



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 27th, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, December 11th, 2024 at 6:00 pm.**

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

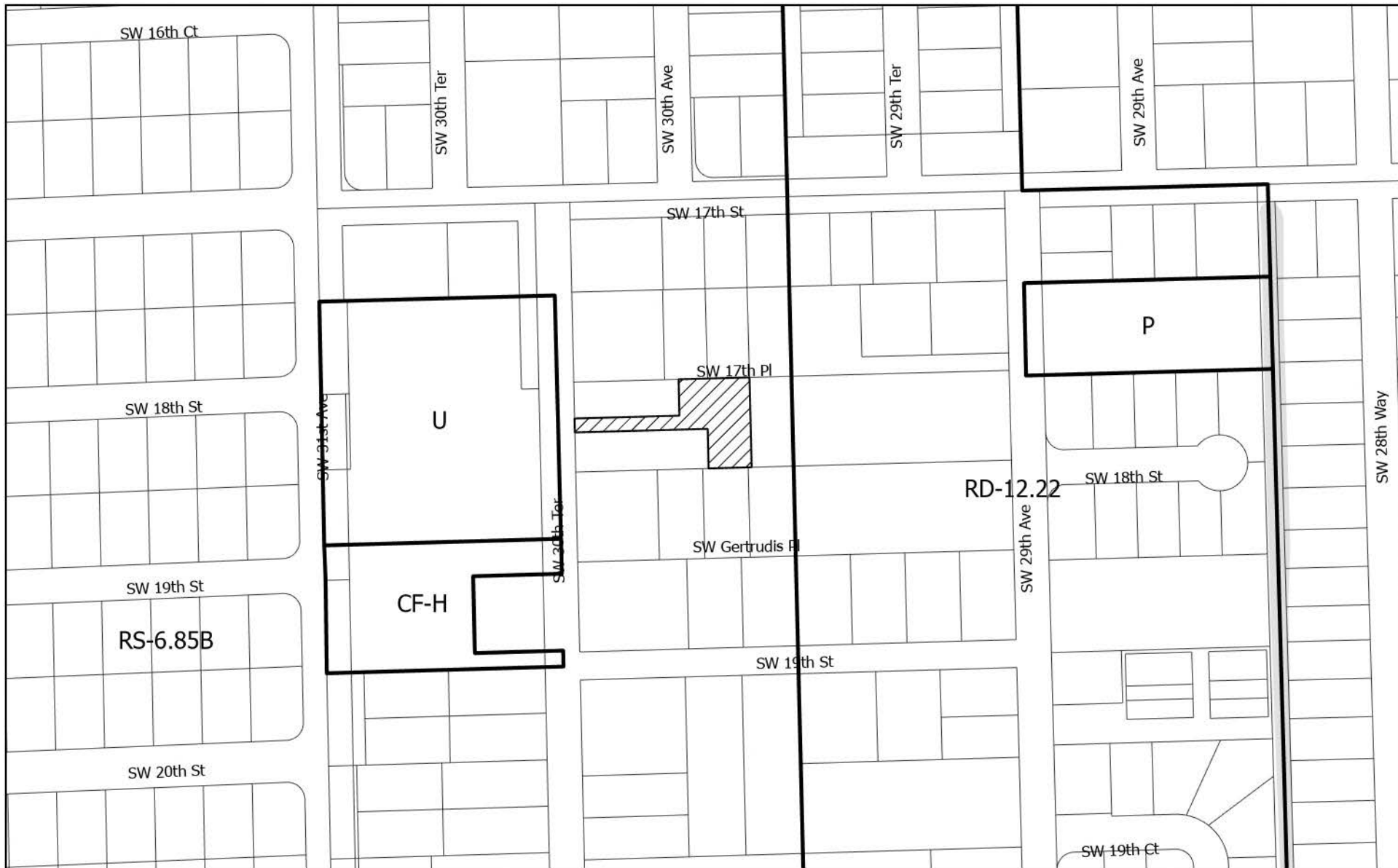
CASE:	PLN-BOA-24110001
OWNER:	H&M HOUSING LAND DEVELOPMENT LLC
AGENT:	ISAACSON, DAVID, ESQ
ADDRESS:	2950 SW 17 PL, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	THAT PORTION OF LOT 8, BLOCK 2. "ROHAN ACRES". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT:	RS-6.85B - IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-24.5. D.3.e - Subdivision regulations.</u> • Requesting a variance for the proposed side property line segments of lot 8, per the survey legal description, from the requirement for the side lot lines be substantially at right angles or radial to the street line allowing the 52 foot north segment of the side lot line to turn 90 degrees north to now run parallel to the street line and to allow the 56.60 foot south segment of the side lot line to turn 90 degrees south to now run parallel to the street line.

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

If you have any questions, please feel free to contact me directly at 954-828-6342.
MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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



PLN-BOA-24110001

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



PLN-BOA-24110001

Sec. 47-24.5. D.3.e - Subdivision regulations.

3. *Lots.*

a. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and to the character of surrounding development.

b. Lot dimensions and areas shall be not less than specified by applicable provisions of the zoning regulations in effect, and shall further conform to these regulations

c. Lots for detached single family and duplex dwellings shall provide lot sizes not less than the following:

i. In the RS-4.4 district, lot area of ten thousand (10,000) square feet and width of one hundred (100) feet.

ii. In the RS-8 district, lot area of seven thousand five hundred (7,500) square feet and width of seventy-five (75) feet.

iii. In the RD-15, RC-15, RM-15, RML-25, RMM-25, RMH-25 and RMH-60 districts, lot area of seven thousand five hundred (7,500) square feet and width of seventy-five (75) feet.

d. It is recommended that corner lots for residential use have such additional width, greater than a corresponding interior lot, as may be necessary to provide appropriate building setbacks and orientation to both streets.

e. Side lot lines shall be substantially at right angles or radial to street lines.

f. Double frontage and reverse frontage lots for residential use shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific handicaps of topography and orientation. A planting strip of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous situation.

Record

Showing 1-22 of 22

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	ROW-SW-24110018	ROW SIDEWALK	2950 ROW SIDEWALK I	ROW Sidewa k and Curb Permit	0		2950	SW	17	PL		Awaiting C
☐	ROW-PAV-24110014	2950 ROW PAVING	2950 ROW PAIVING	ROW Paving Permit	0		2950	SW	17	PL		Awaiting C
☐	LND-INST-24110316	2950 LND insta ation	LND insta ation	Landscape Insta ation Permit	0		2950	SW	17	PL		Pending Iv
☐	BE24110082	ACTIVE CONSTRUCTION SITE - NEIGHBOR AT 2921 GERT... I	ACTIVE CONSTRUCTION SITE - N... I	Bui ding Code Case	0	Andrew Gebbia I	2950	SW	17	PL		Open
☐	PLN-BOA-24110001 I	BOD app ication	BOD app ication	Z- Board of Adjustment (BOA) I	0		2950	SW	17	PL		Open
☐	BLD-GEN-24100346 I	POOL	POOL	Structura Permit I	131		2950	SW	17	PL		Awaiting Li
☐	ELE-GEN-24100150	E ectrica poo	ectrica poo	ectrica Permit	0		2950	SW	17	PL		Awaiting C
☐	ELE-GEN-24100089	2950 SW 17 PL ELECTRICAL I	E ectrica Subpermit I	E ectrica Permit	175 I		2950	SW	17	PL		Awaiting Li
☐	ELE-GEN-24100090 I	2950 SW 17 PL TEM ELECTRICAL I	E ectrica Temporary Po e I	E ectrica Permit I	0		2950	SW	17	PL		Pending Iv
☐	BLD-GEN-24100199 I	NEW ROOF I	NEW ROOF I	Structura Permit I	0 I		2950 I	SWI	17 I	PL I		Open
☐	PLB-GEN-24090350	2950 new p umbing I	P umbing Subpermit I	P umbing Permit	131.25 I		2950	SW	17	PL		Awaiting Li
☐	MEC-GEN-24090200 I	2950 mechanical	Mechanica Subpermit I	Mechanica Permit I	0		2950	SW	17	PL		Awaiting C
☐	PLB-GEN-24090352	2950 irrigation	umbing Irrigation Permit I	P umbing Permit	0		2950	SW	17	PL		Awaiting C
☐	BLD-ADDNEW-24090015			Address Request - New or A ternate I	0		2950	SW	17	PL		Awaiting C
☐	LND-TREE-24090354 I	TREE REMOVAL PERMIT - Tota rep acement to be 28 ...	Tree Remova	andscape Tree Remova -Re ocation Permit I	0		2950	SW	17	PL		Awaiting C
☐	BLD-GEN-24080778	NEW TWO STORIES SINGLE FAMILY RESIDENCE: 4 BED 4 ... I	New Construction Permit	Structura Permit	3824 I		2950	SW	17	PL		Awaiting C
☐	BLD-ADDNEW-24060012			Address Request - New or A ternate I	0		2950	SW	17	PL		Comp ete
☐	BLD-GEN-24050483	SOIL IMPROVMENT	Soi Improvement Permit	Structura Permit	0		2950	SW	17	PL		Awaiting C
☐	BE24040001	Work W/O Permit Dump Fi I	Work W/O Permit Dump Fi	ui ding Code Case	0	Andrew Gebbia I	2950	SW	17	PL		Specia M:
☐	CE24031056	NEIGHBOR COMPLAINT OF VACANT LOT - SOIL DUMPED AN... I	NEIGHBOR COMPLAINT OF VACANT... I	Code Case	0	Manue Garcia	2950	SW	17	PL		C osed
☐	PLB-MET-24010113 I	Domestic water meter I	P umbing Meter Insta Permit I	P umbing Permit I	0		2950	SW	17	PL		Comp ete I
☐	ENG-USR-24010002			Uti ity Service Request	0 I		2950 I	SWI	17 I	PL I		Void

Record

Showing 1-20 of 20

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	LND-INST-24110316	2950 LND insta ation	LND insta ation	Landscape Insta ation Permit	0		2950	SW	17	PL		Pending Iv
☐	BE24110082	ACTIVE CONSTRUCTION SITE - NEIGHBOR AT 2921 GERT...		Bui ding Code Case	0	Andrew Gebbia	2950	SW	17	PL		Open
☐	PLN-BOA-24110001		BOD app ication	Z- Board of Adjustment (BOA)	0		2950	SW	17	PL		Open
☐	BLD-GEN-24100346	2950 poo	oo -Spa-Fountain Permit	Structura Permit	131		2950	SW	17	PL		Awaiting Iv
☐	ELE-GEN-24100150	2950 e ectrica poo	ectrica Poo -Spa-Fountain...	E ectrica Permit	0		2950	SW	17	PL		Awaiting C
☐	ELE-GEN-24100089	2950 SW 17 PL ELECTRICAL	E ectrica Subpermit	E ectrica Permit	175		2950	SW	17	PL		Awaiting Iv
☐	ELE-GEN-24100090	2950 SW 17 PL TEM ELECTRICAL	E ectrica Temporary Po e	E ectrica Permit	0		2950	SW	17	PL		Pending Iv
☐	BLD-GEN-24100199	2950 ROOF	2950 ROOF	Structura Permit	0		2950	SW	17	PL		Open
☐	PLB-GEN-24090350	2950 new p umbing	P umbing Subpermit	P umbing Permit	131.25		2950	SW	17	PL		Awaiting Iv
☐	MEC-GEN-24090200	2950 mechanical	Mechanica Subpermit	Mechanica Permit	0		2950	SW	17	PL		Awaiting C
☐	PLB-GEN-24090352	2950 irrationa	umbing Irrigation Permit	P umbing Permit	0		2950	SW	17	PL		Awaiting C
☐	BLD-ADDNEW-24090015			Address Request - New or A ternate	0		2950	SW	17	PL		Awaiting C
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☐	BLD-GEN-24080778	NEW SINGLE FAMILY RESIDENCE: 4 BED 4 BATH 2 CAR G...	New Construction Permit	Structura Permit	3824		2950	SW	17	PL		Awaiting C
☐	BLD-ADDNEW-24060012			Address Request - New or A ternate	0		2950	SW	17	PL		Comp ete
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☐	CE24031056	NEIGHBOR COMPLAINT OF VACANT LOT - SOIL DUMPED AN...	NEIGHBOR COMPLAINT OF VACANT...	Code Case	0	Manue Garcia	2950	SW	17	PL		C osed
☐	PLB-MET-24010113	Domestic water meter	P umbing Meter Insta Permit	P umbing Permit	0		2950	SW	17	PL		Comp ete Iv
☐	ENG-USR-24010002			Uti ility Service Request	0		2950	SW	17	PL		Void



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: December 11, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24110001

Sec. 47-24.5. D.3.e - Subdivision regulations.

- Requesting a variance for the proposed side property line segments of lot 8, per the survey legal description, from the requirement for the side lot lines be substantially at right angles or radial to the street line allowing the 52 foot north segment of the side lot line to turn 90 degrees north to now run parallel to the street line and to allow the 56.60 foot south segment of the side lot line to turn 90 degrees south to now run parallel to the street line.

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

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

<https://www.fortlauderdale.gov/government/BOA>

www.youtube.com/cityoffortlauderdale

To view more information about this item, please visit:

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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-24110001APPLICANT: Maikel gil HernandezPROPERTY: 2950 SW 17 PL Fort Lauderdale FL 33312PUBLIC HEARING DATE: 1-8-2025

BEFORE ME, the undersigned authority, personally appeared Maikel gil Hernandez 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. MG (initial here)

Maikel gil Hernandez
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23 day of December, 2024

(SEAL)



10.30.2026
NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 8, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-24110001

Sec. 47-24.5. D.3.e - Subdivision regulations.

- Requesting a variance for the proposed side property line segments of lot 8, per the survey legal description, from the requirement for the side lot lines be substantially at right angles or radial to the street line allowing the 52 foot north segment of the side lot line to turn 90 degrees north to now run parallel to the street line and to allow the 56.60 foot south segment of the side lot line to turn 90 degrees south to now run parallel to the street line.

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

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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.
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- 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.
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- 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-24110001

APPLICANT:

Maikel Gil Hernandez

PROPERTY:

2950 SW 77 PL Fort Lauderdale FL 33312

PUBLIC HEARING DATE:

12-11-2024

BEFORE ME, the undersigned authority, personally appeared Maikel Gil Hernandez, 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. MG (initial here)

Affiant

Maikel Gil Hernandez

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26 day of NOV, 2024

(SEAL)



HANI LEVY
Notary Public-State of Florida
Commission # HH 285207
My Commission Expires 12/31/2025

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Hani Levy



PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: December 12, 2023 TIME: 6:00 P.M. CASE: 2023-001-0001
MUNICIPALITY: City of Miami Beach

Notice is hereby given that the Board of Adjustment will hold a public hearing on the application of [Name] for a [Type of Application] on [Date] at [Time] at the [Location]. The Board of Adjustment will consider the application and may grant, deny, or modify the application. The public is invited to attend the hearing and to present comments or objections to the application. Comments or objections should be presented in writing to the Board of Adjustment at least [Time] prior to the hearing. The Board of Adjustment will hold the hearing at the [Location].



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: December 11, 2024 TIME: 6:00 P.M. CASE: PLN-BOA-24110001

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MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 17th AVENUE (0887)
FORT LAUDERDALE, FL 33311
CONTACT: 784 828 5104

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<https://www.fortlauderdale.gov/government/BOA>
www.fortlauderdale.gov/government/BOA
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 16-11, it shall be returned to the City of Fort Lauderdale upon request. No reproduction or other use of this notice is permitted without the express written consent of the City of Fort Lauderdale. The City of Fort Lauderdale is not responsible for any errors or omissions in this notice. The City of Fort Lauderdale is not responsible for any damages or losses resulting from the use of this notice. The City of Fort Lauderdale is not responsible for any damages or losses resulting from the use of this notice.



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CASE: PLN-BOA-24110001

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

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www.youtube.com/c/ytvfortlauderdale
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This notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-26, it shall be unlawful for any person to print, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Penalties for removing or removing the notice may be subject to the notice and/or imprisonment.



BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

EXAMPLE VARIANCE SUBMITTAL

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

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov

Phone: 954-828-6520, Option 5.

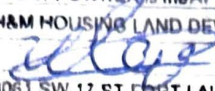
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those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

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

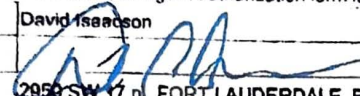
NOTE: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or special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

Case Number: N/A
Date of complete submittal: N/A

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

Property Owner's Name: H&M HOUSING LAND DEVELOPMENT LLC
Property Owner's Signature: 
Address, City, State, Zip: 3061 SW 17 ST FORT LAUDERDALE, FL 33312
E-mail Address: HMHOUSINGANDLAND@OUTLOOK.COM Maikelgil07@gmail.com
Phone Number: 9546995167
Proof of Ownership: ☒ Warranty Deed or ☐ Tax Record

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

Applicant / Agent's Name: David Isaacson
Applicant / Agent's Signature: 
Address, City, State, Zip: 2950 SW 17 PL FORT LAUDERDALE, FL 33312
E-mail Address: MAIKELGIL07@GMAIL.COM
Phone Number: 9546995167
Agent Authorization Form Submitted: ☒

Include ANY Related code case/permit #

Existing / New: Existing: ☐ New: ☒
Project Address: Address: 2950 SW 17 PL FORT LAUDERDALE, FL 33312
Legal Description: SEE SURVEY

Tax ID Folio Numbers (For all parcels in development): 504217100191 Flag lot

Variance/Special Exception Request (Provide a brief description of your request):
Section Code 47-24.5.D.3.e.
request for a variance to construct a single-family home on Property ID: 504217100191, despite the flag lot ordinance.

Applicable ULDR Sections (include all code sections):
Section Code 47-24.5.D.3.e.

Current Land Use Designation: RESIDENTIAL
Current Zoning Designation: RS-6.85B - IRREGULAR RESIDENTIAL
Current Use of Property: vacant land residential
Site Adjacent to Waterway: ☐ Yes ☒ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front			N 25 feet	N 25 feet
Side			E 7.5 feet	E 7.5 feet
Side			W 7.5 feet	W 7.5 feet
Rear			S 15 feet	S 15 feet

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

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

request for a variance to construct a single-family home on Property ID: 504217100101, despite the flag lot ordinance, Section Code 47-24.5 D.3.a.

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

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

see" attachment to page 2 of VARIANCE application "

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

see" attachment to page 2 of VARIANCE application "

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

see" attachment to page 2 of VARIANCE application "

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

see" attachment to page 2 of VARIANCE application "

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

see" attachment to page 2 of VARIANCE application "

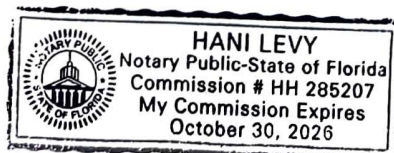
AFFIDAVIT: I, MAIKEL GIL HERNANDEZ the Owner/Agent of said property ATTEST that I am aware of the following:

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


(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of NOV, 2024

(SEAL)



10-30-2026
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 2a

question A.

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

Due to its landlocked status, the property at 2950 SW 17 Place, Fort Lauderdale, FL 33312, is rendered entirely unusable without flag lot approval. Without this designation:

- We cannot access our property.
- We cannot maintain our property.
- The land will have no practical purpose or value.

Flag lot approval is crucial to unlock the property's potential and ensure basic accessibility.

Subject: Urgent: Flag Lot Approval Required for Landlocked Property

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

Due to its landlocked status, the property at 2950 SW 17 Place, Fort Lauderdale, FL 33312, is rendered entirely unusable without flag lot approval. Without this designation:

- We cannot access our property.
- We cannot maintain our property.
- The land will have no practical purpose or value.

Flag lot approval is crucial to unlock the property's potential and ensure basic accessibility.

Subject: Urgent: Flag Lot Approval Required for Landlocked Property

Introduction

Dream Turns into Nightmare

As a licensed general contractor, I have always been driven to build homes and foster growth in my community. In pursuit of this passion, I purchased a vacant lot at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, on September 29, 2023, for \$350,000, intending to develop it into three single-family homes.

Unexpected Setback

However, my enthusiasm was short-lived. Following the closing of the sale, I discovered that the lot is landlocked and unsuitable for development due to lack of access, contrary to assurances from the city during my visits on September 11, 2023. EXHIBIT A letter to MR. Michael Rinkus from our attorney advising the zoning department of our in person visit to the city and informed that we could build on the land and no mention anything about a landlocked

EXHIBIT B: Email Correspondence with City Officials

To demonstrate due diligence, we provide below all email correspondence with city officials prior to purchasing the lot at 2950 SW 17 Place, Fort Lauderdale, FL 33312.

1. Initial inquiry email to city officials. September 4,2023 @9:48 am
2. City's response requesting survey. September 5,2023 @5:59am
3. Follow-up email explaining no survey available. Please referral us to someone that can help September 8 ,2023@ 8:08 am

No responded from the city on this email

4. In-person meeting notes . September 11 ,2023@ 8:43 am

Key points:

- Landlocked status not disclosed by city officials.
- City officials assured us no issues existed. On in person meeting and via email

By presenting this correspondence, we demonstrate:

1. Good faith efforts to obtain information.
2. City officials' failure to disclose critical information.
3. Reliance on city officials' assurances.

This evidence supports our claim that:

1. The city failed to provide accurate information.
2. We relied on this information we received on September 11 ,2023 at 8:43 am when purchasing the lot.

On 9.4.2023, we contacted the Zoning Department via to inquire about the property's zoning and potential development issues at 2950 sw 17 PL fort Lauderdale FL, 33312. We were informed that a survey was required, which we believed unnecessary, given the city's expertise.

We emailed the city on September 8,2023 , requesting assistance without a survey, as we had successfully done in the past. Unfortunately, we received no response.

Following this, we visited the city office and spoke with a front desk representative. They assured us:

1. No issues with the land existed.
2. No development concerns were evident.

Without mentioning the landlocked issue, we relied on their information and purchased the land.

Disappointment and Concern

I was astonished and dismayed by this revelation, given my reliance on the city's guidance and investment in a survey. The city's failure to disclose this critical information has caused significant distress and financial hardship.

Key Facts

1. Unbeknownst to me, the property was landlocked and undeveloped at the time of purchase.

2. The seller, realtor, and closing agency failed to disclose this critical information.
3. The city did not provide notice of the landlocked status until after I attempted to subdivide the property.

***Documentation and Evidence* EXHIBIT A**

I possess a comprehensive record of correspondence, including emails and documents, substantiating my claims. I have requested that the city preserve camera footage from my visits September 11, 2023 to their office demonstrate due diligence, providing additional evidence.

Additional Concerns and Suspicions

Further investigation revealed that the seller had owned the lot for over 20 years prior to closing, which raises suspicions of potential misrepresentation or concealment of material facts

See attached lawsuit EXHIBIT E Count 1 page 3 Failure to Disclose

Saler and realtor did not mention anything about the landlocked issue .

Prior to purchasing the aforementioned property, I inquired about its development potential with all parties involved, including the City, sealer , and Realtor.

Despite explicit inquiries, the landlocked status of the property was not disclosed by any party.

We ended up buying a lawsuit, not land. This issue has been a daily burden for the past year, and I don't think anyone would want or buy something like this

Determination to Seek Resolution

I am committed to exposing any wrongdoing or negligence and seeking a fair outcome.

Subsequent Action

On July 25, 2024, I purchased a portion of the adjacent land (1818 SW 30th Ter, Fort Lauderdale, FL 33312) to resolve the access issue.

Resolution of Landlocked Issue EXHIBIT F Warranty deed what make the land the flag property

This strategic purchase successfully resolved the landlocked issue, ensuring access to our land and paving the way for development.

Variance Request

Section Code 47-24.5.D.3.e

To: Honorable Members of the Board

I respectfully submit a request for a variance to construct a single-family home on Property ID: 504217100191, despite the flag lot ordinance.

Background

The subject property was landlocked and undisclosed at the time of purchase. We verified buildability with the building department via email and in-person visits but were informed otherwise post-closing.

Hardship property landlocked

We face significant financial difficulties and emotional distress due to this unforeseen situation.

Relief Request

We seek relief from this hardship and request an exception to the ordinance, enabling us to build, repay debts, and move forward.

Additional Variance Request

Re: Variance Request for Flag Lot Creation at 2950 SW 17 PL, Fort Lauderdale, FL 33312

I request consideration for a flag lot due to unique circumstances.

Necessity for Flag Lot

1. The only feasible access to 2950 SW 17 PC is through 1818 SW 30th Ter.
2. Without this flag lot, the property remains landlocked.

Variance Request

I respectfully request a variance to create a flag lot, permitting:

1. A narrow, private access road (approx. 20 feet wide and 150 feet long).
2. A flag lot configuration connecting 2950 SW 17 PL to the public road.

Compliance with Regulations

The proposed flag lot:

1. Does not adversely impact neighboring properties.
2. Maintains consistency with surrounding land uses.
3. Ensures safe and accessible ingress/egress.

Equitable Solution

Granting this variance would be an equitable solution, considering the circumstances.

See attached for additional supporting evidence package

B

Answer to question B

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

The RS-6.85B zoning district, known as Broward County RS-5, is a residential zoning classification in Fort Lauderdale

Circumstances Peculiar to the Property**1. Landlocked Status:**

- The primary circumstance that makes my property at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, unique is its landlocked status. Unlike most properties in the same zoning district, this lot has no direct access to public roads, which is essential for development and reasonable use.

2. Lack of Disclosure:

- The seller, realtor, and closing agency failed to disclose the critical information that the property is landlocked. This lack of disclosure is not a common issue faced by other property owners in the same zoning district, making my situation an exception.

3. City's Late Notice:

- The city did not provide notice of the landlocked status until after I attempted to subdivide the property. This delay in notification is an unusual circumstance that further complicates the development of the property.

4. Unique Hardship:

- The combination of these factors creates a unique hardship that is not experienced by other property owners in the same zoning district. The inability to develop the property due to its landlocked status and the lack of prior disclosure constitutes a marked exception.

Supporting Evidence:

- I possess a comprehensive record of correspondence, including emails and documents, substantiating my claims. I have also requested that the city preserve camera footage from my visits to their office, providing additional evidence.

Conclusion:

-8-

b

- The circumstances causing the special conditions are peculiar to my property and a small number of properties, making them marked exceptions in the same zoning district. These unique conditions prevent the reasonable use of my property, and I respectfully request a variance to allow for the creation of a flag lot and the establishment of access, enabling me to develop the property in a manner consistent with other properties in the same zoning district.
-

- address 1924 SW 29th Ave #1924, Fort Lauderdale, FL 33312, the same zoning district.
- a flag lot with 6 townhouses, was developed in 2008. how approval was obtained.
- See attached map.

C

Answer to question C

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

Literal Application of the ULDR**1. Substantial Property Right Deprivation- Hardship**

- The literal application of the Unified Land Development Regulations (ULDR) would deprive me of the substantial property right
- To be able access my land
- To be able maintained my land
- to utilize my land at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, in a manner consistent with other property owners in the same zoning district.
- Specifically, the landlocked nature of the property, which was not disclosed at the time of purchase,

prevents any reasonable use or development without access.

2. Comparison with Other Property Owners- Hardship

- Other property owners in the same zoning district enjoy the right to develop their properties with direct access to public roads, enabling them to build residential structures and utilize their land fully.
- Denying the variance would place me at a significant disadvantage compared to these property owners, as my property would remain undeveloped and unusable.

3. Reasonable Use of the Property- Hardship

- The provisions of the ULDR, if applied literally, would not allow for any reasonable use of my property due to its landlocked status.
- Without the requested variance to create a flag lot and establish access, the property cannot be access developed or used in any meaningful way, effectively rendering it worthless.

4. Financial and Emotional- Hardship

- The inability to develop the property has caused significant financial hardship, as I invested \$350,000 in purchasing the lot with the intention of building three single-family homes.
- Additionally, the emotional distress caused by this unforeseen situation has been considerable, impacting my ability to move forward with my plans and repay debts.

