



BOARD OF ADJUSTMENT MEETING NOTICE

Date: December 27, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, January 8th, 2025 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department 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-24090005
OWNER:	CAMPBELL, RYAN F
AGENT:	SALEH, BILAL
ADDRESS:	909 SOUTH WEST 19 STREET, FORT LAUDERDALE, FLORIDA 33315.
LEGAL DESCRIPTION:	LOT 13, IN BOOK 146, OF CAROL CITY 6 TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec 47-5.31-Table of dimensional requirements for the RS-8 district. (Note A)</u> • Requesting a variance to allow an existing carport to be enclosed at a setback distance of 4.72 feet whereas the code requires a minimum setback of 5 feet a total variance request of 0.28 feet.
	<u>Sec 47-19.2.B Architectural features in a residential district.</u> • Requesting a variance to allow an existing overhang of 1.8 feet from the face of the building to remain whereas the code permits a maximum overhang of 1.57 feet from the face of the building, a total variance request of 0.23 feet.

NOTE: 47-19.2.B Architectural features in residential districts.

Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less.

To watch and listen to the meeting: www.fortlauderdale.gov/fltv, www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

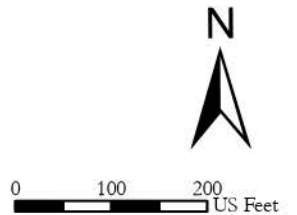
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony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



PLN-BOA-24090005

LEGEND

-  Municipal Boundary
-  Subject Site



PLN-BOA-24090005

Sec 47-5.31-Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height

	10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T. Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.			25 ft. when abutting a waterway Special side yard setbacks as provided in RS-8	
Minimum rear yard	15 ft. 25 ft. when abutting a waterway Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1			25 ft. 25 ft. when abutting a waterway Special rear yard setbacks as provided in RS-8	
Minimum distance between buildings	None			None	
	Lot Size	**Maximum Lot Coverage	**Maximum Floor Area Ratio	**Maximum Lot Coverage	**Maximum Floor Area Ratio
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55

	>12,000 sf	40%	0.60	30%	0.50
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Sec 47-19.2. B. Architectural features in a residential district.

Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third ($\frac{1}{3}$) of the required yard, whichever is less. Unenclosed balconies with open railings may extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front facade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear facade length not greater than twenty (20) percent of the total linear length of the facade to which they are attached. Items such as windowsills or belt courses which extend six (6) inches or less into the yard area shall not be considered for the length limitation. Eaves shall not be subject to the length limitation. The dimensional limitations of this subsection shall not apply and the provisions of subsection C. shall apply to awnings accessory to a residential use in a nonresidential zoning district.

Record

Showing 1-33 of 33

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	MEC-RES-24030064.R001	Addition: AC Mode and Maker change	MEC-RES-24030064	P an Revision	21.2		909	SW	19	ST		In Proce
☐	PLN-BOA-24090005		Carport Conversion in the se... I	Z- Board of Adjustment (BOA)	0		909	SW	19	ST		Open
☐	ELE-GEN-24070258	INSTALL GARAGE DOOR ELECTRICAL SYSTEM I	E ectrica Subpermit	E ectrica Permit	0 I		909 I	SWI	19 I	ST I		Pending
☐	BLD-RADD-24010193.D001	Deferred submitta to submit e evations certificate	Document Type: Approved Su...	Deferred Submitta (E lectronic Document Submitta)	0		909	SW	19	ST		Comp el
☐	BLD-RADD-24010193.D002	SPOT SURVEY FOR NEW ADDITION	Document Type: Approved Su... I	Deferred Submitta (E lectronic Document Submitta)	0		909	SW	19	ST		Comp el
☐	BLD-GEN-24040820	CAR PORT CONVERSION TO GARAGE	A teration Permit	Structura Permit	0		909	SW	19	ST		Awaiting
☐	MEC-RES-24030064	MECHANICAL FOR BLD-RADD-24010193 I	Mechanica Subpermit	Mechanica Permit	9.23 I		909	SW	19	ST		Issued
☐	BLD-ROOF-24020738	NEW ROOF FOR BLD-RADD-24010193	Re-Roof Permit	Structura Permit	0		909	SW	19	ST		Comp el
☐	ELE-RES-24010207 I	ELECTRICAL FOR BLD-RADD-24010193 I	E ectrica Subpermit I	E ectrica Permit I	0		909	SW	19	ST		Issued
☐	BLD-RADD-24010193 I	Master Bedroom addition 298 sq foot I	Addition Permit	Structura Permit	0 I		909 I	SWI	19 I	ST I		Issued
☐	BLD-WIN-21030262	REPLACE 8 IMPACT WINDOWS NOC	REPLACE 8 IMPACT WINDOWS NOC	Window and Door Permit I	0		909	SW	19	ST		Comp el
☐	BLD-RALT-20120061 I	NEW BATHROOM RENOVATION COVID 19 RELEASE FORM-2/... I		Residentia A teration Permit	0		909	SW	19	ST		Comp el
☐	ELE-RES-20120091	ELECTRICAL (BLD-RALT-20120061)		E ectrica Residentia Permit I	0		909	SW	19	ST		Comp el
☐	PLB-RES-20120097 I	PLUMBING (BLD-RALT-20120061) I		P umbing Residentia Permit I	0		909	SW	19	ST		Comp el
☐	MEC-RES-20120039 I	MECHANICAL (BLD-RALT-20120061) I		Mechanica Residentia Permit I	0		909	SW	19	ST		Comp el
☐	BLD-RPAV-20070043 I	NEW DRIVEWAY I	NEW DRIVEWAY I	Residentia Paving Permit I	0		909	SW	19	ST		Comp el
☐	PM-19061355 I	621 SF REROOF OF FLAT ROOF ~ ~ ~NOCI	621 SF REROOF OF FLAT ROOF	Re-Roof Permit I	0 I		909 I	SWI	19 I	STI		Comp el
☐	CE19041810	L/S RELIABLE LIEN SEARCH -0- CASE FOUND I	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case	0		909	SW	19	ST		C osed
☐	VIO-CE19041810_1I		BARBOUR,JOAN L LE BARBOUR,CH...	Vio ation-CODE Hearing I	0		909	SW	19	ST		C osed
☐	CE19031823	L/S PREMIUM LIEN SEARCH -0- CASE FOUND I	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case	0		909	SW	19	ST		C osed
☐	VIO-CE19031823_1I		BARBOUR,JOAN L LE BARBOUR,CH...	Vio ation-CODE Hearing I	0		909	SW	19	ST		C osed
☐	CE19031297	L/S RAPID LIENS -0 -CASE FOUND	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case	0		909	SW	19	ST		C osed
☐	VIOCE19031297_1I		BARBOUR,JOAN L LE BARBOUR,CH.I.	Vio ation-CODE Hearing I	0		909	SW	19	ST		C osed
☐	CE19030835 I	L/S PROPLOGIX -0 CASE FOUND I	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case I	0		909	SW	19	ST		C osed
☐	VIO-CE19030835_1I		BARBOUR,JOAN L LE BARBOUR,CH...	Vio ation-CODE Hearing I	0 I		909	SW	19 I	STI		C osed
☐	CE18120954	HOST COMPLIANCE - OPERATING A VACATION RENTAL, WI... I	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case	0		909	SW	19	ST		C osed
☐	VIO-CE18120954_1 I	HOST COMPLIANCE - OPERATING A VACATION RENTAL	BARBOUR,JOAN L LE BARBOUR,CH...	Vio ation-CODE Hearing I	0		909	SW	19	ST		C osed
☐	CE18111281	L/S CLEAR CHOICE TAX -0- CASE FOUND	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case	0		909	SW	19	ST		C osed
☐	VIO-CE18111281_1 I		BARBOUR,JOAN L LE BARBOUR,CH...	Vio ation-CODE Hearing I	0		909	SW	19	ST		C osed
☐	CE18060128 I	L/S - CLEAR CHOICE - 0 CASE FOUND I	BARBOUR,JOAN L LE BARBOUR,CH...	Code Case I	0		909	SW	19	ST		C osed
☐	VIO-CE18060128_1 I		BARBOUR,JOAN L LE BARBOUR,CH... I	Vio ation-CODE Hearing I	0		909	SW	19	ST		C osed
☐	PM-09060098	SEPTIC TO SEWER CONVERSIONI	SEPTIC TO SEWER CONVERSION	P umbing Sewer Cap Permit I	0		909	SW	19	ST		Comp el
☐	PM-07070121	REROOF 1200SF SHINGLE ROOF	REROOF 1200SF SHINGLE ROOF	Re-Roof Permit	0 I		909 I	SWI	19 I	ST I		Comp el



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JANUARY 8, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA- 24090005

Sec. 47-5.31-Table of dimensional requirements for the RS-8 district. (Note A)

• Requesting a variance to allow an existing carport to be enclosed at a side setback distance of 4.72 feet, whereas the code requires a minimum side yard setback of 5 feet. A total variance request of 0.28 feet.

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

**TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING:
www.fortlauderdale.gov/FLTV , www.youtube.com/cityoffortlauderdale or Cable
Television- Comcast Channel 78 and AT&T U-Verse Channel 99
TO VIEW MORE INFORMATION ABOUT THIS ITEM:
www.fortlauderdale.gov/government/BOA**



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



DEVELOPMENT SERVICES DEPARTMENT

ZONING & LANDSCAPING DIVISION

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

Page 1: BOA - Applicant Information Sheet

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

Case Number	PLN-BOA-24090005
Date of complete submittal	9/16/2023

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

Property Owner's Name	RYAN F CAMPBELL
Property Owner's Signature	<i>[Signature]</i> If signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	909 SW 19TH ST FORTLAUDERDALE FL 33315
E-mail Address	RFCAMPBELL003@GMAIL.COM
Phone Number	609-374-2819
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	BIJAL SALEH
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	4100 N 29TH AVE HOLLYWOOD FL 33080
E-mail Address	RYAN F CAMPBELL
Phone Number	954-629-7563
Agent Authorization Form Submitted	☒

Include ANY Related code case/permit #	BROWARD
Existing / New	Existing: ☐ New: ☒
Project Address	Address: 909 SW 19 ST FORT LAUDERDALE FL 33315
Legal Description	See survey
Tax ID Folio Numbers (For all parcels in development)	504216121730
Variance/Special Exception Request (Provide a brief description of your request)	CARPORT CONVERSION TO GARAGE
Applicable ULDR Sections (Include all code sections)	Sec- 47-5.31*, Sec 47-19.2.B

Current Land Use Designation	RESIDENTIAL
Current Zoning Designation	RS-8
Current Use of Property	RESIDENTIAL PROPERTY
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front		S	24 FEET	24 FEET
Side	1	W	4.3 FEET	4.3 FEET
Side	2	E	10.20 FEET	FEET
Rear		N	58.50 FEET	58.50 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. 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.

Sec- 47-5-31"

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

The special conditions and circumstances will not affect the property at issue which prevent the reasonable use of such property and will enhance it.

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:

which will not cause any special condition or to such a small of properties.

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

The purpose of the variance will not provide a more profitable use of the property but only provide under the provisions of the uldr reasonable use of the property.

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

It will help the owner for his personal use.

correct

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.

The variance is the minimum variance that will possible and a correct reasonable use of the property and the variance will be in harmony.

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

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12 day of SEPTEMBER, 2024

(SEAL)



ANA QUINTERO AMADOR

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild.

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

■ **Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: AUGUST 1, 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".

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage



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



Homestead



Map



Sketch



Estimator



Portability



Exemption



TRIM



Tax



Pictures



Fraud



AskMarty



Print

Copy Link

New Search

< Prev Parcel

Tax Year 2024 ▾

Next Parcel >

Property Summary

Property ID: 504216121730

Property Owner(s): CAMPBELL, RYAN F

Mailing Address: 909 SW 19 ST FORT LAUDERDALE, FL 33315

click here to update mailing address

Physical Address: 909 SW 19 STREET FORT LAUDERDALE, 33315-1925

Neighborhood: River Oaks
Property Use: 01-01 Single Family
Millage Code: 0312
Adj. Bldg. S.F.: 1053 Card/Permits
Bldg Under Air S.F.: 936
Effective Year: 1952
Year Built: 1949
Units/Beds/Baths: 1 / 3 / 1



[Previous](#) [Next](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net



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 RYAN F CAMPBELL ("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 909 SW 19th Fort Lauderdale ("Property"), do hereby authorize
[Print Property Address]

BILAL SALEH ("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:

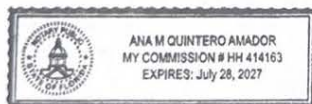
S. Ramcharan
Witness Signature
Sanjay Ramcharan
Print Name
9-12-2024
Date

Ryan F Campbell
Signature - Owner/Authorized Individual
Ryan F Campbell
Print Name - Owner/ Authorized Individual
Owner
Print Title - Authorized Individual

STATE OF FLORIDA
COUNTY OF BROWARD

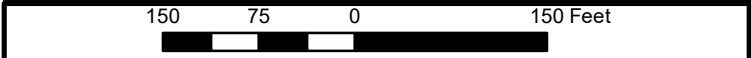
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of September, 2024, by Ryan F Campbell, an individual who is personally known to me, ☐ or has produced FIDI as identification

[NOTARY SEAL]



Ana M Quintero
(Signature of Notary Public- State of Florida)

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



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



909 SW 19 ST



FOLIO_NUMB	NAME_LINE_	NAME_LINE1
504216120650	MCGARREY,KATHERINE	
504216120660	SOTO,ROBERT	
504216120630	DRUMHELLER,C LYNN	
504215250160	KORMENDY,REKA	
504216120840	REYHER,ASHLEE	
504216120820	MOORE,JAMES HERBERT	
504216110080	STOYANOVICH,BREE	
504216120810	STOYANOVICH,BREE	
504216120800	PETRUSENKO,MAKSYM	MURADIAN,VALERIA
504216120790	RUBIN,HELEN	
504216120780	DEVITO,DONALD	DEVITO,KENDALL H
504216120770	MONTOYA,CARLOS & REBECCA	
504216120830	ROSAINZ,ELIZABETH	
504215250200	DAVIS,GEORGE THEODORE	
504216121540	KRUGMAN,KAREN B	WEITZ,GARY
504216121550	OTTE,PAIGE	
504216121560	BALANI,ENINA	
504216121570	COLLINS,KEVIN W	
504216121580	FLEMING,PIERS	
504216121590	O NEILL,MARK A & DONNA	
504216121600	KANDT,KYLE & JOY	
504216121610	BYK,DENNIS A & KRISTIN E	
504215270290	SAFFY,SHIRLEY T	
504216121530	NEMETH,JEAN E	
504215270300	ROGOWSKI,RONALD R EST	
504216121750	ROCKMAN,EUGENE MARK	
504216121740	CUELLAR,HUGO	
504216121730	CAMPBELL,RYAN F	
504216121720	RIBA COMBATTI,ANDREA C	
504216121710	DARMANIN,ROBERT CHARLES	
504216121700	PRINTZ,ALLISON	SINE,DAVID
504216121690	HEIM,JODI L	
504216121680	ADAMS,DENNIS WILLIAM & SHARON A	
504216121670	WRIGHT,GINA RYDER	
504216121660	WILLING,BRUCE E H/E	LAFEIR,JAMES A H/E
504215250210	TAYLOR,RODD ERIC & THOMASINE R	
504215250220	RODRIGUEZ,RAFAEL ANTHONY	
504216121760	RADKOWSKI,CHARLES	CONLIN,MICHAEL E
504216121770	FLAMMIA,SUSAN M	
504216121780	MUIR,OLEN C	MUIR FAM LIV TR
504216121790	ANIDO,GONZALO	
504216121800	COYNE,JOHN P H/E	GERSTENLAUER,CONNIE M
504216121810	FERRER,ELENA M	
504216121820	ROSBACH,MARY ANNE & HAROLD	
504216121830	MALAGIC,EDNA	
504215250230	BENSON,MARY B	

ADDRESS_LI	CITY	STATE	ZIP	ADDRESS__1	
12401 SW 1ST	PLANTATION	FL	33325	PLANTATION	FL33325
324 MISSOURI ST	HOLLYWOOD	FL	33019	HOLLYWOOD	FL33019
1809 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
847 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
2340 NE 20 ST	FORT LAUDERDALE	FL	33305	FORT LAUDERDALE	FL33305
907 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1209 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
1209 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
917 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
921 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
925 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
929 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
901 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
836 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
900 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1320 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
912 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
916 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
920 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
926 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
930 SW 18 COURT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
934 SW 18 CT	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1832 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1831 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1836 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
901 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
905 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
909 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
913 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
917 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
921 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
925 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
929 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
927 SE 13 ST #6	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
937 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1303 SW 20 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
840 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
900 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
908 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
912 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
916 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
920 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
924 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
928 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
932 SW 19 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
1906 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315

LEGAL_LINE	LEGAL_LI_1
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
PINEHURST 1-3 B	LOT 14 LESS E 70,15 LESS E 70
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK 10-39 B	LOT 21 BLK 12
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
PINEHURST 1-3 B	LOT 10,11 BLK 6
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
REV PLAT OF PORT OF BLK 2-3-6	PINEHURST 25-16 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
REV PLAT OF PORT OF BLK 2-3-6	PINEHURST 25-16 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
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YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
PINEHURST 1-3 B	LOT 14 BLK 6 TOG WITH PINEHURST
PINEHURST 1-3 B	LOT 10 BLK 7
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
PINEHURST 1-3 B	LOT 11 BLK 7

