
100	100	22	22	Y	0	F	9.44	03	R	1	0
1/1	1/1	95	08	Y	0	F	9.44	03	R	1	0
1/1	1/1	94	08	Y	0	3290	F	9.44	03	R	1
1/1	1/1	01	08	Y	0	F	9.44	03	R	1	0
100	100	23	23	Y	0	F	9.44	03	R	1	0
100	100	22	22	Y	0	F	9.44	03	R	1	0
1/1	1/1	1	94	08	Y	0	0	F	9.44	03	R
1/1	1/1	1	94	08	Y	0	0	F	9.44	03	R
100	100	15	15	Y	0	F	9.44	03	R	1	0
		19	Y	0	0	F	9.44	03	R	1	0
		22	Y	0	0	F	9.44	03	R	1	0
100	100	18	18	Y	0	F	9.44	03	R	1	0
1/1	1/1	94	08	Y	0	F	9.44	03	R	1	0
		24	Y	670430	0		0.00	03	L	1	0
1/1	1/1	95	08	Y	0	F	9.44	03	R	1	0
		11	Y	0	0	F	9.44	03	R	1	0
100	100	18	18	Y	0	F	9.44	03	R	1	0
100	100	17	17	Y	0	F	9.44	03	R	1	0
100	100	17	17	Y	0	620	F	9.44	03	R	1
100	100	21	21	Y	0	F	9.44	03	R	1	0
100	100	18	18	N	Y	0	505760	F	18.88	03	R
100	100	16	16	Y	0	F	9.44	03	R	1	0
		20	N	Y	0	1979310	F	9.44	03	R	1
		23	Y	0	0	F	9.44	03	R	1	0
1/1	1/1	94	08	Y	0	F	9.44	03	R	1	0
		12	Y	0	0	F	9.44	03	R	1	0
100	100	1	22	22	Y	0	1130	F	9.44	03	R
100	100	21	21	Y	0	F	9.44	03	R	1	0
100	100	12	12	Y	0	F	9.44	03	R	1	0
100	100	16	16	Y	0	F	9.44	03	R	1	0

DRAINAGE_1	IMF IMPROVEM_1	SALE_DATE	DEE STAMP_AMO	BOOK_1	PAGE_1
0.00	0.00		0.00	0.0000000000	0.0000000000
0.00	0.00	12/19/02 WD	0.70	35225.0000000000	622.0000000000
0.00	0.00	8/24/18 WD	8925.00	0.0000000000	0.0000000000
0.00	0.00	5/28/13 QCE	0.70	49831.0000000000	1693.0000000000
0.00	0.00	11/17/21 WD	12600.00	0.0000000000	0.0000000000
0.00	0.00	3/31/23 WD	8890.00	0.0000000000	0.0000000000
0.00	0.00	1/20/23 QCE	0.70	0.0000000000	0.0000000000
0.00	0.00	4/6/23 SWE	0.70	0.0000000000	0.0000000000
0.00	0.00	8/18/21 WD	7700.00	0.0000000000	0.0000000000
0.00	0.00	5/1/94 WD	1585.50	22247.0000000000	396.0000000000
0.00	0.00	6/1/23 SWE	0.70	0.0000000000	0.0000000000
0.00	0.00	3/15/00 WD	2783.90	30337.0000000000	1286.0000000000
0.00	0.00	11/12/18 QCE	0.70	0.0000000000	0.0000000000
0.00	0.00	4/20/21 WD	7315.00	0.0000000000	0.0000000000
0.00	0.00	4/26/22 WD	0.70	0.0000000000	0.0000000000
0.00	0.00	8/1/78 WD	300.00	0.0000000000	0.0000000000
0.00	0.00	12/10/19 QCE	0.70	0.0000000000	0.0000000000
0.00	0.00	7/18/24 WD	8050.00	0.0000000000	0.0000000000
0.00	0.00	7/16/21 WD	7700.00	0.0000000000	0.0000000000
0.00	0.00	5/21/20 WD	0.70	0.0000000000	0.0000000000
0.00	0.00	8/31/15 DRR	0.70	0.0000000000	0.0000000000
0.00	0.00	1/16/24 QCE	0.70	0.0000000000	0.0000000000
0.00	0.00	7/1/94 WD	1512.00	22394.0000000000	488.0000000000
0.00	0.00	12/29/10 TD	2310.70	47620.0000000000	1551.0000000000
0.00	0.00	2/4/16 WD	4375.00	0.0000000000	0.0000000000
0.00	0.00	7/1/24 WD	10283.00	0.0000000000	0.0000000000
0.00	0.00	4/18/16 WD	4732.70	0.0000000000	0.0000000000
0.00	0.00	4/20/20 WD	10325.00	0.0000000000	0.0000000000
0.00	0.00	1/27/17 WD	3675.00	0.0000000000	0.0000000000
0.00	0.00	9/30/15 WD	3990.00	0.0000000000	0.0000000000
0.00	0.00	6/25/24 WD	19705.00	0.0000000000	0.0000000000
0.00	0.00	8/11/22 WD	9940.00	0.0000000000	0.0000000000
0.00	0.00	1/18/18 QCE	0.70	0.0000000000	0.0000000000
0.00	0.00	4/13/11 TD	2100.00	47885.0000000000	1692.0000000000
0.00	0.00	8/13/21 WD	7805.00	0.0000000000	0.0000000000
0.00	0.00	10/26/20 WD	8260.00	0.0000000000	0.0000000000
0.00	0.00	12/1/12 WD	0.70	0.0000000000	0.0000000000
0.00	0.00	2/19/15 SWE	4032.00	0.0000000000	0.0000000000

SALE_DATE	DEE	STAMP_AM_1	BOOK_2	PAGE_2	SALE_DATE	DEE	STAMP_AM_2
		0.00	0.0000000000	0.0000000000			0.00
6/22/99	PRD	0.70	29842.0000000000	168.0000000000	7/24/97	QCE	0.70
4/6/17	WD	0.70	0.0000000000	0.0000000000	4/30/15	WD	7700.00
8/1/73	WD	164.70	5434.0000000000	197.0000000000			0.00
9/23/20	WD	3920.00	0.0000000000	0.0000000000	6/9/15	WD	0.70
10/28/15	SWC	0.70	0.0000000000	0.0000000000	4/15/14	WD	3430.00
1/26/22	TD	8715.00	0.0000000000	0.0000000000	6/11/19	WD	0.70
6/19/21	WD	5289.90	0.0000000000	0.0000000000	4/21/17	QCE	0.70
1/1/93	WD	1190.00	20318.0000000000	82.0000000000	9/1/84	QCE	0.45
10/1/89	WD	962.50	0.0000000000	0.0000000000	4/1/74	WD	174.00
1/29/07	QCE	0.70	43598.0000000000	1850.0000000000	11/1/89	PRD	1155.00
		0.00	0.0000000000	0.0000000000	1/1/87	WD	775.00
10/6/15	QCE	0.70	0.0000000000	0.0000000000	10/16/14	QCE	0.70
7/31/17	WD	5890.50	0.0000000000	0.0000000000	6/1/11	WD	4550.00
1/25/00	QCE	0.70	30235.0000000000	1954.0000000000			0.00
10/1/75	WD	180.00	0.0000000000	0.0000000000	12/1/72	WD	135.00
6/18/14	QCE	0.70	50890.0000000000	1721.0000000000	1/21/13	WD	3255.00
8/30/12	WD	2730.00	49047.0000000000	266.0000000000	1/5/04	SWC	0.70
4/27/12	WD	4620.00	48712.0000000000	532.0000000000	12/18/09	QCE	0.70
6/1/17	WD	6711.60	0.0000000000	0.0000000000	10/4/02	WD	3115.00
8/20/15	WD	0.70	0.0000000000	0.0000000000	4/1/70	WD	129.00
6/14/23	QCE	0.70	0.0000000000	0.0000000000	5/31/23	WD	6720.00
12/1/80	PRD	440.00	0.0000000000	0.0000000000			0.00
10/21/10	SWC	2310.70	47506.0000000000	934.0000000000	4/28/10	CET	2065.70
11/1/93	WD	1708.00	21459.0000000000	204.0000000000	5/1/88	WD	1237.50
12/30/15	WD	4042.50	0.0000000000	0.0000000000	9/4/14	WD	3629.50
6/23/11	WD	2996.00	48014.0000000000	1178.0000000000	5/1/90	WD	979.00
6/15/11	WD	6440.00	47986.0000000000	881.0000000000	8/31/98	WD	1050.00
5/16/95	PRD	0.70	24530.0000000000	172.0000000000			0.00
10/2/06	QCE	0.70	43259.0000000000	22.0000000000	9/1/82	WD	690.30
8/22/19	WD	3780.00	0.0000000000	0.0000000000	3/12/19	WD	3010.00
1/28/13	QCE	940.80	49490.0000000000	368.0000000000	10/1/97	WD	1886.50
6/1/85	WD	526.50	12636.0000000000	114.0000000000	7/1/73	WD	102.00
5/1/91	WD	0.55	18369.0000000000	361.0000000000	10/1/72	WD	150.00
10/24/17	QCE	0.70	0.0000000000	0.0000000000	3/9/15	WD	4025.00
3/1/18	WD	4081.00	0.0000000000	0.0000000000	5/1/89	WD	1078.00
2/16/11	WD	2303.00	0.0000000000	0.0000000000	6/1/73	WD	159.00
7/8/14	CET	3115.70	51044.0000000000	937.0000000000	6/8/04	WD	4249.00