5. Equitable Solution:

-10-

C

- Granting the variance would provide an equitable solution, allowing me to develop the property in a manner consistent with other properties in the zoning district.
- This would ensure that I am not unfairly deprived of the substantial property rights enjoyed by other property owners.

Conclusion:

- In light of these circumstances, I respectfully request that the variance be granted to allow for the creation of a flag lot and the establishment of access to the property. This would enable me to develop the land and utilize it in a manner consistent with other properties in the same zoning district, thereby alleviating the significant hardship caused by the current landlocked status.

Answer to question D

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

1. Lack of Disclosure:

- The unique hardship of the property being landlocked was not self-created. At the time of purchase, neither I nor my predecessors were aware of the landlocked status. The seller, realtor,

- See attached lawsuit **EXHIBIT E Count 1 page 3 Failure to Disclose**
- AFFIDAVIT OF NON-DISCLOSURE AND PRE-EXISTING LANDLOCK ISSUE
- Exhibit D** demonstrates our diligent efforts to obtain information from the Zoning Department.
 - *Purchase Date*: 9.29.2023
 - *Initial Email to Zoning Department*: October 1, 2023 seeking clarification on land splits
 - *Response from Zoning Department*: October 6, 2023, stating the property is "landlocked" "unbuildable"
 - *Discovery of Landlock Issue*: October 6, 2023

- We were unfamiliar with the term "landlocked" and its implications.
 - We actively sought information from the Zoning Department.
 - Responses from the Zoning Department confirmed the landlocked status.
- This exhibit confirms our lack of awareness and diligent efforts to understand the issue.

This is the first time we learn about the landlocked.

- city & closing agency failed to disclose this critical information, which was essential for making an informed decision about the property.
 - EXHIBIT B: Email Correspondence with City Officials**
 - To demonstrate due diligence, we provide below all email correspondence with city officials prior to purchasing the lot at 2950 SW 17 Place, Fort Lauderdale, FL 33312.
 - Initial inquiry email to city officials. September 4, 2023 @9:48 am
 - City's response requesting survey. September 5, 2023 @5:59am
 - Follow-up email explaining no survey available. Please referral us to someone that can help September 8, 2023 @ 8:08 am
 - No responded from the city on this email
 - In-person meeting notes . September 11, 2023 @ 8:43 am

- The landlock issue at 2950 SW 17 Place existed prior to our ownership.

2. The City and County created this issue by allowing parcel division despite knowing the land was landlocked. On 1998

3. No warnings or disclosures were provided to potential buyers through:

- Property appraisal reports
- Deed documentation
- Any other means

Negligent Omission

The City, County, seller, and Realtor failed to disclose this critical information, despite our due diligence. The City, as our primary source of information and security, should have:

1. Flagged the landlock issue in zoning department records.

2. Warned us in our initial email inquiry.

Key Facts

- Landlock issue predates our ownership.
- No disclosure by City, County, or Realtor.
- Development plans thwarted by pre-existing condition.

2. Reliance on City Guidance:

- I relied on the city's guidance and assurances during my visits on September 11, 223. The city did not inform me of the landlocked status until after I attempted to subdivide the property. This delay in notification was beyond my control and not a result of my actions.

3. Due Diligence Conducted:

- Prior to purchasing the property, I conducted due diligence, verifying buildability with the building department via email and in-person visits. Despite these efforts, the critical information about the landlocked status was not disclosed to me.

4. Historical Ownership and Deed Issues:



- The seller owned the lot for over 20 years and resolved ambiguous deed clauses prior to closing. These actions by the seller, which occurred before my involvement, suggest potential misrepresentation or concealment of material facts, further indicating that the hardship was not self-created.

Exhibit N: Notification to Seller Agents and Realtor*

On October 8, 2023, we notified the seller's agents and Realtor about the City's disclosure regarding the landlocked property.

Email Correspondence

October 8, 2023: Notification Email

To: [becket@vzown.com], [sstraus@strauslegal.com]

Subject: Urgent: Landlocked Property Issue - 2950 SW 17 Place

We recently discovered that the City considers 2950 SW 17 Place landlocked and unbuildable. We were not informed of this critical issue before .

Response from ValueZone Realty

October 8, 2023: Response Email

From: Becket Alvarez <mailto:becket@valuezonerealty.com>

"There's a road leading to it. It's not landlocked."

Subsequent Action

Following this exchange, our attorney sent a pre-lawsuit letter seeking:

1. Rescission of the sale
2. Refund of purchase price

due to the seller's failure to disclose the landlocked status.

D

1. We promptly notified the seller's agents and Realtor about the landlocked issue.
2. Their response downplayed the issue.
3. We took immediate legal action.

This exhibit demonstrates:

Our lack of prior knowledge regarding the landlocked status.

5. Legal Action Initiated:

- Upon discovering the landlocked status, I initiated legal action (H&M Housing and Land Development - Case number: CACE24002807) to clarify rights and responsibilities. This demonstrates my proactive approach to resolving the issue, rather than disregarding or being ignorant of the regulations. See attached lawsuit **EXHIBIT E**

6. Compliance with Regulations:

- Throughout the process, I have made every effort to comply with the provisions of the ULDR and antecedent zoning regulations. The hardship arose due to factors beyond my control, including the lack of disclosure by the seller and the city's delayed notification.

Conclusion:

- The unique hardship of the property being landlocked is not self-created by me or my predecessors. It is the result of the seller's failure to disclose critical information, the city's delayed notification, and historical ownership issues. I have taken all necessary steps to address the situation and seek a fair resolution. Therefore, I respectfully request that the variance be granted to allow for the creation of a flag lot and the establishment of access, enabling me to develop the property in a manner consistent with other properties in the same zoning district.

Answer to question E

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

1. Minimum Variance Required:

- The requested variance to create a flag lot and establish access to the property at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, is the minimum variance necessary to make reasonable use of the property. Without this variance, the property remains landlocked and undevelopable, preventing any reasonable use.

2. Reasonable Use of the Property:

- Granting the variance will allow us to be able to assess the land and make it usable for the development of single-family home, which is consistent with the intended use of the property and the surrounding neighborhood. This variance is essential to overcome the unique hardship caused by the landlocked status of the property.

Harmony with ULDR Purposes and Intent**3. Consistency with ULDR:**

- The variance will be in harmony with the general purposes and intent of the Unified Land Development Regulations (ULDR). The ULDR aims to promote orderly development, ensure public safety, and enhance the quality of life in the community. Allowing the variance supports these goals by enabling the development of residential homes in a manner consistent with the surrounding area.

4. Compatibility with Adjoining Properties:

- The proposed flag lot and access road will not be incompatible with adjoining properties or the surrounding neighborhood. The design ensures that the new development will blend seamlessly with existing homes and land uses, maintaining the character and aesthetics of the area.

5. No Detriment to Public Welfare:

- The variance will not be detrimental to the public welfare. The proposed access road and flag lot configuration will ensure safe and accessible ingress and egress, without adversely impacting traffic flow or public safety. Additionally, the development will adhere to all relevant building codes and regulations, ensuring that it meets high standards of safety and quality.

Conclusion:

- In conclusion, the requested variance is the minimum necessary to make reasonable use of the property. It aligns with the general purposes and intent of the ULDR, ensuring that the development will be compatible with adjoining properties and the surrounding neighborhood. Granting this variance will not be detrimental to the public welfare, but rather will support the orderly and beneficial development of the community.

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

Compliance with Special Exception Requirements

1. Consistency with ULDR:

- The proposed development of single-family homes on the property at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, meets the requirements for a special exception as provided by the Unified Land Development Regulations (ULDR). The development aligns with the general purposes and intent of the ULDR, which aims to promote orderly development, ensure public safety, and enhance the quality of life in the community.

2. Compatibility with Surrounding Area:

- The proposed development is compatible with the surrounding neighborhood and adjoining properties. The design and layout of the single-family homes will blend seamlessly with existing residential structures, maintaining the character and aesthetics of the area.

3. Public Welfare:

- The development will not be detrimental to the public welfare. The proposed access road and flag lot configuration will ensure safe and accessible ingress and egress, without adversely impacting traffic flow or public safety. Additionally, the development will adhere to all relevant building codes and regulations, ensuring that it meets high standards of safety and quality.

4. Minimum Variance Required:

- The requested variance to create a flag lot and establish access to the property is the minimum variance necessary to make reasonable use of the property. Without this variance, the property remains landlocked and the owners of the land will have no access to the land undevelopable, preventing any reasonable use.

5. Unique Hardship:

E

- The unique hardship of the property being landlocked is not self-created by me or my predecessors. It is the result of the subdivision that was done in the past, and there is no public record to alert buyers about this issue. The city failed to disclose this information.
- When we tried to inquire about any potential development issues, the seller failed to disclose critical information, and the city provided delayed notification. Additionally, historical ownership issues have compounded the problem.
- Granting the variance will alleviate this hardship and enable the development of the property.

6. Equitable Solution:

- Granting the special exception and variance will provide an equitable solution, allowing us access to the land and development of the property in a manner consistent with other properties in the same zoning district. This will ensure that I am not unfairly deprived of the substantial property rights enjoyed by other property owners.

Conclusion:

- In conclusion, the proposed development meets the requirements for a special exception as provided by the ULDR. It is consistent with the general purposes and intent of the ULDR, compatible with the surrounding neighborhood, and will not be detrimental to the public welfare. The requested variance is the minimum necessary to make reasonable use of the property, and granting it will provide an equitable solution to the unique hardship caused by the landlocked status of the property.

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

Compatibility with Adjoining Properties and Surrounding Neighborhood

1. Harmonious Development:

- The proposed development of single-family homes on the property at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, will be harmonious with the adjoining properties and the surrounding neighborhood. The design and layout of the homes will be consistent with the existing residential structures, maintaining the character and aesthetics of the area.

2. No Adverse Impact:

- The development will not have an adverse impact on the neighboring properties. The proposed flag lot and access road will ensure that the new homes are integrated seamlessly into the community, without disrupting the existing land use patterns or property values.

3. Public Interest:

- 18 -

1. Granting the special exception is in the public interest as it promotes the orderly development of the community. The development will provide additional housing options,
2. contributing to the growth and vitality of the neighborhood.
3. More tax to the city
4. Increased Property Values
5. Improved Infrastructure

Economic Growth:

6. New developments can stimulate local economies by creating jobs during the construction phase and attracting new businesses and residents once completed

4. Safety and Accessibility:

- The proposed access road and flag lot configuration will ensure safe and accessible ingress and egress for the new homes. This will not only benefit the residents of the new homes but also enhance overall traffic safety in the area.

5. Compliance with Regulations:

- The development will adhere to all relevant building codes and regulations, ensuring that it meets high standards of safety and quality. This compliance will further ensure that the development is not contrary to the public interest.

6. Community Benefits:

- The development will bring several benefits to the community, including increased property values, improved infrastructure, and enhanced neighborhood aesthetics. These positive impacts align with the broader goals of community development and public welfare.

Conclusion:

- In conclusion, granting the special exception will not be incompatible with adjoining properties or the surrounding neighborhood. It will be in harmony with the existing land use patterns, promote public safety and accessibility, and contribute positively to the community. Therefore, the special exception is not contrary to the public interest and should be granted to allow for the reasonable use and development of the property.

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: 10.24.2024
- **Board of Adjustment Application Form** - The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.
- **Proof of Ownership** - Warranty deed or tax record including corporation documents and Sunbiz verification name.
- **Agent Authorization Form** - Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- **Narrative** - Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- **Color Photographs** - Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- **Survey** - The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.
- **Site Plan** - A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.
- **Elevations** - If applicable (Elevations may be required by staff upon application submittal).
- **Landscape Plans** - If applicable (Landscape Plans may be required by staff upon application submittal).
- **Additional Plans** - If applicable (Additional Plans may be required by staff upon application submittal).
- **Mail Notification Documents** - Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19TH Avenue, Fort Lauderdale, Florida 33311**

**City of Fort Lauderdale- Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311**

How To order a Tax Map and Notice List- To order a tax map and notice list, please contact Heather Hanson at hhanson@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.net or call 954-357-5503. **Distribution:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

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

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

exhibit c

Prepared By:

Arnold M. Straus, Jr., Esquire
STRAUS & ASSOCIATES P.A.
10081 Pines Boulevard, Suite C
Pembroke Pines, Florida 33024
Telephone: (954) 431-2000
File Number: 23-6994B

RECORD AND RETURN TO:
SUPREME TITLE & ESCROW, INC.
2860 W. State Road 84, Suite 115
Fort Lauderdale, Florida 33312

23-08-0765

WARRANTY DEED

THIS INDENTURE, made this 29 day of September, 2023, between **CHERYL V. HODNEY, a single woman** as "GRANTOR", and **H&M HOUSING LAND DEVELOPMENT LLC, a Florida Limited Liability Comp**, whose mailing address is 3061 SW 17 St, Ft. Lauderdale, FL 33312 as "GRANTEE".

(* "Grantor" and "Grantee" are used for singular or plural, as context requires.)

WITNESSETH that said Grantor, for and in consideration of the sum of \$350,000.00 and other good and valuable consideration in hand paid to Grantor by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lot 8, LESS the West 150 feet, Block 2, of ROHAN ACRES, according to the map or plat thereof, as recorded in Plat Book 22, Page 43, of the Public Records of Broward County, Florida.

(Tax Folio No: 504217-10-0191)

SUBJECT TO:

- 1 Taxes for the year 2023 and all subsequent years.
- 2 Restrictions, easements, limitations and zoning ordinances of record, without re-imposing same.

and said Grantor does hereby fully warrant the title to the said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

2 [Signature]
Witness #1 Signature
Karsyn Kendrick
Witness #1 Printed Name
Witness #1 Address: 14789 NW 157th Lane
Alachua FL, 32615

2 [Signature]
Witness #2 Signature
Madelyn McDavid
Witness #2 Printed Name
Witness #2 Address: 14759 NW 157th Lane
Alachua, FL 32615

1 [Signature] (Seal)
GRANTOR'S SIGNATURE
CHERYL V. HODNEY
GRANTOR'S NAME - PLEASE PRINT
17958 NW 251st Terrace
MAILING ADDRESS
High Springs, FL 32643
CITY STATE ZIP

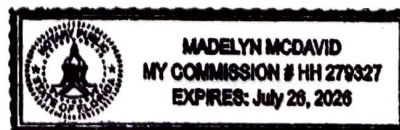
STATE of Florida County of Alachua ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of **September, 2023**, by **CHERYL V. HODNEY, a single woman** who ☐ is personally known to me ☐ has produced her Driver's License ☒ has produced FLA as identification.

My Commission Expires: ☒
07/26/2026

3 [Signature]
Notary Signature
MADLYN MCDAVID
Printed Notary Signature

SEAL





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

Detail by Entity Name

Florida Limited Liability Company
H&M HOUSING LAND DEVELOPMENT LLC

Filing Information

Document Number	L20000025629
FEI/EIN Number	84-4511156
Date Filed	01/21/2020
Effective Date	01/15/2020
State	FL
Status	ACTIVE

Principal Address

2601 SW 31st St suite 306
Fort Lauderdale, FL 33312

Changed: 01/21/2023

Mailing Address

3061 Sw 17 st
Fort Lauderdale, FL 33312

Changed: 01/30/2022

Registered Agent Name & Address

GIL HERNANDEZ, MAIKEL, SR.
3061 Sw 17 st
Fort Lauderdale, FL 33312

Address Changed: 01/30/2022

Authorized Person(s) Detail

Name & Address

Title President

GIL HERNANDEZ, MAIKEL
2601 SW 31st St Ste 306
FORT LAUDERDALE, FL 33312

Title VP

Levy, Hani
2601 SW 31st St suite 306
fort lauderdale, FL 33312

Title Treasurer

Benizri, reimond
2601 SW 31st St suite 306
Fort Lauderdale, FL 33312

Title Secretary

gil cabreras, luis gonzaga
2601 SW 31st St suite 306
Fort Lauderdale, FL 33312

Title Manager

GIL HERNANDEZ, Magdiel
2601 SW 31st St suite 306
Fort Lauderdale, FL 33312

Annual Reports

Report Year	Filed Date
2023	01/21/2023
2023	10/02/2023
2024	01/07/2024

Document Images

01/07/2024 – ANNUAL REPORT	View image in PDF format
10/02/2023 – AMENDED ANNUAL REPORT	View image in PDF format
01/21/2023 – ANNUAL REPORT	View image in PDF format
01/30/2022 – ANNUAL REPORT	View image in PDF format
01/28/2021 – ANNUAL REPORT	View image in PDF format
01/21/2020 – Florida Limited Liability	View image in PDF format



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

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

AGENT AUTHORIZATION FORM

I H&M HOUSING LAND DEVELOPMENT 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 2950 SW 17 pl FORT LAUDERDALE, FL 33312 ("Property"), do hereby authorize
[Print Property Address]

David Isaacson ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]

of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

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

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

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



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

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

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

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

Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation, please submit Sunbiz Verification with this form.**

WITNESS:

LUIS GONZAGAS
Witness Signature

11-04-24
Print Name
Date

[Signature]
Signature - Owner/Authorized Individual

MAIKEL GIL HERNANDEZ
Print Name - Owner/ Authorized Individual

OWNER
Print Title - Authorized Individual

STATE OF Florida

COUNTY OF Broward

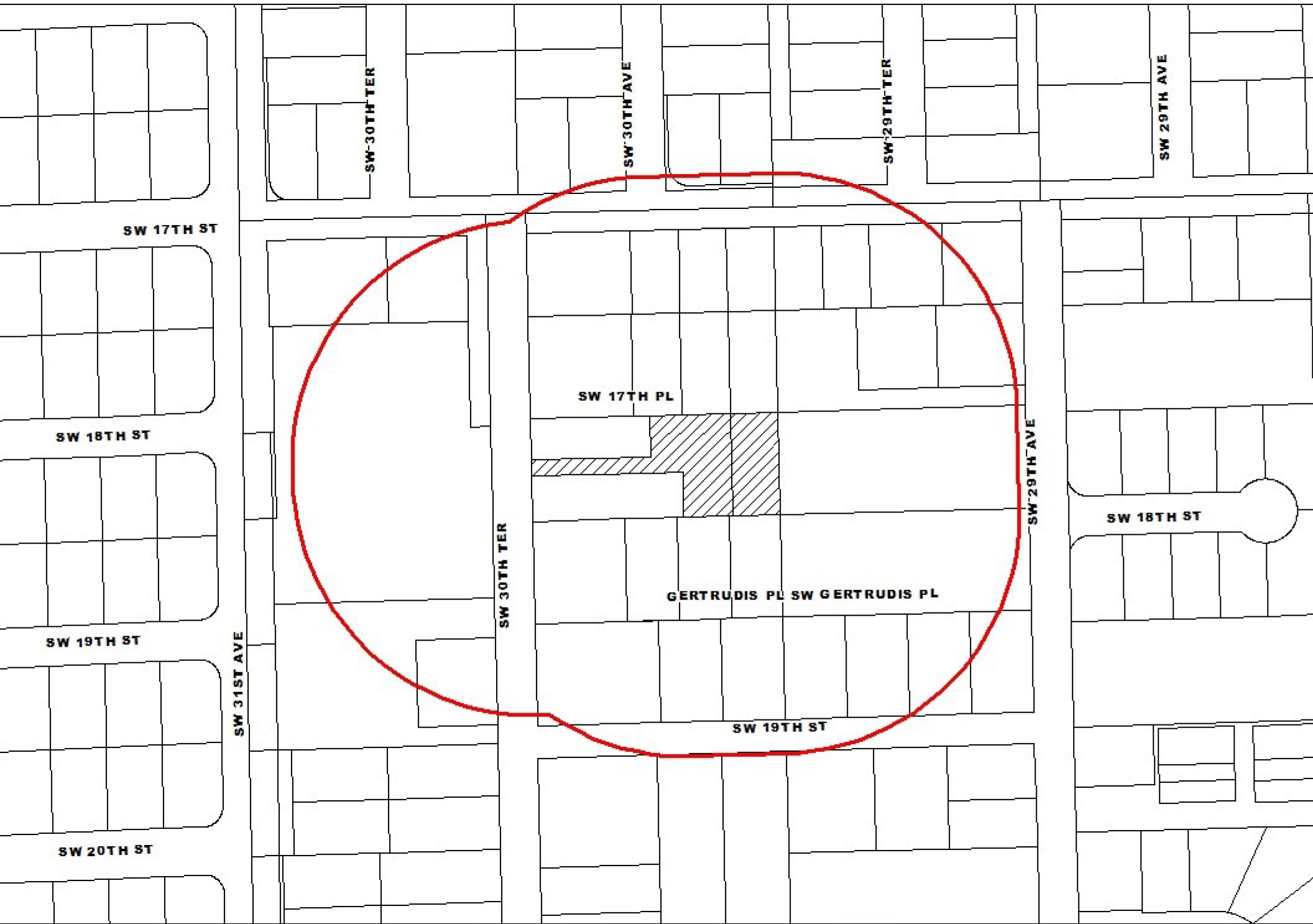
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of NOV, 2024, by Maikel Gil Hernandez an individual who is personally known to me ☒ or has produced DL as identification

[NOTARY SEAL]



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

10-30-2026
My Commission Expires:
Hani Levy
Print, Type, or Stamp Commissioned Name of Notary Public)



0 37.5 75 150 225 300
Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BROWARD
COUNTY

H AND M HOUSING
DATE OF PRINT: 10/30/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1
504217010020	JMK REAL ESTATE LLC	
504217070220	FERNANDEZ,FLORINDA ELBA	
504217070230	BEDFORD,PAUL ANDREW	
504217070570	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504217100110	MARTIN,AHMED	
504217100111	WALLACE,LISA	
504217100112	GARCIA,SARA B H/E	GARCIA,RUBEN JOSE GONZALEZ
504217100113	RIVERA,HECTOR M & JUDITH MEDINA	
504217100120	WERTZ,SHERRY	
504217100121	RHONE,CORNELIUS H & AUDREE D	
504217100122	RAGHAVAN,VIJAY	VAN VALKENBURGH,DEBORA
504217100130	SUTTON,BRIAN & MARCIA	
504217100140	POGHOSYAN,HOVHANNES	
504217100150	SECURE INVESTMENT & ASSOCIATES	INC
504217100151	BURKE,KEVIN P H/E	CANEVARO,MARIA ALEJANDRA
504217100152	ZINN,KEITH GREGORY	
504217100153	UNITED PROPERTIES OF S FL LLC	
504217100160	LUTZ,DONALD SCOTT	
504217100161	PUEBLA,DIANA LIZETH	LOPEZ HERNANDEZ,JOSE ALBERTO
504217100162	PUEBLA,DIANA LIZETH	LOPEZ HERNANDEZ,JOSE ALBERTO
504217100180	MENENDEZ-VELEZ,MARIATNE	PILEGGI,MICHAEL P
504217100190	VAN-ZWOL-KESSLER,STEPHANIE D	KESSLER,MARTIN TYRONE
504217100191	H&M HOUSING LAND DEVELOPMENT LLC	
504217100192	H&M HOUSING LAND DEVELOPMENT LLC	
504217100200	PELOQUIN,PAUL A	PAUL A PELOQUIN REV TR
504217100220	RODRIGUEZ,FRANCISCO JOSE	
504217100222	2974 SW 17 STREET LLC	
504217100224	2972 SW 17 STREET LLC	
504217100226	2978 SW 17 STREET LLC	
504217100230	J F MCHATTIE & K J ROBBINS TR	MCHATTIE,JOSEPH F TRSTEE ETAL
504217100370	GRAU,JOSHUA	GRAU,HEATHER A
504217100372	WHALEN,TRACI-ANNE H/E	WHALEN,JAMES
504217100400	LEAN,RUPERT	
504217100401	CLAY,EVELIN MAC	MIGUELES,RAMIRO MAXIMILIANO
504217100420	FLORIDA POWER & LIGHT CO	ATTN PROPERTY TAX - PSX/JB
504217100450	LIGHTHOUSE CHURCH OF GOD	
504217100460	CASTELLANO,JUAN	
504217100550	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504217390010	SALSAMENDI,ALFRED M & KELLY KAY	
504217390020	VERRAN,FREDERICK G	
504217390030	WINTOWN PROPERTY SOUTH LLC	
504217430010	LAM,NGUYEN &	DU,KIEU
504217430020	GIL,ANTONIO & DANIELA	
504217460010	JESUS ALVAREZ TR	
504217460020	ALVAREZ,JESUS	
504217460030	ALVAREZ,JESSE	
504217460040	ALVAREZ,HENRY H/E	ALVAREZ,CAROLYN

ADDRESS_LI	CITY	ST/ ZIP
601 NE 11 AVE	FORT LAUDERDALE	FL 33304
3033 SW 17 ST	FORT LAUDERDALE	FL 33312
3001 SW 17 ST	FORT LAUDERDALE	FL 33312
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
1735 SW 29 AVE UNIT #1	FORT LAUDERDALE	FL 33312
2960 SW 17 ST APT A	FORT LAUDERDALE	FL 33305
2964 SW 17 ST	FORT LAUDERDALE	FL 33312
1850 SW 28 AVE	FORT LAUDERDALE	FL 33312
1773 SW 29 AVE	FORT LAUDERDALE	FL 33312
1755 SW 29 AVE	FORT LAUDERDALE	FL 33312
10368 NW 24 PLACE	SUNRISE	FL 33322
1769 SW 29 AVE	FORT LAUDERDALE	FL 33312
1841 SW 29 AVE	FORT LAUDERDALE	FL 33312
12300 SW 130 ST #5	MIAMI	FL 33186
2945 SW 19 ST	FORT LAUDERDALE	FL 33312
521 HOPKINS ST	FALLS CITY	OR 97344
2251 SW 27 LN	FORT LAUDERDALE	FL 33312
3025 SW 19 ST	FORT LAUDERDALE	FL 33312
7401 NW 20 CT	SUNRISE	FL 33313
7401 NW 20 CT	SUNRISE	FL 33313
1818 SW 30 TER	FORT LAUDERDALE	FL 33312
1790 SW 30 TER	FORT LAUDERDALE	FL 33312
3061 SW 17 ST	FORT LAUDERDALE	FL 33312
3061 SW 17 ST	FORT LAUDERDALE	FL 33312
1754 SW 30 TER	FORT LAUDERDALE	FL 33312
3010 SW 17 ST	FORT LAUDERDALE	FL 33312
2273 SW 30 TER	FORT LAUDERDALE	FL 33312
2273 SW 30 TER	FORT LAUDERDALE	FL 33312
2273 SW 30 TER	FORT LAUDERDALE	FL 33312
2900 SW 156 AVE	DAVIE	FL 33331
652 GREG DR SW	LILBURN	GA 30047
3030 SW 19 ST	FORT LAUDERDALE	FL 33312
3070 SW 17 ST	FORT LAUDERDALE	FL 33312
3050 SW 17 ST	FORT LAUDERDALE	FL 33312
700 UNIVERSE BLVD	JUNO BEACH	FL 33408
1890 SW 31 AVE	FORT LAUDERDALE	FL 33312
1891 SW 30 TER	FORT LAUDERDALE	FL 33312
101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301
2971 SW 17 PL	FORT LAUDERDALE	FL 33312
2961 SW 17 PL	FORT LAUDERDALE	FL 33312
3261 OLD WASHINGTON RD #2020	WALDORF	MD 20603
2993 SW 17 ST	FORT LAUDERDALE	FL 33312
2991 SW 17 ST	FORT LAUDERDALE	FL 33312
1891 SW 30 TER	FORT LAUDERDALE	FL 33312
2931 SW GERTRUDIS PL	FORT LAUDERDALE	FL 33312
2921 SW GERTRUDIS PL	FORT LAUDERDALE	FL 33312
2911 SW GERTRUDIS PL	FORT LAUDERDALE	FL 33312