LEGAL_LI_2	LEGAL_LI_3	LEGAL_LI_4	LEGAL_LI_5
PT BLK 12 F/P/A LOT 2 W 10, LOT 3	BLK 12		
PT BLK 12 F/P/A LOT 4, LOT 5 E	10 BLK 12		
PT BLK 12 F/P/A LOT 1 S65, 2	S65 OF E40 BLK 12		
BLK 3			
PT BLK 12 F/P/A LOT 24 N 62.5,	LOT 23 N 62.5 OF E 40 BLK 12		
PT BLK 12 F/P/A LOT 22, 23	W 10 BLK 12		
PT BLK 12 F/P/A LOT 20 E 10	BLK 12		
PT BLK 12 F/P/A LOT 19 E 20, LOT	20 W 40 BLK 12		
PT BLK 12 F/P/A LOT 18 E 30,	LOT 19 W 30 BLK 12		
PT BLK 12 F/P/A LOT 17 E 40,	18 W 20 BLK 12		
PT BLK 12 F/P/A LOT 16, 17 W 10	BLK 12		
PT BLK 12 F/P/A LOT 23 S 62.5	OF E 40, 24 S 62.5 BLK 12		
PT BLK 22 F/P/A LOT 1 N 62.5, 2	N 62.5 OF E 40 BLK 22		
PT BLK 22 F/P/A LOT 2 W 10, 3	BLK 22		
PT BLK 22 F/P/A LOT 4, 5 E 10	BLK 22		
PT BLK 22 F/P/A LOT 5 W 40, 6	E 20 BLK 22		
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PT BLK 22 FPA LOT 10, 11 E 10	BLK 22		
LOT 12 BLK 6			
PT BLK 22 F/P/A LOT 1 S 62.5,	2 S 62.5 OF E 40 BLK 22		
LOT 13 BLK 6			
PT BLK 22 F/P/A LOT 24 BLK 22			
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PT BLK 22 F/P/A LOT 17 BLK 22			
PT BLK 22 F/P/A LOT 16 BLK 22			
PT BLK 22 F/P/A LOT 15 BLK 22			
REV PL OF PORTIONS 15-50 B	TR 6-B		
PT BLK 23 F/P/A LOT 1, 2 E 25	BLK 23		
PT BLK 23 F/P/A LOTS 2 W 25, 3	BLK 23		
PT BLK 23 F/P/A LOT 4 BLK 23			
PT BLK 23 F/P/A LOT 5 BLK 23			
PT BLK 23 FPA LOT 6 BLK 23			
PT BLK 23 F/P/A LOT 7 BLK 23			
PT BLK 23 F/P/A LOT 8 BLK 23			
PT BLK 23 F/P/A LOT 9 BLK 23			

LEGAL_L_13	ZIP4	MILLAGE_CO	USE_CODE	USE_TYPE	MARKET_ARE	COMB_SPLIT	JUST_LAND
		0312	01	01	3B		112470
		0312	08	06	3B		37490
	2023	0312	01	01	3B		87740
	2043	0312	01	01	3B		118650
		0312	01	01	3B		84360
		0312	01	01	3B		112470
		0312	01	01	3B		93720
		0312	00		3B		35000
		0312	01	01	3B		112470
	1919	0312	01	01	3B		112470
		0312	01	01	3B		112470
		0312	01	01	3B		112470
	1919	0312	01	01	3B		82280
		0312	01	01	3B		213860
	1920	0312	01	01	3B		82410
		0312	01	01	3B		112470
	1920	0312	01	01	3B		112470
	1920	0312	01	01	3B		112470
		0312	01	01	3B		112470
	1920	0312	01	01	3B		112470
		0312	01	01	3B		112470
	1920	0312	01	01	3B		112470
	2055	0312	01	01	3B		114300
	2017	0312	01	01	3B		84360
		0312	01	01	3B		113820
		0312	01	01	3B		91650
		0312	01	01	3B		93720
		0312	01	01	3B		93720
		0312	01	01	3B		93720
		0312	01	01	3B		93740
		0312	01	01	3B		93720
		0312	01	01	3B		93720
	1925	0312	01	01	3B		93720
		0312	01	01	3B		93720
	1925	0312	01	01	3B		93720
		0312	01	02	3B		210510
		0312	01	01	3B		145050
	1926	0312	01	02	3B		138650
	1926	0312	01	01	3B		140600
		0312	01	01	3B		93720
		0312	01	01	3B		93740
	1926	0312	01	01	3B		93720
		0312	01	01	3B		93720
		0312	01	01	3B		93720
	2006	0312	01	01	3B		111470

JUST_BUILD	JUST_OTHER	LY_JUSTVAI	LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_VA
327090	0	418070	0	0	376470	414110
404880	0	427320	0	0	287510	316260
319600	0	386400	0	0	117330	120840
391540	0	484460	0	0	309330	318600
401030	0	459250	0	0	174720	485390
463950	0	546180	0	0	134320	138340
249700	0	327700	0	0	282670	310930
0	0	26880	0	0	17000	18700
392180	0	478890	0	0	478890	504650
314540	0	405880	0	0	128180	132020
442840	0	526440	0	0	526440	555310
422380	0	507050	0	0	497610	512530
364580	0	421780	0	0	421780	436480
439150	0	624410	0	0	403820	415930
377690	0	429190	0	0	139940	144130
443780	0	527200	0	0	461150	507260
376990	0	463770	0	0	463770	479420
355110	0	444270	0	0	134620	138650
341350	0	431520	0	0	289900	298590
412880	0	498290	0	0	129420	133300
357390	0	445640	0	0	281280	291310
892560	0	946890	0	0	363700	374610
389200	0	478010	0	0	121540	125180
454880	0	509410	0	0	136240	140320
402720	0	490260	0	0	315940	347530
314150	0	388720	0	0	142880	147160
367240	0	458820	0	0	271270	279400
388460	0	479990	0	0	274650	282880
347640	0	469920	0	0	469920	441360
490400	0	552080	0	0	426590	469240
399800	0	491350	0	0	396800	408700
392990	0	483700	0	0	287200	295810
376800	0	445900	0	0	123700	127410
305040	0	378770	0	0	309660	340620
370190	0	439740	0	0	142630	146900
531150	0	706800	0	0	534410	587850
371610	0	492260	0	0	438970	452130
537360	0	640840	0	0	171350	176490
407120	0	521100	0	0	168000	173040
398120	0	465740	0	0	465740	491840
448050	0	512520	0	0	195760	201630
512030	0	602850	0	0	345070	355420
453220	0	517260	0	0	158620	163370
749220	0	886130	0	0	481320	495750
681850	0	771350	0	0	621220	639850
344720	0	433600	0	0	85000	87550

NEW_SB_SOH	HE1_AMOUNT	HE2_AMOUNT	WVD_AMOUNT	EXEMPTION_	COUNTY_MEX
439560	0	0	0	0	0
442370	0	0	0	0	0
120840	25000	25000	0	0	0
318600	25000	25000	0	0	0
485390	0	0	0	0	0
138340	25000	25000	0	0	0
343420	0	0	0	0	0
35000	0	0	0	0	0
504650	0	0	0	0	0
132020	25000	25000	5000	0	0
555310	0	0	0	0	0
512530	25000	25000	0	0	0
436480	25000	25000	0	0	0
415930	25000	25000	0	0	0
144130	25000	25000	0	0	0
556250	0	0	0	0	0
479420	25000	25000	0	0	0
138650	25000	25000	0	0	0
298590	25000	25000	0	0	0
133300	25000	25000	0	0	0
291310	25000	25000	0	0	0
374610	25000	25000	0	0	0
125180	25000	25000	0	0	0
140320	25000	25000	0	0	0
516540	0	0	0	0	0
147160	25000	25000	0	0	0
279400	25000	25000	0	0	0
282880	25000	25000	0	0	0
441360	25000	25000	0	0	0
584140	0	0	0	0	0
408700	25000	25000	0	0	0
295810	25000	25000	0	0	0
127410	25000	25000	0	0	0
398760	0	0	0	0	0
146900	25000	25000	0	0	0
741660	0	0	0	0	0
452130	25000	25000	0	0	0
176490	25000	25000	0	0	0
173040	25000	25000	0	0	0
491840	25000	25000	0	0	0
201630	25000	25000	0	0	0
355420	25000	25000	0	0	0
163370	25000	25000	0	0	0
495750	25000	25000	0	0	0
639850	25000	25000	0	0	0
87550	25000	25000	0	0	0

SCHOOL_MEX	CITY_MEX_A	INDEP_MEX	COUNTY_TAX	SCHOOL_TAX	CITY_TAXAF
0	0	0	414110	439560	414110
0	0	0	316260	442370	316260
0	0	0	70840	95840	70840
0	0	0	268600	293600	268600
0	0	0	485390	485390	485390
0	0	0	88340	113340	88340
0	0	0	310930	343420	310930
0	0	0	18700	35000	18700
0	0	0	504650	504650	504650
0	0	0	27020	102020	27020
0	0	0	555310	555310	555310
0	0	0	462530	487530	462530
0	0	0	386480	411480	386480
0	0	0	365930	390930	365930
0	0	0	94130	119130	94130
0	0	0	507260	556250	507260
0	0	0	429420	454420	429420
0	0	0	88650	113650	88650
0	0	0	248590	273590	248590
0	0	0	83300	108300	83300
0	0	0	241310	266310	241310
0	0	0	324610	349610	324610
0	0	0	75180	100180	75180
0	0	0	90320	115320	90320
0	0	0	347530	516540	347530
0	0	0	97160	122160	97160
0	0	0	229400	254400	229400
0	0	0	232880	257880	232880
0	0	0	391360	416360	391360
0	0	0	469240	584140	469240
0	0	0	358700	383700	358700
0	0	0	245810	270810	245810
0	0	0	77410	102410	77410
0	0	0	340620	398760	340620
0	0	0	96900	121900	96900
0	0	0	587850	741660	587850
0	0	0	402130	427130	402130
0	0	0	126490	151490	126490
0	0	0	123040	148040	123040
0	0	0	441840	466840	441840
0	0	0	151630	176630	151630
0	0	0	305420	330420	305420
0	0	0	113370	138370	113370
0	0	0	445750	470750	445750
0	0	0	589850	614850	589850
0	0	0	37550	62550	37550

INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT	WVD_TYPE	EXEMPTION1	SOH_YEAR
414110						
316260						
70840	1/1	1/1				95
268600	100	100				19
485390		100				
88340	1/1	1/1				00
310930						
18700						
504650						
77020	100	100		1		94
555310						
462530	100	100				21
386480	100	100				23
365930	100	100				21
94130	1/1	1/1				04
507260						
429420	100	100				23
88650	1/1	1/1				94
248590	100	100				20
83300	1/1	1/1				94
241310	100	100				17
324610	1/1	1/1				99
75180	1/1	1/1				98
90320	1/1	1/1				94
347530						
97160	100	100				10
229400	100	100				16
232880	100	100				20
391360	100					24
469240						
358700	100	100				22
245810	100	100				19
77410	1/1	1/1				94
340620						
96900	1/1	1/1				94
587850						
402130	100	100				22
126490	2/2	2/2				94
123040	1/1	1/1				94
441840	100	100				24
151630	100	100				12
305420	100	100				17
113370	1/1	1/1				94
445750	100	100				18
589850	100	100				22
37550	1/1	1/1				94

COM_SOH_YE	FLAT_RATE	DEL_FLAG	DEL_VALUE	ADD_VALUE	LIGHT_DIST	GARBAGE_DI
22		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
19		Y	0	0		F
24		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		
23		Y	0	0		F
08		Y	0	0		F
24		Y	0	0		F
21		Y	0	0		F
23		Y	0	2050		F
21		Y	0	0		F
08		Y	0	0		F
21		Y	0	0		F
23		Y	0	1740		F
08		Y	0	0		F
20		Y	0	0		F
08		Y	0	0		F
17		Y	0	1600		F
08		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
10		Y	0	0		F
16		Y	0	0		F
20		Y	0	0		F
24	O	Y	0	0		F
13		Y	0	0		F
22		Y	0	0		F
19		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
22		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
24		Y	0	0		F
12		Y	0	0		F
17		Y	0	0		F
08		Y	0	0		F
18		Y	0	0		F
22		Y	0	0		F
08		Y	0	0		F

[illegible]

DRAINAGE_1	IMPROVEMEN	IMPROVEM_1	SALE_DATE	DEED_TYPE	STAMP_AMOU
0.00		0.00	6/9/2021	WD	2905.00
0.00		0.00	8/2/2007	WD	595.00
0.00		0.00	10/21/1994	WD	589.40
0.00		0.00	11/9/2018	WD	2156.00
0.00		0.00	2/22/2024	WD	0.70
0.00		0.00	6/23/1999	WD	595.00
0.00		0.00	8/12/2005	WD*	2520.00
0.00		0.00	8/12/2005	WD*	2520.00
0.00		0.00	3/18/2024	WD	4130.00
0.00		0.00	5/1/1981	WD	234.00
0.00		0.00	4/18/2024	WD	6160.00
0.00		0.00	1/31/2020	WD	3657.50
0.00		0.00	11/8/2022	WD	3325.00
0.00		0.00	5/20/2019	DIV	0.00
0.00		0.00	6/20/2003	WD	1540.00
0.00		0.00	5/28/2013	WD	1505.00
0.00		0.00	11/11/2020	WD	2835.00
0.00		0.00	5/8/2002	QCD	0.70
0.00		0.00	2/12/2016	WD	1995.00
0.00		0.00	4/1/1979	WD	126.00
0.00		0.00	8/25/2016	SWD	1890.00
0.00		0.00	6/9/1998	WD	931.00
0.00		0.00	1/31/1996	WD	435.40
0.00		0.00	12/30/2005	WD	0.70
0.00		0.00	11/23/1999	ACT	0.00
0.00		0.00	10/16/2017	QCD	0.00
0.00		0.00	6/17/2015	WD	1995.00
0.00		0.00	5/31/2019	WD	2170.00
0.00		0.00	3/9/2023	WD	3150.00
0.00		0.00	10/16/2008	WD	1820.00
0.00		0.00	9/20/2021	WD	3339.00
0.00		0.00	10/28/2017	WD	2086.00
0.00		0.00	5/1/1987	PRD	345.00
0.00		0.00	7/8/2013	QCD	0.70
0.00		0.00	3/15/2021	QCD	0.70
0.00		0.00	6/30/2021	QCD	0.70
0.00		0.00	6/3/2020	WD	2625.00
0.00		0.00	2/1/1991	WD	456.50
0.00		0.00	9/24/2004	QCD	0.70
0.00		0.00	5/15/2023	QCD	0.70
0.00		0.00	4/6/2011	WD	1225.00
0.00		0.00	8/2/2016	WD	2450.00
0.00		0.00	6/9/2008	QCD	0.70
0.00		0.00	3/29/2017	WD	3493.00
0.00		0.00	11/11/2022	QCD	0.70
0.00		0.00	8/1/1993	QCD	0.70

BOOK_1	PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1
0.0000000000	0.0000000000	4/29/2004	WD	2043.30
44452.0000000000	1864.0000000000	10/6/1998	PRD	1085.00
22756.0000000000	425.0000000000	8/1/1994	D	360.50
0.0000000000	0.0000000000	8/5/2003	QCD	0.70
0.0000000000	0.0000000000	2/6/2024	ODH	0.00
29621.0000000000	768.0000000000	10/7/1998	QCD	0.70
40393.0000000000	595.0000000000	5/31/2000	WD*	945.00
40393.0000000000	595.0000000000	5/31/2000	WD*	945.00
0.0000000000	0.0000000000	1/4/2022	WD	3185.00
9625.0000000000	883.0000000000			0.00
0.0000000000	0.0000000000	4/3/2024	QCD	0.70
0.0000000000	0.0000000000	12/14/2015	QCD	0.70
0.0000000000	0.0000000000	4/14/2003	WD	980.00
0.0000000000	0.0000000000	3/30/2016	WD	2450.00
35521.0000000000	401.0000000000	9/28/1995	WD	525.00
50013.0000000000	815.0000000000	10/6/2003	QCD	0.70
0.0000000000	0.0000000000	1/31/2018	WD	2270.10
35145.0000000000	3.0000000000	9/1/1993	WD	0.70
0.0000000000	0.0000000000	10/22/2004	WD	1925.00
8143.0000000000	699.0000000000	12/1/1975	PRO	91.50
0.0000000000	0.0000000000	4/6/2016	QCD	0.70
28378.0000000000	674.0000000000	2/12/1997	QCD	0.70
24471.0000000000	780.0000000000	7/1/1990	QCD	0.55
41302.0000000000	242.0000000000	12/1/1989	SWD	0.55
30053.0000000000	454.0000000000	5/1/1994	CET	303.80
0.0000000000	0.0000000000	7/10/2015	QCD	371.00
0.0000000000	0.0000000000	4/2/2009	QCD	0.70
0.0000000000	0.0000000000	9/17/2018	QCD	0.70
0.0000000000	0.0000000000	11/12/2020	WD	2625.00
45813.0000000000	537.0000000000	6/12/2001	ODH	0.00
0.0000000000	0.0000000000	11/26/2012	QCD	0.70
0.0000000000	0.0000000000	6/2/2006	QCD	0.70
14427.0000000000	405.0000000000			0.00
50016.0000000000	1745.0000000000	10/6/2000	WD	700.00
0.0000000000	0.0000000000	10/9/1998	WD	0.70
0.0000000000	0.0000000000	2/11/2013	QCD	0.70
0.0000000000	0.0000000000	11/22/1995	WD	763.00
18155.0000000000	435.0000000000	9/1/1974	WD	105.00
38271.0000000000	1681.0000000000	8/1/1987	WD	453.75
0.0000000000	0.0000000000	4/24/2023	WD	3675.00
47880.0000000000	1501.0000000000	9/25/2008	WD	0.70
0.0000000000	0.0000000000	4/13/2005	QCD	0.70
45510.0000000000	916.0000000000	5/21/2001	QCD	0.70
0.0000000000	0.0000000000	4/6/2006	WD	3605.00
0.0000000000	0.0000000000	8/14/2021	WD	4427.50
21024.0000000000	294.0000000000	9/1/1983	WD	288.00