BOOK_3	PAGE_3	SALE_DAT_DEE	STAMP_AM_3	BOOK_4
0.0000000000	0.0000000000		0.00	0.0000000000
26815.0000000000	526.0000000000	4/1/88 WD	962.50	15480.0000000000
0.0000000000	0.0000000000	3/18/14 QCE	0.70	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	10/1/66 WD	59.70	0.0000000000
50714.0000000000	1920.0000000000	3/11/10 QCE	0.70	46956.0000000000
0.0000000000	0.0000000000	2/22/13 WD	4480.00	49589.0000000000
0.0000000000	0.0000000000	1/5/04 SWE	0.70	36753.0000000000
0.0000000000	0.0000000000	12/1/73 WD	162.00	0.0000000000
0.0000000000	0.0000000000	2/1/66 WD	79.50	0.0000000000
16999.0000000000	599.0000000000	12/1/66 WD	111.00	0.0000000000
14118.0000000000	240.0000000000		0.00	0.0000000000
51190.0000000000	62.0000000000	2/27/08 QCE	0.70	45269.0000000000
47960.0000000000	1042.0000000000	11/30/00 WD	2835.00	31078.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	3/1/71 WD	135.60	0.0000000000
49444.0000000000	1097.0000000000	1/5/04 SWE	0.70	36806.0000000000
36753.0000000000	688.0000000000	7/1/86 WD	575.00	13584.0000000000
46765.0000000000	516.0000000000	4/17/06 WD	5474.00	41904.0000000000
33911.0000000000	1039.0000000000	2/27/02 WD	2380.00	32841.0000000000
0.0000000000	0.0000000000	6/1/69 WD	108.00	0.0000000000
0.0000000000	0.0000000000	9/23/22 QCE	0.70	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
47105.0000000000	1144.0000000000	5/17/05 WD	4900.00	39704.0000000000
0.0000000000	0.0000000000	10/1/81 WD	832.50	0.0000000000
51131.0000000000	800.0000000000	12/22/05 QCE	0.70	41475.0000000000
17428.0000000000	282.0000000000	10/1/89 WD	825.00	0.0000000000
28805.0000000000	111.0000000000	11/27/96 QCE	0.70	25706.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
10428.0000000000	832.0000000000	3/1/82 WD	697.50	0.0000000000
0.0000000000	0.0000000000	3/1/72 WD	115.20	0.0000000000
27093.0000000000	565.0000000000	2/14/97 SWE	1204.00	26277.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	7/30/13 TD	3535.00	50050.0000000000
16444.0000000000	551.0000000000	12/1/80 WD	500.00	0.0000000000
0.0000000000	0.0000000000	2/1/72 WD	128.10	0.0000000000
37633.0000000000	389.0000000000	2/23/01 WD	2889.60	31308.0000000000

0.0000000000		0.00	0.0000000000	0.0000000000
730.0000000000	12/1/64 WD	93.00	0.0000000000	0.0000000000
0.0000000000	3/19/14 QCE	0.70	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
659.0000000000	8/1/89 WD	1058.75	16698.0000000000	517.0000000000
1015.0000000000	7/19/12 QCE	0.70	49038.0000000000	625.0000000000
686.0000000000	5/1/75 WD	198.00	6209.0000000000	690.0000000000
0.0000000000	2/1/72 WD	104.40	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
1338.0000000000	6/19/07 WD	5600.00	44336.0000000000	1004.0000000000
172.0000000000	11/17/95 WD	0.70	24224.0000000000	932.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	10/1/69 WD	112.50	0.0000000000	0.0000000000
733.0000000000	1/5/04 SWC	0.70	36753.0000000000	684.0000000000
383.0000000000	9/1/73 WD	159.00	0.0000000000	0.0000000000
1923.0000000000	11/1/75 WD	160.50	6405.0000000000	624.0000000000
750.0000000000	4/1/89 WD	990.00	16396.0000000000	522.0000000000
0.0000000000	11/1/60 WD	69.20	0.0000000000	0.0000000000
0.0000000000	3/21/77 WD	0.30	6951.0000000000	126.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
186.0000000000	11/28/01 WD	2555.00	32513.0000000000	1759.0000000000
0.0000000000	2/1/80 WD	466.00	0.0000000000	0.0000000000
910.0000000000	8/29/02 WD	3010.00	33736.0000000000	899.0000000000
0.0000000000	10/1/87 WD	709.50	0.0000000000	0.0000000000
542.0000000000	10/1/71 WD	96.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	6/1/77 WD	321.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
749.0000000000	2/3/97 QCE	0.70	26005.0000000000	92.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
20.0000000000	2/27/07 QCE	0.70	43678.0000000000	1870.0000000000
0.0000000000	9/1/72 WD	174.00	0.0000000000	0.0000000000
0.0000000000	9/1/66 WD	60.00	0.0000000000	0.0000000000
169.0000000000	9/9/96 WD	1750.00	25373.0000000000	374.0000000000