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33304	AMENDED SUB OF 17-50-42 1-72 D
FORT LAUDERDALE	FL33312	CHULA VISTA 3RD ADD 26-14 B
FORT LAUDERDALE	FL33312	CHULA VISTA 3RD ADD 26-14 B
FORT LAUDERDALE	FL33301	CHULA VISTA 3RD ADD 26-14 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33305	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
SUNRISE	FL33322	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
MIAMI	FL33186	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FALLS CITY	OR97344	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
SUNRISE	FL33313	ROHAN ACRES 22-43 B
SUNRISE	FL33313	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
DAVIE	FL33331	ROHAN ACRES 22-43 B
LILBURN	GA30047	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
JUNO BEACH	FL33408	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33301	ROHAN ACRES 22-43 B
FORT LAUDERDALE	FL33312	NANCY WILLIAMS PLAT 82-18 B
FORT LAUDERDALE	FL33312	NANCY WILLIAMS PLAT 82-18 B
WALDORF	MD20603	NANCY WILLIAMS PLAT 82-18 B
FORT LAUDERDALE	FL33312	RAMOS PLAT 105-45 B
FORT LAUDERDALE	FL33312	RAMOS PLAT 105-45 B
FORT LAUDERDALE	FL33312	ALVAREZ PLAT 145-43 B
FORT LAUDERDALE	FL33312	ALVAREZ PLAT 145-43 B
FORT LAUDERDALE	FL33312	ALVAREZ PLAT 145-43 B
FORT LAUDERDALE	FL33312	ALVAREZ PLAT 145-43 B

LEGAL_LI_1

W1/2 OF N 60 OF S 85 OF W1/2 OF
LOT 9 BLK 3

LOT 10 BLK 3

STREETS DEDICATED PER PLAT

LOT 1 S 103 OF E 100 BLK 2

LOT 1 LESS E 100 & LESS W 120 &

LOT 1 E 60 OF W 120 LESS

LOT 1 W 60 LESS N 25 FOR ST

LOT 2 W 100 OF E 210 OF

LOT 2 E 110 OF N 103.36 BLK 2

LOT 2 LESS N 103.36 OF E 210

LOT 3 BLK 2

LOT 4 BLK 2

LOT 5 W1/2 OF E1/2 BLK 2

W1/2 OF W1/2 OF LOT 5 BLK 2

E1/2 OF W1/2 OF LOT 5 BLK 2

LOT 5 E1/2 OF E1/2 BLK 2

LOT 6 W 1/2 BLK 2

LOT 6 W1/2 OF E 1/2

LOT 6 E1/2 OF E1/2 BLK 2

W 150 OF LOT 8, BLK 2 LESS N 72
BEG AT NW COR LOT 8, S 52, E 150,

LOT 8 LESS W 150 & LESS E 60
E 60 OF LOT 8, BLK 2

LOT 9 W 130 BLK 2

LOT 10 W 130.90 LESS N 25 BLK 2

LOT 10 W 60 OF E 120 LESS N 25

LOT 10 E 60 LESS N 25 BLK 2

LOT 10 W 60 OF E 180 LESS N 25

LOT 1 LESS E 202 BLK 3

EAST 1/2 OF FOL DESC PROP, LOTS 9

WEST 1/2 OF FOL DESC PROP, LOTS 9

LOT 1 LESS E 125.95 & LESS

LOT 1 E 125.95 LESS E 25 & N 25

LOT 2 LESS W 40 FOR ST; LOT 3

LOT 5 LESS N 110 OF E 100 LESS

LOT 5 N 110 OF E 100

ROADS AND AVENUES DEDICATED TO

LOT 1

LOT 2

LOT 3

LOT 9

LOT 10

LOT 1

LOT 2

LOT 3

LOT 4

LEGAL_LI_2

E1/2 OF BLK 5, LESS PT DESC IN

LESS N 25 FOR ST BLK 2

N 25 FOR ST BLK 2

BLK 2

N 103.36 BLK 2

BLK 2

THEREOF TOG/W E 40 OF W 190 OF S
N 52, W TO POB

THEREOF & LESS THAT POR AS DESC

BLK 2

BLK 2

& 10, LESS W 150 BLK 3

& 10, LESS W 150 BLK 3

W 35 & LESS N 25 FOR RDS BLK 4

FOR RD BLK 4

LESS S 25 & LESS W 40 OF N 107,

W 35 FOR CO RD & LOT 4 S 50 LESS

BLK 4

THE PUBLIC PER PLAT

LEGAL_LI_3

OR 4117/186 FOR RD EXCEPT PT OF

LEGAL_LI_4

CUL DE SAC VAC ON OR 5275/326

56.60 OF LOT 8, BLK 2

BLK 2

IN INSTR # 119705506, TOG WITH

S 20 OF N 72 OF W 150 OF SAID

LOT 3 S 25 LESS W 35; LOT 4 LESS
W 35 FOR CO RD BLK 4

S 50 & LESS W 35 FOR RD

LEGAL_LI_5

LEGAL_LI_6

LOT 8, ALL IN BLK 2

BLK 4

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	MAC	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL
	0312	08	02	4	42880	379990	0	422870
3806	0312	01	01	4	50730	403200	0	453930
3806	0312	01	01	4	54630	410940	0	465570
	0312	94		4	117330	0	0	117330
	0312	08	02	4	149840	340080	0	489920
	0312	08	04	4	47070	282990	0	330060
	0312	08	02	4	31040	259830	0	290870
4421	0312	08	02	4	31050	260090	0	291140
3823	0312	01	01	4	67180	402400	0	469580
3823	0312	01	01	4	73910	441900	0	515810
	0312	01	01	4	87760	466000	0	553760
	0312	01	01	4	260140	321300	0	581440
3825	0312	01	02	4	260340	721230	0	981570
	0312	08	02	4	50100	380630	0	430070
	0312	01	01	4	65160	558710	0	623870
	0312	01	01	4	65140	566040	0	631180
	0312	01	01	4	65100	295150	0	360250
3811	0312	01	01	4	130440	402370	0	532810
	0312	00		4	200660	0	0	200660
	0312	01	01	4	65200	619060	0	684260
	0312	01	01	4	69980	421780	0	491760
	0312	01	01	4	50700	246740	0	297440
	0312	00	01	4	30470	0	0	30470
	0312	00	01	4	17050	0	0	17050
	0312	01	01	4	108730	294410	0	403140
	0312	01	01	4	88210	361850	0	450060
	0312	08	02	4	31080	380240	0	411320
	0312	08	02	4	31160	380220	0	411380
	0312	08	02	4	31050	379910	0	410960
1531	0312	01	01	4	92160	419920	0	512080
5212	0312	01	01	4	135760	274280	0	410040
3812	0312	01	01	4	135810	371360	0	507170
3868	0312	01	01	4	88980	297050	0	386030
	0312	01	01	4	59910	454290	0	514190
	0312	91	04	4	133200	40260	0	173460
	0312	71	01	4	257670	965970	0	1223640
3853	0312	01	01	4	71500	394340	0	465840
	0312	94		4	80350	0	0	80350
3867	0312	01	01	4	51060	313300	0	364360
3867	0312	01	01	4	50150	377350	0	427500
	0312	01	01	4	50300	491910	0	541960
	0312	01	01	4	47740	384300	0	432040
3869	0312	01	01	4	48620	363640	0	412260
3853	0312	08	02	4	75130	339810	0	414940
3875	0312	01	01	4	54350	383390	0	437740
	0312	01	01	4	54330	378160	0	432490
3875	0312	01	01	4	54320	369960	0	424280

LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_V	NEW_SB_SOH	HE1_AMOU	HE2_AMOU	WVD_AMOU	EXEMPTION_
0	0	382660	420920	422870	0	0	0	0
0	0	299030	299030	299030	25000	25000	0	0
0	0	137180	137180	137180	25000	25000	0	0
0	0	117330	117330	117330	0	0	0	0
149840	159830	489920	489910	489910	25000	25000	0	0
39230	70740	322220	322210	322210	25000	25000	0	0
25170	94510	249600	249590	249590	25000	25000	0	0
0	0	184250	202670	291140	0	0	0	0
0	0	117050	117050	117050	25000	25000	0	0
0	0	341940	341940	341940	25000	25000	0	0
0	0	553760	553760	553760	0	0	0	0
0	0	175430	175430	175430	25000	25000	0	0
0	0	981570	981570	981570	0	0	0	0
0	0	430070	430730	430730	0	0	0	0
0	0	141060	141060	141060	25000	25000	0	0
0	0	631180	631180	631180	0	0	0	0
0	0	182870	201150	360250	0	0	0	0
0	0	189110	189110	189110	25000	25000	0	0
0	0	160020	176020	200660	0	0	0	0
0	0	533650	587010	684260	0	0	0	0
0	0	298590	298590	298590	25000	25000	0	0
0	0	126950	126950	126950	25000	25000	0	0
0	0	30470	30470	30470	0	0	0	0
0	0	17050	17050	17050	0	0	0	0
0	0	125110	125110	125110	25000	25000	0	0
0	0	310300	310300	310300	25000	25000	0	0
0	0	411320	411320	411320	0	0	0	0
0	0	411380	411380	411380	0	0	0	0
0	0	410960	410960	410960	0	0	0	0
0	0	512080	512080	512080	0	0	0	0
0	0	285850	314430	410040	0	0	0	0
0	0	117920	117920	117920	25000	25000	0	0
0	0	182290	182290	182290	25000	25000	0	0
0	0	336790	336790	336790	25000	25000	0	0
0	0	173460	173460	173460	0	0	0	0
0	0	1223640	1223640	1223640	0	0	0	846400
0	0	132300	132300	132300	25000	25000	0	0
0	0	80350	80350	80350	0	0	0	0
0	0	106930	106930	106930	25000	25000	0	0
0	0	207620	207620	207620	25000	25000	0	0
0	0	541960	542210	542210	0	0	0	0
0	0	151660	151660	151660	25000	25000	0	0
0	0	121220	121220	121220	25000	25000	0	0
0	0	355690	391250	414940	0	0	0	0
0	0	334420	367860	437740	0	0	0	0
0	0	162980	162980	162980	25000	25000	0	0
0	0	160200	160200	160200	25000	25000	0	0

COUNTY_ME	SCHOOL_ME	CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX	CITY_TAXAB	INDEP_TAXA	HE_ILY_F	ME_
0	0	0	0	420920	422870	420920	420920		
0	0	0	0	249030	274030	249030	249030	100	100
0	0	0	0	87180	112180	87180	87180	1/1	1/1
117330	117330	117330	117330	0	0	0	0		100
0	0	0	0	439910	464910	439910	439910	100	100
0	0	0	0	272210	297210	272210	272210	100	100
0	0	0	0	199590	224590	199590	199590	100	100
0	0	0	0	202670	291140	202670	202670		
0	0	0	0	67050	92050	67050	67050	1/1	1/1
0	0	0	0	291940	316940	291940	291940	100	100
0	0	0	0	553760	553760	553760	553760		1/1
0	0	0	0	125430	150430	125430	125430	100	100
0	0	0	0	981570	981570	981570	981570		
0	0	0	0	430730	430730	430730	430730		
0	0	0	0	91060	116060	91060	91060	1/1	1/1
0	0	0	0	631180	631180	631180	631180		
0	0	0	0	201150	360250	201150	201150		
0	0	0	0	139110	164110	139110	139110	100	100
0	0	0	0	176020	200660	176020	176020		
0	0	0	0	587010	684260	587010	587010		
0	0	0	0	248590	273590	248590	248590	100	100
0	0	0	0	76950	101950	76950	76950	100	100
0	0	0	0	30470	30470	30470	30470		
0	0	0	0	17050	17050	17050	17050		
0	0	0	0	75110	100110	75110	75110	100	100
0	0	0	0	260300	285300	260300	260300	100	100
0	0	0	0	411320	411320	411320	411320		
0	0	0	0	411380	411380	411380	411380		
0	0	0	0	410960	410960	410960	410960		
0	0	0	0	512080	512080	512080	512080		
0	0	0	0	314430	410040	314430	314430		
0	0	0	0	67920	92920	67920	67920	100	100
0	0	0	0	132290	157290	132290	132290	100	100
0	0	0	0	286790	311790	286790	286790	100	100
0	0	0	0	173460	173460	173460	173460		
1223640	1223640	1223640	1223640	0	0	0	0		100
0	0	0	0	82300	107300	82300	82300	1/1	1/1
80350	80350	80350	80350	0	0	0	0		100
0	0	0	0	56930	81930	56930	56930	1/1	1/1
0	0	0	0	157620	182620	157620	157620	100	100
0	0	0	0	542210	542210	542210	542210		
0	0	0	0	101660	126660	101660	101660	100	100
0	0	0	0	21220	96220	21220	71220	1/1	1/1
0	0	0	0	391250	414940	391250	391250		
0	0	0	0	367860	437740	367860	367860		
0	0	0	0	112980	137980	112980	112980	1/1	1/1
0	0	0	0	110200	135200	110200	110200	1/1	1/1

W	EX	ISO	CO	FID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIR	FI	FIRE_ASSES	SAI	SAFE_NEI_1	DR	DRAINAGE_1	IMF
	21		Y		0		0	F	14.64	03	R	2		0		0.00
	20	20	Y		0		0	F	9.44	03	R	1		0		0.00
	97	08	Y		0		0	F	9.44	03	R	1		0		0.00
14	15		Y		0		0		0.00	03	X	1		0		0.00
	24	24	Y		0		0	F	14.64	03	R	2		0		0.00
	23	23	S Y		0		0	F	29.28	03	R	4		0		0.00
	18	18	Y		0		0	F	14.64	03	R	2		0		0.00
	08		Y		0		0	F	14.64	03	R	2		0		0.00
	01	08	Y		0		0	F	9.44	03	R	1		0		0.00
	21	21	Y		0		0	F	9.44	03	R	1		0		0.00
	25		Y		0		0	F	9.44	03	R	1		0		0.00
	12	12	Y		0		0	F	9.44	03	R	1		0		0.00
	24		Y		0		0	F	18.88	03	R	2		0		0.00
	25		Y		0		0	F	14.64	03	R	2		0		0.00
	04	08	Y		0		0	F	9.44	03	R	1		0		0.00
	24		Y		0		0	F	9.44	03	R	1		0		0.00
	14		Y		0		0	F	9.44	03	R	1		0		0.00
	12	12	Y		0		0	F	9.44	03	R	1		0		0.00
	20		Y		0		0		0.00	03	L	1		0		0.00
	20		Y		0		0	F	9.44	03	R	1		0		0.00
	22	22	Y		0		0	F	9.44	03	R	1		0		0.00
	17	17	Y		0		0	F	9.44	03	R	1		0		0.00
	24		Y		0		0		0.00	03	L	1		0		0.00
	24		Y		0		0		0.00	03	L	1		0		0.00
	14	14	Y		0		0	F	9.44	03	R	1		0		0.00
	21	21	Y		0		0	F	9.44	03	R	1		0		0.00
	24		Y		0		0	F	14.64	03	R	2		0		0.00
	24		Y		0		0	F	14.64	03	R	2		0		0.00
	24		Y		0		0	F	14.64	03	R	2		0		0.00
	23		Y		0		0	F	9.44	03	R	1		0		0.00
	08		Y		0		0	F	9.44	03	R	1		0		0.00
	05	08	Y		0		0	F	9.44	03	R	1		0		0.00
	19	14	Y		0		0	F	9.44	03	R	1		0		0.00
	20	20	Y		0		0	F	9.44	03	R	1		0		0.00
	08		Y		0		0	F	7.41	03	W	560		0		0.00
30	08		Y		0		0	F	47.86	03	Y	6886		0		0.00
	02	08	Y		0		0	F	9.44	03	R	1		0		0.00
14	12		Y		0		0		0.00	03	X	1		0		0.00
	94	08	Y		0		0	F	9.44	03	R	1		0		0.00
	15	15	Y		0		0	F	9.44	03	R	1		0		0.00
	24		Y		0		3330	F	9.44	03	R	1		0		0.00
	06	08	Y		0		0	F	9.44	03	R	1		0		0.00
	94	08	Y		0		0	F	9.44	03	R	1		0		0.00
	08		Y		0		0	F	14.64	03	R	2		0		0.00
	08		Y		0		0	F	9.44	03	R	1		0		0.00
	95	08	Y		0		0	F	9.44	03	R	1		0		0.00
	94	08	Y		0		0	F	9.44	03	R	1		0		0.00

IMPROVEM_1	SALE_DATE	DEE	STAMP_AMOI	BOOK_1	PAGE_1	SALE_DATE	DEE	STAMP_AM_1
0.00	#####	WD	2695.00	0.0000000000	0.0000000000	3/5/2018	WD	0.70
0.00	2/2/2019	QCE	0.70	0.0000000000	0.0000000000	2/2/2019	PRD	0.70
0.00	2/9/1996	WD	574.00	24495.0000000000	534.0000000000	7/1/1970	WD	73.80
0.00			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	WD	3605.00	0.0000000000	0.0000000000	#####	WD	2100.00
0.00	#####	WD	3001.60	0.0000000000	0.0000000000	#####	WD	840.00
0.00	5/6/2019	QCE	0.70	0.0000000000	0.0000000000	4/7/2017	WD	1540.00
0.00	#####	QCE	0.70	50018.0000000000	1097.0000000000	#####	WD	84.00
0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD	906.50
0.00	#####	WD	2443.00	0.0000000000	0.0000000000	#####	WD	1918.00
0.00	#####	WD	625.80	24154.0000000000	927.0000000000	#####	WD	215.20
0.00	#####	QCE	507.50	0.0000000000	0.0000000000	#####	SWC	1092.00
0.00	#####	WD	7140.00	0.0000000000	0.0000000000	7/8/2004	QCE	399.00
0.00	1/8/2024	WD	3150.00	0.0000000000	0.0000000000	#####	QCE	0.00
0.00	#####	QCE	943.60	0.0000000000	0.0000000000	#####	QCE	0.70
0.00	#####	TD	0.70	0.0000000000	0.0000000000	#####	QCE	0.70
0.00	#####	WD	532.00	49729.0000000000	677.0000000000	#####	WD	462.00
0.00	#####	WD	2443.00	42259.0000000000	650.0000000000	#####	D	256.00
0.00	#####	WD	1120.00	0.0000000000	0.0000000000	#####	QCE	0.70
0.00	#####	WD	2835.00	0.0000000000	0.0000000000	2/3/2003	WD	1260.00
0.00	#####	WD	455.00	0.0000000000	0.0000000000	#####	WD	2100.00
0.00	#####	TD	735.00	0.0000000000	0.0000000000	#####	WD	504.00
0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####	WD ³	2450.00
0.00	#####	WD ³	2450.00	0.0000000000	0.0000000000			0.00
0.00	#####	QCE	0.70	0.0000000000	0.0000000000	4/1/1994	QCE	0.70
0.00	#####	WD	2303.00	0.0000000000	0.0000000000	#####	WD	1858.50
0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD	840.00
0.00	#####	QCE	0.70	0.0000000000	0.0000000000	6/1/1985	WD	301.50
0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD ³	560.00
0.00	2/2/2024	D	0.70	0.0000000000	0.0000000000	#####	WD	1295.00
0.00	#####	QCE	0.70	44496.0000000000	694.0000000000	3/2/2007	QCE	0.70
0.00	#####	WD	0.70	0.0000000000	0.0000000000	#####	WD	2275.00
0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	ODI	0.00
0.00	#####	WD	2093.00	0.0000000000	0.0000000000	#####	QCE	0.70
0.00			0.00	0.0000000000	0.0000000000			0.00
0.00			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	WD	1120.00	31636.0000000000	199.0000000000	7/1/1975	WD	25.50
0.00			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	QCE	0.70	44379.0000000000	207.0000000000	4/1/1990	WD	357.50
0.00	#####	WD	714.00	30470.0000000000	1489.0000000000	4/1/1994	WD	609.00
0.00	#####	QCE	3500.00	0.0000000000	0.0000000000	#####	WD	4375.00
0.00	8/4/2004	WD	1575.00	38032.0000000000	1927.0000000000	#####	QCE	0.70
0.00	#####	DRR	0.70	0.0000000000	0.0000000000	#####	QCE	0.70
0.00			0.00	0.0000000000	0.0000000000			0.00
0.00	#####	QCE	0.70	31261.0000000000	1912.0000000000	#####	QCE	0.70
0.00	#####	QCE	0.70	21582.0000000000	893.0000000000			0.00
0.00	6/9/2021	QCE	490.00	0.0000000000	0.0000000000	#####	QCE	0.70

BOOK_2	PAGE_2	SALE_DAT_	DEE	STAMP_AM_2	BOOK_3
0.0000000000	0.0000000000	4/9/1998	WD	675.50	28094.0000000000
0.0000000000	0.0000000000	6/1/1979	WD	114.00	8336.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	0.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	1085.00	0.0000000000
0.0000000000	0.0000000000	#####	QCE	0.70	45781.0000000000
6424.0000000000	542.0000000000	9/1/1975	WD	78.00	0.0000000000
30942.0000000000	708.0000000000	#####	WD	735.00	30029.0000000000
0.0000000000	0.0000000000	#####	WD	781.90	0.0000000000
8956.0000000000	697.0000000000	#####	WD	78.00	6283.0000000000
48375.0000000000	727.0000000000	#####	RD	891.80	48375.0000000000
37800.0000000000	1310.0000000000	#####	WD	1400.00	33939.0000000000
45747.0000000000	1615.0000000000	#####	QCE	763.00	45728.0000000000
45814.0000000000	387.0000000000	#####	QCE	591.50	39963.0000000000
45382.0000000000	201.0000000000	2/1/1987	WD	420.00	14158.0000000000
49706.0000000000	1412.0000000000	#####	QCE	329.00	49211.0000000000
8913.0000000000	848.0000000000			0.00	0.0000000000
50446.0000000000	243.0000000000	#####	WD	1036.00	39887.0000000000
34567.0000000000	1266.0000000000	#####	QCE	0.70	31019.0000000000
0.0000000000	0.0000000000	#####	WD	1120.00	0.0000000000
0.0000000000	0.0000000000	#####	QCE	0.70	43667.0000000000
0.0000000000	0.0000000000	#####	WD	0.70	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
21985.0000000000	952.0000000000	#####	QCE	0.55	0.0000000000
0.0000000000	0.0000000000	4/5/2018	WD	1575.00	0.0000000000
50338.0000000000	607.0000000000	#####	PRD	0.70	50338.0000000000
12699.0000000000	29.0000000000	1/1/1979	WD	142.50	0.0000000000
24117.0000000000	965.0000000000			0.00	0.0000000000
46695.0000000000	363.0000000000	#####	WD	1155.00	34905.0000000000
43756.0000000000	140.0000000000	9/5/2002	DRR	0.70	33807.0000000000
37714.0000000000	1009.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	700.00	49566.0000000000
46166.0000000000	161.0000000000	#####	WD	1120.00	32839.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
17319.0000000000	78.0000000000	#####	QCE	0.45	0.0000000000
21992.0000000000	699.0000000000	8/1/1992	D	0.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	2467.50	0.0000000000
36204.0000000000	528.0000000000	#####	WD	1255.80	35595.0000000000
0.0000000000	0.0000000000	5/8/2001	QCE	0.70	31619.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
29878.0000000000	1180.0000000000	9/1/1992	QCE	0.70	19912.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
21582.0000000000	894.0000000000			0.00	0.0000000000

PAGE_3	SALE_DAT_DEE	STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_DEE
342.0000000000	5/1/1994 QCE	0.70	22392.0000000000	488.0000000000	1/1/1991 WD
17.0000000000	##### QCE	51.30	0.0000000000	0.0000000000	8/1/1969 WD
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000	##### WD	0.70	0.0000000000	0.0000000000	##### SWC
0.0000000000	9/9/2002 WD	805.00	33801.0000000000	145.0000000000	4/1/1989 WD
821.0000000000	1/3/2008 QCE	0.70	44970.0000000000	1016.0000000000	##### QCE
0.0000000000		0.00	0.0000000000	0.0000000000	
418.0000000000	8/1/1979 WD	129.00	8370.0000000000	819.0000000000	2/1/1977 WD
0.0000000000	8/1/1990 WD	275.00	17651.0000000000	588.0000000000	##### WD
471.0000000000	##### QCE	57.00	5966.0000000000	569.0000000000	3/7/1969 WD
722.0000000000	##### CET	0.70	46728.0000000000	7.0000000000	##### WD
642.0000000000	##### WD	350.00	26916.0000000000	272.0000000000	8/1/1992 QCE
249.0000000000	6/1/1989 WD	165.00	16505.0000000000	990.0000000000	##### WD
448.0000000000	##### WD	924.00	28624.0000000000	746.0000000000	##### PRD
138.0000000000	6/1/1978 WD	30.00	0.0000000000	0.0000000000	
1090.0000000000	##### QCE	0.70	49128.0000000000	1861.0000000000	##### CET
0.0000000000		0.00	0.0000000000	0.0000000000	
1477.0000000000		0.00	0.0000000000	0.0000000000	
1884.0000000000	##### WD	791.00	25076.0000000000	944.0000000000	5/1/1990 WD
0.0000000000	##### WD	651.00	28822.0000000000	66.0000000000	7/3/1998 SWC
1610.0000000000	##### WD	1085.00	37954.0000000000	1558.0000000000	##### QCE
0.0000000000	4/5/2000 WD	175.00	30416.0000000000	182.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000	##### ODI	0.00	0.0000000000	0.0000000000	##### DRR
605.0000000000	##### QCE	0.70	25470.0000000000	398.0000000000	4/1/1978 WD
0.0000000000	8/1/1975 WD	134.10	0.0000000000	0.0000000000	3/1/1974 WD
0.0000000000		0.00	0.0000000000	0.0000000000	
158.0000000000	4/1/1988 WD	393.25	15353.0000000000	936.0000000000	1/1/1984 WD
1.0000000000	3/9/2001 QCE	0.70	31387.0000000000	677.0000000000	4/1/1994 WD
0.0000000000		0.00	0.0000000000	0.0000000000	
447.0000000000	2/1/1994 QCE	0.70	21777.0000000000	187.0000000000	8/1/1990 WD
1171.0000000000	6/1/1990 WD	423.50	17557.0000000000	613.0000000000	2/1/1990 QCE
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000	2/1/1979 WD	116.40	0.0000000000	0.0000000000	1/1/1975 WD
0.0000000000	3/1/1985 QCE	0.00	0.0000000000	0.0000000000	##### WD
0.0000000000	##### WD	467.50	17921.0000000000	709.0000000000	##### WD
244.0000000000	##### WD	374.00	14990.0000000000	572.0000000000	
986.0000000000	4/1/1989 WD	396.00	16355.0000000000	286.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
223.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	
0.0000000000		0.00	0.0000000000	0.0000000000	