BOOK_2	PAGE_2	SALE_DAT_1	DEED_TYP_1	STAMP_AM_2
37371.0000000000	671.0000000000	6/8/2001	WD	1120.00
29228.0000000000	1450.0000000000	5/1/1994	WD	1036.00
22582.0000000000	254.0000000000	1/1/1994	SWD	0.00
35798.0000000000	1637.0000000000	9/1/1983	WD	270.00
0.0000000000	0.0000000000	1/20/2012	WD	1120.00
29212.0000000000	1610.0000000000	4/1/1993	QCD	0.70
30560.0000000000	852.0000000000	10/7/1996	PR*	616.00
30560.0000000000	852.0000000000	10/7/1996	PR*	616.00
0.0000000000	0.0000000000	1/25/2018	WD	2205.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	7/27/2023	QCD	0.70
0.0000000000	0.0000000000	10/4/2013	WD	2345.00
34962.0000000000	1383.0000000000	10/1/1986	WD	275.00
0.0000000000	0.0000000000	1/26/1999	WD	1029.00
23971.0000000000	707.0000000000	8/1/1961	WD	24.00
36289.0000000000	1566.0000000000	3/30/1998	WD	0.70
0.0000000000	0.0000000000	11/1/1989	WD	489.50
21155.0000000000	693.0000000000	12/1/1990	WD	423.50
38455.0000000000	1585.0000000000	8/12/2004	WD	1393.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	3/11/2016	ACT	0.00
26720.0000000000	401.0000000000	8/15/1995	PRD	560.00
17580.0000000000	397.0000000000	8/1/1966	WD	36.00
17043.0000000000	46.0000000000			0.00
22186.0000000000	322.0000000000	4/1/1979	WD	165.00
0.0000000000	0.0000000000	8/4/2009	WD	840.00
46121.0000000000	632.0000000000	6/14/2002	WD	1470.00
0.0000000000	0.0000000000	6/16/2018	WD	1750.00
0.0000000000	0.0000000000	9/12/2007	WD	1435.00
32074.0000000000	1673.0000000000	9/1/1993	QCD	119.00
49374.0000000000	1624.0000000000	11/29/2012	TD	1050.00
42252.0000000000	232.0000000000	12/14/2004	QCD	0.00
0.0000000000	0.0000000000			0.00
30931.0000000000	837.0000000000	10/1/1993	WD	0.70
28921.0000000000	112.0000000000	2/1/1991	QCD	0.55
49499.0000000000	1263.0000000000	5/27/2004	QC*	0.70
24188.0000000000	25.0000000000	8/25/1995	WD	742.00
0.0000000000	0.0000000000			0.00
14723.0000000000	169.0000000000	10/1/1982	WD	272.25
0.0000000000	0.0000000000	2/24/2021	QCD	1099.70
45707.0000000000	899.0000000000	5/1/1993	QCD	0.70
39529.0000000000	1482.0000000000	12/23/2002	WD	2030.00
31629.0000000000	430.0000000000	8/1/1989	WD	459.25
41942.0000000000	475.0000000000	9/17/1998	QCD	0.70
0.0000000000	0.0000000000	7/12/2016	SWD	2331.00
0.0000000000	0.0000000000	12/1/1972	WD	69.00

BOOK_3	PAGE_3	SALE_DAT_2	DEED_TYP_2	STAMP_AM_3
31700.0000000000	762.0000000000	8/31/1999	WD	700.00
22197.0000000000	422.0000000000	12/1/1992	QCD	435.40
0.0000000000	0.0000000000	1/1/1994	CET	0.70
11164.0000000000	529.0000000000			0.00
48579.0000000000	1849.0000000000	10/31/2003	WD	1596.00
20949.0000000000	278.0000000000	3/1/1989	WD	0.55
25647.0000000000	726.0000000000	10/13/1977	WD*	118.35
25647.0000000000	726.0000000000	10/13/1977	WD*	118.35
0.0000000000	0.0000000000	9/29/2003	DRR	0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	8/24/2021	WD	3500.00
50258.0000000000	798.0000000000	11/22/2011	QCD	0.70
13865.0000000000	362.0000000000	6/1/1982	WD	225.00
29186.0000000000	1469.0000000000	9/14/1994	WD	700.00
0.0000000000	0.0000000000			0.00
28109.0000000000	623.0000000000	10/1/1991	QCD	0.60
16908.0000000000	869.0000000000	8/1/1972	WD	45.00
0.0000000000	0.0000000000	6/1/1963	WD	20.00
38373.0000000000	1884.0000000000	7/12/2004	JQT	0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	9/2/2015	CET	2.10
23809.0000000000	220.0000000000	5/1/1993	PRD	0.70
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	6/1/1977	WD	129.60
46440.0000000000	1916.0000000000	5/14/2007	WD	1925.00
33397.0000000000	1858.0000000000	5/12/2000	WD	945.00
0.0000000000	0.0000000000	11/7/2001	WD	0.70
44622.0000000000	1461.0000000000	12/30/2002	WD	1309.00
21118.0000000000	216.0000000000	12/1/1992	QCD	140.00
49313.0000000000	1905.0000000000	5/3/2011	DRR	0.00
38800.0000000000	1280.0000000000	5/17/2004	WD	1785.00
0.0000000000	0.0000000000			0.00
21340.0000000000	628.0000000000	11/1/1979	WD	227.60
18155.0000000000	363.0000000000	9/1/1985	WD	322.50
37571.0000000000	1206.0000000000	6/20/2001	WD*	1470.00
23863.0000000000	295.0000000000	7/1/1994	WD	693.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	7/29/2003	SWD	0.70
20719.0000000000	215.0000000000	10/1/1983	WD	281.25
34608.0000000000	1067.0000000000	12/22/1995	WD	829.50
16703.0000000000	409.0000000000	2/1/1982	WD	279.00
28906.0000000000	88.0000000000	1/29/1996	QCD	0.70
0.0000000000	0.0000000000	1/19/2016	CET	0.70
0.0000000000	0.0000000000			0.00

BOOK_4	PAGE_4	SALE_DAT_3	DEED_TYP_3	STAMP_AM_4
29812.0000000000	1728.0000000000			0.00
0.0000000000	0.0000000000	7/1/1992	WD	732.00
0.0000000000	0.0000000000	10/1/1993	QCD	0.70
0.0000000000	0.0000000000			0.00
36379.0000000000	1316.0000000000	8/18/1995	WD	518.00
0.0000000000	0.0000000000	2/1/1975	WD	96.00
7257.0000000000	938.0000000000			0.00
7257.0000000000	938.0000000000			0.00
36132.0000000000	1687.0000000000	5/5/2003	QCD	0.70
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	2/15/2001	WD	1315.30
48328.0000000000	627.0000000000	5/17/2010	QCD	0.70
0.0000000000	0.0000000000	7/1/1969	WD	43.50
22641.0000000000	330.0000000000	2/3/1982	WD	463.50
0.0000000000	0.0000000000			0.00
18898.0000000000	136.0000000000	3/1/1985	WD	252.00
0.0000000000	0.0000000000	5/1/1969	WD	34.50
0.0000000000	0.0000000000			0.00
37837.0000000000	99.0000000000	8/1/1994	TD*	0.70
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	2/7/2002	WD	1694.00
20710.0000000000	760.0000000000	9/1/1962	WD	21.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	8/1/1971	WD	77.70
44087.0000000000	263.0000000000	7/18/2005	WD	2506.00
30507.0000000000	1142.0000000000	3/5/1998	QCD	0.70
32382.0000000000	47.0000000000	12/1/1962	WD	21.60
34352.0000000000	435.0000000000			0.00
0.0000000000	0.0000000000	11/1/1992	PRD	115.50
47891.0000000000	1057.0000000000	4/25/2011	QCD	0.70
37521.0000000000	9.0000000000	1/5/1996	WD	630.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000	6/1/1982	WD	225.00
31821.0000000000	674.0000000000	1/10/1996	WD*	1015.00
22428.0000000000	937.0000000000	1/1/1994	QCD	0.70
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000			0.00
35700.0000000000	162.0000000000	7/15/2003	SWD	0.70
0.0000000000	0.0000000000	4/1/1981	WD	172.00
24303.0000000000	392.0000000000	12/1/1993	PRD	0.00
0.0000000000	0.0000000000	6/1/1978	WD	133.50
24507.0000000000	316.0000000000	2/22/1995	DRR	0.00
0.0000000000	0.0000000000	8/3/2005	WD	3045.00
0.0000000000	0.0000000000			0.00

BOOK_5	PAGE_5	LAND_CALC	LAND_CALC1	LAND_CAL_1	LAND_CAL_2
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	5.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	5849.00	SF	0.00
0.0000000000	0.0000000000	15.00	7910.00	SF	0.00
23826.0000000000	522.0000000000	15.00	5624.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	28.00	1250.00	SF	0.00
35121.0000000000	197.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
31328.0000000000	814.0000000000	15.00	7498.00	SF	0.00
47110.0000000000	601.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	5485.00	SF	0.00
10018.0000000000	599.0000000000	15.00	14257.00	SF	0.00
0.0000000000	0.0000000000	15.00	5494.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
22668.0000000000	372.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
32778.0000000000	1928.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	7498.00	SF	0.00
0.0000000000	0.0000000000	15.00	7620.00	SF	0.00
0.0000000000	0.0000000000	15.00	5624.00	SF	0.00
0.0000000000	0.0000000000	15.00	7588.00	SF	0.00
40128.0000000000	814.0000000000	15.00	6110.00	SF	0.00
27818.0000000000	874.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6249.00	SF	0.00
47875.0000000000	1318.0000000000	15.00	6248.00	SF	0.00
24387.0000000000	359.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
24380.0000000000	643.0000000000	15.00	14034.00	SF	0.00
0.0000000000	0.0000000000	15.00	9670.00	SF	0.00
0.0000000000	0.0000000000	15.00	9243.00	SF	0.00
0.0000000000	0.0000000000	15.00	9373.00	SF	0.00
35700.0000000000	158.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6249.00	SF	0.00
21866.0000000000	389.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
24507.0000000000	313.0000000000	15.00	6248.00	SF	0.00
40581.0000000000	1272.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	7431.00	SF	0.00

[illegible]

LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3	SITUS_ST_4	SITUS_ST_5
	908		SW		18	ST
	912		SW		18	ST
	1809		SW		9	AVE
	847		SW		18	CT
	1811		SW		9	AVE
	907		SW		18	CT
	913		SW		18	CT
			SW		18	CT
	917		SW		18	CT
	921		SW		18	CT
	925		SW		18	CT
	929		SW		18	CT
	901		SW		18	CT
	836		SW		18	CT
	900		SW		18	CT
	908		SW		18	CT
	912		SW		18	CT
	916		SW		18	CT
	920		SW		18	CT
	926		SW		18	CT
	930		SW		18	CT
	934		SW		18	CT
	1832		SW		9	AVE
	1831		SW		9	AVE
	1836		SW		9	AVE
	901		SW		19	ST
	905		SW		19	ST
	909		SW		19	ST
	913		SW		19	ST
	917		SW		19	ST
	921		SW		19	ST
	925		SW		19	ST
	929		SW		19	ST
	933		SW		19	ST
	937		SW		19	ST
	843		SW		19	ST
	840		SW		19	ST
	900		SW		19	ST
	908		SW		19	ST
	912		SW		19	ST
	916		SW		19	ST
	920		SW		19	ST
	924		SW		19	ST
	928		SW		19	ST
	932		SW		19	ST
	1906		SW		9	AVE

SITUS_CITY	SITUS_ZIP	SITUS_UNIT	LAST_YRS_0	LAST_YRS_1	LAST_YRS_2	LAST_YRS_3
FL	33315		112470	305600	0	376470
FL	33315	1-2	37490	389830	0	287510
FL	333152023		87740	298660	0	67330
FL	333152043		118650	365810	0	259330
FL	33315		84360	374890	0	124720
FL	33315		112470	433710	0	84320
FL	33315		93720	233980	0	282670
FL	33315		26880	0	0	17000
FL	33315		112470	366420	0	478890
FL	333151919		112470	293410	0	23180
FL	33315		112470	413970	0	466110
FL	333151919		112470	394580	0	447610
FL	333151919		82280	339500	0	371780
FL	33315		213860	410550	0	353820
FL	333151920		82410	346780	0	89940
FL	333151920		112470	414730	0	461150
FL	333151920		112470	351300	0	413770
FL	333151920		112470	331800	0	84620
FL	333151920		112470	319050	0	239900
FL	333151920		112470	385820	0	79420
FL	333151920		112470	333170	0	231280
FL	333151920		112470	834420	0	313700
FL	333152055		114300	363710	0	71540
FL	333152023		84360	425050	0	86240
FL	33315		113820	376440	0	315940
FL	33315		91650	297070	0	92880
FL	333151925		93720	365100	0	221270
FL	333151925		93720	386270	0	224650
FL	33315		93720	376200	0	408370
FL	33315		93740	458340	0	426590
FL	33315		93720	397630	0	346800
FL	33315		93720	389980	0	237200
FL	333151925		93720	352180	0	73700
FL	33315		93720	285050	0	309660
FL	333151925		93720	346020	0	92630
FL	33315		210510	496290	0	534410
FL	33315		145050	347210	0	388970
FL	333151926		138650	502190	0	121350
FL	333151926		140600	380500	0	118000
FL	33315		93720	372020	0	71640
FL	33315		93740	418780	0	145760
FL	33315		93720	509130	0	295070
FL	333151926		93720	423540	0	108620
FL	33315		93720	792410	0	431320
FL	33312		93720	677630	0	571220
FL	333152006		111470	322130	0	35000

LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS_1	TWO_YRS_2	TWO_YRS_TA	TWO_YRS_AS
798143	376470	112470	229780	0	342250	691940
817204	287510	37490	374990	0	261380	748068
205446	117330	87740	224660	0	63920	191684
566735	309330	118650	296130	0	250330	537006
313438	174720	84360	281820	0	119640	294903
237416	134320	112470	326060	0	80410	222230
623905	282670	93720	163260	0	256980	533978
38526	17000	26880	0	0	15460	35650
963346	478890	112470	275550	0	256340	548137
166144	128180	112470	220730	0	23950	159906
979210	466110	112470	311270	0	423740	842902
921025	497610	112470	410530	0	431180	872028
778335	421780	82280	255290	0	85010	230751
744539	403820	213860	332600	0	342060	706937
247992	139940	82410	260700	0	85870	232345
973663	461150	112470	311840	0	419230	837661
857348	463770	112470	264040	0	373270	751394
237981	134620	112470	249480	0	80700	222768
530173	289900	112470	239830	0	231460	502048
228197	129420	112470	290150	0	75660	213430
513954	281280	112470	250410	0	223090	486544
669045	363700	112470	627050	0	303110	634781
213365	121540	114300	291420	0	68000	199241
241028	136240	84360	319540	0	82280	225696
772043	315940	113820	301640	0	287220	668716
253523	142880	91650	223340	0	88720	237623
495117	271270	93720	274570	0	213370	468539
501478	274650	93720	290340	0	216660	474632
871367	408370	93720	282870	0	371250	748942
947953	426590	93740	344550	0	387810	807325
731330	396800	93720	298840	0	342560	707859
525094	287200	93720	293300	0	228840	497194
217432	123700	93720	264850	0	70100	203131
690624	309660	93720	214280	0	281510	595680
253052	142630	93720	260270	0	88480	237181
1244077	534410	210510	401640	0	485830	1093390
810681	438970	145050	281140	0	376190	770159
369306	171350	138650	377560	0	116360	346753
300793	168000	140600	286000	0	113110	282807
257331	171640	93720	279740	0	66650	239004
353029	195760	93740	314910	0	140060	332732
633988	345070	93720	382790	0	285020	601268
283140	158620	93720	318370	0	104000	265930
890371	481320	93720	596000	0	417310	846335
1153624	621220	93720	509410	0	553130	1097939
144609	85000	111470	260860	0	32530	133533

TWO_YRS_SO	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR	BLDG_IMPRO
342250	1229	1565	1	1947	002
261380	2296	2296	3	1965	003
113920	1155	1249	1	1947	002
300330	1245	1580	1	1953	003
169640	1213	1435	1	1952	003
130410	1569	1726	1	1952	003
256980	1057	1380	1	1950	003
15460	0	0	0	0	
306340	1262	1582	1	1952	003
124450	1141	1435	1	1952	003
423740	1575	1800	1	1952	003
481180	2241	2423	1	1952	003
135010	1015	1195	1	1952	003
392060	1663	1881	1	1952	003
135870	1129	1276	1	1955	003
419230	1531	1720	1	1949	002
373270	1350	1587	1	1949	002
130700	1420	1744	1	1949	002
281460	1164	1397	1	1949	002
125660	1778	2020	1	1950	003
273090	1335	1585	1	1952	003
353110	3230	4143	1	2011	005
118000	1353	1493	1	1957	003
132280	1708	1912	1	1956	003
287220	1337	1605	1	1952	003
138720	920	1022	1	1952	003
263370	832	832	1	1960	003
266660	1053	1236	1	1952	003
371250	1187	1458	1	1952	003
387810	1864	2011	1	1952	003
392560	1132	1230	1	1956	003
278840	907	1023	1	1952	003
120100	1464	1715	1	1950	003
281510	1244	1412	1	1952	003
138480	1112	1416	1	1952	003
485830	1864	2092	2	1960	003
426190	1526	2106	1	1953	003
166360	1751	1942	2	1953	003
163110	1269	1590	1	1952	003
166650	1739	1739	1	1951	003
190060	1734	1744	1	1954	003
335020	1436	1913	1	1958	003
154000	1605	1712	1	1954	003
467310	1943	2090	1	1960	003
603130	1471	1712	1	1966	003
82530	1047	1158	1	1959	003

[illegible]