LAND_CALC_	LAND_CALC1	LAI	LAND_CALC_2	LAND_CALC_3	LAI	LAND_CALC_5	LAND_CALC_6	LAI
0.51	1745429.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
70.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	11001.00	SF	0.00	0.00		0.00	0.00	
24.00	13906.00	SF	0.00	0.00		0.00	0.00	
24.00	13641.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
70.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	12485.00	SF	0.00	0.00		0.00	0.00	
24.00	12646.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	12442.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	SF	0.00	0.00		0.00	0.00	
24.00	10001.00	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						BAYVIEW	DR	FL	33311
0.00	0.00	2748		NE		29		CT	FL	33306
0.00	0.00	2740		NE		29		CT	FL	333061752
0.00	0.00	2732		NE		29		CT	FL	333061752
0.00	0.00	2724		NE		29		CT	FL	333061752
0.00	0.00	2716		NE		29		CT	FL	33306
0.00	0.00	2709		NE		29		ST	FL	333061731
0.00	0.00	2717		NE		29		ST	FL	333061731
0.00	0.00	2725		NE		29		ST	FL	333061731
0.00	0.00	2733		NE		29		ST	FL	33306
0.00	0.00	2741		NE		29		ST	FL	333061731
0.00	0.00	2901					BAYVIEW	DR	FL	333061769
0.00	0.00	2750		NE		29		ST	FL	33306
0.00	0.00	2740		NE		29		ST	FL	333061732
0.00	0.00	2732		NE		29		ST	FL	333061732
0.00	0.00	2724		NE		29		ST	FL	333061732
0.00	0.00	2716		NE		29		ST	FL	33306
0.00	0.00	2708		NE		29		ST	FL	33306
0.00	0.00	2709		NE		28		ST	FL	33306
0.00	0.00	2717		NE		28		ST	FL	33306
0.00	0.00	2725		NE		28		ST	FL	333061727
0.00	0.00	2733		NE		28		ST	FL	333061727
0.00	0.00	2741		NE		28		ST	FL	333061727
0.00	0.00	2749		NE		28		ST	FL	33306
0.00	0.00	2748		NE		28		ST	FL	333061728
0.00	0.00	2740		NE		28		ST	FL	33306
0.00	0.00	2732		NE		28		ST	FL	333061728
0.00	0.00	2724		NE		28		ST	FL	333061728
0.00	0.00	2716		NE		28		ST	FL	333061728
0.00	0.00	2708		NE		28		ST	FL	33306
0.00	0.00	2709		NE		27		CT	FL	333061719
0.00	0.00	2717		NE		27		CT	FL	333061719
0.00	0.00	2725		NE		27		CT	FL	333061719
0.00	0.00	2733		NE		27		CT	FL	333061719
0.00	0.00	2741		NE		27		CT	FL	333061719
0.00	0.00	2749		NE		27		CT	FL	333061719
0.00	0.00	2740		NE		27		CT	FL	333061720
0.00	0.00	2732		NE		27		CT	FL	33306

SITUS_	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_J	TWO_YRS_
890170	0	0	0	0	890170	890170	0	
240020	655610	0	681970	1486836	681970	240020	390100	
240020	1713240	0	1254900	2440121	1304900	240020	1283110	
240020	702420	0	210220	474323	270220	240020	418160	
240020	1401110	0	1591130	3072810	1641130	540050	10	
240020	806410	0	508690	1035961	558690	240020	480160	
240020	877750	0	1117770	2165539	1117770	240020	633360	
240020	684900	0	712530	1543501	712530	240020	407740	
240020	1063560	0	977000	1917190	1027000	240020	796990	
240020	708400	0	264640	576727	314640	240020	530560	
264020	1162910	0	282890	611069	332890	264020	692320	
333740	924280	0	475560	973619	525560	333740	550260	
327380	926050	0	788200	1561920	838200	327380	551370	
240020	1220640	0	1138680	2221425	1188680	240020	914040	
240020	705280	0	215000	483319	270000	240020	419580	
240020	819520	0	207730	469640	262730	240020	488010	
240020	1082820	0	606210	1219466	656210	240020	644400	
240020	728950	0	727550	1590970	727550	240020	434000	
240020	1045940	0	1125850	2286667	1125850	240020	783480	
240020	1191870	0	885410	1744842	935410	240020	892710	
240020	631290	0	191220	438573	241220	240020	375830	
240020	670430	0	910450	1775421	910450	240020	399010	
240020	936550	0	312490	666768	362490	240020	557570	
299640	468640	0	636600	1347227	636600	299640	279090	
303500	1124810	0	731280	1454814	781280	303500	669400	
240020	773000	0	493510	1007395	543510	240020	459970	
240020	808190	0	449040	923715	499040	240020	605230	
240020	1790260	0	1176250	2292122	1226250	240020	1341260	
240020	600160	0	481420	984645	531420	240020	357170	
240020	905860	0	560370	1133208	610370	240020	539210	
750080	0	0	273810	844635	273810	240020	97950	
240020	1168440	0	1408460	2712538	1408460	240020	671080	
240020	704100	0	204570	463693	254570	240020	419190	
240020	630850	0	667110	1452324	667110	240020	375320	
240020	1098740	0	1040120	2035964	1095120	240020	823210	
298610	1059930	0	972630	1908966	1022630	298610	794200	
240020	516190	0	335420	709915	385420	240020	307210	
240020	961900	0	615830	1237569	665830	240020	572530	

TWO_YRS__	TWO_YRS_T	TWO_YRS_AS	TWO_YRS_S	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT:	BLDG	BLD	B	BLDG
0	0	0	890170	0	0	0	0	0		0
0	619980	1212656	619980	2246	2687	1	1956	003	2	1
0	1216900	2327568	1266900	2784	3088	1	2000	004	2	1
0	206850	456459	262350	2386	2606	1	1957	003	2	1
0	490060	936194	540060	4033	4073	1	2023	005	2	1
0	492330	985308	542330	2265	2608	1	1990	003	2	1
0	537220	1068466	587220	2571	2949	1	1960	003	2	1
0	647760	1257895	647760	0	0	0	0	003	2	0
0	947090	1827746	997090	2500	3201	1	1956	003	2	1
0	255480	546547	305480	2163	2585	1	1956	003	2	1
0	273200	579370	323200	2970	3424	1	1985	003	2	1
0	460260	925898	510260	2991	3550	1	1957	003	2	1
0	864030	1667568	864030	3275	3965	1	1964	003	2	1
0	1104060	2118531	1154060	2721	3375	1	1956	003	2	1
0	211640	465333	262140	2260	2705	1	1962	003	2	1
0	204580	452254	255080	2865	3081	1	1955	003	2	1
0	587100	1160871	637100	3007	3371	1	2010	005	2	1
0	661410	1290922	661410	1924	2485	1	1980	003	2	1
0	1023500	1953950	1023500	2866	3803	1	1959	003	2	1
0	858170	1663023	908170	3202	3571	1	1955	003	2	1
0	184200	414499	234200	1946	2616	1	1956	003	2	1
0	193980	432617	244480	0	0	0	0	003	2	0
0	301940	632612	351940	3043	3574	1	1978	003	2	1
0	578730	1130017	578730	2348	2625	1	1956	003	2	1
0	708530	1385818	758530	3018	3560	1	1980	003	2	1
0	477680	958169	527680	2411	3077	1	1973	003	2	1
0	434510	878198	484510	2399	2754	1	1983	003	2	1
0	1140540	2186110	1190540	4648	6029	1	2005	005	2	1
0	465950	936439	515950	2889	3335	2	1980	003	2	1
0	542600	1078431	592600	3477	4056	1	1973	003	2	1
0	337970	684014	337970	3862	3887	1	2024	005	2	1
0	313320	653694	363320	2562	3087	1	1962	003	2	1
0	197160	438510	247160	2136	2814	1	1972	003	2	1
0	606470	1186848	606470	1951	2562	1	1962	003	2	1
0	1012730	1949345	1063230	2426	2861	1	1980	003	2	1
0	942850	1819891	992850	2668	3099	1	2003	004	2	1
0	324200	673849	374200	1917	2249	1	1959	003	2	1
0	596440	1178171	646440	2704	2838	1	1978	003	2	1