STAMP_AM_4 BOOK_5		PAGE_5	LAND_CALC_	LAND_CALC1	LAI LAND_CAL_2
440.00	0.0000000000	0.0000000000	5.00	8576.00 SF	0.00
69.00	0.0000000000	0.0000000000	6.50	7804.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	8404.00 SF	0.00
0.00	0.0000000000	0.0000000000	0.51	230063.00 SF	0.00
772.10	51072.0000000000	1344.0000000000	14.50	10334.00 SF	0.00
352.00	16345.0000000000	867.0000000000	5.00	9414.00 SF	0.00
0.70	34151.0000000000	930.0000000000	5.00	6207.00 SF	0.00
0.00	0.0000000000	0.0000000000	5.00	6209.00 SF	0.00
81.00	0.0000000000	0.0000000000	6.50	10336.00 SF	0.00
21.00	2616.0000000000	996.0000000000	6.50	11370.00 SF	0.00
6.60	3880.0000000000	630.0000000000	6.50	13094.00 SF	0.51
5460.00	41557.0000000000	1533.0000000000	6.50	40021.00 SF	0.00
0.70	19872.0000000000	825.0000000000	6.50	40052.00 SF	0.00
33.00	0.0000000000	0.0000000000	5.00	10019.00 SF	0.00
0.70	25723.0000000000	773.0000000000	6.50	10025.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	10022.00 SF	0.00
42.70	49012.0000000000	852.0000000000	6.50	10016.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	20067.00 SF	0.00
0.00	0.0000000000	0.0000000000	20.00	10033.00 SF	0.00
543.40	17440.0000000000	178.0000000000	6.50	10030.00 SF	0.00
0.70	28568.0000000000	142.0000000000	6.50	10766.00 SF	0.00
0.70	22786.0000000000	1.0000000000	6.50	7800.00 SF	0.00
0.00	0.0000000000	0.0000000000	2.21	13789.00 SF	0.00
0.00	0.0000000000	0.0000000000	2.21	7714.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	16728.00 SF	0.00
0.70	47621.0000000000	593.0000000000	6.50	13570.00 SF	0.00
123.00	8371.0000000000	49.0000000000	5.00	6215.00 SF	0.00
120.00	0.0000000000	0.0000000000	5.00	6232.00 SF	0.00
0.00	0.0000000000	0.0000000000	5.00	6210.00 SF	0.00
285.75	0.0000000000	0.0000000000	6.50	14178.00 SF	0.00
805.00	22038.0000000000	418.0000000000	6.50	20886.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	20894.00 SF	0.00
478.50	0.0000000000	0.0000000000	5.50	16179.00 SF	0.00
0.55	0.0000000000	0.0000000000	5.50	10893.00 SF	0.00
0.00	0.0000000000	0.0000000000	1.45	91863.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	39642.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	11000.00 SF	0.00
0.00	0.0000000000	0.0000000000	0.51	157542.00 SF	0.00
105.00	0.0000000000	0.0000000000	6.50	7856.00 SF	0.00
108.00	0.0000000000	0.0000000000	6.50	7716.00 SF	0.00
412.50	0.0000000000	0.0000000000	6.50	7738.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	7344.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	7480.00 SF	0.00
0.00	0.0000000000	0.0000000000	5.00	15025.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	8361.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	8359.00 SF	0.00
0.00	0.0000000000	0.0000000000	6.50	8357.00 SF	0.00

LAND_CAL_3	LAI	LAND_CAL_5	LAND_CAL_6	LAI	LAND_CAL_8	LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT
0.00		0.00	0.00		0.00	0.00		2915		SW
0.00		0.00	0.00		0.00	0.00		3033		SW
0.00		0.00	0.00		0.00	0.00		3001		SW
0.00		0.00	0.00		0.00	0.00				SW
0.00		0.00	0.00		0.00	0.00		1735		SW
0.00		0.00	0.00		0.00	0.00		2960	2962	SW
0.00		0.00	0.00		0.00	0.00		2964	2966	SW
0.00		0.00	0.00		0.00	0.00		2968	2970	SW
0.00		0.00	0.00		0.00	0.00		1773		SW
0.00		0.00	0.00		0.00	0.00		1755		SW
5190.00 SF		0.00	0.00		0.00	0.00		1811		SW
0.00		0.00	0.00		0.00	0.00		1769		SW
0.00		0.00	0.00		0.00	0.00		1841		SW
0.00		0.00	0.00		0.00	0.00		2927	2929	SW
0.00		0.00	0.00		0.00	0.00		2945		SW
0.00		0.00	0.00		0.00	0.00		2935		SW
0.00		0.00	0.00		0.00	0.00		1891		SW
0.00		0.00	0.00		0.00	0.00		3025		SW
0.00		0.00	0.00		0.00	0.00		3023		SW
0.00		0.00	0.00		0.00	0.00		3021		SW
0.00		0.00	0.00		0.00	0.00		1818		SW
0.00		0.00	0.00		0.00	0.00		1790		SW
0.00		0.00	0.00		0.00	0.00				SW
0.00		0.00	0.00		0.00	0.00				SW
0.00		0.00	0.00		0.00	0.00		1754		SW
0.00		0.00	0.00		0.00	0.00		3010		SW
0.00		0.00	0.00		0.00	0.00		2974	2976	SW
0.00		0.00	0.00		0.00	0.00		2972		SW
0.00		0.00	0.00		0.00	0.00		2978	2980	SW
0.00		0.00	0.00		0.00	0.00		2990		SW
0.00		0.00	0.00		0.00	0.00		3020		SW
0.00		0.00	0.00		0.00	0.00		3030		SW
0.00		0.00	0.00		0.00	0.00		3070		SW
0.00		0.00	0.00		0.00	0.00		3050		SW
0.00		0.00	0.00		0.00	0.00		1750		SW
0.00		0.00	0.00		0.00	0.00		1890		SW
0.00		0.00	0.00		0.00	0.00		1891		SW
0.00		0.00	0.00		0.00	0.00				SW
0.00		0.00	0.00		0.00	0.00		2971		SW
0.00		0.00	0.00		0.00	0.00		2961		SW
0.00		0.00	0.00		0.00	0.00		2951		SW
0.00		0.00	0.00		0.00	0.00		2993		SW
0.00		0.00	0.00		0.00	0.00		2991		SW
0.00		0.00	0.00		0.00	0.00		1836		SW
0.00		0.00	0.00		0.00	0.00		2931		SW
0.00		0.00	0.00		0.00	0.00		2921		SW
0.00		0.00	0.00		0.00	0.00		2911		SW

SITUS_ST_4	SITUS	SIT	SITUS_ZIP_	SITUS_LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	
17	ST	FL	33312	A-B	42880	379990	0	382660
17	ST	FL	333123806		50730	403200	0	249030
17	ST	FL	333123806		54630	410940	0	87180
30	TER	FL	33312		117330	0	0	0
29	AVE	FL	33312		149840	340080	0	439920
17	ST	FL	33312		47070	282990	0	272220
17	ST	FL	33312	1-2	31040	259830	0	199600
17	ST	FL	33312	1-2	31050	260090	0	184250
29	AVE	FL	333123823		67180	402400	0	67050
29	AVE	FL	333123823		73910	441900	0	291940
29	AVE	FL	333123825		87760	466000	0	81390
29	AVE	FL	33312		260140	321300	0	125430
29	AVE	FL	333123825		260340	721230	0	981570
19	ST	FL	33312	1-2	50100	379970	0	268460
19	ST	FL	33312		65160	558710	0	91060
19	ST	FL	333123809		65140	566040	0	631180
29	AVE	FL	333123825		65100	295150	0	182870
19	ST	FL	333123811		130440	402370	0	139110
19	ST	FL	33312		200660	0	0	160020
19	ST	FL	333123811		65200	619060	0	533650
30	TER	FL	333123854		69980	421780	0	248590
30	TER	FL	33312		50700	246740	0	76950
17	PL	FL	33312		30470	0	0	30470
17	PL	FL	33312		17050	0	0	17050
30	TER	FL	33312		108730	294410	0	75110
17	ST	FL	333123807		88210	361850	0	260300
17	ST	FL	33312	1-2	31080	380240	0	411320
17	ST	FL	33312	1-2	31160	380220	0	411380
17	ST	FL	33312		31050	379910	0	410960
19	ST	FL	33312		92160	419920	0	512080
19	ST	FL	33312		135760	274280	0	285850
19	ST	FL	333123812		135810	371360	0	67920
17	ST	FL	333123868		88980	297050	0	132290
17	ST	FL	33312		59910	454280	0	286790
31	AVE	FL	33312		133200	40260	0	173460
31	AVE	FL	33312		257670	965970	0	0
30	TER	FL	333123853		71500	394340	0	82300
19	ST	FL	33312		80350	0	0	0
17	PL	FL	33312		51060	313300	0	56930
17	PL	FL	333123867		50150	377350	0	157620
17	PL	FL	333123867		50300	491660	0	541960
17	ST	FL	33312		47740	384300	0	101660
17	ST	FL	333123869		48620	363640	0	21220
30	TER	FL	33312	1-2	75130	339810	0	355690
GERTRUDIS	PL	FL	333123875		54350	383390	0	334420
GERTRUDIS	PL	FL	33312		54330	378160	0	112980
GERTRUDIS	PL	FL	333123875		54320	369960	0	110200

LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS_1	TWO_YRS_2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SC
0	382660	42880	350240	0	347880	807008	347880
0	299030	50730	366680	0	240330	530983	290330
0	137180	54630	373600	0	83190	235291	133190
0	117330	117330	0	0	0	0	117330
0	489920	149840	399700	0	549540	1156546	549540
0	322220	47070	339740	0	311640	805692	361640
0	249600	31040	239970	0	186180	489342	236180
0	184250	31050	239890	0	167500	506085	167500
0	117050	67180	365620	0	63650	198520	113650
0	341940	73910	401850	0	281990	609374	331990
0	131390	87760	423720	0	77570	224714	127570
0	175430	260140	292040	0	120330	305178	170330
0	981570	260340	655120	0	228280	570516	278280
0	268460	50100	339950	0	244060	678300	244060
0	141060	65160	507620	0	86960	242382	136960
0	631180	65140	514380	0	87100	242647	137100
0	182870	65100	268380	0	166250	485678	166250
0	189110	130440	365670	0	133610	330167	183610
0	160020	145480	0	0	145480	288120	145480
0	533650	65200	562850	0	485140	1069651	485140
0	298590	74760	383230	0	239900	530173	289900
0	126950	50700	224350	0	73260	216605	123260
0	30470	45520	0	0	40520	105982	45520
0	17050	0	0	0	0	0	0
0	125110	108730	267640	0	71470	213235	121470
0	310300	88210	329100	0	251270	551569	301270
0	411320	31080	340040	0	271670	699463	271670
0	411380	31160	339930	0	250620	673759	250620
0	410960	31050	340190	0	170920	576613	170920
0	512080	92160	381570	0	473730	953637	473730
0	285850	135760	249140	0	259870	633928	259870
0	117920	135810	337730	0	64490	200102	114490
0	182290	88980	288290	0	126990	317708	176990
0	336790	59910	353880	0	200770	456542	250770
0	173460	133200	40260	0	173460	863906	173460
0	1223640	257670	965970	0	0	249605	1118550
0	132300	71500	358730	0	78450	226370	128450
0	80350	80350	0	0	0	0	80350
0	106930	51060	284870	0	53820	180023	103820
0	207620	50150	342910	0	151580	363981	201580
0	541960	50300	274600	0	324900	673581	324900
0	151660	47740	349370	0	97250	261747	147250
0	121220	48620	330400	0	17690	155812	117690
0	355690	75130	339810	0	323360	791523	323360
0	334420	54350	348480	0	304020	699659	304020
0	162980	54330	343740	0	108240	282428	158240
0	160200	54320	336180	0	105540	277346	155540

BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG_BLD	BLDG_BLD	H	NCU_LAND	NCU_BLDG	NCU_LY	MA_DATE				
2126	2126	2	1976	003	2	1	100	N	0	0	1/1	1/1	101009
1764	1937	1	1970	003	2	1	001	N	0	0	1/1	1/1	101215
1833	1917	1	1971	003	2	1	001	N	0	0	1/1	1/1	101009
0	0	0	0			0		N	0	0	1/1	1/1	0
1905	2245	2	1970	003	2	1	100	N	149840	159830	47%	47%	101009
1565	1565	4	1958	003	2	2	100	N	39230	70740	25%	25%	101009
1064	1064	2	1975	003	2	1	100	N	25170	94510	1/2	1/2	101009
1064	1064	2	1975	003	2	1	100	N	0	0	1/1	1/1	101009
1994	2233	1	1958	003	2	1	001	N	0	0	1/1	1/1	101009
1206	1587	1	1968	003	2	1	001	N	0	0	1/1	1/1	101009
2524	3276	1	1959	003	2	1	001	N	0	0	1/1	1/1	101009
1421	1485	1	1960	003	2	1	001	N	0	0	1/1	1/1	101026
3473	4001	2	1956	003	2	2	102	N	0	0	1/1	1/1	101009
1626	1626	2	1980	003	2	1	100	N	0	0	1/1	1/1	101009
2183	2632	1	1980	003	2	1	001	N	0	0	1/1	1/1	101009
2050	2320	1	1979	003	2	1	001	N	0	0	1/1	1/1	101009
1111	1311	1	1957	003	2	1	001	N	0	0	1/1	1/1	101009
1616	2202	1	1966	003	2	1	001	N	0	0	1/1	1/1	101009
0	0	0	0			0		N	0	0	1/1	1/1	101009
2105	2531	1	1987	003	2	1	001	N	0	0	1/1	1/1	101009
1567	1567	1	1992	003	2	1	001	N	0	0	1/1	1/1	101009
1383	1713	1	1953	003	2	1	001	N	0	0	1/1	1/1	101009
0	0	0	0			0		N	0	0	1/1	1/1	101009
0	0	0	0			0		N	0	0	1/1	1/1	0
1455	1668	1	1957	003	2	1	001	N	0	0	1/1	1/1	101009
1616	1969	1	1965	003	2	1	001	N	0	0	1/1	1/1	101009
1679	1679	2	1978	003	2	1	100	N	0	0	1/1	1/1	101214
1917	1917	2	1973	003	2	1	100	N	0	0	1/1	1/1	101009
1759	1759	2	1974	003	2	1	100	N	0	0	1/1	1/1	101020
1593	2001	1	1958	003	2	1	001	N	0	0	1/1	1/1	101009
1720	1812	1	1966	003	2	1	001	N	0	0	1/1	1/1	101009
2168	2451	1	1972	003	2	1	001	N	0	0	1/1	1/1	101009
1740	2020	1	1957	003	2	1	001	N	0	0	1/1	1/1	101009
1869	2178	1	2001	004	2	1	001	N	0	0	1/1	1/1	101009
560	560	0	1971	003	2	1	800	N	0	0	1/1	1/1	101009
6886	6886	0	1968	003	2	1	707	N	0	0	1/1	1/1	101009
2698	3294	1	1978	003	2	1	001	N	0	0	1/1	1/1	101009
0	0	0	0			0		N	0	0	1/1	1/1	0
1416	1726	1	1975	003	2	1	001	N	0	0	1/1	1/1	101009
1562	1836	1	1976	003	2	1	001	N	0	0	1/1	1/1	101009
1724	2058	1	1976	003	2	1	001	N	0	0	1/1	1/1	101009
1617	1807	1	1981	003	2	1	001	N	0	0	1/1	1/1	101009
1606	1774	1	1981	003	2	1	001	N	0	0	1/1	1/1	101009
1482	1482	2	1970	003	2	1	100	N	0	0	1/1	1/1	101009
1639	1917	1	1996	004	2	1	001	N	0	0	1/1	1/1	101009
1639	1917	1	1995	004	2	1	001	N	0	0	1/1	1/1	101009
1632	1885	1	1993	003	2	1	001	N	0	0	1/1	1/1	101009

L	B_DATE	S/S/S/S/D	DISA	SEN_EX_COU	SEN_EX_CIT	P	PORTED_VAL	P	PORT_PMARK	PORT_PSOH	PO
100520	100426	Q T		0	0	0	0	0	0	0	
100506	100326	T T		0	0	0	0	0	0	0	
100506	101005			0	0	0	0	0	0	0	
0	0			0	0	0	0	0	0	0	
100506	100326	Q Q T T		0	0	0	0	0	0	0	
100506	100326	Q D Q		0	0	0	0	0	0	0	
100520	100426	T Q T T		0	0	0	0	0	0	0	
100520	100426	T		0	0	0	0	0	0	0	
100506	100326	T		0	0	0	0	0	0	0	
100506	100326	Q Q E		0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
100601	100326	T Q D T		0	0	0	0	0	0	0	
100601	100326	Q		0	0	0	0	0	0	0	
100520	100426	Q T O		0	0	0	0	0	0	0	
100506	100326	D T		0	0	0	0	0	0	0	
100506	100326	T T		0	0	0	0	0	0	0	
100506	100326	E D C T		0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
100608	0 Q T			0	0	0	0	0	0	0	
100506	100326	Q		0	0	0	0	0	0	0	
100506	100326	T Q Q		0	0	0	0	0	0	0	
100506	100326	E D T		0	0	0	0	0	0	0	
100902	0 T E T			0	0	0	0	0	0	0	
0	0 E			0	0	0	0	0	0	0	
100506	100326	T		0	0	0	0	0	0	0	
100506	100326	Q D Q T		0	0	0	0	0	0	0	
100520	100426	T D T		0	0	0	0	0	0	0	
100520	100426	T		0	0	0	0	0	0	0	
100506	100326	T		0	0	0	0	0	0	0	
100506	100601	T Q		0	0	0	0	0	0	0	
100601	100326	T T		0	0	0	0	0	0	0	
100601	100326	T		0	0	0	0	0	0	0	
100506	100326	T T D		0	0	0	0	0	0	0	
100506	100326	Q T		0	0	0	0	0	0	0	
70519	90310			0	0	0	0	0	0	0	
91008	70427			0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
0	0			0	0	0	0	0	0	0	
100506	100326	T		0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
100506	100326	D Q Q		0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
100506	100326	T T	0 Y	50000	50000	0	0	0	0	0	
100520	100426			0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
100506	100326			0	0	0	0	0	0	0	
100506	100326	D		0	0	0	0	0	0	0	

PORT_PFOI

PORT PORT_INTEFS/ S/ S/ S/ S/ S/ S/ S/ S/ PRELIM_JUS PIGIS_SQUARE ACTU LAST_OV

0	0	8576 1975 0622
0	0	7804 1969 0322 FL
0	0	8404 1970 0322 FL
0	0	230063 1221
0	0	10334 1954 1122
0	0	9414 1957 0124
0	I I	6207 1969 0623 FL
0		6209 1968 0623
0		10336 1957 0522 FL
0		11370 1953 0522 FL
0		18284 1958 0522 FL
0		40021 1959 0522
0		40052 1951 1123 FL
0	I I	10019 1971 0424
0	I	10025 1979 1222 FL
0	I	10022 1978 0522 FL
0		10016 1947 0522
0		20067 1957 0522
0		10033 0522
0		10030 1986 0522 FL
0		10766 1951 0522 FL
0		7800 1952 0522
0		13789 0522
0		7714 1223
0		16728 1956 0522
0		13570 1960 0323 FL
0		6215 1972 0623 FL
0		6232 1972 0623
0		6210 1971 0622
0		14178 1957 0522
0		20886 1965 0522
0		20894 1971 0522 FL
0		16179 1956 0522 FL
0		10893 1968 0424
0		91863 1969 1221
0		39642 1959 1221
0		11000 1977 0522 FL
0		157542 1221
0		7856 1974 1222 FL
0		7716 1975 1222 FL
0		7738 1975 0124 FL
0		7344 1980 1222 FL
0		7480 1980 1222 FL
0		15022 1953 0623
0		8361 1995 1222
0		8359 1994 1222 FL
0		8357 1992 1222 FL

CENSUS_BLO	SAISAI SAI SAI SAI PAIF LAI MI	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS	BATH	LY_NCU_LAN
120110431002	01 11	F12 58	0.00	0	0	0.0	0.0
120110431002	11 11	D74 21	0.00	0	0	3.0	2.0
120110431002		D74 21	0.00	0	0	0.0	0.0
120110431003		75	0.00	0	0	0.0	0.0
120110431002	01 01 11 11 02	F12 58	0.00	0	180240	3.0	2.0
120110431002	01 37 01	F12 59	0.00	0	212240	0.0	0.0
120110431002	11 01 11 11	F12 59	0.00	0	129910	2.0	2.0
120110431002	11	F12 59	0.00	0	0	0.0	2.0
120110431002	11	D74 21	0.00	0	0	2.0	2.0
120110431002	01 01 01	D74 21	0.00	0	0	3.0	2.0
120110431002		D74 21	0.00	0	0	3.0	2.0
120110431002	30 01 11 11	D74 21	0.00	0	0	2.0	1.0
120110431002	01	D74 21	0.00	0	0	5.0	3.0
120110431002	01 11	F12 59	0.00	0	0	0.0	0.0
120110431002	30 11	D74 21	0.00	0	0	3.0	2.0
120110431002	11 11	D74 21	0.00	0	0	0.0	0.0
120110431002	01 37 02 11 12	D74 21	0.00	0	0	2.0	1.0
120110431002		D74 21	0.00	0	0	2.0	1.5
120110431002	01 11	D74 21	0.00	0	0	0.0	0.0
120110431002	01	D74 21	0.00	0	0	2.0	2.0
120110431002	30 01 01	D74 21	0.00	0	0	3.0	2.0
120110431002	01 37 11	D74 21	0.00	0	0	2.0	0.0
120110431002	11 05 11	D74 21	0.00	0	0	0.0	0.0
120110431002	05	D74 21	0.00	0	0	0.0	0.0
120110431002	11	D74 21	0.00	0	0	0.0	0.0
120110431002	01 37 01 11 11	D74 21	0.00	0	0	3.0	2.0
120110431002	11 37 11	F12 59	0.00	0	0	4.0	2.0
120110431002	11	F12 59	0.00	0	0	0.0	0.0
120110431002	11	F12 59	0.00	0	0	0.0	0.0
120110431002	11 01	D74 21	0.00	0	0	2.0	2.0
120110431002	11 11	D74 21	0.00	0	0	2.0	1.0
120110431002	11	D74 21	0.00	0	0	3.0	2.0
120110431002	11 11 37	D74 22	0.00	0	0	3.0	2.0
120110431002	01 11	D74 22	0.00	0	0	3.0	2.0
120110431002		59	0.00	0	0	0.0	0.0
120110431002		59	0.00	0	0	0.0	2.0
120110431002		D74 21	0.00	0	0	3.0	2.0
120110431002		75	0.00	0	0	0.0	0.0
120110431002	11	D74 21	0.00	0	0	3.0	2.0
120110431002		D74 21	0.00	0	0	3.0	2.0
120110431002	11 01 01	D74 21	0.00	0	0	3.0	2.0
120110431002		D74 21	0.00	0	0	3.0	2.0
120110431002	11 11	D74 21	0.00	0	0	3.0	2.0
120110431002		F12 59	0.00	0	0	0.0	0.0
120110431002		D74 21	0.00	0	0	0.0	0.0
120110431002		D74 21	0.00	0	0	0.0	0.0
120110431002	30	D74 21	0.00	0	0	0.0	0.0

LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FLACRA	DAMAC STC	(STORM_ASSE CLI	CLEAN_ASSE EXI
0	422870	0	0	0	F1	2.00	0.00
0	299030	0	0	0	F1	1.00	0.00
0	137180	0	0	0	F1	1.00	0.00
0	117330	0	0	0		0.00	0.00
180250	489920	0	0	0	F1	2.00	0.00
212250	322220	0	0	0	COND F2	9414.00	0.00
129920	249600	0	0	0	F1	2.00	0.00
0	291140	0	0	0	F1	2.00	0.00
0	117050	0	0	0	F1	1.00	0.00
0	341940	0	0	0	F1	1.00	0.00
0	131390	0	0	0	F1	1.00	0.00
0	175430	0	0	0	F1	1.00	0.00
0	981570	0	0	0	F1	2.00	0.00
0	430070	0	0	0	F1	2.00	0.00
0	141060	0	0	0	F1	1.00	0.00
0	631180	0	0	0	F1	1.00	0.00
0	360250	0	0	0	F1	1.00	0.00
0	189110	0	0	0	F1	1.00	0.00
0	200660	0	0	0	F3	10033.00	0.00
0	684260	0	0	0	F1	1.00	0.00
0	298590	0	0	0	F1	1.00	0.00
0	126950	0	0	0	F1	1.00	0.00
0	30470	0	0	0	F3	13789.00	0.00
0	17050	0	0	0	F3	6943.00	0.00
0	125110	0	0	0	F1	1.00	0.00
0	310300	0	0	0	F1	1.00	0.00
0	411320	0	0	0	F1	2.00	0.00
0	411380	0	0	0	F1	2.00	0.00
0	410960	0	0	0	F1	2.00	0.00
0	512080	0	0	0	F1	1.00	0.00
0	410040	0	0	0	F1	1.00	0.00
0	117920	0	0	0	F1	1.00	0.00
0	182290	0	0	0	F1	1.00	0.00
0	336790	0	0	0	F1	1.00	0.00
0	173460	0	0	0	F2	91863.00	0.00
0	1223640	0	0	0	F2	39642.00	0.00
0	132300	0	0	0	F1	1.00	0.00
0	80350	0	0	0		0.00	0.00
0	106930	0	0	0	F1	1.00	0.00
0	207620	0	0	0	F1	1.00	0.00
0	541960	0	0	0	F1	1.00	0.00
0	151660	0	0	0	F1	1.00	0.00
0	121220	0	0	0	F1	1.00	0.00
0	414940	0	0	0	F1	2.00	0.00
0	437740	0	0	0	F1	1.00	0.00
0	162980	0	0	0	F1	1.00	0.00
0	160200	0	0	0	F1	1.00	0.00

[illegible]

[illegible]

BLDG_UNDER	HE3_AMOU	SCHOOL_EXE	SUB_AH_7	AH_1	AH_T	(TRUE_MARKET CLASSIFIED	MIL ESRI_OID
0	0	0	0	0	0	0	149
1677	0	0	0	0	0	0	150
1917	0	0	0	0	0	0	151
0	0	0	0	0	0	0	152
1921	0	0	0	0	0	0	153
0	0	0	0	0	0	0	154
0	0	0	0	0	0	0	155
0	0	0	0	0	0	0	156
1842	0	0	0	0	0	0	157
1062	0	0	0	0	0	0	158
3018	0	0	0	0	0	0	159
1485	0	0	0	0	0	0	160
3026	0	0	0	0	0	0	161
0	0	0	0	0	0	0	162
1856	0	0	0	0	0	0	163
1781	0	0	0	0	0	0	164
1118	0	0	0	0	0	0	165
1512	0	0	0	0	0	0	166
0	0	0	0	0	0	0	167
1782	0	0	0	0	0	0	168
1567	0	0	0	0	0	0	169
1053	0	0	0	0	0	0	170
0	0	0	0	0	0	0	1
0	0	0	0	0	0	0	2
1350	0	0	0	0	0	0	171
1439	0	0	0	0	0	0	172
0	0	0	0	0	0	0	173
0	0	0	0	0	0	0	174
0	0	0	0	0	0	0	175
1391	0	0	0	0	0	0	176
1686	0	0	0	0	0	0	177
1884	0	0	0	0	0	0	178
1470	0	0	0	0	0	0	179
2014	0	0	0	0	0	0	180
0	0	0	0	0	0	0	181
0	0	0	0	0	0	0	182
2504	0	0	0	0	0	0	183
0	0	0	0	0	0	0	184
1404	0	0	0	0	0	0	185
1536	0	0	0	0	0	0	186
1408	0	0	0	0	0	0	187
1456	0	0	0	0	0	0	188
1456	0	0	0	0	0	0	189
0	0	0	0	0	0	0	190
1432	0	0	0	0	0	0	191
1432	0	0	0	0	0	0	192
1441	0	0	0	0	0	0	193



Galaxy Z Flip3 5G
October 31, 2024 4:36 PM



Galaxy Z Flip3 5G
October 31, 2024 4:36 PM





NARRATIVE

Maikel Gil Hernandez and Hani Levy

Owner's H&M HOUSING LAND DEVELOPMENT LLC

2950 SW 17 PL Fort Lauderdale, FL 33312

Permit: BLD-GEN-24080778

Section Code 47-24.5.D.3.e

11.2.2024

Unique Hardship and Request for Variance

The unique hardship of the property being landlocked is not self-created by me or my predecessors. This issue was created by the City and County by allowing parcel division in 1998 despite knowing the land was landlocked. Additionally, the City failed to provide this critical information to me during my due diligence, despite my efforts to communicate with the zoning department through emails and in-person visits.

Furthermore, the seller failed to disclose essential information, and historical ownership issues have compounded the problem. I have taken all necessary steps to address the situation and seek a fair resolution. Therefore, I respectfully request that the variance be granted to allow for the creation of a flag lot and the establishment of access, enabling me to develop the property in a manner consistent with other properties in the same zoning district.