LY_NCU_PCT	A_DATE	L_DATE	B_DATE	SALE_VER1	SALE_VER2	SALE_VER3	SALE_VER4
1/1	101009	100506	100326	Q			
1/1	101009	100520	100426	D			
1/1	101009	100506	100326				
1/1	101009	100506	100326	Q			
1/1	101009	100506	100326	T	T	S	
1/1	101009	100506	100326				
1/1	101009	100506	100524				
1/1	101009	100511	0				
1/1	101009	100506	100326	Q	Q	Q	
1/1	101009	100506	100326				
1/1	101009	100506	100326	Q	T	T	Q
1/1	101009	100506	100326	Q	T	Q	T
1/1	101009	100506	100326	Q			
1/1	101009	100506	100326	T	Q		
1/1	101009	100506	100326				
1/1	101009	100506	100326	Q			
1/1	101009	100506	100326	Q	Q		
1/1	101009	100506	100326				
1/1	101109	100506	100326	Q			
1/1	101009	100506	100326				
1/1	101009	100506	100326	Q	T	T	D
1/1	101009	100506	91103				
1/1	101009	100506	100326				
1/1	101009	100506	100326				
1/1	101009	100506	100326				
1/1	101009	100506	100601	T	T	Q	Q
1/1	101009	100506	100326	Q	T		
1/1	101215	100506	100326	Q	T	Q	
1/1	101009	100506	100326	Q	Q	Q	
1/1	101009	100506	100624	Q			
1/1	101009	100506	100326	Q	T	S	T
1/1	101009	100506	100326	Q			
1/1	101009	100506	100326				
1/1	101009	100506	100326	T			
1/1	101009	100506	100326	T			
1/1	101009	100520	100426	T	T		
1/1	101009	100506	100430	Q			
1/1	101009	100506	100326				
1/1	101009	100506	100326				
1/1	101009	100506	100326	T	Q	T	
1/1	101009	100506	100326	Q	T		
1/1	101009	100506	100326	Q			
1/1	101009	100506	100326	T			
1/1	101009	100506	100326	Q			
1/1	101009	100506	100326	T	Q	C	T
1/1	101009	100506	100326				

[illegible]

[illegible]

PORT_INTER	SALE1_VORI	SALE1_CHAN	SALE2_VORI	SALE2_CHAN	SALE3_VORI	SALE3_CHAN
0						
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SALE4_VORI	SALE4_CHAN	SALE5_VORI	SALE5_CHAN	PRELIM_JUS	PRELIM_JV	GIS_SQUARE
				439560		7498
				442370		7498
				407340		5849
				510190		7910
				485390		5624
				576420		7498
				343420		6248
				35000		1250
				504650		7498
				427010		7498
				555310		7498
				534850		7498
				446860		5485
				653010		14257
				460100		5494
				556250		7498
				489460		7498
				467580		7498
				453820		7498
				525350		7498
				469860		7498
				1005030		7498
				503500		7620
				539240		5624
				516540		7588
				405800		6110
				460960		6248
				482180		6248
				441360		6248
				584140		6249
				493520		6248
				486710		6248
				470520		6248
				398760		6248
				463910		6248
				741660		14034
				516660		9670
				676010		9243
				547720		9373
				491840		6248
				541790		6249
				605750		6248
				546940		6248
				842940		6248
				775570		6248
				456190		7431

ACTUAL_YEA	LAST_PHYSI	OWNERS_DOM	CENSUS_BLO	SALE1_QUAL	SALE2_QUAL
1946	0723	FL	120110433011	01	
1949	0923		120110433011		
1946	0723	FL	120110433011		
1949	0623	FL	120110433014	01	
1948	0723	FL	120110433011	11	11
1946	0723	FL	120110433011		
1947	0623		120110433011		
	1223		120110433011		
1948	0723		120110433011	01	01
1949	0723	FL	120110433011		
1949	0924		120110433011	01	11
1949	0323	FL	120110433011	01	11
1946	0723	FL	120110433011	01	
1951	0623	FL	120110433014	11	01
1948	0723	FL	120110433011		
1948	0723	FL	120110433011	01	
1948	0924	FL	120110433011	01	01
1948	0723	FL	120110433011		
1948	0723	FL	120110433011	01	
1949	0723	FL	120110433011		
1949	0723	FL	120110433011	01	11
2010	0723	FL	120110433011		
1956	1223	FL	120110433014		
1947	0723	FL	120110433011		
1949	1223		120110433014		
1949	0723	FL	120110433011	11	30
1949	0723	FL	120110433011	01	11
1949	0122	FL	120110433011	01	11
1949	0723	FL	120110433011	01	01
1949	0723	FL	120110433011		
1949	0323	FL	120110433011	01	11
1949	0723	FL	120110433011	01	
1949	0723	FL	120110433011		
1951	0723		120110433011	11	
1949	0723	FL	120110433011	11	
1952	1223		120110433014	11	11
1952	0623	FL	120110433014	01	
1952	1223	FL	120110433011		
1951	0723	FL	120110433011		
1950	0723	FL	120110433011	11	01
1953	0723	FL	120110433011	01	11
1953	0723	FL	120110433011	01	
1953	0723		120110433011	11	
1950	0224	FL	120110433011	01	
1950	0723	FL	120110433011	11	01
1958	0623	FL	120110433014		

SALE3_QUAL	SALE4_QUAL	SALE5_QUAL	PAIRING_CO	LAND_TAG	MISC_DISTR	MISC_DIST_
			D72	21		0
			F10	59		0
			D72	21		0
			D72	21		0
02			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
01			D72	21		0
			D72	21		0
11	01		D72	21		0
01	11	11	D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
11	12		D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
02			D72	21		0
			D72	21		0
01			D72	21		0
			D72	21		0
			D72	21		0
02	11	11	D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
11			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
			D72	21		0
02	11		D72	21		0
			D72	21		0

NCU_LAND2	NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH	CBROW
0	0	0.0	0.0	0	0	418070	0
0	0	4.0	3.0	0	0	427320	0
0	0	2.0	1.0	0	0	117330	0
0	0	2.0	2.0	0	0	309330	0
0	0	2.0	2.0	0	0	174720	0
0	0	3.0	2.0	0	0	134320	0
0	0	0.0	0.0	0	0	327700	0
0	0	0.0	0.0	0	0	26880	0
0	0	3.0	2.0	0	0	478890	0
0	0	2.0	1.0	0	0	128180	0
0	0	3.0	2.0	0	0	526440	0
0	0	4.0	3.0	0	0	497610	0
0	0	0.0	0.0	0	0	421780	0
0	0	3.0	2.0	0	0	403820	0
0	0	3.0	2.0	0	0	139940	0
0	0	3.0	2.0	0	0	527200	0
0	0	3.0	2.0	0	0	463770	0
0	0	3.0	2.0	0	0	134620	0
0	0	0.0	0.0	0	0	289900	0
0	0	0.0	0.0	0	0	129420	0
0	0	0.0	0.0	0	0	281280	0
0	0	3.0	2.0	0	0	363700	0
0	0	3.0	2.0	0	0	121540	0
0	0	0.0	0.0	0	0	136240	0
0	0	2.0	1.0	0	0	490260	0
0	0	2.0	1.0	0	0	142880	0
0	0	3.0	1.0	0	0	271270	0
0	0	3.0	1.0	0	0	274650	0
0	0	2.0	2.0	0	0	469920	0
0	0	3.0	2.0	0	0	552080	0
0	0	3.0	2.0	0	0	396800	0
0	0	2.0	2.0	0	0	287200	0
0	0	0.0	0.0	0	0	123700	0
0	0	3.0	1.0	0	0	378770	0
0	0	3.0	1.0	0	0	142630	0
0	0	4.0	4.0	0	0	706800	0
0	0	3.0	2.0	0	0	438970	0
0	0	0.0	0.0	0	0	171350	0
0	0	2.0	1.0	0	0	168000	0
0	0	3.0	2.0	0	0	171640	0
0	0	2.0	2.0	0	0	195760	0
0	0	3.0	2.0	0	0	345070	0
0	0	3.0	1.0	0	0	158620	0
0	0	3.0	2.0	0	0	481320	0
0	0	2.0	1.0	0	0	621220	0
0	0	3.0	2.0	0	0	85000	0

[illegible]

[illegible]

SALE1_CIN	SALE2_CIN	SALE3_CIN
117349683.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
115456644.0000000000	0.0000000000	0.0000000000
119420684.0000000000	119378082.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
119462851.0000000000	117849805.0000000000	114860310.0000000000
0.0000000000	0.0000000000	0.0000000000
119526090.0000000000	119518077.0000000000	119014058.0000000000
116344029.0000000000	113415286.0000000000	111872822.0000000000
118524098.0000000000	0.0000000000	0.0000000000
115820181.0000000000	113617551.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
111690501.0000000000	0.0000000000	0.0000000000
116866841.0000000000	114869576.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
113539366.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
113906934.0000000000	113621811.0000000000	113565761.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
114705489.0000000000	113103099.0000000000	0.0000000000
113072191.0000000000	0.0000000000	0.0000000000
115843349.0000000000	115327065.0000000000	115191827.0000000000
118737636.0000000000	116872409.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
117604249.0000000000	0.0000000000	0.0000000000
114711322.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
111692892.0000000000	0.0000000000	0.0000000000
117122176.0000000000	0.0000000000	0.0000000000
117521954.0000000000	111316271.0000000000	0.0000000000
116580233.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
118860908.0000000000	118851405.0000000000	118293071.0000000000
0.0000000000	0.0000000000	0.0000000000
113862440.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000
114290649.0000000000	0.0000000000	0.0000000000
118656363.0000000000	117548622.0000000000	113810066.0000000000
0.0000000000	0.0000000000	0.0000000000

SALE4_CIN	SALE5_CIN	SALE_VER5	AFFORDABLE	AFFORDAB_1	COUNTY_AH_
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
117541054.0000000000	0.0000000000				0
0.0000000000	0.0000000000	T			0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
113553474.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000	T			0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0
113491339.0000000000	0.0000000000				0
0.0000000000	0.0000000000				0

SCHOOL_AH_	CITY_AH_AM	INDEP_AH_A	TEN_PERCEN	PORT_OWNER	BLDG_UNDER
0	0	0			1235
0	0	0			0
0	0	0			1155
0	0	0			1165
0	0	0			1090
0	0	0			1476
0	0	0			875
0	0	0			0
0	0	0			1310
0	0	0			980
0	0	0			1480
0	0	0			2203
0	0	0			875
0	0	0			1542
0	0	0			1055
0	0	0			1685
0	0	0			1587
0	0	0			1299
0	0	0			1035
0	0	0			1680
0	0	0			1260
0	0	0			2929
0	0	0			1283
0	0	0			1602
0	0	0			1581
0	0	0			875
0	0	0			832
0	0	0			936
0	0	0			1133
0	0	0			1777
0	0	0			1230
0	0	0			887
0	0	0			1462
0	0	0			1356
0	0	0			1068
0	0	0			1780
0	0	0			1740
0	0	0			1866
0	0	0			1092
0	0	0			1739
0	0	0			1729
0	0	0			1264
0	0	0			1677
0	0	0			1796
0	0	0			1388
0	0	0			1149

[illegible]

504215260550	DUBB,JEFFREY & RUTH ANN	
504216110132	HOTTE,MICHAEL	
504216110131	CHEN,BIAO	LIU,YIJING
504216121950	FETZER,MARC B	
504216121940	LAVERTUE,LYLE	
504216121930	CHRISTOPHER P WELCH REV TR	WELCH,CHRISTOPHER P TRSTEE
504216121920	RAYSON PRPERTIES LLC	
504216121910	WOBENSMITH,ANDREW D	
504215250250	BEMA 3000 INVESTMENT LLC	
504216110130	CANFIELD,BRIAN STEPHEN	

2208 PINE ST	PHILADELPHIA	PA	19103	PHILADELPHIA	PA19103
1919 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
909 SW 20 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
913 SW 20 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
917 SW 20 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
11131 WATERCREST CIR W	PARKLAND	FL	33076	PARKLAND	FL33076
1920 S OCEAN DR #605	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316
929 SW 20 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315
3960 NW 26 ST	MIAMI	FL	33142	MIAMI	FL33142
1915 SW 9 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315

PINEHURST REV PL OF PORTIONS	15-50 B
YELLOWSTONE PARK 10-39 B	S1/2 OF LOTS 23 & 24 BLK 23
YELLOWSTONE PARK 10-39 B	LOT 22 BLK 23
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
YELLOWSTONE PARK AMEN PLAT	15-3 B
PINEHURST 1-3 B	LOT 13 LESS E 73, LOT 14 LESS
YELLOWSTONE PARK 10-39 B	N1/2 OF LOTS 23 & 24 BLK 23

TR 7-B			
PT BLK 23 F/P/A LOT 21 BLK 23			
PT BLK 23 F/P/A LOT 20 BLK 23			
PT BLK 23 F/P/A LOT 19 BLK 23			
PT BLK 23 F/P/A LOT 18 BLK 23			
PT BLK 23 F/P/A LOT 17 BLK 23			
E 73 BLK 7			

		0312	01	01	3B		111510
		0312	01	01	3B		91640
	2405	0312	01	01	3B		93720
		0312	01	01	3B		93720
	2405	0312	01	01	3B		93720
		0312	01	01	3B		93720
		0312	01	01	3B		93720
		0312	01	01	3B		93740
		0312	01	01	3B		127280
		0312	01	01	3B		93740

309880	0	401140	0	0	330350	363380
866630	0	901650	0	0	643220	662510
422150	0	488150	0	0	149550	154030
283550	0	358670	0	0	290550	319600
374850	0	443940	0	0	367680	378710
361490	0	431570	0	0	431570	455210
448970	0	540110	0	0	419260	461180
278440	0	353630	0	0	238220	245950
302080	0	463110	0	0	330000	325610
850080	0	888100	0	0	580100	597500

421390	0	0	0	0	0
662510	25000	25000	0	0	0
154030	25000	25000	0	0	0
377270	0	0	0	0	0
378710	25000	25000	0	0	0
455210	0	0	0	0	0
542690	0	0	0	0	0
245950	25000	25000	0	0	0
429360	0	0	0	0	0
597500	25000	25000	0	0	0

0	0	0	363380	421390	363380
0	0	0	612510	637510	612510
0	0	0	104030	129030	104030
0	0	0	319600	377270	319600
0	0	0	328710	353710	328710
0	0	0	455210	455210	455210
0	0	0	461180	542690	461180
0	0	0	195950	220950	195950
0	0	0	325610	429360	325610
0	0	0	547500	572500	547500

363380						
612510	100	100				21
104030	1/1	1/1				03
319600						
328710	100	100				22
455210						
461180						
195950	100	100				20
325610						
547500	100	100				19

18		Y	0	0		F
21		Y	0	0		F
08		Y	0	0		F
08		Y	0	0		F
22		Y	0	0		F
23		Y	0	0		F
20		Y	0	0		F
20		Y	0	590		F
22		Y	38690	1300		F
19		Y	0	0		F

[illegible]

0.00		0.00	12/27/2017	WD	0.70
0.00		0.00	6/29/2020	WD	4298.00
0.00		0.00	10/22/2002	WD	1610.00
0.00		0.00	5/23/2024	QCD	0.70
0.00		0.00	6/14/2021	WD	2905.00
0.00		0.00	9/29/2020	WD	2849.00
0.00		0.00	10/10/2019	WD	2450.00
0.00		0.00	9/18/2019	WD	1855.00
0.00		0.00	5/6/2021	WD	2100.00
0.00		0.00	1/6/2020	QCD	0.70

0.0000000000	0.0000000000	12/26/2017	PRD	0.00
0.0000000000	0.0000000000	5/28/2009	WD	2835.00
34074.0000000000	1774.0000000000	12/1/1991	QCD	0.60
0.0000000000	0.0000000000	5/21/2020	QCD	0.70
0.0000000000	0.0000000000	8/28/2018	WD	1960.00
0.0000000000	0.0000000000	6/25/2019	WD	1645.00
0.0000000000	0.0000000000	1/11/2019	WD	1820.00
0.0000000000	0.0000000000	7/21/2017	WD	1743.00
0.0000000000	0.0000000000	12/27/2004	WD	1995.00
0.0000000000	0.0000000000	5/23/2016	WD	3710.00

0.0000000000	0.0000000000	12/6/2003	PRD	0.00
46309.0000000000	362.0000000000	11/7/2005	WD	4893.00
18958.0000000000	196.0000000000			0.00
0.0000000000	0.0000000000	6/2/2008	QCD	0.70
0.0000000000	0.0000000000	3/2/2018	WD	0.70
0.0000000000	0.0000000000	9/10/2009	SWD	770.00
0.0000000000	0.0000000000	3/24/1995	WD	385.00
0.0000000000	0.0000000000	8/31/2005	WD	1969.10
39027.0000000000	1729.0000000000	8/23/2001	WD	1120.00
0.0000000000	0.0000000000	9/10/2015	WD	3633.00

36683.000000000000	363.000000000000	11/20/1999	QC*	0.70
41041.000000000000	465.000000000000			0.00
0.000000000000	0.000000000000			0.00
45438.000000000000	1413.000000000000	11/26/1997	WD	763.00
0.000000000000	0.000000000000	4/24/1995	WD	0.70
46586.000000000000	280.000000000000	7/22/2009	CET	0.70
23305.000000000000	112.000000000000	7/1/1983	WD	220.50
40437.000000000000	679.000000000000	4/1/1962	WD	16.00
32085.000000000000	408.000000000000	12/15/2000	WD	1155.00
0.000000000000	0.000000000000	10/28/2010	SWD	2275.00

30255.0000000000	510.0000000000	10/20/1999	OS*	0.00
0.0000000000	0.0000000000			0.00
0.0000000000	0.0000000000			0.00
27370.0000000000	536.0000000000	2/1/1991	WD	366.30
23392.0000000000	730.0000000000	10/1/1987	QCD	0.00
46465.0000000000	501.0000000000	11/23/2004	WD	1925.00
10981.0000000000	843.0000000000	4/1/1968	WD	39.00
0.0000000000	0.0000000000			0.00
31190.0000000000	1751.0000000000	6/9/2000	WD	770.00
47525.0000000000	403.0000000000	11/19/2009	CET	2.10

30255.0000000000	503.0000000000	15.00	7434.00	SF	0.00
0.0000000000	0.0000000000	15.00	6109.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
18206.0000000000	814.0000000000	15.00	6248.00	SF	0.00
14880.0000000000	182.0000000000	15.00	6248.00	SF	0.00
38646.0000000000	1582.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6248.00	SF	0.00
0.0000000000	0.0000000000	15.00	6249.00	SF	0.00
30597.0000000000	530.0000000000	15.00	8485.00	SF	0.00
46721.0000000000	1909.0000000000	15.00	6249.00	SF	0.00

[illegible]

	1914		SW		9	AVE
	1919		SW		9	AVE
	909		SW		20	ST
	913		SW		20	ST
	917		SW		20	ST
	921		SW		20	ST
	925		SW		20	ST
	929		SW		20	ST
	843		SW		20	ST
	1915		SW		9	AVE