BLD H	NCU_LAND	NCU_BLDG	NCLY	MA_DATE	L_DATE	B_DATE	S/S/S/S/D	DISA	SI	SEN_EX_CO	SEN_EX_CIT
N	0	0	1/1	1/1	0	0	0	0	0	0	0
001 N	0	0	1/1	1/1	101009	100506	101005		0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	Q T Q T	0	0	0
001 Y	0	0	1/1	1/1	101215	100506	100326	T	0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	E Q T	0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	Q T Q T	0	0	0
001 N	0	0	1/1	1/1	101009	100506	101005	T Q T Q	0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	T Q T	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		0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	T 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	101009	100506	100326	T T T T	0	0	0
001 N	0	0	1/1	1/1	101009	100506	101005	Q Q Q	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	101009	100506	101005	T T Q	0	0	0
001 Y	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	Q Q T	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	101215	100506	100326	T T	0	0	0
001 Y	0	0	1/1	1/1	101009	100506	100326	T T E 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	110111	100506	100326	D C D	0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	E	0	0	0
001 Y	0	0	1/1	1/1	101009	100506	100326	Q Q Q	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	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	Q	0	0	0
001 Y	0	0	1/1	1/1	110105	100506	100326	Q Q E	0	0	0
001 N	0	0	1/1	1/1	101009	100506	101005	Q T	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	Q	0	0	0
001 Y	0	0	1/1	1/1	101009	100506	100326	Q T Q Q	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	T Q	0	0	0
001 N	0	0	1/1	1/1	101009	100506	100326	C D	0	0	0



S/	S/	S/	S/	PRELIM_JUS	PIGIS_SQUAR	ACTU	LAST_	OM	CENSUS_BLO	SAI	SAI	SAI	SAI	SAI	PAIFLAI	MIK
		890170		1745429		1221			120110406024							75
		932460		10001	1955	0424			120110406024							H32 21
		1898130		10001	1955	0424	FL		120110406024	01	11	01	11	11		H32 21
		981630		10001	1956	0424	FL		120110406024	11						H32 21
		1719780		10001	2022	0323	FL		120110406024	03	01	11				H32 21
		1091960		10001	1954	0123	FL		120110406024	01	11	02	11			H32 21
		1132290		10001	1959	0424	FL		120110406024	11	01	11	01	11		H32 21
		700070		10001		1123	FL		120110406024	11	01	11				H32 21
		1269500		10001	1955	0224	FL		120110406024	01						H32 21
		988040		10001	1955	1123	FL		120110406024							H32 21
		1492220		11001	1958	0424	FL		120110406024	11	11					H32 21
		1310060		13906	1952	0424	FL		120110406024							H32 21
I		1305780		13641	1956	0424	FL		120110406024	11	11	11	11			H32 21
		1421830		10001	1955	0424	FL		120110406024	01	01	01				H32 21
		985350		10001	1954	0424	FL		120110406024	11						H32 21
		1105510		10001	1954	0424	FL		120110406024							H32 21
		1383580		10001	1955	0424			120110406024	11	11	01				H32 21
		1009510		10001	1954	0424			120110406024	01	01					H32 21
		1416420		10001	1958	0424	FL		120110406024	01	01	11				H32 21
		1498850		10001	1954	0424	FL		120110406024	11	01					H32 21
		915390		10001	1955	0524	FL		120110406024	11	11					H32 21
4		700070		10001		1223	FL		120110406024	11	11	03	11			H32 21
		1225380		10001	1955	0524	FL		120110406024							H32 21
		825790		12485	1955	0424	FL		120110406024	30	02	12				H32 21
		1490140		12646	1955	0524	FL		120110406024	03						H32 21
		1084080		10001	1955	0524			120110406024	01	01	01				H32 21
		1093540		10001	1955	0524	FL		120110406024	01	01					H32 21
		2131070		10001	2004	0524	FL		120110406024	01	01					H32 21
		2011060		10001	1955	0224	FL		120110406024	01						H32 21
		1253430		10001	1955	0524	FL		120110406024	01						H32 21
		2219330		10001	2023	0324	FL		120110406024	01	01	01				H32 21
		1330890		10001	1957	0524	FL		120110406024	01	30					H32 21
		982780		10001	1956	0524	FL		120110406024	11						H32 21
		906920		10001	1954	0524			120110406024	01						H32 21
		1305500		10001	1960	0524	FL		120110406024	01	11	01	01	11		H32 21
		1417770		12442	1956	0424	FL		120110406024	01	01					H32 21
		819560		10001	1953	0424	FL		120110406024	11	01					H32 21
		1256270		10001	1955	0424	FL		120110406024	02	12					H32 21

MISC_DIST	NCU_LAND	NCU_BLDG	BEDS	BATH	LY_NCU_LAI	LY_NCU_BLI	LY_SB_SOH	CBROW	LYCBROW
0	0	0	0.0	0.0	0	0	890170	0	0
0	0	0	3.0	2.0	0	0	895630	0	0
0	0	0	4.0	4.0	0	0	1304900	0	0
0	0	0	3.0	2.0	0	0	270220	0	0
0	0	0	4.0	4.0	0	0	1641130	0	0
0	0	0	3.0	3.0	0	0	558690	0	0
0	0	0	5.0	3.0	0	0	1117770	0	0
0	0	0	0.0	0.0	0	0	924920	0	0
0	0	0	2.0	2.0	0	0	1027000	0	0
0	0	0	2.0	2.0	0	0	314640	0	0
0	0	0	3.0	2.0	0	0	332890	0	0
0	0	0	2.0	2.0	0	0	525560	0	0
0	0	0	4.0	4.0	0	0	838200	0	0
0	0	0	3.0	2.0	0	0	1188680	0	0
0	0	0	3.0	3.0	0	0	270000	0	0
0	0	0	3.0	2.0	0	0	262730	0	0
0	0	0	4.0	2.0	0	0	656210	0	0
0	0	0	2.0	2.0	0	0	968970	0	0
0	0	0	4.0	3.5	0	0	1285960	0	0
0	0	0	3.0	1.0	0	0	935410	0	0
0	0	0	3.0	3.0	0	0	241220	0	0
0	0	0	3.0	2.0	0	0	910450	0	0
0	0	0	3.0	2.0	0	0	362490	0	0
0	0	0	3.0	2.0	0	0	768280	0	0
0	0	0	4.0	3.0	0	0	781280	0	0
0	0	0	3.0	2.0	0	0	543510	0	0
0	0	0	2.0	2.0	0	0	499040	0	0
0	0	0	5.0	4.5	0	0	1226250	0	0
0	0	0	3.0	2.0	0	0	531420	0	0
0	0	0	5.0	4.0	0	0	610370	0	0
0	0	0	3.0	2.0	0	0	750080	0	0
0	0	0	3.0	2.0	0	0	1408460	0	0
0	0	0	0.0	0.0	0	0	254570	0	0
0	0	0	3.0	2.0	0	0	870870	0	0
0	0	0	3.0	3.0	0	0	1095120	0	0
0	0	0	3.0	2.5	0	0	1022630	0	0
0	0	0	2.0	2.0	0	0	385420	0	0
0	0	0	3.0	2.0	0	0	665830	0	0

GRANNY_FL CRA	DAMAS	STORM_ASSE	CLICLEAN_ASSE	EXICOMB_SPI	GRANNY_F_W BI
0			0.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 1 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F3	1000	1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 1 0
0	F1		1.00	0.00	0 1 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	F1		1.00	0.00	0 0 0
0	LAND F3	1000	1.00	0.00	0 0 0
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SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
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0.0000000000		0	0	0	0		2604

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0	0	184

## Narrative

**Vito Labalestra**  
**4205 NE 22<sup>nd</sup> Ave**  
**Fort Lauderdale, FL, 33308**  
**vito@sandcastlegrp.com**  
**954-401-9450**  
**August 30, 2024**

**City of Fort Lauderdale**  
**Department of Sustainable Development**  
**700 NW 19th Avenue**  
**Fort Lauderdale, FL 33311**

Subject: Request for Exception to ULDR Sec-25-62(b)(3) for 2733 NE 28th Street, Fort Lauderdale, FL 33308

Dear Members of the Board,

I am writing to formally request an exception to the requirement outlined in ULDR Sec-25-62(b)(3) for the construction of a new single-family home at 2733 NE 28th Street, Fort Lauderdale, FL 33308. Specifically, I am seeking a waiver to the mandate for building a sidewalk for this property.