The requested variance to create a flag lot and establish access to the property at 2950 SW 17th Place, Fort Lauderdale, Florida 33312, is the minimum variance necessary to make reasonable use of the property. Without this variance, the property remains landlocked and undevelopable, preventing any reasonable use.

Please see the attached evidence to support my request

Hani Levy

maikel Gil Hernandez

exhibit a



Ronald P. Glantz
Also admitted in
DC & NY Bars

Wendy Newman Glantz
Family Law Mediator

Lindsey Glantz
Partner
Also admitted in
DC Bar

October 26, 2023

VIA REGULAR MAIL

AND EMAIL: MRinkus@fortlauderdale.gov

Mr. Michael Rinkus
City of Fort Lauderdale Development Services Department
Urban Design & Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33301

RE: Our Client: H&M Housing Land Development, LLC
Our File No.: SFL-ZST-TJ2
Property: SW 17th Place, Fort Lauderdale, FL 33312
Subject: Preservation of Camera Footage

Dear Mr. Rinkus:

The Law Offices of Glantzlaw is writing on behalf of H&M Housing Land Development, LLC regarding their purchase of the above-referenced property.

Ms. Levy, the principal of H&M Land Development, LLC, did significant due diligence prior to purchasing the above-captioned property, in order to allow her to build residential units on the land. She visited the Zoning Department on August 23, 2023, and informed that she could build residential units on the property. She also visited the office on the September 11, 2023 at 8:43 AM.

Therefore, we are requesting that you preserve the camera footage from August 23rd and September 11th that she visited and provide copies to our office via email at docs@glantzlaw.com. Please refer to our File Number: SFL-ZST-TJ2.

Thank you for your prompt attention to this matter.

Very truly yours,

GLANTZLAW

BY: Scott L. Fishman
SCOTT L. FISHMAN, ESQUIRE

SLF/tr

cc: H&M Housing Land Development, LLC

glantzlaw.com

7951 SW 6th Street • Suite 300 • Plantation, FL 33324
tel: 954.423.0086 • toll free 800.290.7871
fax 954.473.0424

9/11/23, 8:43 AM

Fort Lauderdale, FL Unified Land Develop

expansion meets all requirements for setbacks, off-street parking, landscape standards in effect at the time of site plan submittal for the expansion.

B. **Lot coverage.** The combined area occupied by all buildings and roads shall not exceed the following maximum percentages of any individual plot:

District	Maximum Coverage
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	40%
RD-12.22, RM-12.67 to RM-33.5	65% for 1-family detached uses

Sec. 47-39.A.6. - Dimensional requirements.

A. *Plot size.*

- (1) The minimum plot area per dwelling unit in residential zoning districts shall be as follows, provided common open space is provided in compliance with Section 47-39.A.6.C. of this Code:

Min. plot area per unit	
District	in square feet
RS-3.52	10,000
RS-6.70	7,500
RS-6.85	6,000
RD-12.22	3,300
RM-12.67	3,300
RM-16	3,300 (1-family detached)
	2,904 (all others)
RM-33.5	3,300 (1-family detached)
	2,904 (all others)

Every individual plot shall have at least one (1) side, which has a minimum dimension of sixty (60) feet. The plot line, which provides access to the plot must be a minimum of nineteen (19) feet.

- (2) The minimum plot size for all permitted nonresidential uses shall be one (1) net acre, with a minimum street frontage of one hundred fifty (150) feet, except that existing nonresidential buildings on plots which are less than one (1) net acre may be expanded provided the

expansion meets all requirements for setbacks, off-street parking, landscaping, and all other development standards in effect at the time of site plan submittal for the expansion.

- B. *Plot coverage.* The combined area occupied by all buildings and roofed structures shall not exceed the following maximum percentages of any individual plot:

District	Maximum Coverage
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	40%
RD-12.22, RM-12.67 to RM-33.5	65% for 1-family detached, 40% for all other uses

C. *Common open space.*

- (1) For each net acre of property reflected in a subdivision plat or site plan for construction of one-family, two-family or townhouse dwellings in RS-3.52, RS-6.70, RS-6.85A and RS-6.85B and RM-12.67 to RM-33.5 submitted for plat review after the effective date of this article, common open space for active or passive recreation areas or water retention areas shall be reserved and supplied as follows:
 - (a) For each net acre of property reflected in a subdivision plat or site plan, a minimum of thirteen thousand five hundred sixty (13,560) square feet of plot area;
 - (b) For plots containing less than one (1) net acre, a minimum of twenty (20) percent of the plot area;
 - (c) For lots platted prior to the effective date of this article or recorded in the public records as an individual plot, no common open space shall be required, provided the lots are not further subdivided.
- (2) A reduction in the size of such reserved areas shall be permitted for one-family, two-family or townhouse dwelling developments if one (1) or more individual plots are increased above minimum plot area at a ratio of one (1) square foot increase in residential plot area to one (1) square foot decrease in common open space area.
- (3) Such areas must be specifically delineated on the recorded subdivision plat or approved site plan and shall be conveyed by any of the following procedures:
 - (a) The acceptance of a deed to such land by the City of Fort Lauderdale.
 - (b)

Every individual plot used for nonresidential uses shall maintain a setback along any street side of at least thirty (30) feet in all residential zoning districts.

- (3) Every individual plot used for multiple-family dwellings consisting of three (3) or more dwelling units shall maintain a setback along all street sides of at least twenty-five (25) feet.

F. *Side yards.*

- (1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

(a) *Street side yards:*

District	Street
	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	10 feet

(b) *Zero lot line developments:*

1. On any two (2) or more plots which meet the minimum area stated in this article, one-family detached dwellings and accessory buildings may be located on a side plot line, provided the sum of both required side yards exists on the opposite side plot line.
2. No openings of any kind shall be permitted on the side of any building directly abutting and running parallel to the zero yard side of the plot. No encroachments of any kind, including roof overhangs, shall be permitted on any adjoining property.
- 3.

The sale, lease or other disposition of such property to a nonprofit corporation, such as a homeowners association, chartered under the laws of Florida, to administer and maintain the facilities and land or water areas.

- (c) The inclusion of a portion of said property in the deeded lots or descriptions of individual purchasers subject to an acceptable deed restriction limiting that portion to the use outlined in the approved site plan and recorded in the public records. Access rights for all residents within the development shall be guaranteed.

D. *Height.* No building or structure, or part thereof, shall be erected or altered to exceed the maximum height of two (2) stories: scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area, at a maximum horizontal section, thirty (30) percent of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used for ornamental or mechanical purposes, may exceed the permissible height limit in any district by not more than twenty-five (25) percent. Parapet walls may extend not more than five (5) feet above the allowable height of a building. (Inserted from Broward County Code 39-103 entitled "Exclusions from height limits").

RM-12.67 to RM- 33.5	4 stories
----------------------	-----------

E. *Front yard.*

(1) Every individual plot shall maintain a front yard as follows:

District	Front Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	25 feet
RD-12.22	Eighteen (18) feet for one-family or two-family dwellings, twenty-five (25) feet along all street sides for multiple-family dwellings consisting of three (3) or more dwelling units
RM-12.67 to RM-33.5	18 feet

(2)

Zero lot line development shall require submission, approval and recordation of a subdivision plat indicating the area and dimension of each lot and specifically indicating that a minimum five (5) feet wide maintenance easement, in favor of the adjoining property owner, shall be provided on each lot adjacent to the zero lot line side of each lot. The subservient property owner shall not place any landscaping or other obstruction in the maintenance easement which would interfere with reasonable access to the easement for maintenance purposes. Such subdivision plats shall also meet all applicable requirements of the ULDR.

4. At no time shall a zero lot line development be approved which would allow a residential structure to be placed on a plot line that directly abuts land held in separate ownership, which is not developed or intended to be developed utilizing the zero lot line concept.

(c) *Townhouses*: Side yards shall not be required on any common party wall plot line.

- (2) All individual plots used for multiple-family dwellings consisting of three (3) more dwelling units, or nonresidential uses shall maintain a side yard on each side of the plot not contiguous to a public or private street of at least twenty (20) feet.

G. Rear yard.

- (1) All individual plots used for one-family or two-family dwellings shall maintain a rear yard as follows:

District	Rear Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	15 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

- H. *Minimum floor area of dwelling units*. The following minimum floor areas per dwelling unit shall be provided:

District	Minimum Floor Area per Dwelling Unit
RS-6.70	1,000 square feet (City RS-8 Requirements)
RS-3.52, RS-6.85A, RS-6.85B, RD-12.22	800 square feet

From: maikel hani <hmhousingandland@outlook.com>
Sent: Monday, September 04, 2023 9:48 AM
To: Michael Rinkus <MRinkus@fortlauderdale.gov>
Subject: [EXTERNAL:CAUTION!]- Question

exhibit b

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov

Dear,

Please see attached picture

I need your assistance with some information in regards to this lot .

Can I divide this property ?

If yes to How many ?

My best to you,

Hani Levy

H&M

HOUSING LAND DEVELOPMENT LLC

CERTIFIED GENERAL CONTRACTOR FOR ALL YOUR CONSTRUCTION NEEDS

954.400.9412

CGC1534187

2601 SW 31st St #306, Fort Lauderdale, FL 33312

404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>



maikel gil <maikelgil07@gmail.com>

Fwd: Question

3 messages

maikel hani <hmhousingandland@outlook.com>
To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Tue, Sep 5, 2023 at 9:23 AM

My best to you,

Hani Levy

H&M

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412
CGC1534187
[2601 SW 31st St #306, Fort Lauderdale, FL 33312](#)
404-955-1200
WEBSITE:
<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: Michael Rinkus <MRinkus@fortlauderdale.gov>
Sent: Tuesday, September 5, 2023 5:59:46 AM
To: maikel hani <hmhousingandland@outlook.com>
Cc: Burt Ford <BFord@fortlauderdale.gov>
Subject: RE: Question

Cannot provide any information without a survey.

Michael Rinkus | BN, CGC, PX, CCC, CFM
City of Fort Lauderdale | Development Services Department

Urban Design & Planning Division
700 NW 19 Avenue | Fort Lauderdale FL 33311
Phone 954-828-5198 | mrinkus@fortlauderdale.gov

5/17/24, 7:10 PM

Gmail - Fwd: Question

maikel hani <hmhousingandland@outlook.com>
To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Mon, Oct 30, 2023 at 12:35 PM

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR CGC1534187
CERTIFIED PLUMBER CFC1432395
FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: maikel hani <hmhousingandland@outlook.com>

Sent: Friday, September 8, 2023 8:09:34 AM

To: Michael Rinkus <MRinkus@fortlauderdale.gov>

Cc: Burt Ford <BFord@fortlauderdale.gov>

Subject: Re: Question

Sorry Michael ,

I don't have a survey still in the process of determining if is worth it to buy this lot.

The record show 20,599sqf is about 128feet deep and 160W

Based on this information can I Divided it?

And where do I need to go to do so

There is any city website that i can see the requirements of each zone?

Without this information is impossible for me to make any offer.

I hoped you can understand why I need the city help in this matter

Please see attached picture.

If you can't help can you please tell me Who in the city can help

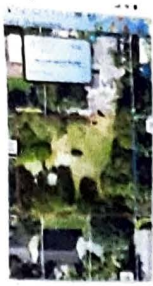
[Quoted text hidden]

[Quoted text hidden]

2 attachments



pro-7YwWoBND.jpeg
278K



pro-Dn2T2RdB.jpeg
277K

maikel hani <hmhousingandland@outlook.com>
To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Fri, May 17, 2024 at 7:05 PM

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR CGC1534187
CERTIFIED PLUMBER CFC1432395
CERTIFIED ROOFING CCC1335477
CERTIFIED MACHNICAL CMC1251322

FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:
<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: maikel hani
Sent: Monday, September 4, 2023 9:47:46 AM
To: mrinkus@fortlauderdale.gov <mrinkus@fortlauderdale.gov>
Subject: Question

[Quoted text hidden]



IMG-20230903-WA0042.jpg
135K

exhibit E

aca

H & M HOUSING LAND DEVELOPMENT,
LLC,

Plaintiff,

IN THE CIRCUIT COURT FOR THE 17TH
JUDICIAL CIRCUIT IN AND FOR
BROWARD COUNTY, FLORIDA

Case No.

vs.

CHERYL HODNEY, BECKET T. ALVAREZ,
AND VALUZONE REALTY CO.

Defendant.

**COMPLAINT FOR FAILURE TO DISCLOSE, NEGLIGENT MISREPRESENTATION,
CIVIL CONSPIRACY AND FRAUD IN THE INDUCEMENT**

COMES NOW the Plaintiff, H & M HOUSING LAND DEVELOPMENT, LLC, and sues
Defendants, CHERYL HODNEY, BECKET T. ALVAREZ and VALUZONE REALTY CO., a
Florida Corporation, and in support thereof, states as follows:

Jurisdiction And Venue

1. This is an action for damages which exceeds \$50,000.00, exclusive of attorney's fees, interest and costs.
2. All of the events relevant to this Complaint occurred in Broward County, Florida.

Parties

3. Plaintiff, H & M HOUSING LAND DEVELOPMENT, LLC, (hereinafter "Buyer or Plaintiff"), is Florida LLC operating in Broward County.
4. Defendant, CHERYL HODNEY, (hereinafter "Seller" or Seller Defendant") owned the real estate located at 2950 SW 17th Place, Fort Lauderdale, FL 33312 (hereinafter "the Property") that is the subject of this action.
5. Defendant, BECKET T. ALVAREZ an individual and VALUZONE REALTY CO., a Florida Corporation, collectively (hereinafter "Agent or Agent Defendants").

Facts Common To All Counts

6. On August 30, 2023, Plaintiff negotiated to purchase the Property, listed as "build to suit residential."

7. The Property is a vacant lot, and Plaintiff intended to develop it, relying on the listing information.
8. The MLS listing for the subject property states in the remarks state that the lot was "build to suit residential". A copy of the MLS listing is attached hereto as Exhibit "A".
9. The Plaintiff relied on the listing information when seeking out to purchase the property.
10. On September 15, 2023, Plaintiff entered into an Vacant Land Contract (the "Contract") to purchase the property for \$350,000.00 with a closing date of September 29, 2023. A copy of the contract is attached hereto as Exhibit "B".
11. At all times, Defendants were aware of Plaintiff's development intentions yet failed to disclose critical limitations, specifically the lack of road access, which would preclude development.
12. Based on the information provided by the Agent and Seller, the buyer agreed to waive the inspection period for the property as property was a vacant lot.
13. Pursuant to Florida law, seller of real property is required to disclose to the Buyer all known facts that materially affect the value of the property being sold that are not readily observable or known by the buyer.
14. It is the customary practice of realtors in Broward County to provide property information in the MLS listing that is in fact true and correct. Further, it is customary for a buyer to rely on the listing for the property information. The Defendant and Agent both failed to disclose the property could not be developed due to there being no road access to the property. Had Defendants made the propose disclosure to the Plaintiff, the Plaintiff would not have entered into the Contract.
15. While the seller is a layperson, the Agent must be held to a higher standard as a licensed real estate professional and fiduciary pursuant to the requirements of Chapter 475 Florida Statutes.
16. All conditions precedent to the filing of this lawsuit have been complied with, waived, or otherwise satisfied.
17. The Plaintiff has retained the undersigned counsel to prosecute this action on their behalf and agreed to pay them a reasonable fee for their services.

Count I – Failure to Disclose Violation of Florida Statutes 689.261

18. Plaintiff re-alleges the Allegations set forth in paragraphs 1 through 17 above in their entirety.
19. During the negotiations to purchase the land, it was made clear to all parties of the intended use of the property by the Buyer.
20. Buyer entered into the Contract for the sole purpose of developing home on the lot.
21. Pursuant to Florida Statutes 689.261, sellers and agents, on their behalf have a legal duty to disclose to someone who is considering purchasing a piece of real estate all known material facts about the property, as a general rule.
22. In Florida, sellers of residential real estate have a duty to disclose material information about the condition of the property, past and present.
23. For the reasons states above, it is the general practice of an agent and seller to disclose if the subject property has no access and thus could not be built on.
24. Seller and Agent Defendants intentionally failed to disclose to the Buyer that the property was landlocked and lacked any access to be able to proceed with building on the lot all while listing the property as perfect land to build on.
25. The failure to disclose was done with the purpose to hide from the Buyer the actual condition of the Property.

WHEREFORE, Plaintiff, H & M HOUSING LAND DEVELOPMENT, LLC, seeks this court grant judgment against the Defendants CHERYL HODNEY, and BECKET T. ALVAREZ and VALUEZONE REALTY, CO. and severably for failure to disclose.

Count II- Breach of Covenant of Good Faith and Fair Dealing

26. Plaintiff re-alleges the Allegations set forth in paragraphs 1 through 25 above in their entirety.
27. The Plaintiff and the Defendant Seller are parties to a written contract.
28. The Defendant breached the contract by, amongst other things, failing to inform the Plaintiff of the actual condition of the property in question despite listing the property as ready to build on and despite knowing that the intentions of the Plaintiff were to build on the property.

29. The Defendant's failed to inform the Plaintiff of the property having no access which significantly lowers the value of the property and in turn the purchase price of the property had all parties been aware of same.
30. The Plaintiff has suffered damages as a result of the Defendant's breach of the covenant of good faith and fair dealing.

WHEREFORE, Plaintiff, H & M HOUSING LAND DEVELOPMENT, LLC, seeks this court grant judgment against the Defendants CHERYL HODNEY, and BECKET T. ALVAREZ and VALUEZONE REALTY, CO. , award the Plaintiff their damages as well as costs and attorney's fees, and grant such further and other relief as this Court deems just, equitable, and proper.

Count III- Breach of Fla. Stat. 475

BECKET T. ALVAREZ and VALUEZONE REALTY, CO.

31. Plaintiff re-alleges the Allegations set forth in paragraphs 1 through 30 above in their entirety.
32. The Defendant BECKET T. ALVAREZ is a licensed Florida real estate agent for VALUEZONE REALTY, CO.
33. The Defendant, BECKET T. ALVAREZ and VALUEZONE REALTY, CO. were the listing agents for the subject property.
34. As such, BECKET T. ALVAREZ and VALUEZONE REALTY, CO., owed the Plaintiff a fiduciary duty, including a duty of full disclosure, as more fully set forth in Florida Statute 475.01(1)(f).
35. BECKET T. ALVAREZ and VALUEZONE REALTY, CO. breached that duty by failing to inform the Plaintiff of the property being unable to be accessed despite listing the property on the MLS as ready to build.
36. The Plaintiff has suffered damages as a result thereof.

WHEREFORE, Plaintiff, H & M HOUSING LAND DEVELOPMENT, LLC, seeks this court grant judgment against the Defendants CHERYL HODNEY, and BECKET T. ALVAREZ and VALUEZONE REALTY, CO. , award the Plaintiff their damages as well as costs and attorney's fees, and grant such further and other relief as this Court deems just, equitable, and proper.

Count IV- Fraud in the Inducement

37. Plaintiff re-alleges the Allegations set forth in paragraphs 1 through 36 above in their entirety.
38. Seller Defendant and Agent Defendants represented to the buyer that the property was able to be built on.
39. Seller Defendant and Agent Defendants were aware that the Property in fact had no access and could not be built on yet they represented otherwise to the Plaintiff.
40. Seller Defendant and Agent Defendants knew the falsity of this representation, however made such representation to Plaintiff with the intent to induce Plaintiff to rely upon representations to induce Plaintiff to enter into the contract, and to send emergency, time and resources.
41. Plaintiff actually and justifiably relied on the Defendant's misrepresentations of the facts and as a result, Plaintiff was damaged by Defendant's fraudulent misrepresentations and reliance thereof. Plaintiff considered these representations to be material to the decision to enter into the contract.
42. In reliance upon these representations, Plaintiff has been damaged.

WHEREFORE, Plaintiff, H & M HOUSING LAND DEVELOPMENT, LLC, seeks this court grant judgment against the Defendants CHERYL HODNEY, and BECKET T. ALVAREZ and VALUEZONE REALTY, CO. , and severably for fraud in the inducement.

Count V- Demand for Equitable Relief- Rescission as to Defendant Cheryl Hodney

43. Plaintiff re-alleges the Allegations set forth in paragraphs 1 through 42 above in their entirety.
44. That at all times material hereto, the Defendant, Cheryl Hodney, made material misrepresentation and concealed facts with an intention to induce the Plaintiff to purchase the subject matter property.
45. That if the lack of any access to the property and lack of ability to build on the subject property were to be fully disclosed to a potential buyer (as required by Florida law), those facts would essentially render the subject property worthless, thereby causing Plaintiff to suffer diminution of value if they attempted to sell the property in its current

condition, and therefore, only equitable relief will restore the Plaintiff to the financial position they maintained prior to purchasing the subject property.

WHEREFORE, based upon the allegations stated herein alleged the Plaintiff hereby seeks the equity of this court and respectfully demand that the original transaction be rescinded by this Court; the Plaintiff demand the re-payment of all monetary payments made by the Plaintiff to the Defendant Cheryl Hodney, and hereby demand the recovery of all related compensatory damages, as well as all attorneys' fees, costs and interest.

Marc Brown, P.A.
6400 N. Andrews Avenue
Ste. 510
Fort Lauderdale, FL 33309
Tel: (954) 566-5678
Fax: (954) 566-4560

By: /s/ MARC BROWN, ESQ.

Marc Brown
Florida Bar No. 30077
E-Mail: marc@marcbrownpa.com
Attorney for Plaintiff

exhibit f

Prepared by and return to:

Marc Brown, Esq.
6400 N. Andrews Avenue, Suite 510
Fort Lauderdale, FL 33309
(954) 566-2200

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of July, 2024 between MICHAEL P PILEGGI and MARIATNE MENENDEZ VELEZ, HUSBAND AND WIFE whose post office address is 1818 SW 30th Terrace, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantor*, and H & M HOUSING LAND DEVELOPMENT LLC, a Florida Limited Liability Company whose post office address is of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

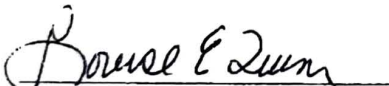
See Attached Exhibit "A"

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

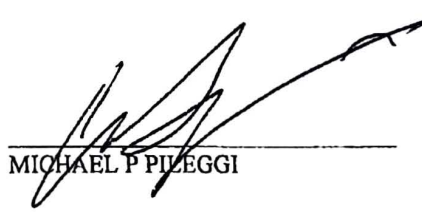
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

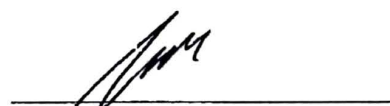
Signed, sealed and delivered in our presence:


Witness

Printed Name: Louise E. Quinn
P.O. Address: 6400 N. Andrews Ave #510
Fort Lauderdale, FL 33309


MICHAEL P PILEGGI

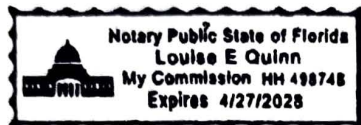

Witness
Printed Name: Linda R Parrish
P.O. Address: 6400 N. Andrews Ave #510
FT. Lauderdale, FL 33309


MARIATNE MENENDEZ VELEZ

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of July, 2024 by GIL HERNANDEZ MAIKEL, President of H&M Housing Land Development, LLC, a Florida Limited Liability Company who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Louise E. Quinn
Notary Public

Print Name: _____

My Commission Expires: _____

Prepared by and return to:

Marc Brown, Esq.
6400 N. Andrews Avenue, Suite 510
Fort Lauderdale, FL 33309
(954) 566-2200

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of July, 2024 between H & M HOUSING LAND DEVELOPMENT LLC, a Florida Limited Liability Company whose post office address is 3061 SW 17th Street, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantor*, and MICHAEL P PILEGGI and MARIATNE MENENDEZ VELEZ, HUSBAND AND WIFE whose post office address is 1818 SW 30th Terrace, Fort Lauderdale, FL 33312 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

That portion of Lot 8, Block 2, "ROHAN ACRES", according to the Plat thereof, as recorded in Plat Book 22 at Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

The East 40 feet of the West 190 of the South 56.60 feet of Lot 8, Block 2, "ROHAN ACRES", according to the Plat thereof as recorded in Plat Book 22, at Page 43, of the Public Records of Broward County, Florida.

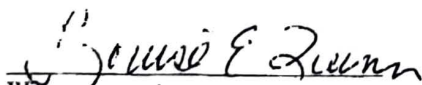
Containing more or less 2264.31 square feet.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

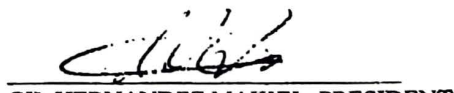
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

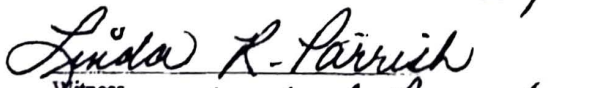
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

Printed Name: Louise F. Quinn
P.O. Address: 6400 N Andrews Ave #510
Fort Lauderdale FL 33309


GIL HERNANDEZ MAIKEL, PRESIDENT


Witness
Printed Name: Linda R. Parrish
P.O. Address: 6400 N Andrews Ave #510
Ft. Lauderdale, FL 33309

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
25th day of July, 2024 by MICHAEL P PILEGGI and MARIATNH MENENDEZ-VELEZ who ☐ are personally known
or ☒ have produced drivers' licenses as identification.

[Seal]

Louise E Quinn
Notary Public

Print Name: Louise E Quinn

My Commission Expires: _____

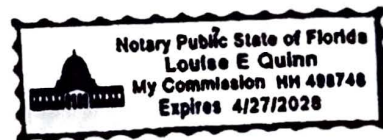


EXHIBIT "A"

LEGAL DESCRIPTION:

THAT PORTION OF LOT 8, BLOCK 2, "ROHAN ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

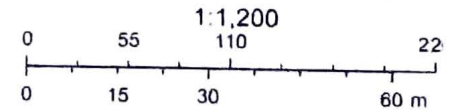
THE SOUTH 20 FEET OF THE NORTH 72 FEET OF THE WEST 150 FEET OF LOT 8, BLOCK 2, "ROHAN ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING MORE OR LESS 3000.00 SQUARE FEET.



October 29, 2024

15
Location
Place





maikel gil <maikelgil07@gmail.com>

Fwd: Survy attached -2950 sw pl

5 messages

maikel hani <hnhousingandland@outlook.com>
To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Fri, Oct 6, 2023 at 7:59 AM

exhibit D

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR CGC1534187
CERTIFIED PLUMBER CFC1432395
FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:<https://instagram.com/hnhousingandland?igshid=ZDdkNTZiNTM=>

From: Burt Ford <BFord@fortlauderdale.gov>
Sent: Friday, October 6, 2023 7:58:06 AM
To: maikel hani <hnhousingandland@outlook.com>; Permit Intake <PermitIntake@fortlauderdale.gov>
Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>; Mohammed Malik <MMalik@fortlauderdale.gov>
Subject: RE: Survy attached -2950 sw pl

I am not clear how you wish to split the lot, draw clear, denoted, lines on the existing survey depicting the proposed split.

Show the proposed widths and depths of each lot.

Regards,

Burt Ford — Acting Zoning Administrator, Zoning Chief Plans Examiner, PX3497, BN6266, CGC, CFM

City of Fort Lauderdale | DSD/Zoning and Landscaping Division/Building Division

700 NW 19th Avenue | Fort Lauderdale FL 33311P: (954) 828-5250 E: bford@fortlauderdale.gov

What's your permit status?

<https://aca3.accela.com/FTL/Default.aspx>

From: maikel hani <hnhousingandland@outlook.com>
Sent: Friday, October 6, 2023 7:34 AM
To: Burt Ford <BFord@fortlauderdale.gov>; Permit Intake <PermitIntake@fortlauderdale.gov>
Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>
Subject: [EXTERNAL:CAUTION!] Re: Survy attached -2950 sw pl

[::CAUTION::] This email originated from *outside* The City of Fort Lauderdale.
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Report any suspicious emails to spamadmin@fortlauderdale.gov

2950 sw 17 pl Fort Lauderdale 33312.