FL	33315		111510	289630	0	330350
FL	33315		91640	810010	0	593220
FL	333152405		93720	394430	0	99550
FL	33315		93720	264950	0	290550
FL	333152405		93720	350220	0	317680
FL	33315		93720	337850	0	431570
FL	333152405		93720	446390	0	419260
FL	33315		93740	259890	0	188220
FL	33313		127280	335830	0	330000
FL	33315		93740	794360	0	530100

730668	330350	111510	222730	0	300320	635085
1195022	643220	91640	566070	0	574490	1137508
266076	149550	93720	275020	0	95200	249629
654008	290550	93720	199240	0	264140	564932
676534	367680	93720	263260	0	306980	641949
874305	431570	93720	254150	0	237990	514147
931091	419260	93720	335630	0	381150	793590
432926	238220	93740	195380	0	181290	409110
771237	330000	127280	172720	0	300000	613673
1076249	580100	93740	553520	0	513210	1023988

300320	857	918	1	1952	003
624490	2904	3764	1	2006	005
145200	1777	1957	1	1994	003
264140	848	864	1	1952	003
356980	1326	1326	1	1950	003
287990	1051	1154	1	1959	003
381150	910	949	1	1952	003
231290	925	1083	1	1952	003
300000	1123	1300	1	1952	003
563210	2857	3530	1	2006	005

[illegible]

1/1	101009	100506	100326	T	T		
1/1	101009	100506	100824	Q	Q		
1/1	101009	100506	100326				
1/1	101009	100506	100618	T	T	T	
1/1	101009	100506	100326	Q	Q	T	
1/1	101009	100506	100601	Q	Q	C	T
1/1	101009	100506	100326	Q	D		
1/1	101009	100506	100326	Q	Q		
1/1	101009	100506	100326	E			
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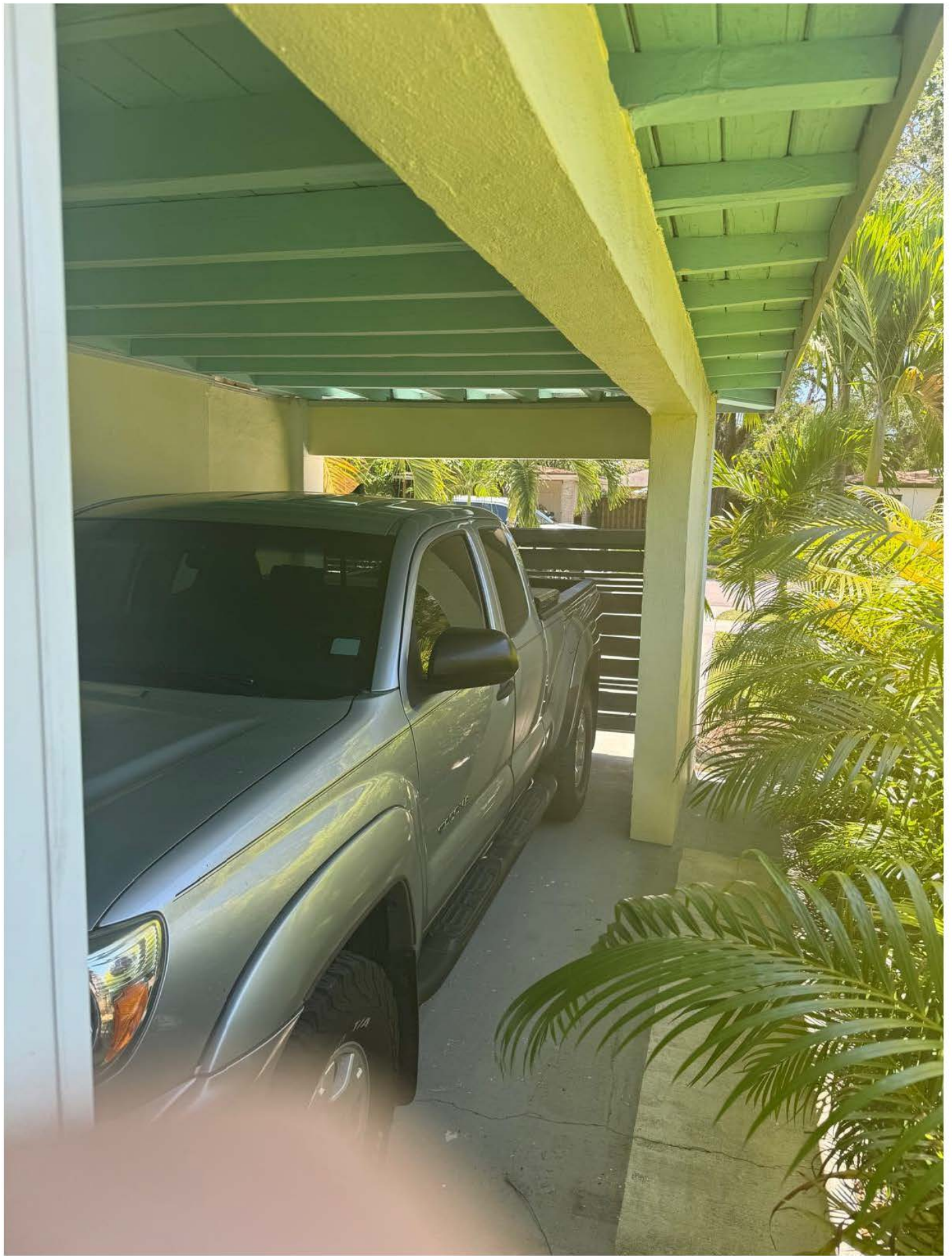
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December 11, 2024

ADMINISTRATIVE ASSISTANT TO THE ZONING ADMINISTRATOR
DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE, FORT LAUDERDALE, FL. 33311

RE: Property 909 SW 19th Street, Fort Lauderdale, FL 33315

NARRATIVE

Dear Zoning Administrator,

I hope this message finds you well, I am writing to discuss an exciting opportunity regarding a project to convert a client's existing carport into a garage. Our proposal includes seeking a variance from the City to allow a variance to allow an existing carport to be enclosed at a setback distance of 4.72 feet whereas the code requires a minimum setback of 5 feet a total variance request of 0.28 feet. *Sec 47-5.31-Table of dimensional requirements for the RS-8 district. (Note A) and Requesting a variance to allow an existing overhang of 1.8 feet from the face of the building to remain whereas the code permits a maximum overhang of 1.57 feet from the face of the building, a total variance request of 0.23 feet.*Sec 47-19.2.B Architectural features in a residential district.

The owner currently has a carport that they wish to enclose and convert into a fully functional garage. Given the existing structure's proximity to the property line, we understand that obtaining a variance is necessary to proceed with the project.

We believe this conversion will not only enhance the functionality and value of the property but also comply with all relevant zoning and safety regulations once the variance is granted.

I would appreciate the opportunity to discuss this proposal further and explore how we can work together to navigate the variance application smoothly. Please let me know a convenient time for you, or feel free to reach out to me directly.

Sincerely yours,

Bilal Saleh
CG1534130

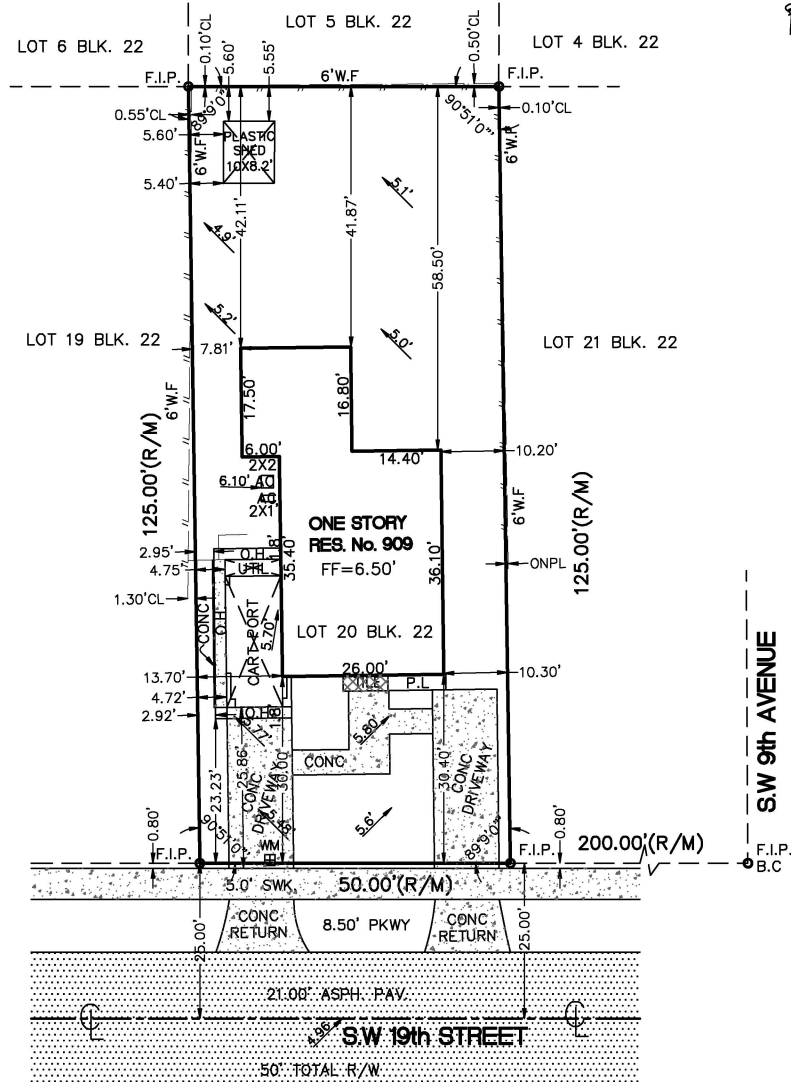
AVILA & ASSOCIATES SERVICES INC

L.B. # 6971
20132 NW 62 AVENUE, HIALEAH, FLORIDA 33015
TEL: (786) 317-0364 DADE, (786) 444-1666 DADE
E-MAIL: avila0106@gmail.com



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
CIS = 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
ND = NAIL AND DISC
MF = METAL FENCE
ORB = OFFICIAL RECORDS BOOK
OIS = OFFSET
PB = PLAT BOOK
PBCR = PALM BEACH RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PROPERTY LINE
PCB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PVC = PLASTIC FENCE
R = RADIUS
RAW = RIGHT OF WAY
S = SOUTH
SW = SIDEWALK
SIR = SET 1/2" IRON ROD
SND = SET NAIL & DISC
UE = UTILITY EASEMENT
UP = UTILITY POLE
W = WEST
WF = WOOD FENCE
WM = WATER METER



LEGAL DESCRIPTION:

Lot 13, IN Block 146, OF CAROL CITY 6TH ADDITION, according to the Plat thereof, as recorded in Plat Book 68, Page 54, of the Public Records of Miami-Dade County, Florida.

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 PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Julio S Pita
Digitally signed by Julio S Pita
Date: 2024.11.19 15:35:12 -05'00'
JULIO S. PITA, P.S. & M. # 5789
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

SURVEYORS NOTES:

- (1). ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (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 FOR 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). OWNERSHIP OF FENCE NOT DETERMINED BY SURVEYOR.
- (6). ALL EASEMENTS (IF ANY) ARE REFLECTED ON SURVEY PLAN.
- (7). ELEVATION SHOWN REFER TO N.A.V.D-88
- (8). B.C.E.D BM 2884 ELEV 8.60' N.G.V.D-29

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: X AH 5.00'
PANEL NO/SUFFIX: 0557 J
COMMUNITY NO: 125105
DATE OF FIRM: 07/31/2024

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

DATE	UPDATE
05-31-24	10-15-24
SCALE	JOB NO.
1"=20'	24-1036
SHEET	DRAWN BY
1 of 1	A.B.

CERTIFY TO:

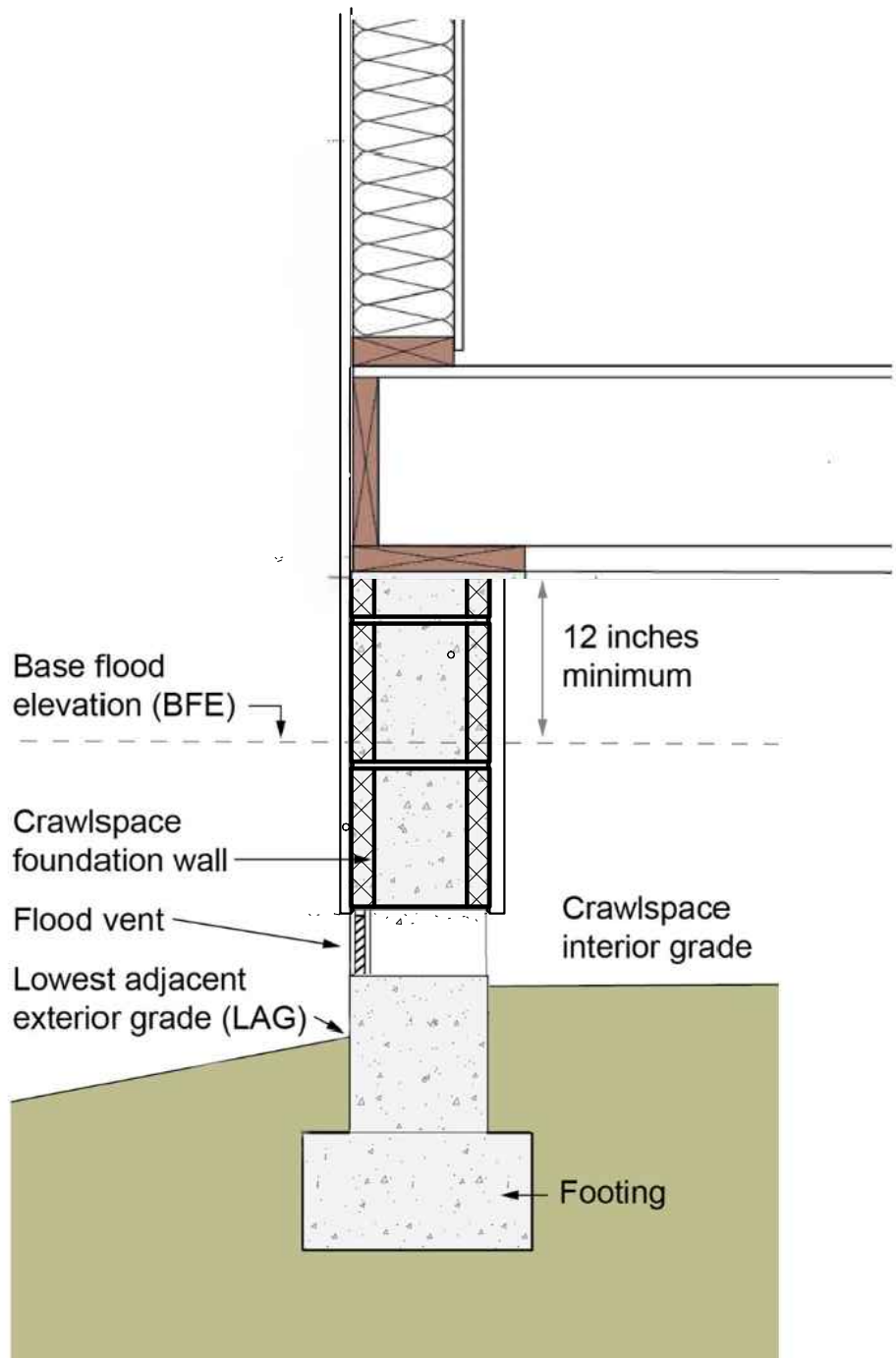
RYAN F. CAMBELL

PROPERTY ADDRESS:

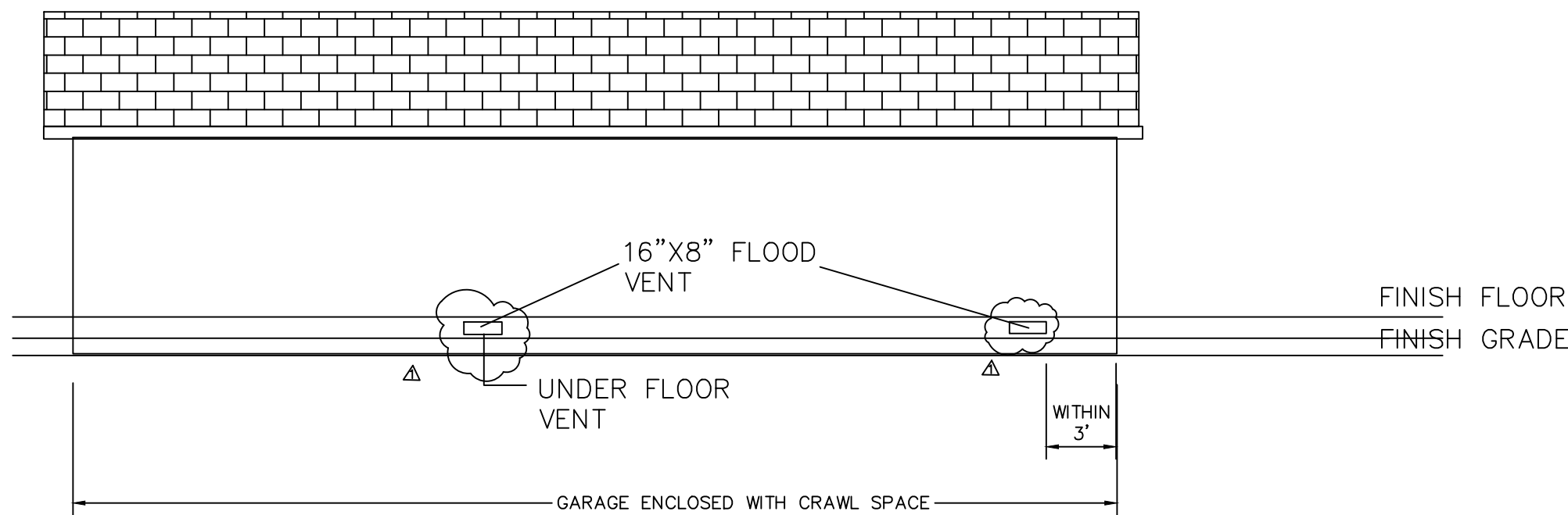
909 SW 19th STREET
FORT LAUDERDALE FLORIDA, 33315