Upon reviewing the relevant guidelines and neighborhood characteristics, I believe there are compelling reasons to grant this exception:

1. **Consistency with Neighborhood Character:** The existing conditions on NE 28th Street reveal that no homes along this street have sidewalks. The uniformity of the streetscape supports the absence of sidewalks and is a defining feature of the area's aesthetic and functional character.
2. **Neighborhood Transportation Plan:** According to the approved neighborhood transportation plan, the presence of sidewalks in this area is not preferred. This plan recognizes the value of maintaining the natural landscape, particularly the mature trees that line the street. The plan emphasizes preserving the existing greenery to enhance the neighborhood's overall ambiance and ecological health.
3. **Environmental Considerations:** The property at 2733 NE 28th Street is adjacent to a significant tree, which would be adversely affected by the construction of a sidewalk. Installing a sidewalk in this location could potentially damage the tree's root system and disrupt the local ecosystem, contrary to the goals outlined in the neighborhood transportation plan.
4. **Precedent for Exceptions:** Similar requests in the past for properties in this vicinity have been granted, aligning with the community's established preferences and the

guidance set forth by the transportation plan. This precedent supports the case for granting this exception and maintaining the area's current design integrity.

In summary, granting this exception will uphold the neighborhood's established character and support the environmental considerations that are integral to the approved transportation plan. I respectfully request the Board's favorable consideration of this request to align the new construction at 2733 NE 28th Street with the existing community standards and preferences.

Thank you for your attention to this matter. I am available to provide any additional information or discuss this request further at your convenience.

Sincerely,

Vito Labalestra

Principal - Sandcastle Development Group

Across the street to the west



Next door to the west





Street West View



2733 NE 27<sup>th</sup> Street West Side with Light Pole in the way of the sidewalk



2733 NE 28<sup>th</sup> Street



House across the street



2733 NE 28<sup>th</sup> Street – East Side. Mature Trees in the way of the proposed sidewalk





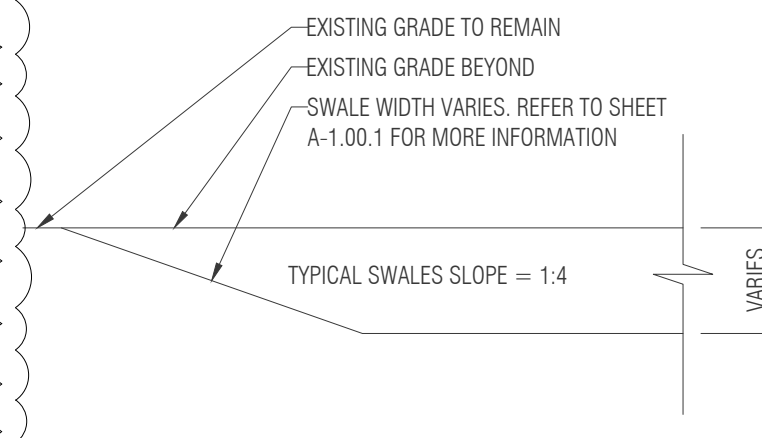


THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. MORE ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

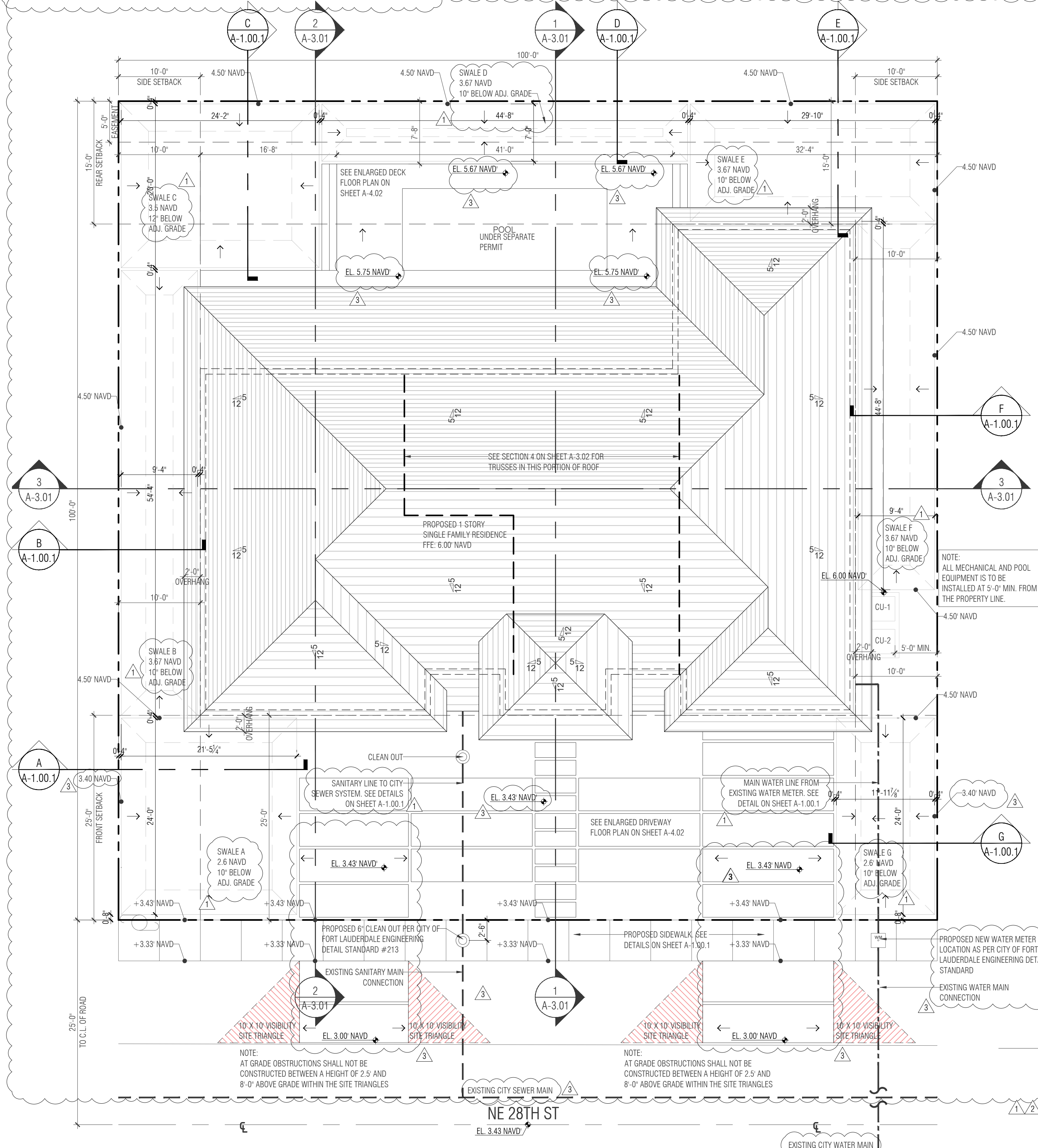
**SITE DRAINAGE CALCULATIONS**  
 REQUIRED ON-SITE RETENTION IS THE GREATER OF THE FOLLOWING:  
 1" COVERAGE PER SQ. FT. OF LOT AREA:  
 10,000 SF X 1" X 1/12" = 833.33 CU. FT.  
 2-1/2" COVERAGE PER SQ. FT. OF IMPERVIOUS LOT AREA:  
 5,990 X 2-1/2" X 1/12" = 1,248 CU. FT.