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC

CERTIFIED GENERAL CONTRACTOR CGC1534187

CERTIFIED PLUMBER CFC1432395

FOR ALL YOUR CONSTRUCTION NEEDS

954.400.9412

2601 SW 31st St #306,

Fort Lauderdale, FL 33312

404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: Burt Ford <BFord@fortlauderdale.gov>
Sent: Friday, October 6, 2023 7:31:44 AM
To: maikel hani <hmhousingandland@outlook.com>; Permit Intake <PermitIntake@fortlauderdale.gov>
Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>
Subject: RE: Survy attached -2950 sw pl

What is the complete address?

Regards,

Burt Ford -- Acting Zoning Administrator, Zoning Chief Plans Examiner, PX3497, BN6266, CGC, CFM

City of Fort Lauderdale | DSD/Zoning and Landscaping Division/Building Division

700 NW 12th Avenue | Fort Lauderdale FL 33311

P: (954) 828-5250 E: bford@fortlauderdale.gov



What's your permit status?

<https://aca3.accela.com/FTL/Default.aspx>

5/17/24, 9:06 PM

Gmail - Fwd: Survy attached -2950 sw pl

From: Michael Rinkus <MRinkus@fortlauderdale.gov>
Sent: Friday, October 6, 2023 6:08 AM
To: maikel hani <hmhousingandland@outlook.com>; Permit Intake <PermitIntake@fortlauderdale.gov>
Cc: Burt Ford <BFord@fortlauderdale.gov>
Subject: RE: Survy attached -2950 sw pl

Surrounding structures might not be able to provide you with an access easement without major lawsuits. Therefore I am not sure.

Michael Rinkus | BN, CGC, PX, CCC, CFM
City of Fort Lauderdale | Development Services Department

Urban Design & Planning Division
700 NW 19 Avenue | Fort Lauderdale FL 33311
Phone 954-828-5198 | mrinkus@fortlauderdale.gov

From: maikel hani <hmhousingandland@outlook.com>
Sent: Thursday, October 05, 2023 11:49 AM
To: Michael Rinkus <MRinkus@fortlauderdale.gov>; Permit Intake <PermitIntake@fortlauderdale.gov>
Cc: Burt Ford <BFord@fortlauderdale.gov>
Subject: [EXTERNAL:CAUTION!]- Re: Survy attached -2950 sw pl

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.
Report any suspicious emails to spamadmin@fortlauderdale.gov

Is someone working in this department

I have sent over 5 emails with no answers to my questions

Do I need to involve the chief

In order to get help

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC

CERTIFIED GENERAL CONTRACTOR CGC1534187

CERTIFIED PLUMBER CFC1432395

FOR ALL YOUR CONSTRUCTION NEEDS

954.400.9412

2601 SW 31st St #306,

Fort Lauderdale, FL 33312

404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

5/17/24, 9:06 PM

Gmail - Fwd: Survy attached -2950 sw pl

From: maikel hani
Sent: Sunday, October 1, 2023 8:01:13 AM
To: Michael Rinkus <MRinkus@fortlauderdale.gov>
Cc: Burl Ford <BFord@fortlauderdale.gov>
Subject: Survy attached -2950 sw pl

Good morning,

Please see attached survey.

1. Can the lot in to 3 as suggested in survey??
2. The side yard of the house will be
7.5 feet or 5 feet?
3. The finish floor elevation 7 feet?

My best to you,

Hani Levy

H&M
HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412
CGC1534187
2601 SW 31st St #306, Fort Lauderdale, FL 33312
404-955-1200
WEBSITE:
<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

maikel hani <hmhousingandland@outlook.com>
To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Fri, Oct 6, 2023 at 12:09 PM

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR CGC1534187
CERTIFIED PLUMBER CFC1432395
FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:
<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: Burl Ford <BFord@fortlauderdale.gov>
Sent: Friday, October 6, 2023 12:05:05 PM
To: maikel hani <hmhousingandland@outlook.com>; Permit Intake <PermitIntake@fortlauderdale.gov>; Zachary Eakins-Durand <ZDurand@fortlauderdale.gov>
Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>; Mohammed Malik <MMalik@fortlauderdale.gov>
Subject: RE: Survy attached -2950 sw pl

Mr. Levy,

It matters not to me how anyone is dressed and it's odd how you know what my thoughts and intentions are, I only ask that I'm treated as you wish to be treated without accusations.

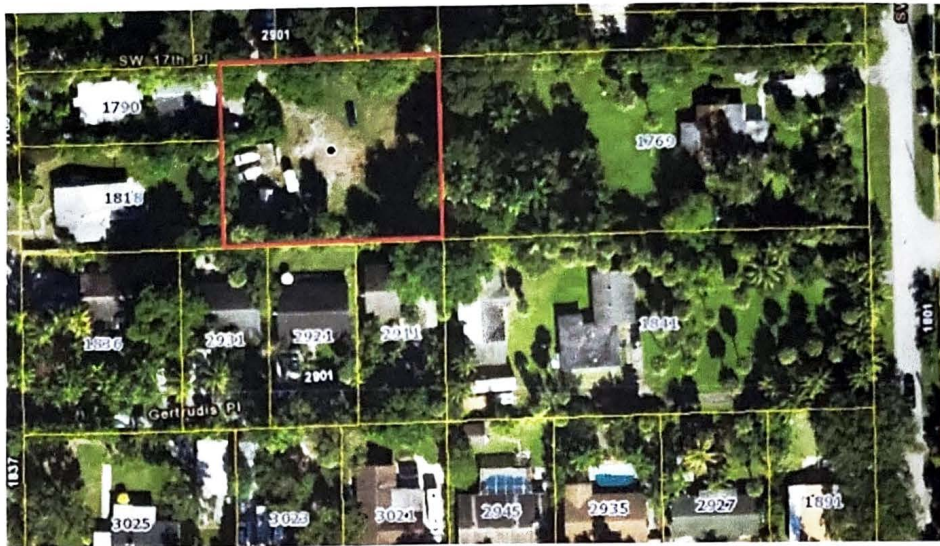
If your asking me if a lot can be split I will need to see exactly how, this isn't anything more than I ask of the 100's of these request previous to yours and I won't be able to answer a lot split question.

5/17/24, 9:06 PM

Gmail - Fwd: Survy attached -2950 sw pl

Zoning district RS-6.85B is a single family residence district, but this lot appears to be landlocked.

The City of Fort Lauderdale requires access to a "public right of way" and looking at our GIS, it doesn't appear there is access.



you refused to answer a simple question because I was not dressed in a suit, I was with my work clothes.

But to the person next to me you was very nice and was able to answer all his questions.

Is that because of the suit?

Next time I will come with an Expensive suit.

you told me that you could only respond to my questions via email, my secretary sent you several emails I can give you all the emails date and time

No response from you .

When I told you we email you several times and no response ...

you say you are not able to understand them.

the survey that we have obtained. My questions is to confirm what I have found online:

the following, I have a property that is 128' long and 54' wide that if we do the math I it gives 6912 SF and is zoning RS 6.85B,

1. can I build a single family house?

2. The side yard needs to be 7.5 feet?

[Quoted text hidden]

maikel hani <hmhousingandland@outlook.com>
To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Fri, Oct 6, 2023 at 12:37 PM

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR CGC1534187
CERTIFIED PLUMBER CFC1432395
FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: Burt Ford <BFord@fortlauderdale.gov>

Sent: Friday, October 6, 2023 12:33:10 PM

To: maikel hani <hmhousingandland@outlook.com>; Permit Intake <PermitIntake@fortlauderdale.gov>; Zachary Eakins-Durand <ZDurand@fortlauderdale.gov>

Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>; Mohammed Malik <MMalik@fortlauderdale.gov>

Subject: RE: Survy attached -2950 sw pl

This lot is surrounded by privately owned property, there isn't any apparent public access, a right of way owned by the City of Fort Lauderdale.

If you have documentation to the contrary of the Broward County Property Appraiser's office let me know as that's all the info I have to base my conclusion.

Regards,

Burt Ford — Acting Zoning Administrator, Zoning Chief Plans Examiner, PX3497, BN6266, CGC, CFM

City of Fort Lauderdale | DSD/Zoning and Landscaping Division/Building Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-5250 E: bford@fortlauderdale.gov

5/17/24, 9:06 PM

Gmail - Fwd: Survy attached -2950 sw pl



What's your permit status?

<https://sac3.ncsdc.com/RT1/Default.aspx>

From: maikel hani <hmhousingandland@outlook.com>

Sent: Friday, October 6, 2023 12:19 PM

To: Burt Ford <BFord@fortlauderdale.gov>; Permit Intake <PermitIntake@fortlauderdale.gov>; Zachary Eakins-Durand <ZDurand@fortlauderdale.gov>

Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>; Mohammed Malik <MMalik@fortlauderdale.gov>

Subject: [EXTERNAL:CAUTION!] Re: Survy attached -2950 sw pl

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I am hoping you meant what you write in your email,

But this is the way you made me feel yesterday I left feeling very bad.

When you was nice to the guy with the suit

And you couldn't give me five minutes.

I needed only few minutes of your time.

Now there is an access to the lot on 17 pl.

I am Excessing this lot every single day.

And there is a Sewer service .

[Quoted text hidden]

maikel hani <hmhousingandland@outlook.com>

To: "maikelgil07@gmail.com" <maikelgil07@gmail.com>

Fri, Oct 6, 2023 at 1:48 PM

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR CGC1534187
CERTIFIED PLUMBER CFC1432395
FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: Burt Ford <BFord@fortlauderdale.gov>

Sent: Friday, October 6, 2023 1:29:36 PM

To: maikel hani <hmhousingandland@outlook.com>; Zachary Eakins-Durand <ZDurand@fortlauderdale.gov>

Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>; Mohammed Malik <MMalik@fortlauderdale.gov>

Subject: RE: Survy attached -2950 sw pl

Mr. Levy,

5/17/24, 9:06 PM

Gmail - Fwd: Survy attached -2950 sw pl

2951 and 2961 were built in 1975 and 2971 was built in 1974.

Our current municipal code was written in 1997 which is the code you will have to follow.

The access cannot be through an agreement between private parties, it must be a publicly owned right of way.

Sec. 47-24 5.A defines a subdivision as the division of land into 2 or more lots.

Sec. 47-24 5.D.3 g. speaks to access to a public street.

Regards,

Burt Ford – Acting Zoning Administrator, Zoning Chief Plans Examiner, PX3497, BN6266, CGC, CFM

City of Fort Lauderdale | DSD/Zoning and Landscaping Division/Building Division

700 NW 16th Avenue | Fort Lauderdale FL 33311

P: (954) 828-5250 E: bford@fortlauderdale.gov



What's your permit status?

<https://acc3.accela.com/FTL/Default.aspx>

From: [malikelhani <hmhousingandland@outlook.com>](mailto:malikelhani@outlook.com)

Sent: Friday, October 6, 2023 12:56 PM

To: Burt Ford <BFord@fortlauderdale.gov>; Permit Intake <PermitIntake@fortlauderdale.gov>; Zachary Eakins-Durand <ZDurand@fortlauderdale.gov>

Cc: Michael Rinkus <MRinkus@fortlauderdale.gov>; Mohammed Malik <MMalik@fortlauderdale.gov>

Subject: [EXTERNAL:CAUTION!]- Re: Survy attached -2950 sw pl

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Please see attached release I received in closing.

In addition i would like to know

If there isn't any apparent public access, a right of way owned by the City

How come Those home built?

They have the same issue I have they built with no City public access

2951 SW 17th Pl, Fort Lauderdale, FL 33312

2961 SW 17th Pl, Fort Lauderdale, FL 33312

2971 SW 17th Pl, Fort Lauderdale, FL 33312

[Quoted text hidden]

[Quoted text hidden]

exhibit g

Prepared By and Return To:
Arnold Straus, Jr., Esquire
STRAUS & ASSOCIATES, P.A.
10081 Pines Boulevard - Suite C
Pembroke Pines, Florida 33024
Telephone: (954) 431-2000
File Number: 23-12156A

Release of Restrictive Covenant

In consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration to me in hand this day paid, the receipt and sufficiency of which are hereby acknowledged, I, **ROLAND M. SINGH a/k/a MANGAL SINGH a/k/a ROLAND MANGAL SINGH**, hereby release the property described below from all Restrictive Covenants and Clauses described in that certain Warranty Deed dated April 5, 2000 and recorded from April 13, 2000 in Official Records Book 30416, at Page 182, of the Public Records of Broward County, Florida:

Lot 8, LESS THE WEST 150 FEET, Block 2, ROHAN ACRES, according to the Plat thereof, recorded in Plat Book 22, at Page 43, of the Public Records of Broward County, Florida.

Including but not limited to, the restriction on construction of single or multi-family dwellings on the property, forever and completely.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Seedhar Mangal Singh

Witness #1 Printed Name

Arnold M. Straus, Jr.

Witness #2 Signature

[Signature]

Witness #2 Printed Name

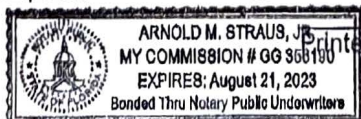
STATE OF FLORIDA, BROWARD COUNTY

[Signature] (Seal)
ROLAND M. SINGH a/k/a MANGAL SINGH a/k/a ROLAND
MANGAL SINGH
4750 NW 10th Court, #306
MAILING ADDRESS
Plantation, Florida 33313
CITY STATE ZIP

The foregoing instrument was acknowledged before me by means of physical presence ☒ or ☐ online notarization, on this 19 day of April 2023, by **ROLAND M. SINGH a/k/a MANGAL SINGH a/k/a ROLAND MANGAL SINGH** who ☐ is personally known to me ☐ has produced his Driver's License ☐ has produced _____ as identification.

[Signature]
Notary Signature

My Commission Expires:



Printed Notary Signature

SEAL

AFFIDAVIT OF NON-DISCLOSURE AND PRE-EXISTING LANDLOCK ISSUE

Re: 2950 SW 17 Place, Fort Lauderdale, FL 33312

I, Maikel Gil Hernandez, hereby attest that the seller's realtor failed to disclose this information to us, and we had no knowledge that the land was landlocked.

1. The landlock issue at 2950 SW 17 Place predates our ownership.
2. The City and County created this issue by allowing parcel division despite knowing the land was landlocked.
3. No warnings or disclosures were provided through:
 - Property appraisal reports.
 - Deed documentation.
 - Any other means.

We conducted due diligence, relying on the City's advised and County's records and Knowle a Expertise , which failed to disclose this critical information.

Key Facts:

- The landlock issue existed prior to our ownership.
- No disclosure by City, County, or Realtor seller.

By signing below, I affirm the truth of these statements.

Signed: *[Signature]*

Date: 10-31-2024

Maikel Gil Hernandez

FLORIDA NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF [County Name] Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this [Date] day of [Month], 20**[Year]**, by [Name of Person Acknowledging]. (Seal)

31st October 2024

Maikel Gil Hernandez

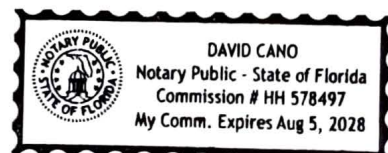
Signature of Notary Public

David Cano

Print, Type or Stamp Name of Notary

Personally Known: OR Produced Identification: ✓

Type of Identification Produced: FL DL



AFFIDAVIT OF NON-DISCLOSURE AND PRE-EXISTING LANDLOCK ISSUE

Re: 2950 SW 17 Place, Fort Lauderdale, FL 33312

I, Hani Levy, hereby attest that the seller's realtor failed to disclose this information to us, and we had no knowledge that the land was landlocked.

1. The landlock issue at 2950 SW 17 Place predates our ownership.
2. The City and County created this issue by allowing parcel division despite knowing the land was landlocked.
3. No warnings or disclosures were provided through:
 - o Property appraisal reports.
 - o Deed documentation.
 - o Any other means.

We conducted due diligence, relying on the City's advised and County's records and Knowle a Expertise , which failed to disclose this critical information.

Key Facts:

- The landlock issue existed prior to our ownership.
- No disclosure by City, County, or Realtor seller.

By signing below, I affirm the truth of these statements.

Signed: Hani Levy

Date: 10-31-2024

Hani Levy

FLORIDA NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF [County Name] Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this [Date] day of [Month], 20**²⁰²⁴ [Year]**, by [Name of Person Acknowledging]. (Seal)
31st October Hani Levy

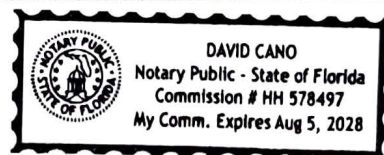
Signature of Notary Public

David Cano

Print, Type or Stamp Name of Notary

Personally Known: OR Produced Identification:

Type of Identification Produced: FL DL



Re: 2950 sw pl Fort Lauderdale 33312

From: Becket Alvarez becket@vzown.com

To: maikel hani

hmhousingandland@outlook.com

Cc: CNostra@thefund.com

CNostra@thefund.com,

SStraus@strauslegal.com

SStraus@strauslegal.com,

GLombardo@enterprise-title.com

GLombardo@enterprise-title.com,

milagros@supremeclosings.com

milagros@supremeclosings.com,

JMendoza@thefund.com

JMendoza@thefund.com,

maikelgil07@gmail.com

maikelgil07@gmail.com,

Hlevy1013@gmail.com

Hlevy1013@gmail.com,

Giovanni@supremeclosings.com

Giovanni@supremeclosings.com

Sent: Sunday, October 8, 2023 at 9:48 AM

There's a road on it leading to it It's not
landlocked.

ValueZone Realty Co

Becket Alvarez

1931 nw 150 ave

Pembroke Pines

FL 33028

On Oct 8, 2023, at 3:18 AM, maikel hani

<hmhousingandland@outlook.com> wrote:

There are more emails from the city and an
official answer.

The land is landlocked.

EXHIBIT (N)

And he will not be able to build on .

The buyer is an experience builder and build before in the Neiborhood.

I am glad to know that the agent was very clear with you about buyer interest and plans for the lot .

The only interest the buyer had was to build on the lot the same as you advertised on the MLS.

The issue is not with the cost associated with the build and how complex it will be to build there. I hope you understand that the issue is that it is not buildable.

I regard what he paid for the lot is a premium price.

Landlocked worth 0 nothing, and it must be disclosed that this is the type of land. he never heard about a landlocked before.

Now, we just learned about it after digging into this issue

We will not get into to this on this email in addition

0 due diligence You are correct. There is no inspection to conduct. There is no existing home.

The only thing he cares about is if he can build on This lot.

He got a survey to make sure the size of the lot is what shows on the bcpa.

he went to the city to talk to the zooming department before closing and email the city, and there were no issues until he submitted his application to develop and divide the lot .

When he emailed the city, the release he received in closing, this is the city reply

The access can not be through an agreement between private parties.

Did your client submit this release to the city and made sure it is accepted and approved to build on the lot?

My best to you, Hani Levy

HOUSING LAND DEVELOPMENT LLC
CERTIFIED GENERAL CONTRACTOR
CGC1534187
CERTIFIED PLUMBER CFC1432395
FOR ALL YOUR CONSTRUCTION NEEDS
954.400.9412

2601 SW 31st St #306,
Fort Lauderdale, FL 33312
404-955-1200

WEBSITE:

<https://instagram.com/hmhousingandland?igshid=ZDdkNTZiNTM=>

From: ValueZone Realty Co.

<becket@vzown.com>

Sent: Saturday, October 7, 2023 9:47:35 PM

To: maikel hani

<hmhousingandland@outlook.com>

Cc: CNostra@thefund.com

<CNostra@thefund.com>;

SStraus@strauslegal.com

<SStraus@strauslegal.com>;

GLombardo@enterprise-title.com

<GLombardo@enterprise-title.com>;

Milagros@supremeclosings.com

<Milagros@supremeclosings.com>;

JMendoza@thefund.com

<JMendoza@thefund.com>;

maikelg107@gmail.com

<maikelg107@gmail.com>;

Hlevy1013@gmail.com

<Hlevy1013@gmail.com>;

Giovanni@supremeclosings.com

<Giovanni@supremeclosings.com>

Subject: Re: 2950 sw pl Fort Lauderdale 33312

From our end , **we don't have any further info regarding buildability except for the deed restriction that was worked out and removed before marketing this property .**

The original offer and final agreement came in as **0 due diligence from the buyers except for a survey .** The buyer's agent contacted me several weeks prior to making an offer and said to me the prospective buyers were conducting research with the city regarding the lot and **when they were certain of the cost and complexity of building on it they would make their final offer with 0 due diligence and all cash to close quickly .**

The offer was countered and accepted because the buyer's agent told us it would be extra expensive to build on it.

The buyers were very experienced and that was the best price they could offer .

I am not a builder myself I figured the offer was legit from a Co that was experienced and seasoned so i convinced the seller to take it based on the expertise and strong offer and the buyers living in close proximity to the lot and knowledge of the neighborhood

The seller is not a builder and does not have any other information regarding buildability except as mentioned above or anything else to disclose before the closing or at this time regarding buildability of the property.

From reading the above emails from the city it appears to me they are not 100%.

certain and they are not giving specific answers to your questions .

If they are determining the lot is unbuildable they should convey a clear concrete and concise administrative or legal reason why not and be very specific about it .

not answers with ; it appears or not sure; or might, which is what i see above in their ambiguous statements .

In the end I hope the city provides you with some clarity to their statements .

We certainly in good faith will provide you with any assistance at our disposal.

I think the City building and zoning Dept. needs to communicate more concisely and effectively with you and I'm sure they will eventually .

On Sat, Oct 7, 2023 at 7:59 PM maikel hani
<hmhousingandland@outlook.com> wrote:

Please see the email below from the city of Fort Lauderdale.

They are claiming the land is landlocked and unbuildable.

We were very clear from day one that our intentions are to build on the lot It was advertised on the fmls for investment.



Ronald P. Glantz
Also admitted in
DC & NY Bars

Wendy Newman Glantz
Family Law Mediator

Lindsey Glantz
Partner
Also admitted in
DC Bar

October 26, 2023

VIA REGULAR MAIL

Ms. Cheryl Hodney
17956 NW 251st Terrace
High Springs, FL 32643

VIA REGULAR MAIL

VIA EMAIL: becket@vzown.com

Mr. Becket Alvarez
c/o ValueZone Realty Company
1931 NW 150th Avenue
Pembroke Pines, FL 33028

RE: Our Client: H&M Housing Land Development, LLC
Our File No.: SFL-ZST-TJ2
Property: SW 17th Place, Fort Lauderdale, FL 33312
Subject: Failure to Disclose Property's Access

Dear Ms. Hodney and Mr. Alvarez:

The Law Offices of Glantzlaw is writing on behalf of H&M Housing Land Development, LLC regarding their purchase of the above-referenced property.

Ms. Levy, the principal of H&M Land Development, LLC, conducted significant due diligence regarding the possibility of developing residential units on the property. However, despite her due diligence and reaching out to the City of Fort Lauderdale, she has been informed that she cannot build residential units on the property due to lack of access. During the negotiations, you were fully aware of her intentions to build on the property and failed to provide any options for access such as easements or other agreements.

Your failure to provide any access for the property could be considered a material misrepresentation, which she relied upon to purchase the property. Therefore, we are demanding full recession of the sale along with the execution of all related documents within ten days of receipt of this letter.

Ms. Cheryl Hodney
Mr. Becket Alvarez
October 26, 2023
Page Two

Your failure to respond as demanded herein shall be considered as an intention on your part to refuse to amicably resolve this dispute between you and H&M Housing Land Development, LLC. You will therefore leave us with no choice but to advise our client concerning the avenues available under applicable law to protect their consumer rights.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Very truly yours,

GLANTZLAW

BY: Scott L. Fishman
SCOTT L. FISHMAN, ESQUIRE

SLF/ tr
cc: H&M Housing Land Development, LLC

VIA EMAIL: sstrauss@strauslegal.com
Mr. Arnold Strauss, Esq.
Straus and Associates, P.A.
10081 Pines Blvd., Suite C
Pembroke Pines, FL 33024-6171

NEW SINGLE FAMILY HOME
2950 SW 17 PLACE
FORT LAUDERDALE, FLORIDA 33312



DRAWING LOG		REVISION	DATE	BY	APP'D
GENERAL					
COVER PAGE					
ARCHITECTURAL					
SM-1	SITE PLAN				
A-0	GENERAL NOTES				
A-1.1	FLOOR PLAN				
A-1.2	FLOOR PLAN				
A-1.3	ROOF PLAN				
A-2.1	ELEVATIONS				
A-2.2	ELEVATIONS				
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STRUCTURAL					
S-0	STRUCTURAL NOTES				
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S-3	ROOF FRAMING PLAN				
S-4	STRUCTURAL DETAILS				
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MECHANICAL					
M-1	FIRST FLOOR MECHANICAL PLAN				
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M-3	SECOND FLOOR MECHANICAL PLAN				
ELECTRICAL					
E-1	FIRST FLOOR ELECTRICAL PLAN				
E-2	SECOND FLOOR ELECTRICAL PLAN				
E-3	ELECTRICAL NOTES AND DETAILS				
PLUMBING					
P-1	FIRST FLOOR PLUMBING SANITARY PLAN				
P-2	SECOND FLOOR PLUMBING SANITARY PLAN				
P-3	FIRST FLOOR WATER SUPPLY PLAN				
P-4	SECOND FLOOR WATER SUPPLY PLAN				
P-5	PLUMBING DETAILS				
P-6	PLUMBING SANITARY ISOMETRIC RISER				
P-7	WATER SUPPLY ISOMETRIC RISER				

APPLICABLE CODES:
-ALL DISCIPLINES: FLORIDA BUILDING CODE (F.B.C.)-2021 EDITION (8TH EDITION)
-NATIONAL ELECTRICAL CODE - 2020 EDITION
-FLORIDA FIRE PREVENTION CODE - 2021 EDITION
-NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, 2021 EDITION, NFPA 1, 2021 EDITION, & STATE STATUTES, 2021 EDITION
-ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN



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FLORIDA #73152

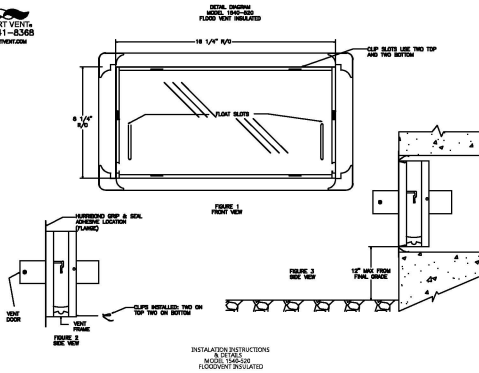
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10/16/2024

COV

SMART VENT
877-441-6368
www.smartvent.com



INSTALLATION INSTRUCTIONS

- REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
- PREPARE A CLEAN 16-22" WIDE BY 8-22" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
- APPLY A BEAD OF HARDENING GIP & SEAL OR EQUIVALENT AROUND THE BACK OF THE FRAME ON THE VENT FRAME. (FIG. 2)
- INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
- THIS SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME. COMPRESS THE BOTTOM TWO CLIPS AND THEN SLIDING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
- WEIGH THE FRAME DOWN IN THE OPENING AND THE BOTTOM SPRINGS IN PLACE. COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
- RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
- INSTALL THE OPEN VENT FRAME BY GRABBING THE BOTTOM OF DOOR (WITH FLIGHT PIN DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ADJUST UNTIL IT IS ADJUSTED.
- TO OPEN THE DOOR INSERT TWO CREEK CHAIRS INTO THE FLIGHT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLOSING.