FINAL SURVEY

SCALE: 1"= 20'

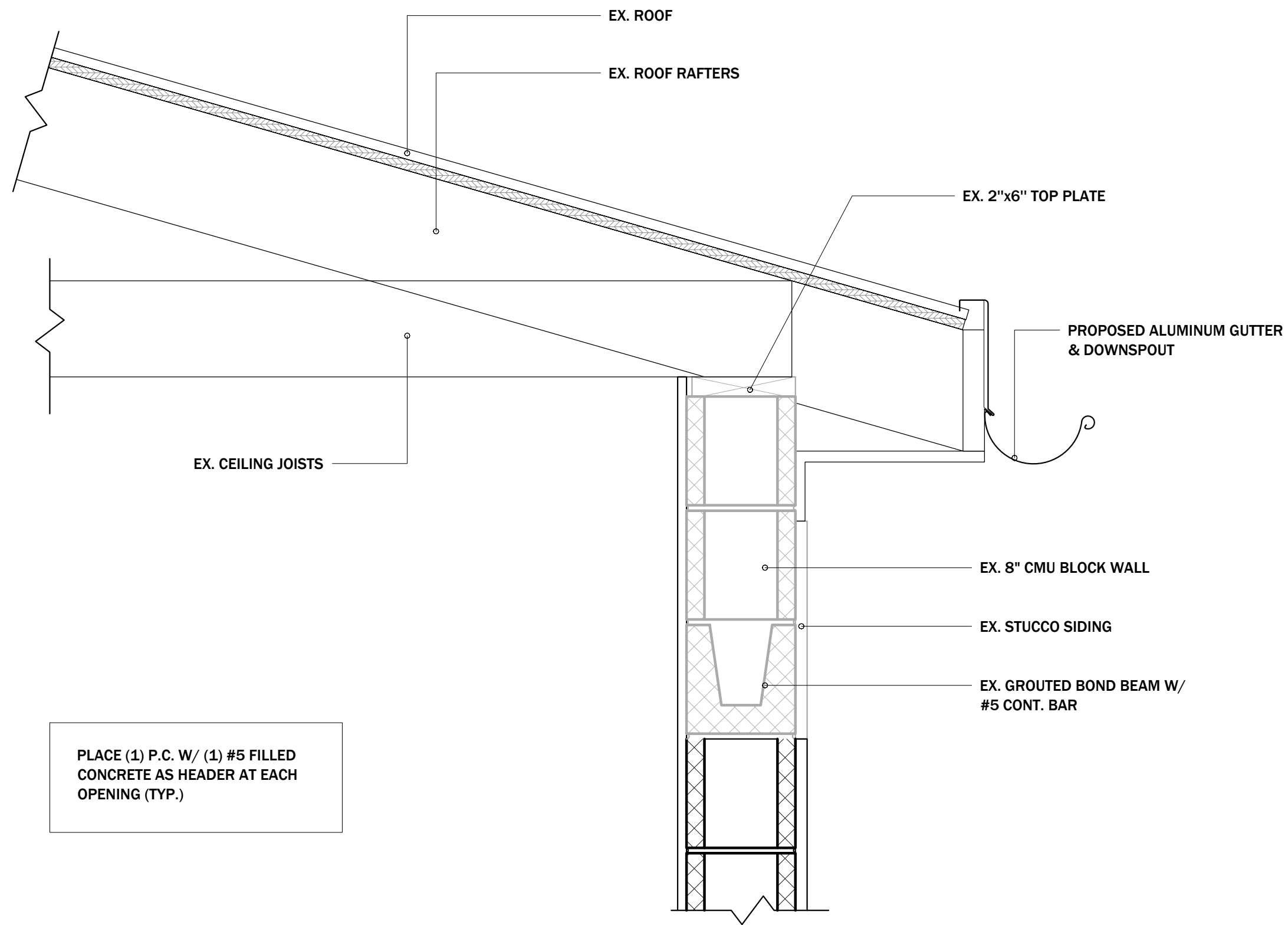


DETAIL A FLOOD VENT (TYP)
SCALE: N.T.S.

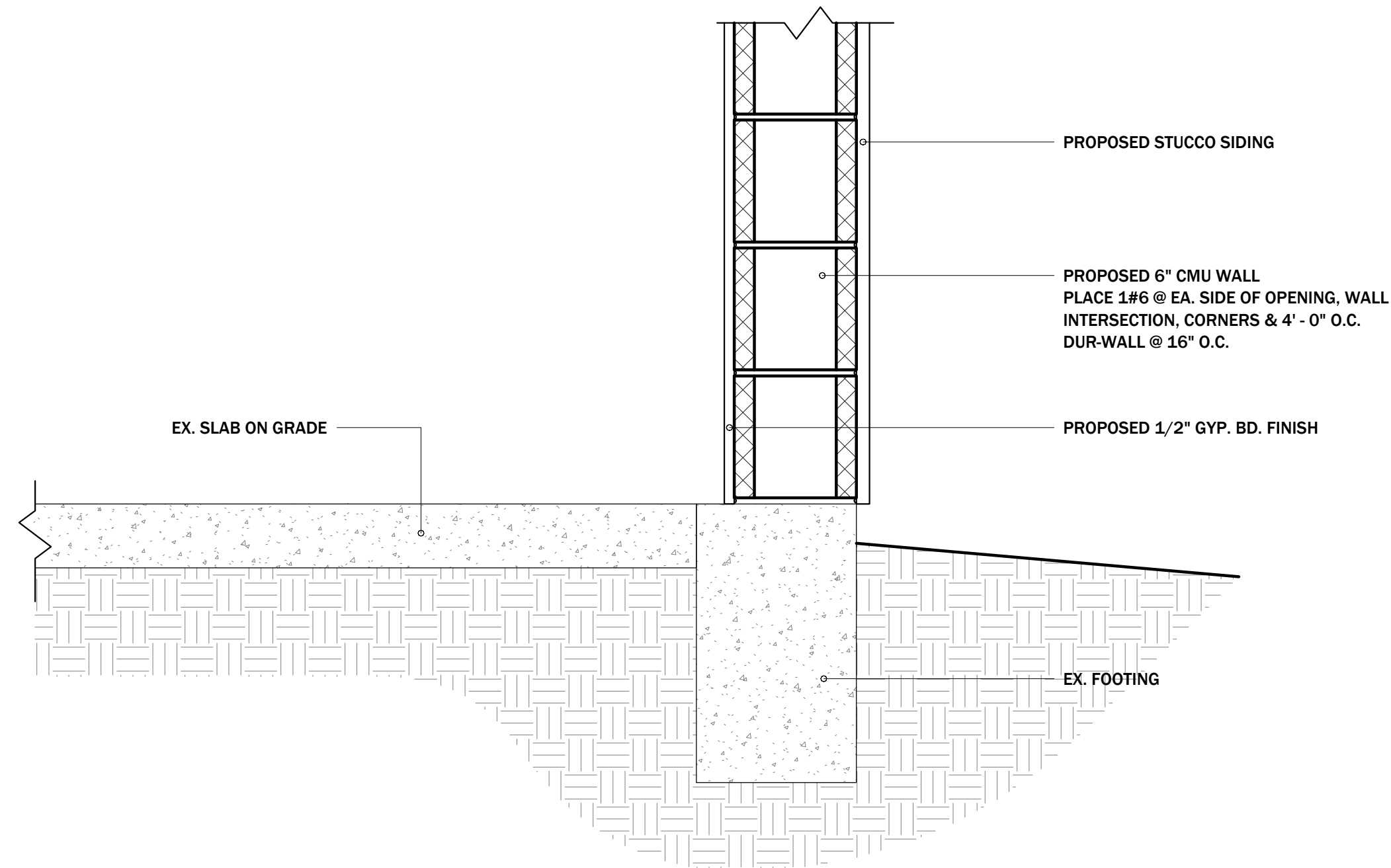


GARAGE ENCLOSED WEST ELEVATION
SCALE: N.T.S.

⊕ ROOF
VARY



⊕ GARAGE FLOOR LEVEL



RIGHT
ARCHITECTURE

PROJECT:
CONVERSION OF
THE CAR PORT
INTO
THE GARAGE

909 SW 19th St, Fort
Lauderdale, FL 33315

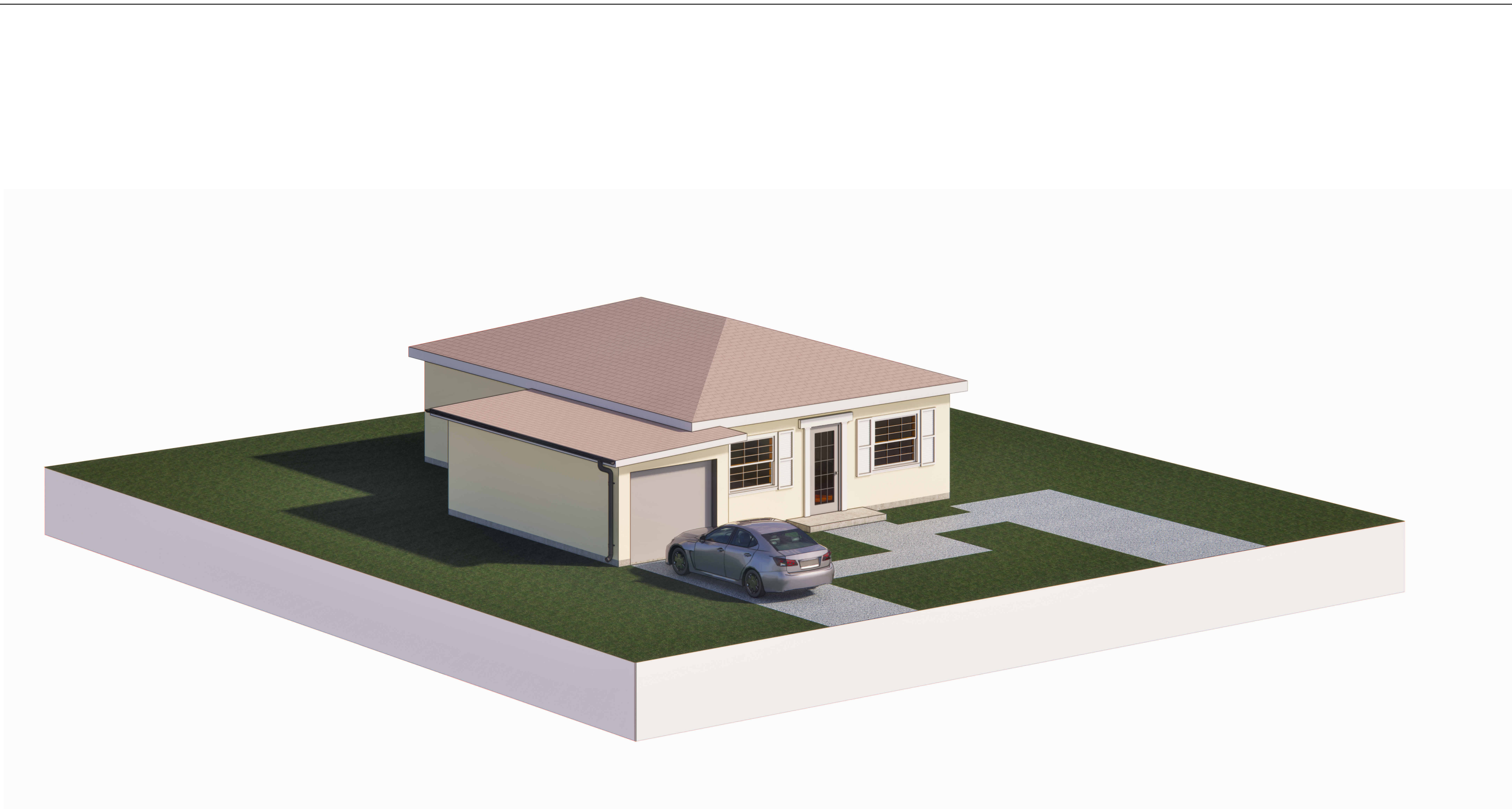
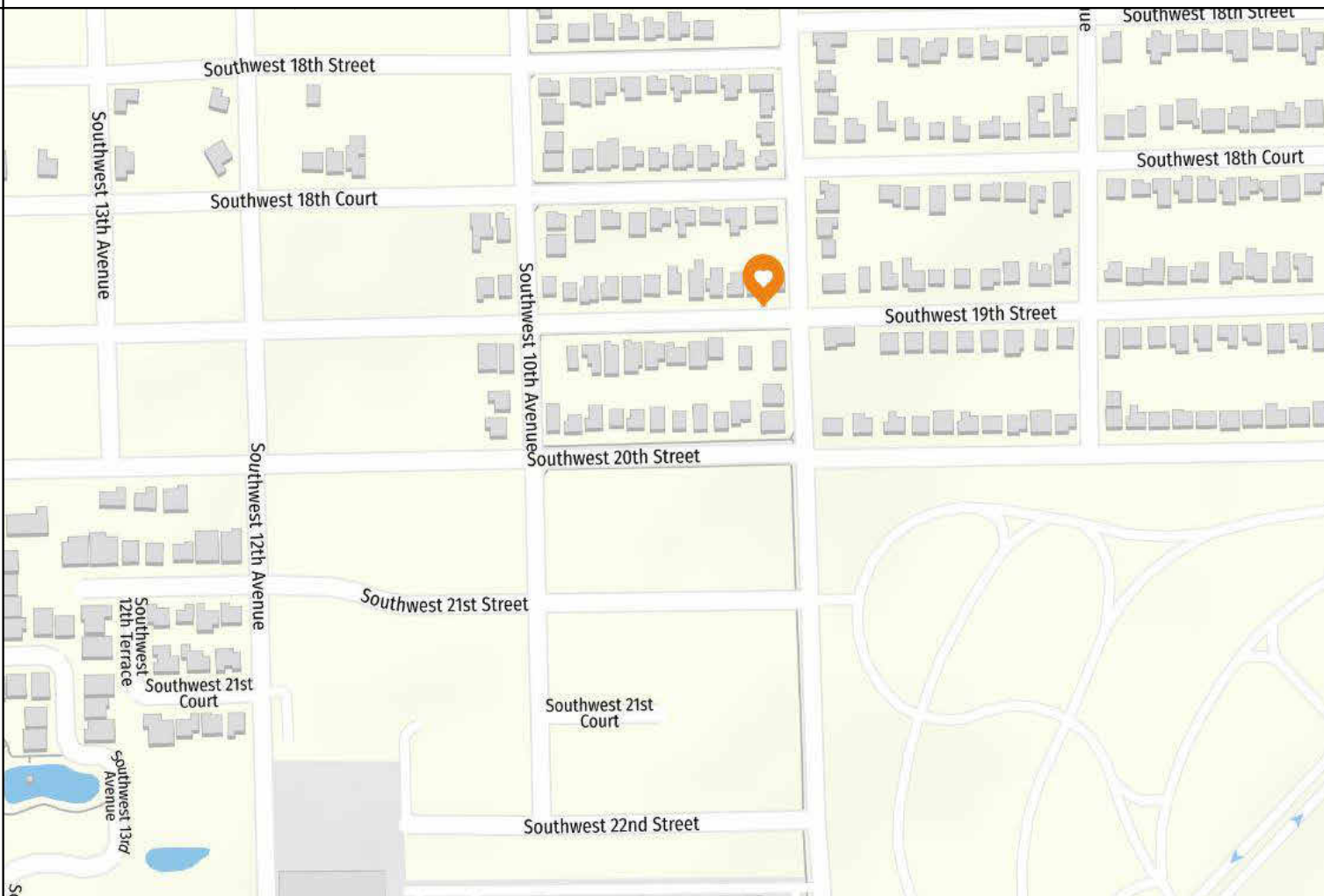
REVISION	DATE
Δ 04-12-2024	

SCAN CODE
FOR MORE
SERVICES

SEAL:

WALL SECTION

SCALE: 1 1/2" = 1'-0"