PROVIDED SWALE CALCULATION:  
 VOLUME = ((TOP SWALE AREA + BOTTOM SWALE AREA) / 2) X DEPTH OF SWALE

SWALE A = ((236 SQ. FT. + 277 SQ. FT.) / 2) X 10/12 FT. = 213.75 CU. FT.  
 SWALE B = ((346 SQ. FT. + 161 SQ. FT.) / 2) X 10/12 FT. = 211.25 CU. FT.  
 SWALE C = ((250 SQ. FT. + 233 SQ. FT.) / 2) X 10/12 FT. = 241.5 CU. FT.  
 SWALE D = ((274 SQ. FT. + 38 SQ. FT.) / 2) X 10/12 FT. = 130 CU. FT.  
 SWALE E = ((229 SQ. FT. + 198 SQ. FT.) / 2) X 10/12 FT. = 177.9 CU. FT.  
 SWALE F = ((288 SQ. FT. + 128 SQ. FT.) / 2) X 10/12 FT. = 173.33 CU. FT.  
 SWALE G = ((179 SQ. FT. + 107 SQ. FT.) / 2) X 10/12 FT. = 119.167 CU. FT.  
 TOTAL SWALE AREA: 1,266.9 CU. FT.

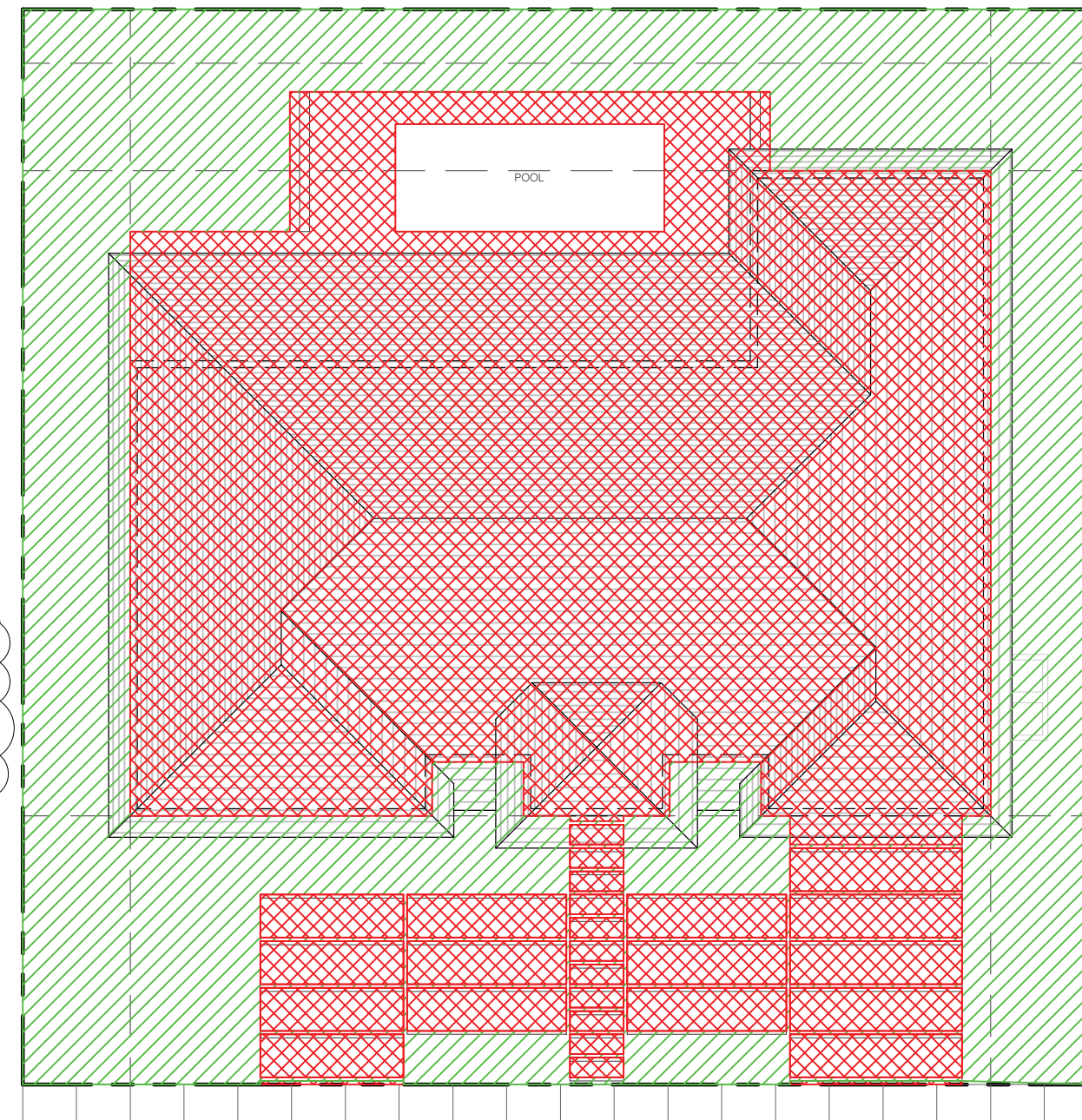
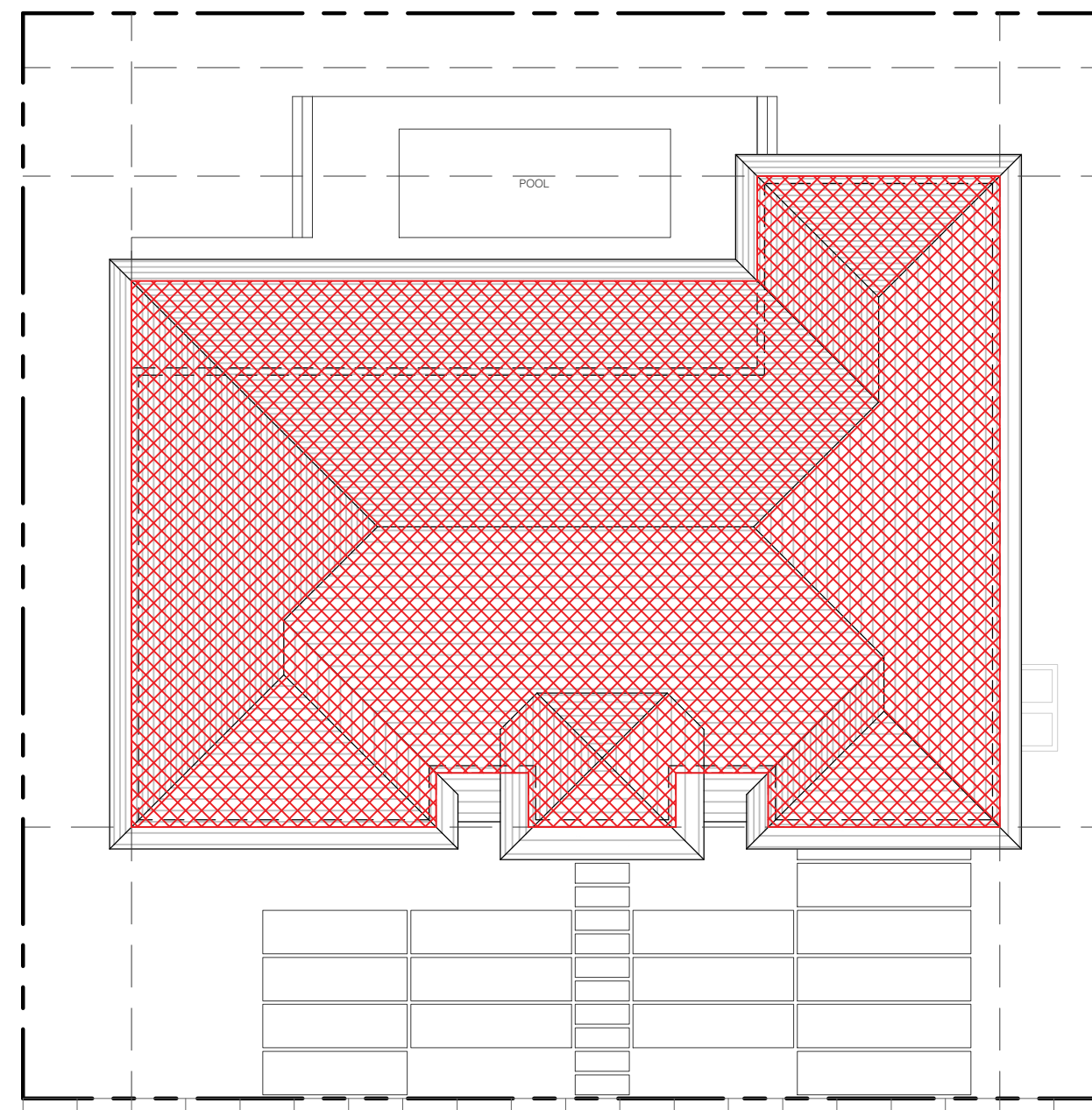