DETAIL SPECIFICATIONS

MATERIAL: FINISHED STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

INSTALLATION: LOCATED IN 4" STAINLESS STEEL INSTALLATION CLIPS MOUNTED ON AN ADHESIVE HYDROSTATIC SLIDE. 300 SQ. FT PER VENT

REQUIREMENTS: MINIMUM OF 2 VENTS PER UNFLOODED AREA. INCLUDED ON AT LEAST TWO DIFFERENT WALLS

COLORS: STAINLESS STANDARDS
OUTDOOR POWDER COATED WHITE, WHITE, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:

SUPPORTIVE DOCUMENTS: FBC 148, 422R (REVISED) PAGE 34-14
ICC EVALUATION # E326-019

SMART VENT FLOOD-RESISTANT VENT
MODEL: 1545-025
FLOOD-RESISTANT VENT
MODEL: 1545-025

SMART VENT FLOOD-RESISTANT VENT
EFFECTIVE VENT AREA: 130 SF
SMART VENT IN COMPLIANCE WITH FEMA (OPENING IN FOUNDATION WALL AND WALL OF ENCLOSURES)
SMART VENTS PROVIDED (2)
SMART VENT EFFECTIVE AREA = 260 SF PER VENT (1545-025)
SMART VENT EFFECTIVE AREA = 400 SF
TOTAL EFFECTIVE VENT AREA = 520 SF
GARAGE AREA = 400 SF
REFER TO ATTACHED SMART VENT PRODUCT APPROVAL (F1, R022.3) MODEL: 1545-025 WILL BE USED

FLOOD-DAMAGE RESISTANT MATERIALS IN AREAS BELOW GRADE
FLOOD-RESISTANT MATERIALS IN AREAS BELOW GRADE SHALL BE IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN #1
NEW FOUNDATION TO BE BUILT ON EXISTING GROUND. NO FILL WILL BE USED

TERMITE PROTECTION AS PER FBC R320

ALL BUILDINGS SHALL HAVE PRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. R320. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SLAB ON GRADE NOTES

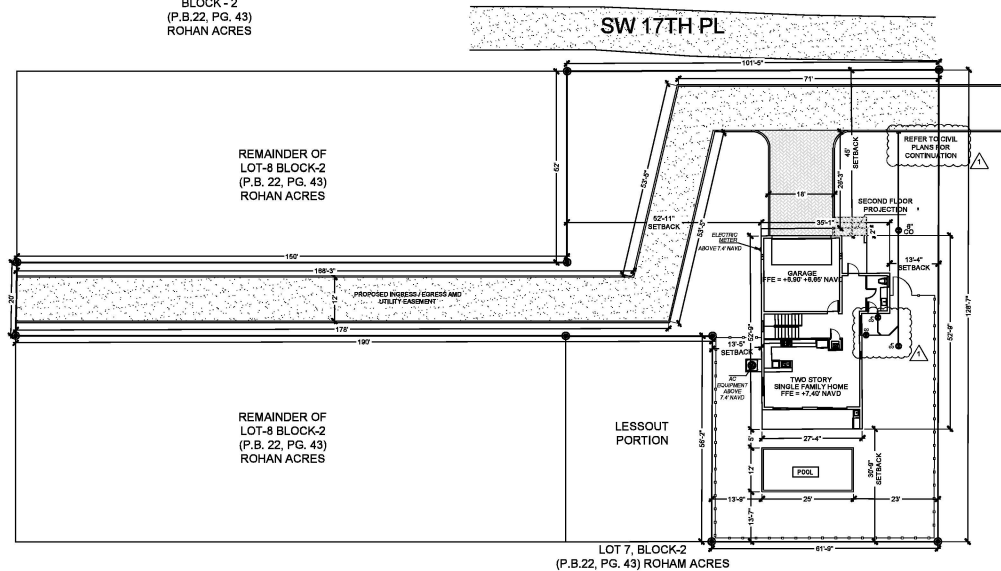
4" CONCRETE SLAB OVER 6 MIL VIRQUEEN ON CLEAN FINE SAND FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROCTOR DENSITY TEST. REINFORCED WITH 4" X 8" 15M15 WALK-PLACED 1 1/2" FROM TOP OF SLAB (TYPICAL)

SITE NOTES

- PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH, DRAINAGE, SUB-GRADE AND COMPACTING AS INDICATED IN THE CONTRACT DOCUMENTS.
- TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNERS SHALL BE PROTECTED AS REQUIRED
- TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE.
- IF SIDEWALK IS PROVIDED IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, AND LANDSCAPING PLANS FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL, CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATION THAT COULD BE DAMAGED
- MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS
- PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB
- REFER TO SITE PLAN FOR SEWER DISPOSAL, SYSTEM DRIVEWAYS, GRADING AND FENCING
- ALL RAINWATER MUST BE MAINTAINED WITHIN THE PROPERTY LINES.

LOT 9
BLOCK - 2
(P.B.22, PG. 43)
ROHAN ACRES

SW 30th TERRACE
(50' RIGHT-OF-WAY)



SITE PLAN

SCALE: 1/16" = 1'-0"
0 4 8 12 16



LEGAL INFORMATION

FOLIO NUMBER	504217100191
LEGAL DESCRIPTION	ROHAN ACRES 22-43 8 LOT 8 LESS W 160 & LESS E 80 THEREOF & LESS THAT FOR AS SHOWN IN INSTR # 119705598, T200 WITH S 20 OF N 72 OF W 150 OF ROAD LOT 8, ALL IN BLK 2
FLOOD ZONE INFORMATION	FINISH FLOOR: 1581TC-0558 J FLOOD ZONE: AH EFFECTIVE DATE: 07/01/04 BASE FLOOD ELEVATION: 6' NAVD PROPOSED LOWEST FINISH FLOOR ELEVATION: 7.4' NAVD PROPOSED LOWEST GARAGE FLOOR ELEVATION: 6.8' NAVD PROPOSED LOWEST MECHANICAL EQUIPMENT ELEVATION: 7.4' NAVD PROPOSED LOWEST WATER HEATING ELEVATION: 14.2' NAVD PROPOSED LOWEST GENERATOR ELEVATION: N/A
CONSTRUCTION TYPE	TYPE V (UNPROTECTED)
OCCUPANCY TYPE	RESIDENTIAL (R-3)

BUILDING DISPOSITION

ZONING DISTRICT	RS 5.55 B	
ZONING REGULATION	REQUIRED	PROVIDED
LOT AREA	8,000 SF MIN	13,788 SF
LOT WIDTH		191.4 FT
SETBACKS		
FRONT	25' MIN	45'-0"
SIDE (LEFT)	7.5' MIN	13'-4"
SIDE (RIGHT)	7.5' MIN	52'-11"
REAR	15' MIN	30'-0"
BUILDING HEIGHT	2 STORES MAX	2 STORES
LOT COVERAGE	40% MAX	19%

AREAS CALCULATION

1ST FLOOR	AC AREA	800 SQ. FT.
	GARAGE	499 SQ. FT.
	COVERED TERRACE	148 SQ. FT.
	ENTRY	70 SQ. FT.
	DRIVEWAY	480 SQ. FT.
	POOL	300 SQ. FT.
	A/C	15 SQ. FT.
	ROAD	3,767 SQ. FT.
2ND FLOOR	AC AREA	1,380 SQ. FT.
	BALCONY	148 SQ. FT.
TOTAL	TOTAL AREA UNDER AC	2,248 SQ. FT.
	TOTAL BUILDING AREA	3,077 SQ. FT.
	TOTAL LOT AREA	13,788 SQ. FT. 100.00%
	TOTAL IMPERVIOUS AREA	8093 SQ. FT. 44.00%
	TOTAL PERVIOUS AREA	7996 SQ. FT. 56.00%



7000 Nova Drive
Suite 100
Orlando, FL 32817
PHONE: (407) 513-8881
FAX: (407) 513-8881
EMAIL: info@pear-engineering.com
www.pear-engineering.com



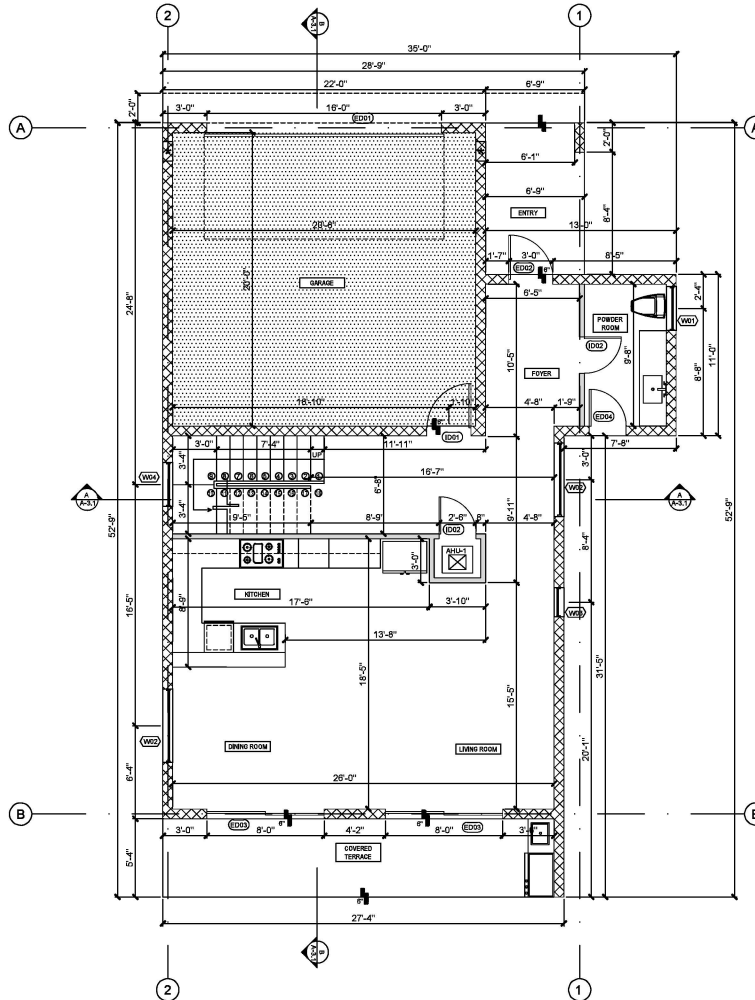
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SP-1



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROVIDE FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE
REQUIRED BY F.B.C.-RESIDENTIAL SEC. R-302.8 (USE 1-LAYER 5/8"
TYPE-X GYP. BD. TO GARAGE SIDE OF CEILING AND STUD WALLS)

INSTALL BATHROOM GRAB BAR REINFORCEMENT

LEGEND

4" NON-LOAD BEARING, NON-FIRE RATED
INTERIOR PARTITION

4" CMU EXTERIOR WALL

TYPICAL INTERIOR PARTITION DETAIL

1. 1/2" X 3/8" MTL. TRACK, 20 GA.
TRACK ANCHORED TO SLAB W/ METAL
PIN (1/4" X 3/4" L) @ 24" O.C.

2. 1/2" GYP. BD. EACH SIDE
(USE WATER RESISTANT
GYP. ON RESTROOM WALL)

3. 2X4 MTL. STUDS @ 24" O.C. (MAX.)

4. 1/2" X 3/8" GALV. MTL. C-SHAPED MIN.
20 GA. TRACK ANCHORED TO SLAB W/
METAL PIN (1/4" X 3/4" L) @ 24" O.C.

PARTIAL HEIGHT PARTITION DETAIL

1. 3/4" DENISHIELD BACKER BOARD
CUT PARTITION TO TOP SOLID
HORIZONTAL TRACK

2. 1/2" X 3/8" GALV. MTL.
C-SHAPED MIN. 18 GA. TRACK

3. 3/4" DENISHIELD BACKER BOARD
REDGARD WP FOR SCREWS AND JOINTS

4. CERAMIC TILE ATTACHED
W/ MULTIBOND ADHESIVE

5. 1/2" X 3/8" GALV. MTL. C-SHAPED MIN.
20 GA. TRACK ANCHORED TO SLAB W/
METAL PIN (1/4" X 3/4" L) @ 24" O.C.

EGRESS WINDOW NOTES:

IN AN OUTSIDE WINDOW OPERABLE FROM THE INSIDE, THE MODE OF
OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL
KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT
LESS THAN 20" IN WIDTH AND 24" IN HEIGHT, AND 5.7 SQ. FT. IN AREA.
THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" ABOVE
THE FINISHED FLOOR.

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE
A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET

EGRESS WINDOW DETAIL

N.T.S.

SINGLE HUNG

HORIZONTAL ROLLER

AREA OF CLEAR
OPENING ≥ 5.7 SQ. FT.

(INSIDE LOOKING OUT)

TOP OF FIN. FLOOR
ELEV. 0'-0"



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1. REVISION / DATE

2. REVISION / DATE

3. REVISION / DATE

4. REVISION / DATE

5. REVISION / DATE

6. REVISION / DATE

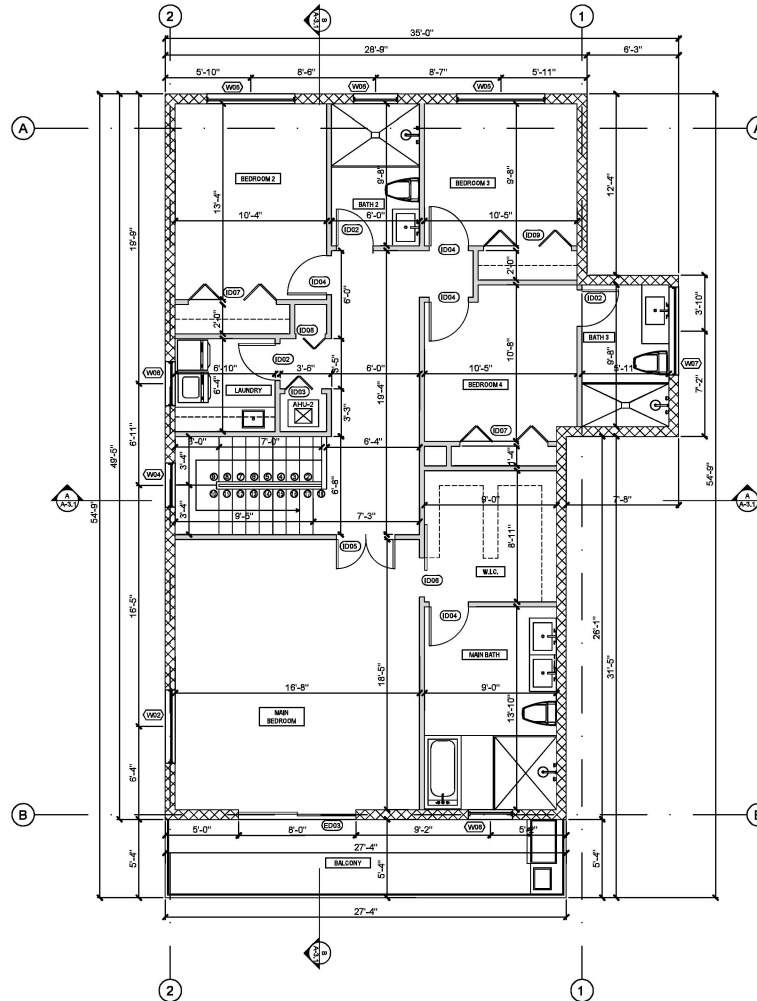
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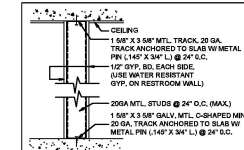
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A-1.1

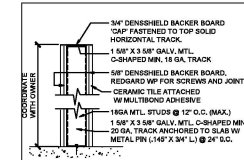


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	4\"/>
	INTERIOR PARTITION
	8\"/>

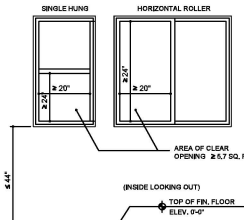


TYPICAL INTERIOR PARTITION DETAIL 1 A-1

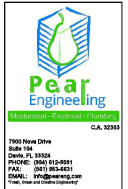


PARTIAL HEIGHT PARTITION DETAIL 2 A-1

EGRESS WINDOW NOTES:
IN AN OUTSIDE WINDOW ORSAILABLE FROM THE INTERIOR, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20\"/>



EGRESS WINDOW DETAIL
N.T.S.

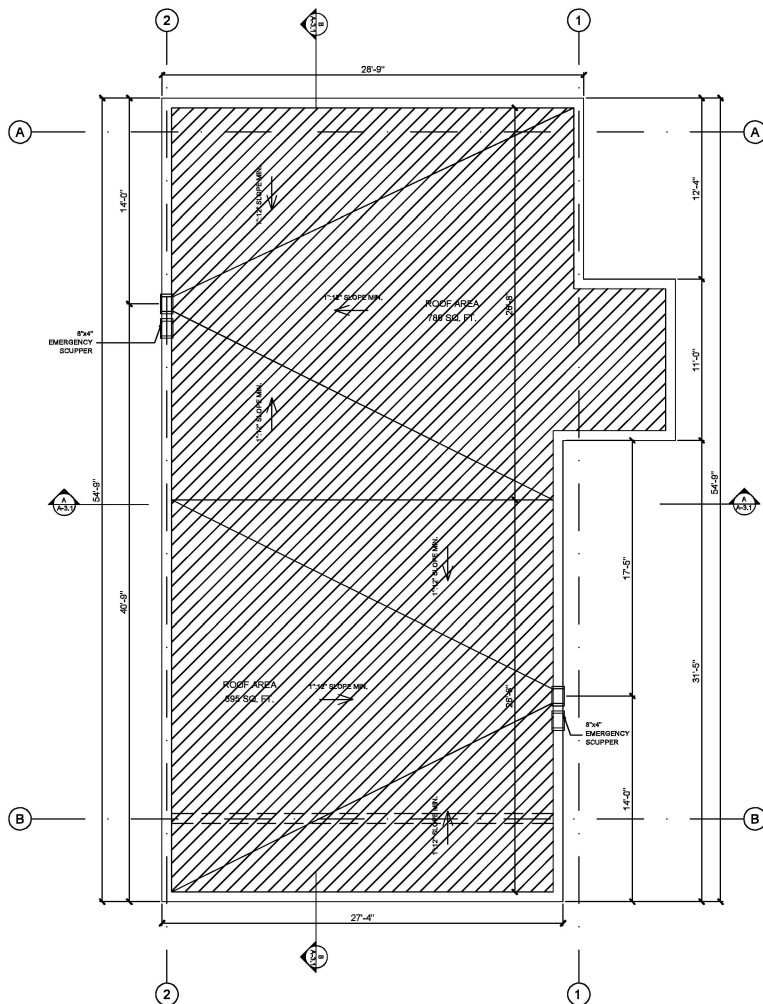


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REVISION / DATE:	
BUILD DEPT COMMENTS:	10/16/2024

A-1.2



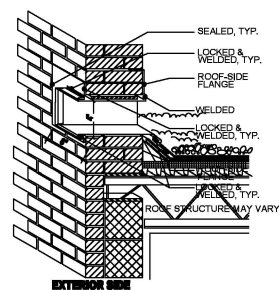
ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOFING MATERIAL TO BE
SUBMITTED UNDER
SEPARATE PERMIT

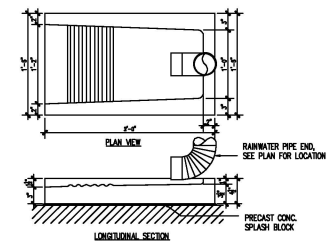
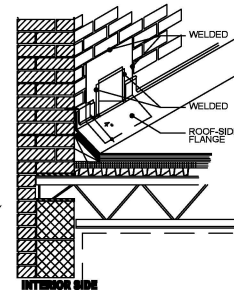


TOTAL ATTIC AREA: 1,488 SF
NET FREE VENT AREA PER VENT: 0.70 SQ. FT.
APPLICATION FOR SQ. FT. PER VENT (1200): 470 SQ. FT.
TOTAL VENTS REQUIRED: 4 VENTS



OVERFLOW SCUPPER DETAIL

SCALE: N.T.S.



SPLASH BLOCK DETAIL

SCALE: N.T.S.



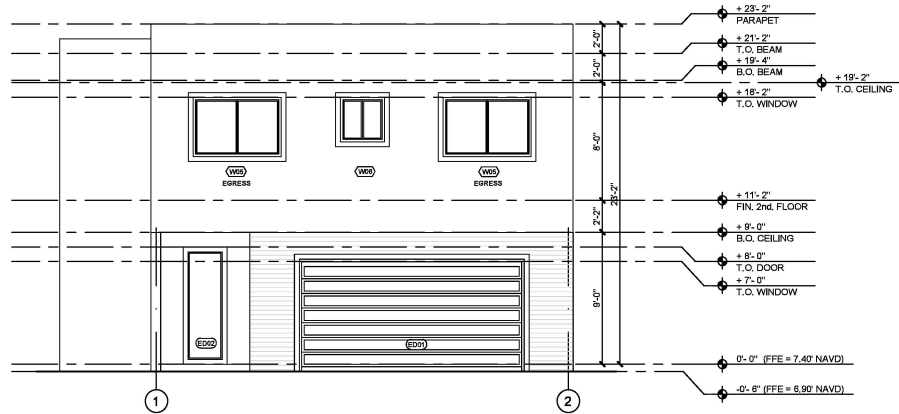
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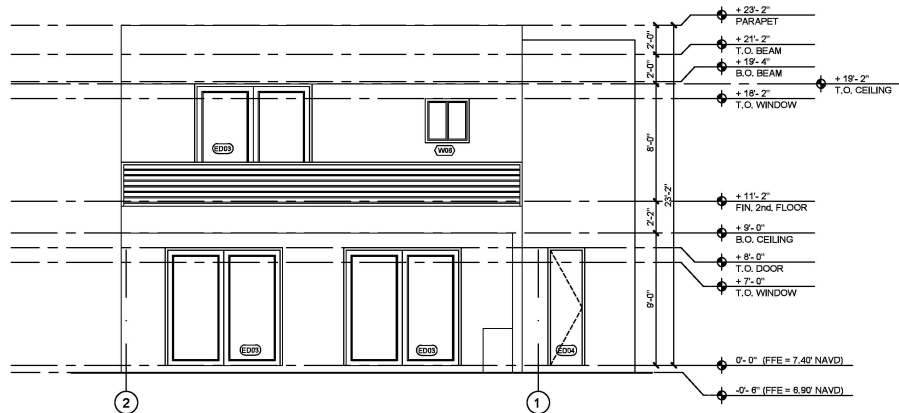
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A-1.3



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



7000 Nova Drive
Bellaire, TX 77401
PHONE: (281) 913-8811
FAX: (281) 913-8811
EMAIL: info@peareng.com
Web: www.peareng.com



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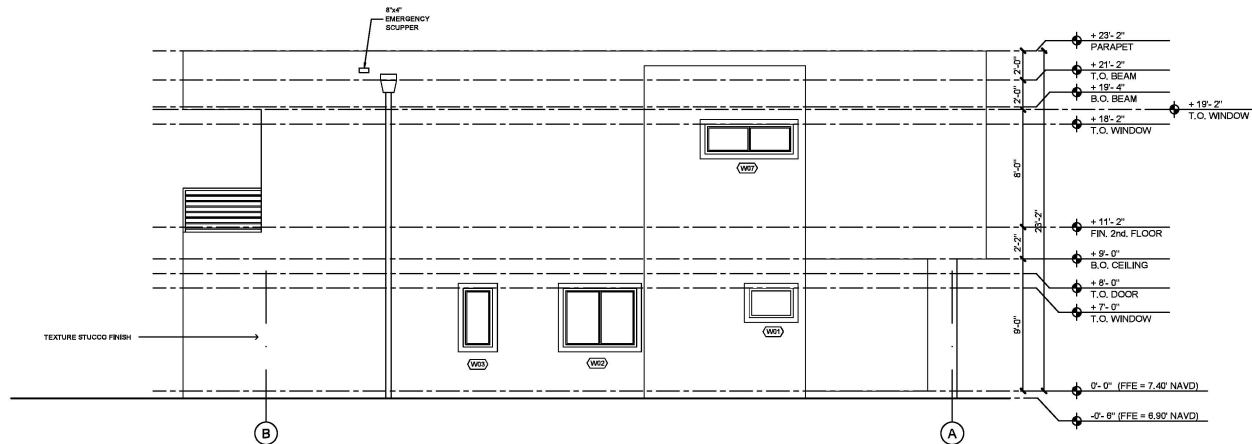
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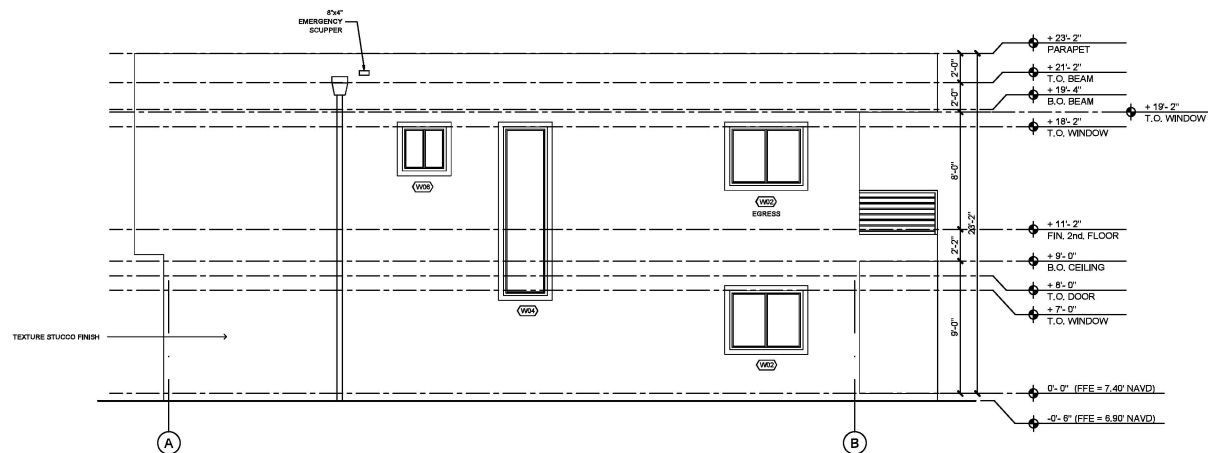
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A-2.1



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



7900 Nova Drive
Suite 100, Orange
CA 92668
PHONE: (949) 913-8811
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EMAIL: info@peareng.com
www.peareng.com



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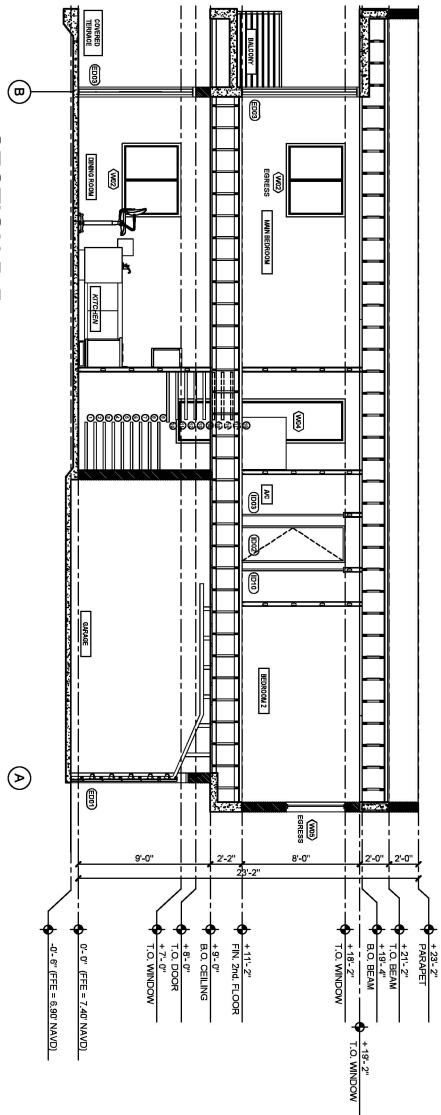
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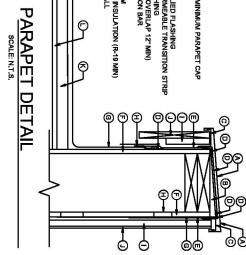
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DATE:	10/16/2024
REVISION / DATE	
BUILD DEPT COMMENTS	10/16/2024

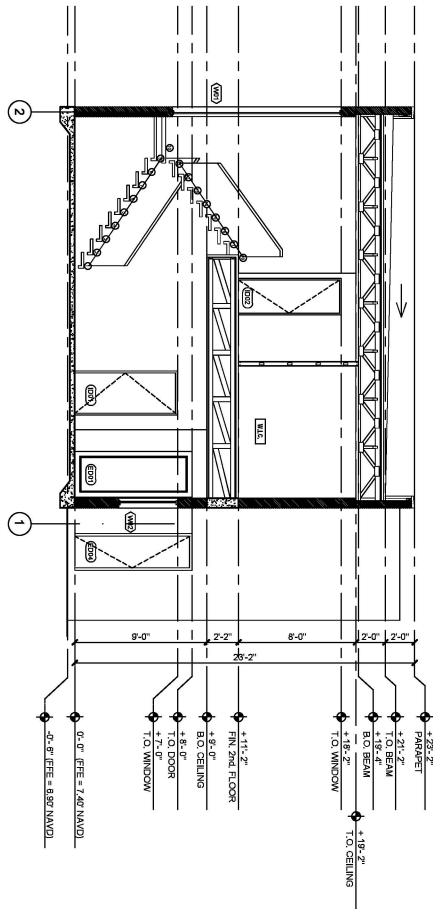
A-2.2



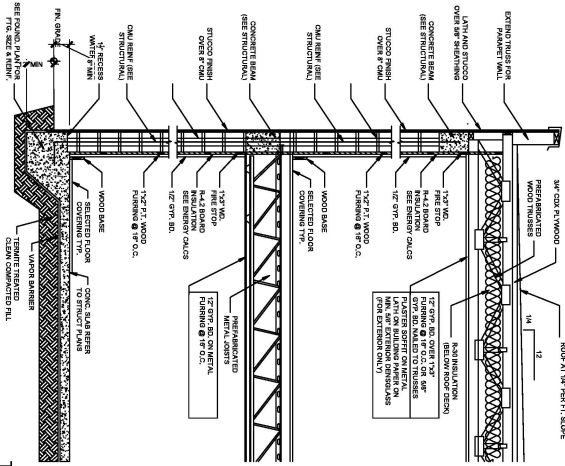
SECTION B-B
SCALE: 1/4" = 1'-0"



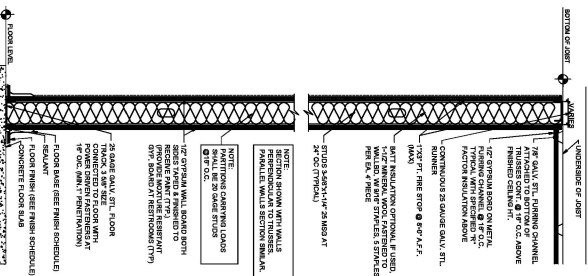
PARAPET DETAIL
SCALE: N.T.S.