1. GENERAL CONTRACTOR TO VISIT JOB SITE TO FAMILIARIZE HIM/HERSELF WITH SITE CONDITIONS. 2. GENERAL CONTRACTOR IS TO VERIFY ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARISE BETWEEN THE DRAWINGS AND FIELD CONDITIONS OR IN THE DRAWINGS THEMSELVES, THE CONTRACTOR SHOULD NOTIFY ARCHITECT FOR CLARIFICATIONS. 3. ALL WORK IS TO BE PERFORMED IN A GOOD WORKMANLIKE MANNER, AND WHERE APPLICABLE, ALL CODES, REGULATIONS, SAFETY ORDERS, BUILDING CODES AND ORDINANCES, SUCH AS BUT NOT LIMITED TO, OCCUPATIONAL HEALTH AND SAFETY STANDARDS, AIA GENERAL CONDITIONS, PLUS ANY OTHER NATIONAL/STATE/LOCAL CODES OR DIRECTIVES RELATING TO THE CONTEMPLATED TYPE OF WORK SHALL GOVERN THE CONSTRUCTION OF THE PROJECT. 4. GENERAL CONTRACTOR IS EXPECTED TO PROVIDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE INTENTIONS OF THESE DRAWINGS, EXCEPT FOR ITEMS MARKED NOT IN CONTRACT (N.I.C) BY OWNER OR OTHERS. CONTRACTOR IS TO SUPPLY ONLY LABOR AND COORDINATION TO COMPLETE THE INSTALLATION OF THESE ITEMS. 5. ALL MATERIALS USED IN THIS PROJECT MUST BE NEW AND OF GOOD QUALITY, UNLESS OTHERWISE NOTED. 6. ALL LUMBER AND FINISHED WOOD IS TO SELECT #1. 7. CONTRACTOR MUST HAVE THE NECESSARY INSURANCE AND BONDING TO COVER HIM/HERSELF AND ANY EMPLOYEES OR CONTRACTORS TO INSURE THAT THE OWNER IS FREE OF ANY LIABILITIES IN THE CASE OF ACCIDENTS OR MISHAPS. 8. CONTRACTOR IS TO CHECK EXISTING ELECTRICAL PANEL BOX TO DETERMINE IF ANY ALTERATIONS MUST BE MADE BEFORE WORK COMMENCES. CONTRACTOR IS TO COORDINATE ALL ELECTRICAL DIRECTION IN PROJECT AS REQUIRED. 9. CONTRACTOR IS TO PROVIDE PANEL DOORS WHERE NECESSARY TO REACH IMPORTANT VALVES, CLEAN-OUT, ETC. IN WALLS, CEILINGS AND FLOORS. CONTRACTOR IS TO COORDINATE ALL PLUMBING DIRECTION IN PROJECT AS REQUIRED. 10. CONTRACTOR IS EXPECTED TO COORDINATE COMPLETE PROJECT WITH ALL SUB-CONTRACTORS REQUIRED, INCLUDING VERIZON, PEPCO, WSSC, AND OTHERS AS REQUIRED. 11. CONTRACTOR IS EXPECTED TO CARRY ALL WASTE AND TRASH OFF JOB SITE TO MAINTAIN A CLEAN AND SAFE SITE AT ALL TIMES. 12. FOR ANY EXTRA WORK THE OWNER MAY PROPOSE, OR ANY EXTRA WORK THE CONTRACTOR CLAIMS TO BE NECESSARY, THE CONTRACTOR SHALL FURNISH TO THE OWNER AN ESTIMATE OF THE COST FOR SUCH WORK. THE CONTRACTOR SHALL PROCEED ONLY HAVING RECEIVED WRITTEN ORDER FROM THE OWNER ESTABLISHING THE AGREED PRICE AND DESCRIPTION OF THE WORK TO BE COMPLETED. 13. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, MACHINERY, TOOLS, APPARATUS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ALL ITEMS NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION OF THE DESIGN INTENT SHALL BE INCLUDED. 14. ALL REPLACING, PATCHING, AND REPAIRING OF ALL MATERIALS AND SURFACES CUT OR DAMAGED IN THE EXECUTION OF THE WORK SHALL BE PERFORMED BY EXPERIENCED MECHANICS OF THE TRADE INVOLVED. SUCH REPLACING, REPAIRING AND/OR PATCHING SHALL BE DONE WITH APPROPRIATE MATERIALS IN A MANNER THAT ALL SURFACES EFFECTED SHALL UPON COMPLETION OF THE WORK, MATCH THE SURROUNDING SIMILAR SURFACES. 15. DURING CONSTRUCTION, THE CONTRACTOR SHALL FURNISH AND PLACE PROPER GUARDS FOR THE PREVENTION OF ACCIDENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE OWNER'S PROPERTY OR THAT OF ANY OTHER PARTY AT THE JOB SITE BY HIM/HER OR HIS/HER MEN/WOMEN OR SUB-CONTRACTORS AND SHALL MAKE GOOD ANY SUCH DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL SURFACES INCLUDING GLASS, PARTITIONS, CARPETING, CABINETS, ETC. PRIOR TO THE OCCUPANCY BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED AND DISPOSED OF LEGALLY PRIOR TO THE OCCUPANCY BY THE TENANT. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED BY DEMOLITION AND CONSTRUCTION OF THE WORK. 16. IF AND WHEN THE NEED ARISES, THE CONTRACTOR SHALL OBTAIN APPROVAL AND COORDINATE WITH THE OWNER ANY INTERRUPTION OF BUILDING UTILITIES, DELIVERY OF BUILDING MATERIALS, OR USE OF FREIGHT ELEVATORS IF APPLICABLE. 17. WHERE MATERIALS, EQUIPMENT OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAMES, ETC., SUCH DESIGNATION IS TO ESTABLISH STANDARDS OF DESIRED QUALITY AND TYPE. ALL MATERIALS SHALL BE OF HIGH QUALITY AND AT A MINIMUM EQUAL TO THAT SPECIFIED. 18. ALL DRYWALL DETAILS AND ASSEMBLIES SHOWN ARE AS MANUFACTURED BY U.S. GYPSUM COMPANY. ALL INSTALLATION AND STANDARD DETAILS SHALL BE AS SHOWN IN THE MANUFACTURERS PUBLISHED "SYSTEMS FOLDERS". WHERE FIRE RATED SYSTEMS ARE USED, THEY SHALL CONFORM TO ALL APPLICABLE CODES. ALL VISIBLE JOINTS ARE TO BE TAPED, SPACKLED AND SANDED SMOOTH. ALL EXPOSED EDGES OF GYPSUM BOARD SHALL BE COVERED WITH "J" CLIPS OR EQUAL, SPACKLED & SANDED SMOOTH. 19. WHEN MATERIALS AND SUPPLIES ARE DELIVERED TO JOB SITE THEY SHALL BE IN ORIGINAL UNOPENED CONTAINERS OR BUNDLES BEARING NAME OF THE MANUFACTURER. STORE ALL MATERIALS IN PROPER SETTING AND CONFIGURATION AS MANUFACTURER SPECIFIES. STACKING OF MATERIALS SHALL BE DONE IN SUCH A WAY TO ENSURE NOT TO CAUSE OVERLOAD ON STRUCTURE		 RENOVATIONS PLANS FOR: PROPOSED CONVERSION OF THE CAR PORT INTO THE GARAGE 909 SW 19TH ST, FORT LAUDERDALE, FL 33315					
1 GENERAL NOTES ABV. - ABOVE A/C - AIR CONDITIONER A.F.F. - ABOVE FINISHED FLOOR ARCH. - ARCHITECTURAL BLDG. - BUILDING B.O. - BOTTOM OF C.L. - CENTER LINE CL. - CLOSET CONT. - CONTINUOUS CONC. - CONCRETE D.S. - DOWN SPOUT D/W - DISHWASHER DBL. - DOUBLE DEMO. - DEMOLITION DIA. - DIAMETER DN. - DOWN EA. - EACH E.J. - EXPANSION JOINT ELECT. - ELECTRIC, ELECTRICAL EQ. - EQUAL EQUIP. - EQUIPMENT E.W. - EACH WAY EXIST. - EXISTING F.D. - FLOOR DRAIN GA. - GAUGE GALV. - GALVANIZED G.F.C.I. - GROUND FAULT CIRCUIT INTERRUPT G.F.I. - GROUND FAULT INTERRUPT GYP. - GYPSUM H.B. - HOSE BIB HOR. - HORIZONTAL H.V.A.C. - HEATING, VENTING AND AIR CONDITIONING H.W. - HOT WATER LFT. - LINEAR FEET LAV. - LAVATORY L.V.L. - LAMINATED VENEER LUMBER MECH. - MECHANICAL MFG. - MANUFACTURING N.T.S. - NOT TO SCALE NOM. - NOMINAL O.C. - ON CENTER P.L. - PROPERTY LINE QTY. - QUANTITY R.D. - ROOF DRAIN R.O.W. - RIGHT OF WAY REF. - REFRIGERATOR REV. - REVISION SAN. - SANITARY S.D. - SMOKE DETECTOR SIM. - SIMILAR SQ.FT. - SQUARE FEET STL. - STEEL T&G - TONGUE AND GROOVE T.O. - TOP OF TYP. - TYPICAL V.I.F. - VERIFY IN FIELD W.C. - TOILET (WATER CLOSET) WD. - WOOD YD. - YARD				A000 COVER SHEET A100 FLOOR PLANS, ELEVATIONS AND SCHEDULES A200 WALL SECTION C100 SITE PLAN APPLICABLE CODES: 2023 FLORIDA BUILDING CODE 2023 FLORIDA RESIDENTIAL CODE 2023 FLORIDA FUEL GAS CODE 2023 FLORIDA MECHANICAL CODE 2023 FLORIDA PLUMBING CODE 2023 FLORIDA FIRE CODE 2023 FLORIDA ENERGY CONSERVATION CODE 2023 FLORIDA EXISTING BUILDING CODE 2023 FLORIDA GREEN CONSTRUCTION CODE			
2 ABBREVIATIONS		3 VICINITY MAP / LOCATION PLAN		4 DRAWING INDEX		5 CODE ANALYSIS	

RIGHT

ARCHITECTURE

PROJECT:

CONVERSION OF THE CAR PORT INTO THE GARAGE

909 SW 19th St, Fort Lauderdale, FL 33315

REVISION

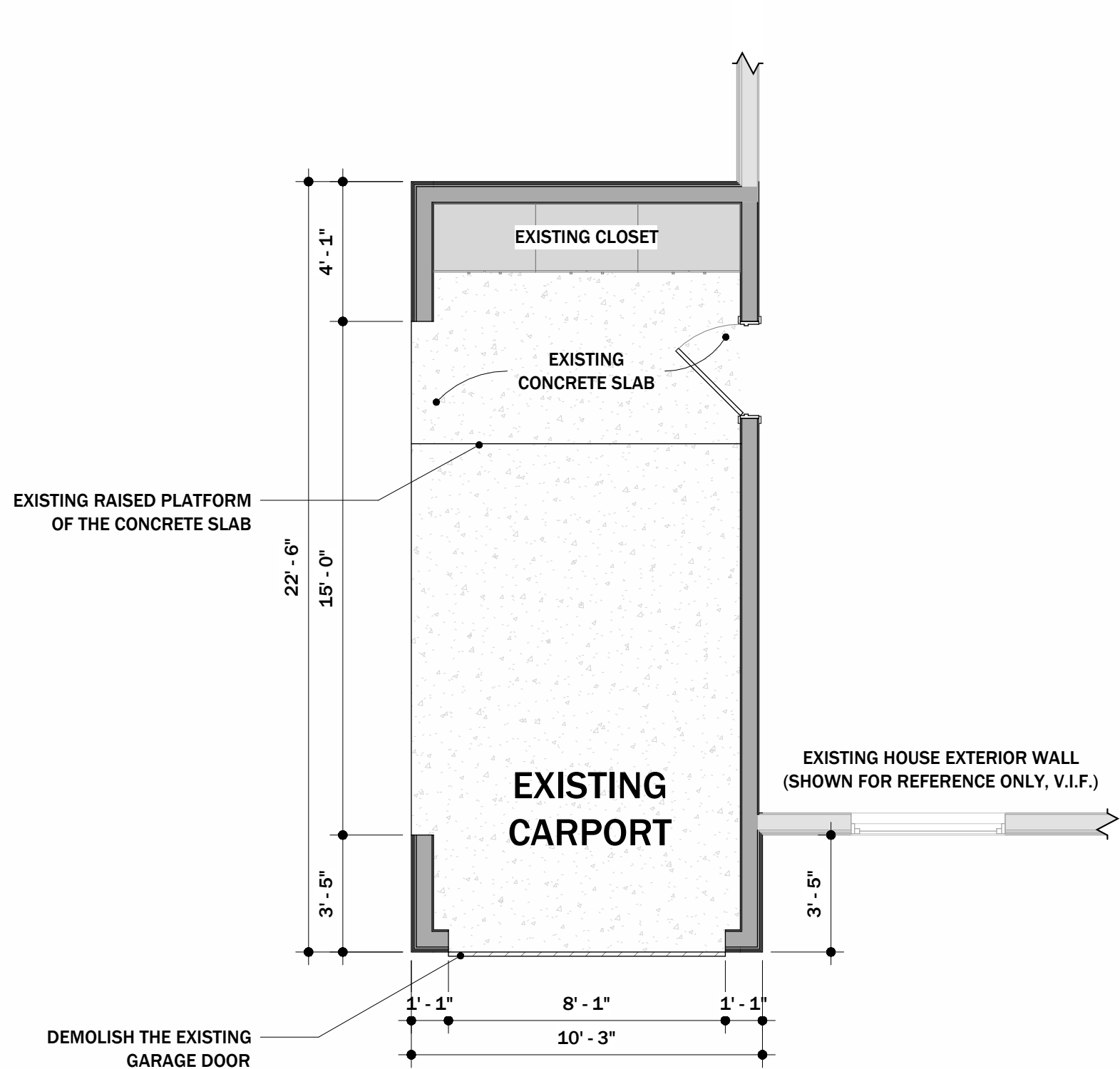
DATE

SCAN CODE FOR MORE SERVICES

SCALE: 12" = 1'-0"

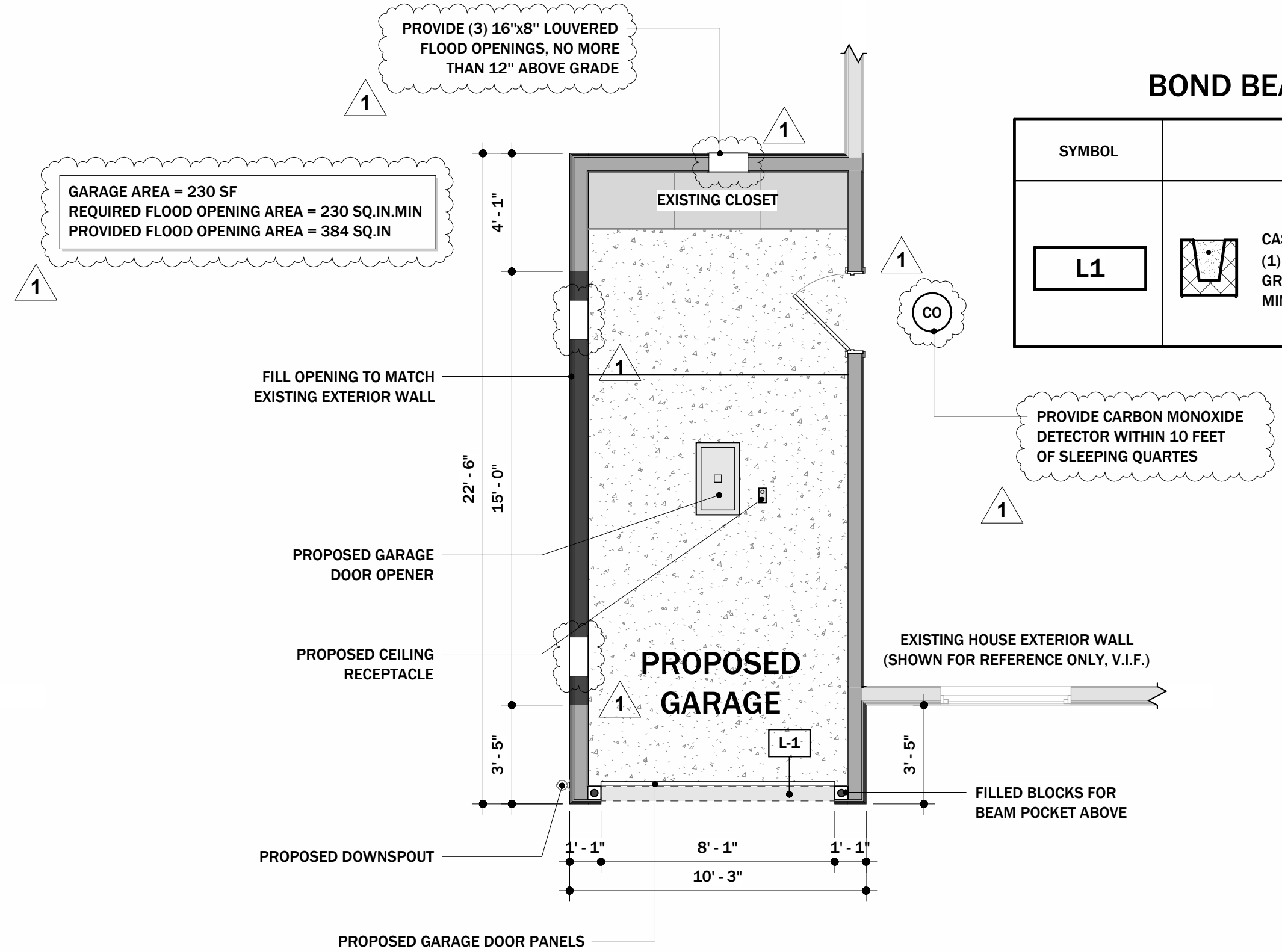
A000

SHEET SIZE: 36" X 24"



1 EXISTING FLOOR PLAN

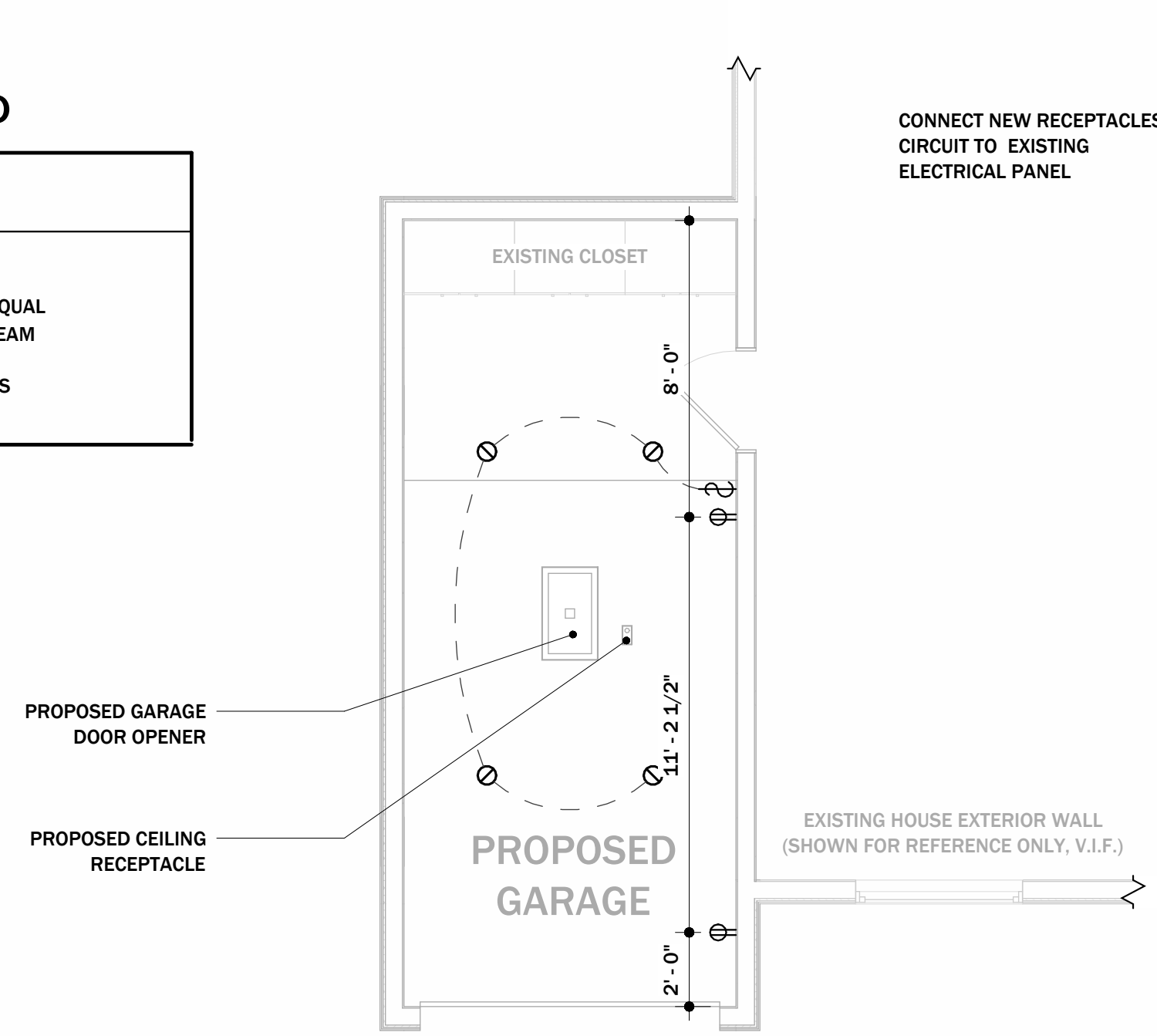
SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN

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

BOND BEAM LEGEND	
SYMBOL	DESCRIPTION
L1	CAST-CRETE 6F8-18 OR EQUAL (1) #5 IN SINGLE BOND BEAM GROUTED SOLID MIN. 6" BEARING ON ENDS



3 ELECTRICAL PLAN

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

GENERAL DEMOLITION NOTES

- DEMOLITION WORK INDICATED IS DIAGRAMMATIC AND NOT SHOWN INCLUSIVELY. MAJOR ITEMS OF DEMOLITION WORK ARE SHOWN WITH DASHED LINES. DEMOLITION DRAWINGS IS INTENDED TO DEMONSTRATE MAJOR ITEMS ONLY. CONTRACTOR IS REQUIRED TO PERFORM SELECTIVE DEMOLITION AS NEEDED TO ACCOMPLISH THE PROJECT EVEN IF NOT SPECIFICALLY NOTED. WHERE DEMOLITION IS REQUIRED THAT ALL SIMILAR OBJECTS IN THAT AREA BE ADDRESSED. IF DEMOLITION WORK IS UNCLEAR FOR ANY ITEM THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE OWNER FOR RESOLUTION BEFORE PROCEEDING.
- CONTRACTOR TO SEAL AND PROTECT EXIST. MECH SYSTEM DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR TO KEEP SITE CLEAN.
- CONTRACTOR TO PROTECT ALL AREAS NOT UNDER CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEMPORARY SUPPORT AT ALL STRUCTURAL WALLS AS REQUIRED DURING DEMOLITION. TEMP. SUPPORT TO HAVE CONTINUOUS BEARING TO BASEMENT LEVEL AS REQUIRED.

CONSTRUCTION NOTES

- DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL.
- USE MOISTURE RESISTANT DRYWALL AT ALL WET LOCATIONS.
- DOORS ARE TO BE LOCATED 6" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED ON WALL, U.N.O.

PLAN LEGEND

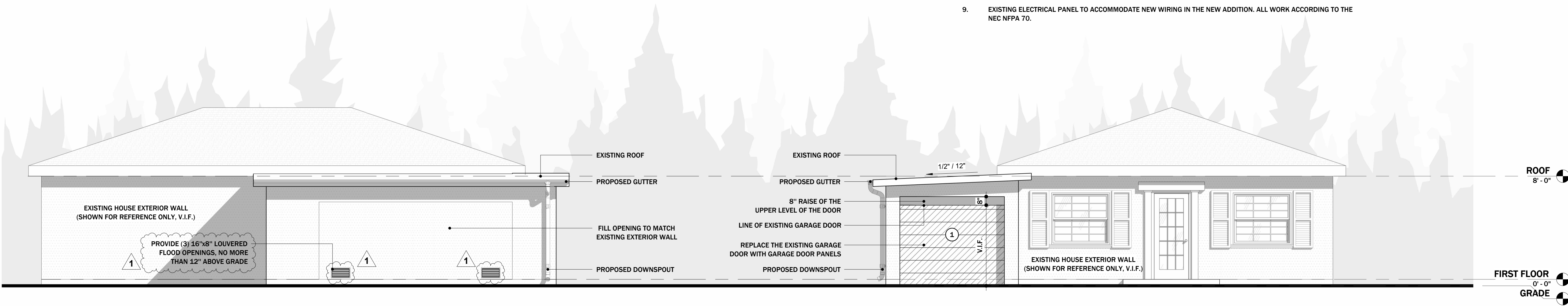
	NEW WALL
	EXISTING WALL
	EXISTING DOOR
	NEW DOOR
	FURNITURE/EQUIPMENT

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE 2020 NEC, FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED FOR A COMPLETE INSTALLATION AND FOR PROPER OPERATION OF ELECTRICAL SYSTEMS, INCLUDING ALL WORK REQUIRED BY CODE OR REGULATORY AGENCIES.
- ALL LIGHT FIXTURES, SWITCHES, & RECEPTACLES ETC. SHALL BE AS SELECTED BY OWNER.
- OUTLET LOCATIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC ONLY. REQUIRED RECEPTACLE OUTLET WALL SPACING FOR ALL NEW WORK AREAS/ROOMS SHALL BE PER 2020 NEC 210.52 (A) 1& 2.
- COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
- IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO CALL FOR A COMPLETE JOB. EVERYTHING CONNECTED AND READY TO USE.
- ALL 120V, 15 AND 20 AMP RECEPTACLES WITHIN DWELLING UNIT AND LISTED UNDER 210.52 MUST BE LISTED AS TAMPER RESISTANT PER NEC SECTION 406.12
- PER 210.12(D) THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING:(1) A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT;(2) A LISTED OUTLET BRANCH-CIRCUIT-TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.
- EXISTING ELECTRICAL PANEL TO ACCOMMODATE NEW WIRING IN THE NEW ADDITION. ALL WORK ACCORDING TO THE NEC NFPA 70.

RCP LEGEND

\$	PROPOSED SINGLE POLE SWITCH. MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0"
⌚	PROPOSED ELECTRICAL OUTLET
⊙	RECESSED LED LIGHTING FIXTURE
---	CIRCUITRY INSTALLED CONCEALED IN WALL OR ABOVE CEILING. SEE PANEL SCHEDULE FOR CONDUCTOR SIZES.



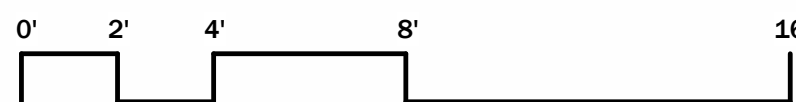
4 SIDE ELEVATION

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

5 FRONT ELEVATION

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

DOOR SCHEDULE																				
MARK	MATERIAL	TYPE	NOMINAL SIZE			FRAME				AREA	U-VALUE	SHGC	FIRE RATING	HARDWARE					REMARKS	COUNT
			WIDTH	HEIGHT	THICKNESS	MATERIAL	JAMB	HEAD	SILL					LOCK FUNCTION	CLOSER	HINGES	DOOR STOP	THRESHOLD		
1	STEEL	OVERHEAD GARAGE DOOR	8' - 1"	6' - 11"	1 1/2"	STEEL				55.91 SF										1



PROJECT:
CONVERSION OF
THE CAR PORT
INTO
THE GARAGE

909 SW 19th St, Fort
Lauderdale, FL 33315

REVISION	DATE
1	06/19/24



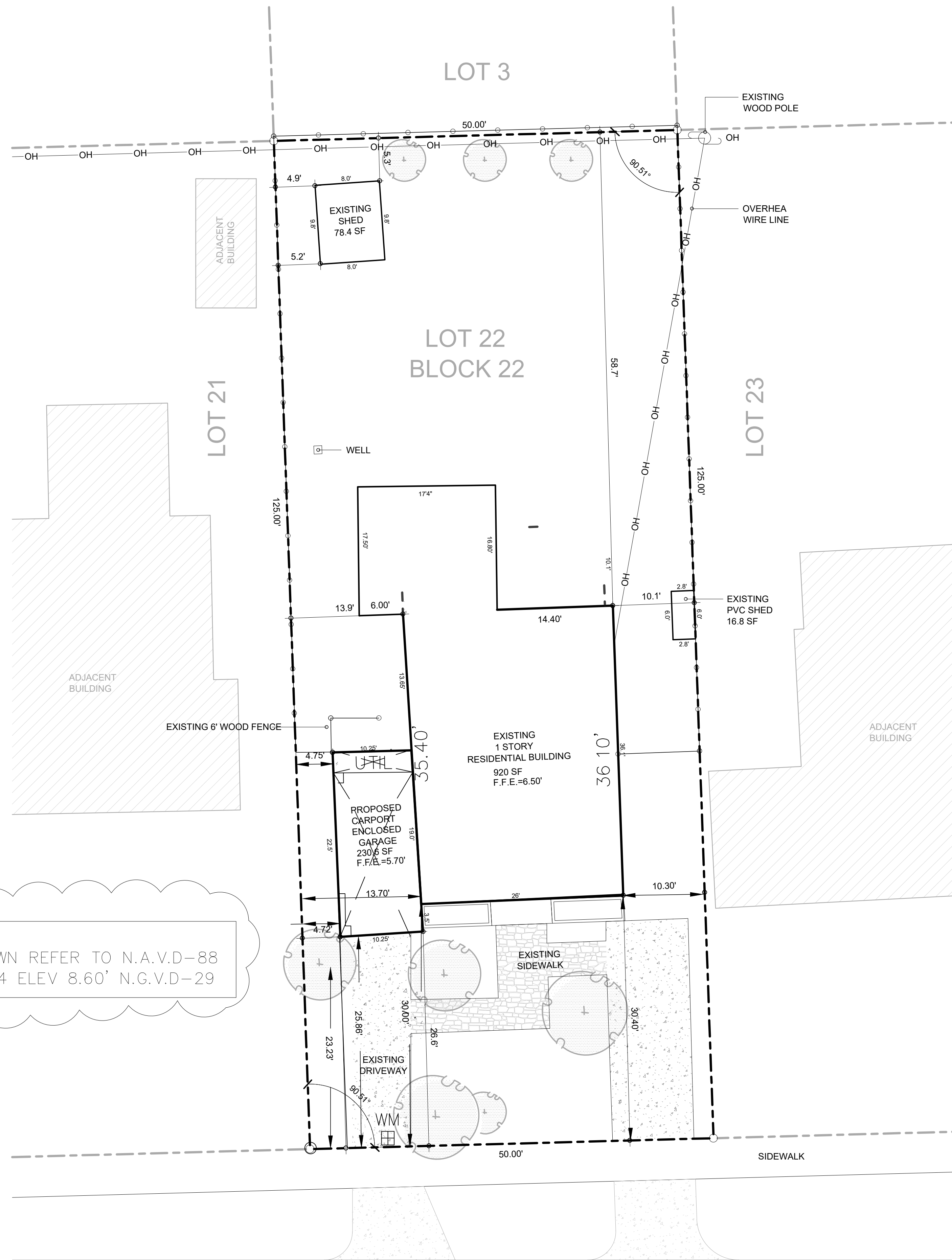
SEAL:

FLOOR PLANS,
ELEVATIONS AND
SCHEDULES

SCALE: As indicated

A100

SHEET SIZE: 36" X 24"



NOTES:
ELEVATION SHOWN REFER TO N.A.V.D-88
B.C.E.D BM 2884 ELEV 8.60' N.G.V.D-29

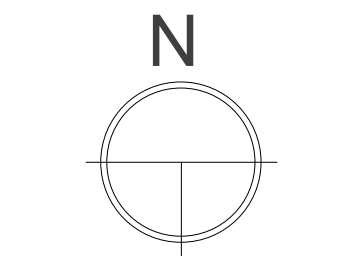
LEGAL DESCRIPTION:
Lot 13, IN Block 146, OF CAROL CITY 6TH ADDITION, according to the Plat thereof , as recorded in Plat Book 68, Page 54, of the Public Records of Miami-Dade County, Florida.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: X AH 5.00'
PANEL NO/SUFFIX: 0557 J
COMMUNITY NO: 125105
DATE OF FIRM: 07/31/2024
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

FLOOD INFORMATION:
-TOP OF BOTTOM FLOOR INCLUDING BASEMENT, CRAWL SPACE OR ENCLOSURE FLOOR =6.50'
-LOWEST ELEVATION OF MACHINARY AND EQUIPMENT (M&S) SERVICING THE BUIDING= 6.10'
-LOWEST ADJACENT GRADE (LAG) NEXT TO BUILDING =FINISHED =5.55'
HIGHEST ADJACENT GRADE(HAG) NEXT TO BUILDING= FINISHED=5.80'

CRAWL SPACE VENTILATION CALCULATION:
TOTAL SQFT AREA=1150.6 SQFT
The minimum net area of ventilation opening must not be less than 1 square foot for each 150 square feet of under-floor space area.
-1150.6/150= 7.67 SQFT
7.67 SQFT X144=1104.57 SqINCHES
SIZE 1 OPENING 16"X8"PROVIDE 128 SQINCHES VENT
-1104.57/ 128= 8.6 FLOOD VENT TOTAL

JURISDICTION BROWARD COUNTY
PARCEL NUMBER 5042-16-12-1730
ZONING RS-8
LOT AREA 6,248.0 SF
BUILDING FOOTPRINT 1,498.8 SF
LOT COVERAGE 24.0%



PROJECT:
CONVERSION OF
THE CAR PORT
INTO
THE GARAGE

909 SW 19th St, Fort
Lauderdale, FL 33315

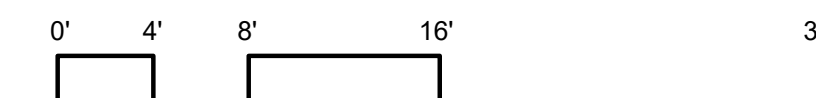
REVISION DATE
A 04-12-2024



SEAL:

SITE PLAN

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



C100

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for () community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>CAMPBELL, RYAN F</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>909 SW 19 STREET</u>	Company NAIC Number: _____
City: <u>FORT LAUDERDALE</u> State: <u>FL</u> ZIP Code: <u>33315</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>YELLOWSTONE PARK AMEN PLAT 15-3 B PT BLK 22 F/P/A LOT 22 BLK 22 BROWARD COUNTY, FLORIDA ID 5042 16 12 1730</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>26°05'50.43"N</u> Long. <u>80°09'12.69"W</u> Horizontal Datum: ☐ NAD 927 ☒ NAD 983 ☐ WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1A</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☒ N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>CITY OF FORT LAUDERDALE</u>	B1.b. NFIP Community Identification Number: <u>125105</u>
B2. County Name: <u>BROWARD COUNTY</u>	B3. State: <u>FL</u> B4. Map/Panel No.: <u>12011 C 0557</u> B5. Suffix: <u>J</u>
B6. FIRM Index Date: <u>07-31-2024</u>	B7. FIRM Panel Effective/Revised Date: <u>07-31-2024</u>
B8. Flood Zone(s): <u>X / AH</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A / 5.00'</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B . Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☒ Yes ☒ No Designation Date: <u>N/A</u> ☒ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☒ Yes ☒ No	

ELEVATION CERTIFICATE

PORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

909 SW 19 STREET

City: FORT LAUDERDALE

State: FL

ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING LEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items 2 a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BCED BM 2884 ELEV 8.60' N.G.V.D-29 Vertical Datum: N.A.V.D-88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

6.5'

☒ feet ☐ meters

b) Top of the next higher floor (see Instructions):

N/A

☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions):

N/A

☐ feet ☐ meters

d) Attached garage (top of slab):

N/A

☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

6.1'

☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished

5.6'

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished

5.8'

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

N/A

☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that my false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: JULIO S PITA

License Number: 5789

Title: P.L.S

Company Name: AVILA AND ASSOCIATES SERVICES INC

Address: 20132 NW 62 AVENUE

City: HIALEAH

Digitally Signed by

ZIP Code: 33015

Signature: **Julio S Pita**

Julio S Pita

Date: 2024.10.17

Date: 10-15-2024

Telephone: 786-317-0364

Ext.: 11:55:19 and 04:00:10 A0106@GMAIL.COM



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

A-5 OBTAINED BY HANDHELD GPS LOCATOR CARLSON BRX7 GNSS RECIEVER

FLOOD ZONES DETERMINED BY FEMA MAPS

C.O.R=4.96' N.A.V.D-88

ITEMS IN C2-E IS A/C UNIT ON GRADE ON CONCRETE SLAB LOCATE ON LEFT SIDE OF THE PROPERTY

ELEVATION CERTIFICATE

PORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No :
909 SW 19 STREET

City: FORT LAUDERDALE State: FL ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AN ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) RTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: FL ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

PORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

909 SW 19 STREET

City: FORT LAUDERDALE

State: FL

ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: FL ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

909 SW 19 STREET

City: FORT LAUDERDALE

State: FL

ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section Instructions) and the appropriate Building Diagrams (at the end of Section Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☒ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: FL ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE
PORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
909 SW 19 STREET

City: FORT LAUDERDALE

State: FL

ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View - 10-15-2024

Clear Photo One



Photo Two

Photo Two Caption: Rear View - 10-15-2024

Clear Photo Two

ELEVATION CERTIFICATE
PORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
909 SW 19 STREET

City: FORT LAUDERDALE State: FL ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: RIGHT VIEW 10-15-2024

Clear Photo Three



Photo Four

Photo Four Caption: LEFT VIEW 10-15-2024

Clear Photo Four