**SWALE CALCULATIONS AND DETAIL**



**SITE PLAN**

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



**LEGAL DESCRIPTION**

LOT 16, BLOCK 50, OF "CORAL RIDGE GALT ADDITION NO.1" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

**SCOPE OF WORK**

THE SCOPE OF WORK CONSISTS OF A PROPOSED NEW +/- 3,600 SF SINGLE FAMILY RESIDENCE. PERMIT TO INCLUDE STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL WORK. POOL IS FOR PLANNING ONLY AND WILL BE BUILT UNDER A SEPARATE PERMIT.

**GOVERNING CODES**

- GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION WITH ALL REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.
- FLORIDA BUILDING CODE 2020 (FBC)
- FLORIDA RESIDENTIAL BUILDING CODE 2020 (FRBC)

**PROJECT SQUARE FOOTAGES**

A/C LIVING AREA: 3,075 SF  
 GARAGE: 550 SF  
 POOL & POOL DECK: 1,225 SF  
 PORCH: 67 SF  
 TOTAL PROJECT AREA: 4,917 SF  
 PERVIOUS AREA: 3,993 SF

**TYPE OF CONSTRUCTION**

CONSTRUCTION TYPE - IIB

**GENERAL NOTES**

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY CLEARANCES OF DUCTWORK AND LIGHTS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE CABINET INSTALLATION WITH ELECTRICAL OUTLET LOCATIONS. REFER TO ELECTRICAL DRAWINGS AND CABINET SHOP DRAWINGS.
- CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES - FLOORING, CEILING, PAINT, PLASTIC LAMINATING, ETC. - COLOR AND STYLE WITH TENANT / OWNER PRIOR TO FABRICATION AND/OR INSTALLATION.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED WOOD.
- ALL MECHANICAL AND POOL EQUIPMENT IS TO BE INSTALLED AT 5'-0" MIN. FROM THE PROPERTY LINE.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**SAFEGUARD UNDER CONST.**

- THIS PROJECT SHALL CONFORM TO ALL SAFEGUARD CONSTRUCTION REQUIREMENTS AS PER CHAPTER 33 OF THE 2020 F.B.C. AND ALL PREVAILING CODES UNDER THIS JURISDICTION.
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMP, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF NATIONAL FIRE PROTECTION ASSOCIATION 101, LIFE SAFETY CODE®, INsofar AS THEY CAN REASONABLY BE APPLIED TO BUILDINGS UNDER CONSTRUCTION.
- PER N.F.P.A. 1141 SECTION 3-9.6 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A-30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.

**ZONING LEGEND**

ADDRESS: 2733 NE 28TH ST, FORT LAUDERDALE, FL 33306

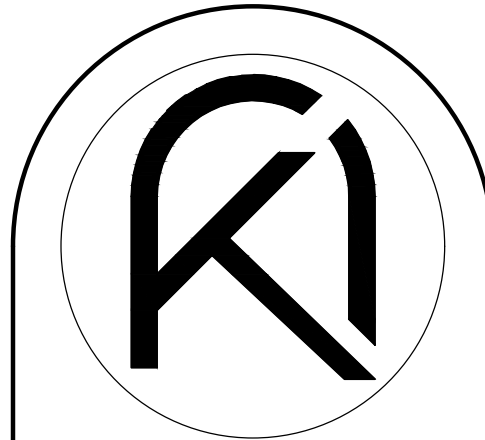
1. ZONING DESIGNATION	RS-4.4	
2. LOT AREA	10,000 SF	
3. FLOOD ZONE	AE 5	
	ALLOWED/REQUIRED	PROPOSED
4. LOT COVERAGE		
50% MAX. BUILDING COVERAGE	5,000 SF	4,167 SF
5. FLOOR AREA RATIO (FAR)		
75% MAX 1ST FLOOR	7,500 SF	3,141 SF
6. SETBACKS		
FRONT (SOUTH)	25'-0"	25'-0"
SIDE (EAST)	10'-0"	10'-0"
SIDE (WEST)	10'-0"	10'-0"
REAR (NORTH)	15'-0"	15'-0"
7. BUILDING HEIGHT	35'-0" MAX	20'-11"

**AREA BREAKDOWN**

SITE	10,000 SF
BUILDING	3,141 SF
DRIVEWAY	888 SF
WALKWAY/PATIO	168 SF
POOLS/DECKS	1,262 SF
PERVIOUS AREA	3,993 SF

**FLOOD INFORMATION PANEL**

FLOOD ZONE	AE-5
BASE FLOOD ELEV.	5.00' NAVD
FIRM PANEL NO.	12011C-0386 DATE: 8/18/2014
LOWEST FLOOR ELEV.	6.00' NAVD
LOWEST GARAGE FLOOR ELEV.	5.00' NAVD
LOWEST PROPOSED CONDENSING UNIT ELEV.	6.00' NAVD (SEE SHEET M-2)
LOWEST PROPOSED WATER HEATER UNIT ELEV.	6.00' NAVD (SEE SHEET P-3)

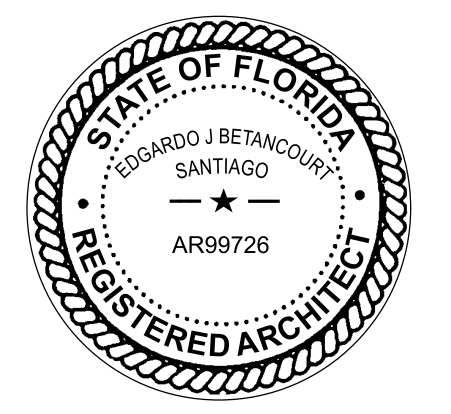


**ARKO ARCHITECTURE, LLC**  
 2490 CORAL WAY, SUITE 301  
 MIAMI, FL 33145  
 eduardo@thearkogroup.com  
 eduardo@thearkogroup.com  
 www.thearkogroup.com  
 p: 305.400.8133

PROPOSED SINGLE FAMILY RESIDENCE:

SPARK RESIDENCE

2733 NE 28TH ST  
 FORT LAUDERDALE, FL 33306



DRAWN BY: EV  
 DATE: 08.25.23  
 CHECKED BY: EV  
 PROJECT: 23-61

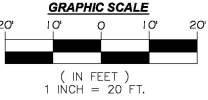
**REVISIONS**

- 12.05.23 BUILDING DEPARTMENT COMMENTS (FOUNDATION PERMIT)
- 01.18.23 BUILDING DEPARTMENT COMMENTS
- 02.06.24 BUILDING DEPARTMENT COMMENTS
- 03.15.24 BUILDING DEPARTMENT COMMENTS

**SITE PLAN / ZONING INFORMATION**

CONSTRUCTION DOCUMENTS

**A-1.00**



# FOUNDATION SURVEY

## LOCATION MAP

SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST  
LYNG AND BEING IN BROWARD COUNTY FLORIDA  
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS  
8632 SW 8 STREET, SUITE "282"  
MIAMI, FL 33144  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LANDMARK-INC.COM  
EMAIL: SURVEY@LANDMARK-INC.COM

**LEGAL DESCRIPTION:**  
LOT 16, BLOCK 50, OF "CORAL RIDGE GALT ADDITION NO 1"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 31, AT PAGE 37, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

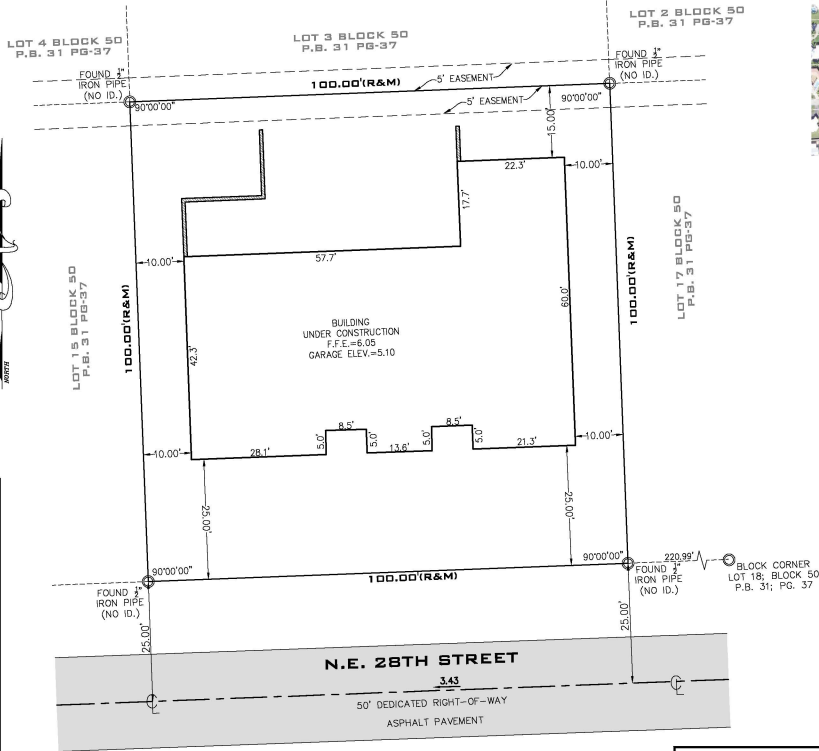
**PROPERTY ADDRESS:**  
FOLIO NO. 4942-25-04-2780  
2733 N.E. 28TH STREET,  
FORT LAUDERDALE, FL 33306-1727

AREA OF PROPERTY: 10,000 SQUARE FEET AND/OR  
0.229 ACRES MORE OR LESS.

**CERTIFIED TO:**  
THIS FOUNDATION SURVEY HAS BEEN PREPARED FOR THE  
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE  
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED  
PARTIES.

- BML INVEST HOLDINGS, LLC.
- MILA LOPATA, P.A.

- SURVEYOR'S NOTES:**
- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION. PROVIDED BY CLIENT.
  - 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
  - 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AN EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
  - 4.) ACCURACY: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS.
  - 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
  - 6.) TYPE OF SURVEY: FOUNDATION SURVEY.
  - 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88).
  - 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET.
  - 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
  - 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
  - 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
  - 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
  - 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
  - 14.) WALL TIES ARE TO THE FACE OF THE WALL.
  - 15.) FENCE OWNERSHIP NOT DETERMINED.
  - 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
  - 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
  - 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
  - 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CORAL RIDGE GALT ADDITION NO 1" RECORDED IN PLAT BOOK 31, AT PAGE 37.
  - 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET.



**BENCH MARK USED:**  
PID: AD5859  
ELEV. (N.A.V.D.88): 2.80  
DESCRIPTION: STAINLESS STEEL  
ROD W/O SLEEVE (10 FT.+).

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "FOUNDATION SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

Digitally signed by Arturo Mendiguita  
Date: 2024.02.21 11:19:29 -0500 FOR THE FIRM  
ARTURO MENDIGUITA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR  
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT  
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN  
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

**ABBREVIATIONS AND LEGEND:**

- A/C = DENOTES AIR CONDITIONING UNIT
- B.B. = DENOTES BASIS OF BEARINGS
- ASPH. = DENOTES ASPHALT
- B. = DENOTES PROPERTY LINE
- B.M. = DENOTES BUILDING BASE LINE
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- CONC. = DENOTES CONCRETE
- LP = DENOTES LIGHT POLE
- CB = DENOTES CATCH BASIN
- W = DENOTES CURBING
- M = DENOTES MONUMENT LINE
- L.M.E. = DENOTES LAKE & MAINTENANCE EASEMENT
- D.E. = DENOTES DRAINAGE EASEMENT
- D.H. = DENOTES DRIVE DRIVE
- (M) = DENOTES MEASURE
- (V) = DENOTES VERTICAL CURVE
- WSP = DENOTES WOOD POWER POLE
- J.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- PC = DENOTES PERMANENT CONTROL POINT
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- P.B.B. = DENOTES POINT OF BEGINNING
- TYP. = DENOTES TYPICAL
- M.H.W. = DENOTES MEAN HIGH WATER LINE
- F.F.E. = DENOTES FRESH FLOOD ELEVATION
- W.M. = DENOTES WATER METER
- CAN-TV = DENOTES CABLE TELEVISION
- CA = DENOTES CABLE
- S.M. = DENOTES SANITARY MANHOLE
- M.V. = DENOTES MANHOLE
- HYD. = DENOTES HYDRANT
- W.F. = DENOTES WOOD FENCE
- CH = DENOTES CHAIN LINK FENCE
- IR = DENOTES IRON FENCE
- = DENOTES FOUND IRON PIPE (NO ID.)
- = DENOTES FOUND NAL AND DBO
- = DENOTES ASPHALT PAVEMENT
- X XX = DENOTES ELEVATIONS
- = DENOTES BROCK
- = DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN  
HEREON ARE RECORDED AND MEASURED  
UNLESS OTHERWISE NOTED.

FLOOD ZONE:	AE
ELEVATION:	5.0 FEET
COMMUNITY:	1251005
PANEL:	12011C0386
DATE OF FIRM:	08/18/2014
SUFFIX:	H
ORIGINAL FIELD WORK SURVEY DATE:	05/31/2023
BENCH MARK (PID):	AD5859
ELEVATION:	2.80
DATE DRAWN BY:	SCALE
05/31/2023	J.FEE 1"=20'
REVISION / UPDATE OF SURVEY	
DATE DRAWN BY DESCRIPTION	
08/02/2023	D.DIAZ UPDATE
<b>JOB No.</b>	
2305.0248-03	