SECTION A-A
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: N.T.S.



TYPICAL INTERIOR NON-BEARING
METAL PARTITION
SCALE: N.T.S.

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2024.11.16 13:54:40



NEW SINGLE FAMILY HOME
2950 SW 17 PLACE
FORT LAUDERDALE, FLORIDA 33312

DATE:	2024.11.16
BY:	PEAR ENGINEERING, INC.
CHECKED BY:	PEAR ENGINEERING, INC.
APPROVED BY:	PEAR ENGINEERING, INC.
SCALE:	N.T.S.

A-3.1

WINDOW SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	GLASS	PRODUCT APPROVAL #	REMARKS
(E)	EXISTING				EXISTING	EXISTING
(W01)	FIXED	36"	24"		-	REFER TO NOA FOR ATTACHMENT DETAILS
(W02)	SLIDING	60"	48"		-	REFER TO NOA FOR ATTACHMENT DETAILS
(W03)	FIXED	24"	48"		-	REFER TO NOA FOR ATTACHMENT DETAILS
(W04)	FIXED	36"	136"		-	REFER TO NOA FOR ATTACHMENT DETAILS
(W05)	SLIDING	72"	48"	X	-	REFER TO NOA FOR ATTACHMENT DETAILS
(W06)	SLIDING	36"	36"		-	REFER TO NOA FOR ATTACHMENT DETAILS
(W07)	SLIDING	72"	24"		-	REFER TO NOA FOR ATTACHMENT DETAILS

COORDINATE WITH OWNER, DOOR AND WINDOWS EXACT LOCATION/DIMENSION WITH OWNER PRIOR TO PURCHASE. CONTRACTOR TO SUBMIT PRODUCT APPROVALS, USE IMPACT RATED WINDOWS/DOORS.

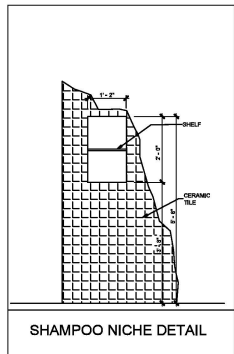
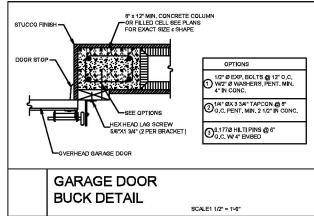
EXTERIOR DOOR SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT			REMARKS
(D00)	SECTIONAL	102"	96"			REFER TO NOA FOR ATTACHMENT DETAILS (VIEW DETAIL B)
(D02)	FRENCH	36"	96"			REFER TO NOA FOR ATTACHMENT DETAILS
(D03)	SLIDING	96"	96"			REFER TO NOA FOR ATTACHMENT DETAILS
(D04)	SLIDING	30"	96"			REFER TO NOA FOR ATTACHMENT DETAILS

COORDINATE WITH OWNER, DOOR AND WINDOWS EXACT LOCATION/DIMENSION WITH OWNER PRIOR TO PURCHASE.

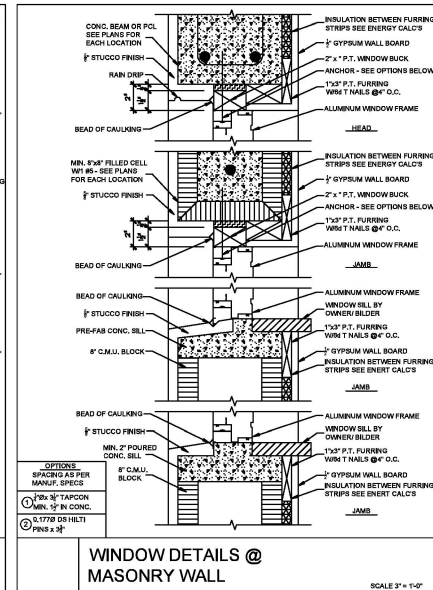
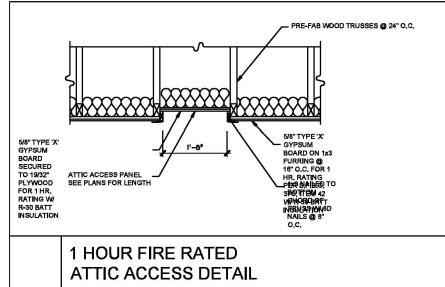
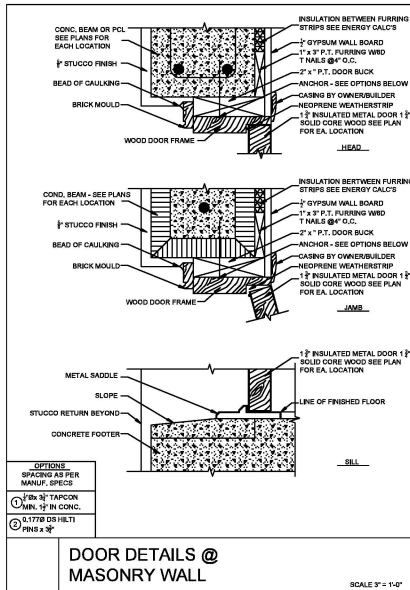
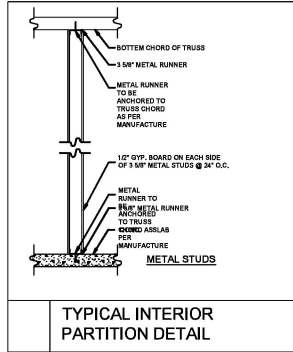
INTERIOR DOOR SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	MATERIAL	HARDWARE	REMARKS
ID01	SWING	36"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D02)	SWING	30"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D03)	BI-FOLD	30"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D04)	SWING	32"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D05)	SWING (X2)	48"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D06)	BARN	32"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D07)	BI-FOLD	72"	84"	WOOD	PRIVACY	INTERIOR DOOR
(D08)	BI-FOLD	34"	84"	WOOD	PRIVACY	INTERIOR DOOR

COORDINATE WITH OWNER, DOOR AND WINDOWS EXACT LOCATION/DIMENSION WITH OWNER PRIOR TO PURCHASE.

INTERIOR FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG HEIGHT	REMARKS
GARAGE	CONCRETE	CONCRETE	PAINTED GYP. BRD.	STUCCO PAINTED	8'-0"	
ENTRY	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
FOYER	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
KITCHEN	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
DINING ROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
LIVING ROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
STAIRS	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
COVERED TERRACE	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
LAUNDRY	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
MAIN BEDROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
BEDROOM 2	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
BEDROOM 3	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
BEDROOM 4	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
WIC	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
BALCONY	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
MAIN BATHROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
POWDER ROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
BATHROOM 2	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	
BATHROOM 3	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	8'-0"	



THERMAL VALUES		
CMU WALL INSULATION	R-4.2	
WOOD WALL INSULATION	R-11	
ROOF INSULATION	R-19	
WINDOW U-VALUE	1.10	
WINDOW SHGC	0.60	



7000 Howe Drive
Suite 100
Pearland, TX 77581
PHONE: (281) 513-9881
FAX: (281) 513-9881
EMAIL: info@pear-engineering.com
The Client is responsible for obtaining all necessary permits.

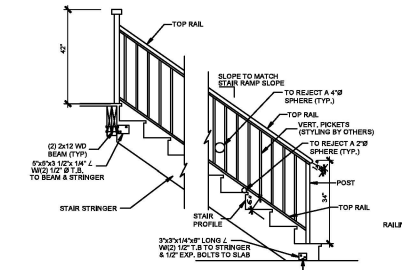
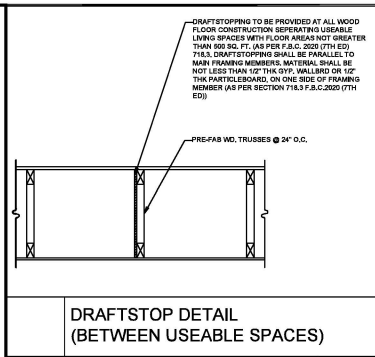
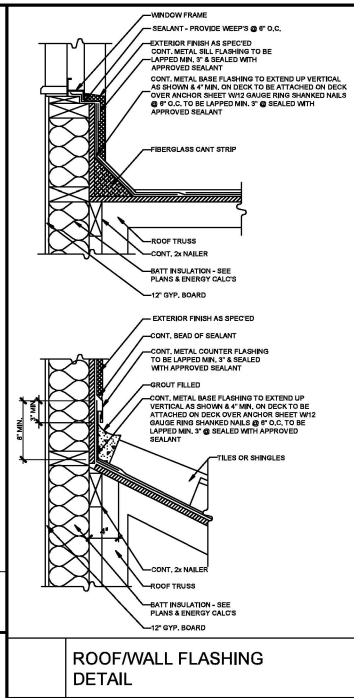
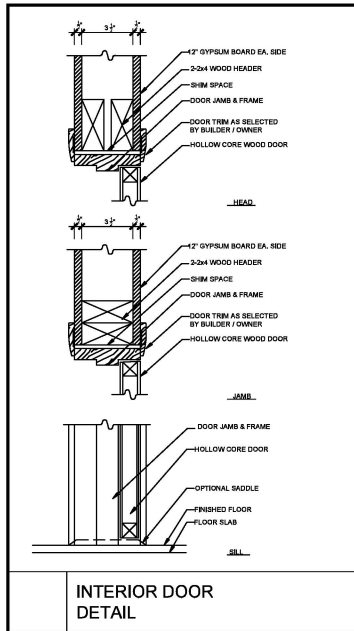


This item has been digitally signed and sealed by Daniel R. Jones, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.10.16 13:38:15-0400
THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PEAR ENGINEERING, INC. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. DANIEL R. JONES, P.E. 73152

NEW SINGLE FAMILY HOME
2850 SW 17 PLACE
FORT LAUDERDALE, FLORIDA 33312

DRAWN BY:	DR
CHECKED BY:	DR
JOB NUMBER:	34-133
DATE:	10/16/2024
REVISION / DATE:	
BIDS DEPT COMMENTS:	10/16/2024

A-4.1



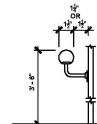
TYP. STAIR HANDRAIL DETAIL

GUARDRAIL NOTES:

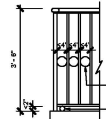
1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL RESIST PASSAGE OF 4" SPHERE.
2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
3. ALL HANDRAILING TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

RAILING NOTES:

1. ALL RAILINGS TO MEET 2008 IMPACT LOAD W/ 50# / L.F. TOP RAIL AND 25# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.



TYP. STAIR HANDRAIL DETAIL



TYP. RAILING DETAIL @ LANDINGS/BALCONIES

GUARDRAIL NOTES:

1. BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.
2. GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

This item has been digitally signed and sealed by Daniel Rivera P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2024.10.16 13:38:24 -0400

THE SEAL REPRESENTS A SIGNATURE AND IS NOT VALID UNLESS IT IS USED IN CONJUNCTION WITH THE SEALING CODE.

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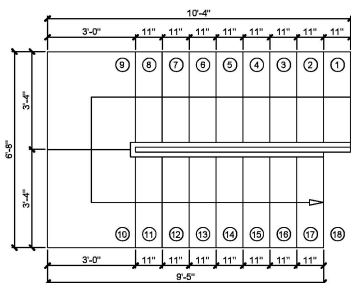
DANIEL RIVERA

FLORIDA PE #0192

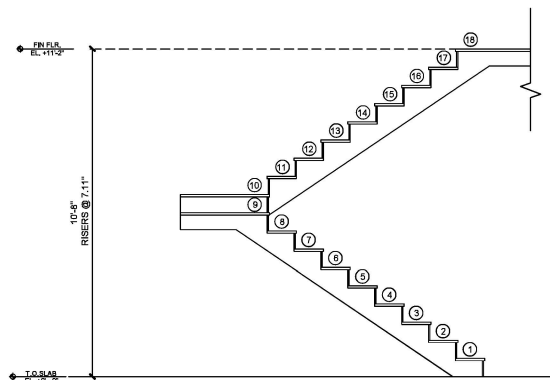
NEW SINGLE FAMILY HOME
2850 SW 17 PLACE
FORT LAUDERDALE, FLORIDA 33312

DRAWN BY:	DR
CHECKED BY:	DR
JOB NUMBER:	36-133
DATE:	10/16/2024
REVISION / DATE:	
BLDG DEPT COMMENTS:	10/16/2024

A-4.2



11'-2" HI WOOD STAIRS
18 RISERS @ 7.44"
17 RUNS @ 11.0"

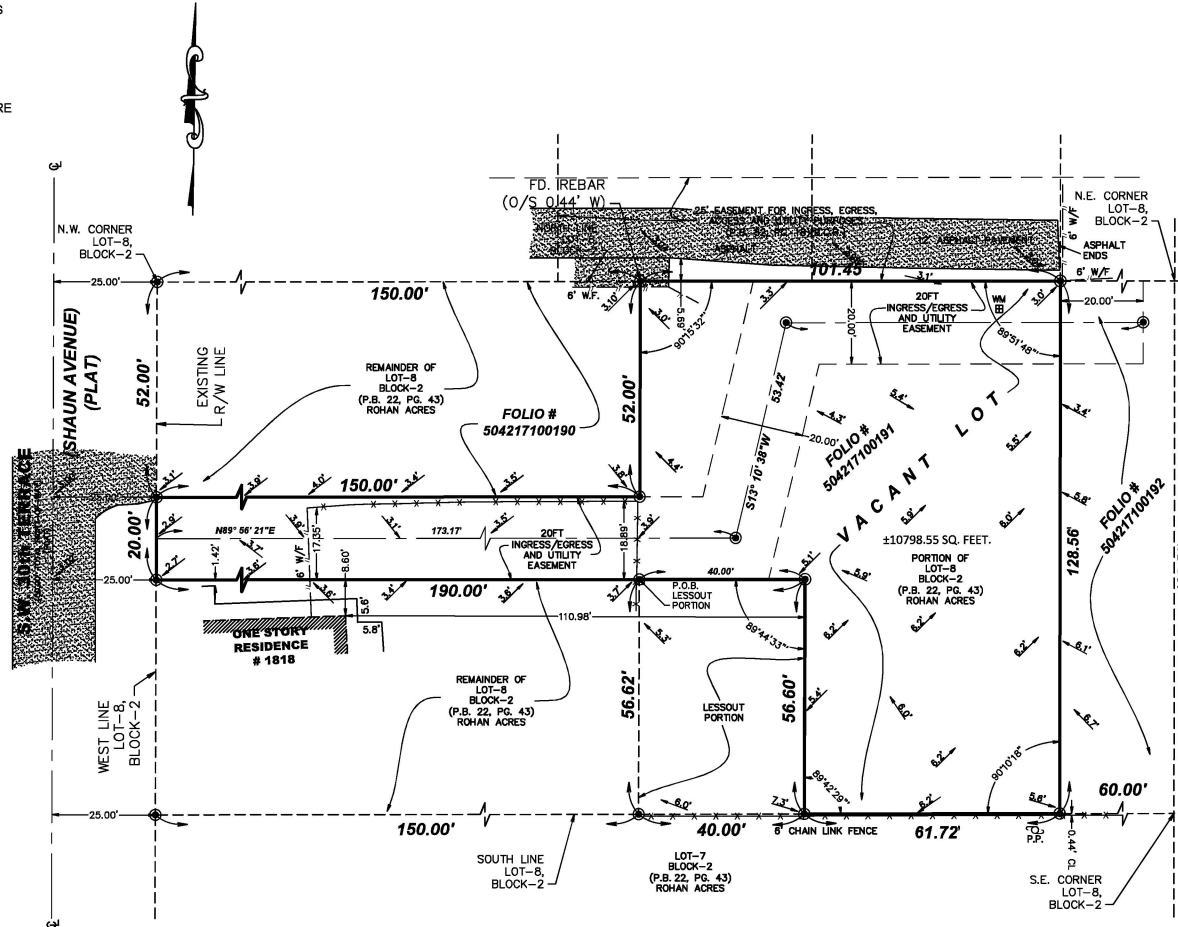


STAIR SECTION

FLATTENED VIEW OF STAIR (SEE PLAN FOR DIMS)
ELEVATION MARKINGS ARE TO THE TOP OF ROUGH
G.C. TO ADJUST ACTUAL ELEVATIONS (AS DEEMED NECESSARY)

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
CL = CENTERLINE
CLF = CHAINLINK FENCE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
C/S = CONCRETE SLAB
DE = DRAINAGE EASEMENT
D = DELTA (CENTRAL ANGLE)
E = EAST
ELE = ELEVATION
X 0.00' = EXISTING ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
INV = INVERT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL AND DISC
L = ARC LENGTH
MDCR = MIAMI DADE COUNTY RECORDS
N = NORTH
N/D = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVCF = PLASTIC FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
W/F = WOOD FENCE
W/M = WATER METER
UP = UTILITY POLE

**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 8, BLOCK 2, "ROHAN ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 2, LESS THE WEST 150 FEET AND LESS THE EAST 60 FEET, "ROHAN ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND LESS THE FOLLOWING DESCRIBED PORTION OF LAND:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK 2, OF "ROHAN ACRES", THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 2, A DISTANCE OF 150.00 FEET; THENCE, CONTINUE SOUTH, AND PARALLEL TO THE WEST LINE OF LOT 8, BLOCK 2, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE LAST DESCRIBED COURSE, 56.62 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, BLOCK 2; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 2, A DISTANCE OF 40.00 FEET; THENCE CONTINUE NORTH, AND PARALLEL TO THE WEST LINE OF SAID LOT 8, BLOCK 2, A DISTANCE OF 56.60 FEET; THENCE CONTINUE WEST 40.00 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION CONTAINING APPROXIMATELY 2264.31 SQUARE FEET.

AND

THE SOUTH 20 FEET OF THE NORTH 72 FEET OF THE WEST 150 FEET OF LOT 8, BLOCK 2, "ROHAN ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS NOTES:

- (1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF LOT 9, BLOCK 25 A (NORTH) PER THE RECORD PLAT AND ARE ASSUMED.
- (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5). ELEVATIONS SHOWN REFER TO N.A.V.D. 88
BM# :2668 (BROWARD) ELEVATION= 3.64' (N.G.V.D. 1929)

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADMINISTRATIVE CODE. Digitally signed by Julio S Pita
SECTION 12.027, FLORIDA STATUTES
Julio S Pita
JULIO S. PITA, P.L.S.
8/16/2024
Date: 2024.10.13 08:17:39
-04'00" DATE

PROFESSIONAL LAND SURVEYOR
LICENSE No. PSM 5789
STATE OF FLORIDA

Sketch of Survey**PROPERTY ADDRESS:**

N/A

FOLIO #:

5042 17 10 0191

FLOOD ZONE DATA:

ZONE: AE 5FT (NAVD 88)

COMMUNITY #: 125105

PANEL & SUFFIX: 0556 J

DATE OF FIRM: 7/31/2024

REVISIONS:**DATE:**

SCALE: 1" = 30'

CADD: J.A.

CHECKED BY: JSP

GL-12139

SHEET # 1 OF 1

CERTIFIED TO:

1. H&M HOUSING LAND DEVELOPMENT LLC

GAVY & ASSOCIATES, INC
LAND SURVEYORS
LB # 6971
2657 S.W. 145th AVENUE
MIAMI, FL. 33175
PHONE: (786) 236-8344



73-217288

JOHN B. GREGORY, JR.

of the Law Offices of

JOHN B. GREGORY, JR.
AND ASSOCIATES, P.A.

21 Southwest 40th Avenue
FORT LAUDERDALE, FLORIDA 33314

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 6th day of October, 1973, Between
THOMAS J. NAPIER, WALTER M. WATSON and DAVID R. LEWIS as Trustees of the
CHURCH OF GOD AT FORT LAUDERDALE,
of the County of Broward, State of Florida, grantor, and

LOWELL WILLIAMS and NANCY WILLIAMS, his wife,

whose post office address is 2119 S. W. 28 Avenue, Ft. Lauderdale, Florida 33312

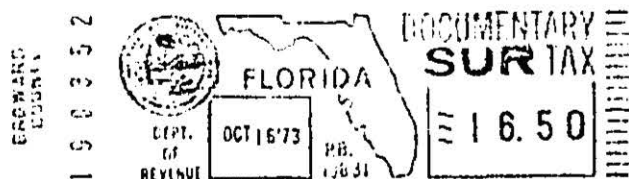
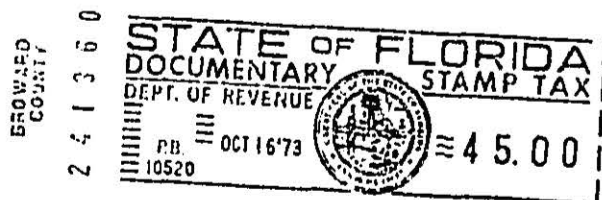
of the County of _____, State of _____, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100 (\$10.00)

----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
lowing described land, situate, lying and being in Broward County, Florida, to-wit:

All of Lot Nine (9), except the West 130 feet thereof, in
Block Two (2) of ROHAN ACRES, according to the plat thereof
recorded in Plat Book 22 at page 43 of the public records of
Broward County, Florida; together with easement over the South
25 feet of the West 130 feet of Lot 9 for road purposes;

SUBJECT TO easements, restrictions and reservations of record, and taxes
for the year 1973 and all subsequent years;



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

J. Ron. Aisoff
Karen Aisoff

x Thomas J. Napier
THOMAS J. NAPIER
x Walter M. Watson
WALTER M. WATSON
x David R. Lewis
DAVID R. LEWIS

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared THOMAS J. NAPIER, WALTER M. WATSON and DAVID R. LEWIS as Trustees
of the CHURCH OF GOD AT FORT LAUDERDALE,
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before
me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 6th day of October,
1973.

My commission expires:
NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES SEPT. 15, 1975
BONDED THRU MAYNARD BONDING AGENCY

PATRICIA MCCLUSKEY

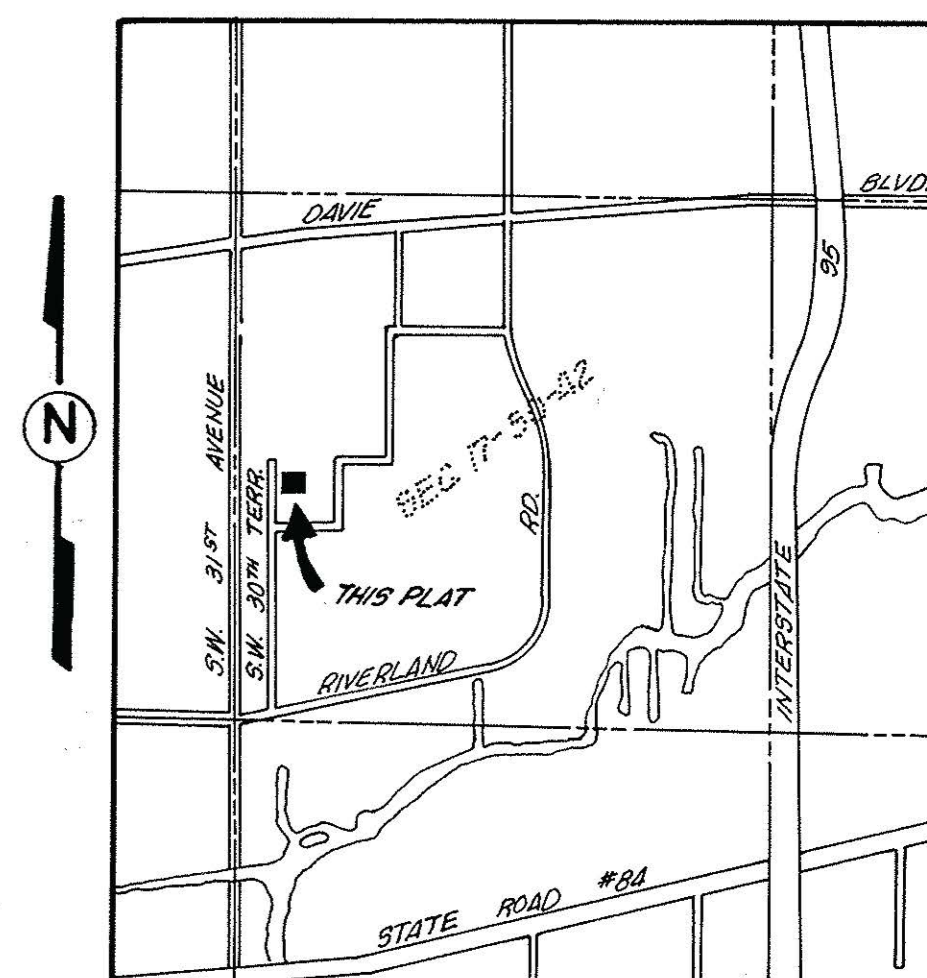
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
E. M. STROBEL
COUNTY COMPTROLLER

73 OCT 16 PM 1:51

FBI 5486 PAGE 541

409

E. M. Strobel, County Comptroller by Madeline Tankhuni
Deputy



LOCATION SKETCH

Scale: 1"=1000'