



BOARD OF ADJUSTMENT MEETING NOTICE

Date: January 31st, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 12, 2025 at 6:00 pm.**

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

CASE:	PLN-BOA-24110003
OWNER:	GARCIA, ISIDRO & CATHERINE M
AGENT:	N/A
ADDRESS:	241 SOUTH WEST 21 STREET, FORT LAUDERDALE, FL 33315
LEGAL DESCRIPTION:	THE EAST 20 FEET OF LOT 14, AN THE WEST 38 FEET OF LOT 15, IN BLOCK 102 OF, "LAUDERDALE", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-19.2. P- Freestanding shade structures. (Chickee Hut)</u>

- Requesting a variance to allow a freestanding shade structure (chickee hut) to have a side yard setback of 2 feet whereas the code requires a minimum side yard setback of 5-feet, a total variance request of 3 feet.
- ***NOTE: 47-19.2. P Freestanding shade structures. Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway as measured in accordance with Section 47-2.2.R. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of two hundred (200) gross square feet in area for that portion of the structure protruding into the required yard area. No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard.***

To watch and listen to the meeting, please visit:

<https://www.fortlauderdale.gov/government/BOA> OR
www.youtube.com/cityoffortlauderdale

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

MOHAMMED MALIK
ZONING ADMINISTRATOR



Florida Statutes, Sec. 286.0105

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




PLN-BOA-24110003

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet

PLN-BOA-24110003

Sec. 47-19.2. P- Freestanding *shade structures.* (*Chickee Hut*)

Freestanding shade structures. Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway as measured in accordance with Section 47-2.2.R. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of two hundred (200) gross square feet in area for that portion of the structure protruding into the required yard area. No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard.

Record

Showing 1-17 of 17

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24110003		BOA	Z- Board of Adjustment (BOA)	0		241	SW	21	ST		Open
<input type="checkbox"/>	BLD-GEN-24090060	ATF - Chickee Hut # BE24080254	ATF - Chickee Hut	Structural Permit	0		241	SW	21	ST		Plan Set 5
<input type="checkbox"/>	BE24080253			Building Code Case	0		241	SW	21	ST		Closed
<input type="checkbox"/>	BE24080254	WORK W/O PERMIT-MULTIPLE STRUCTURES THROUGHOUT PR...	WORK W/O PERMIT-MULTIPLE STR...	Building Code Case	0	Jose Saragusti	241	SW	21	ST		Special M.
<input type="checkbox"/>	ENF-CODE-19100380	RV TRAILER PARKED OBSTRUCTING PUBLIC RIGHT OF WAY	RV TRAILER PARKED OBSTRUCTIN...	Code Case	0	Manue Garcia	241	SW	21	ST		Closed
<input type="checkbox"/>	PM-12061206	KITCHEN REMODEL	KITCHEN REMODEL	Residential Alteration Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-12061208	REPLACE PLUMB FIXTURES FOR KITCHEN REMODEL (BP ~#...	REPLACE PLUMB FIXTURES FOR K...	Plumbing Fixture Replacement Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-12061212	ELEC FOR KITCHEN REMODEL (BP #12061206)	ELEC FOR KITCHEN REMODEL (BP...	Electrical Residential Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-09042327	ABANDON SEPTIC TANK CONNECT TO SEWER	ABANDON SEPTIC TANK CONNECT ...	Plumbing Sewer Cap Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-09011071	R & R (8) IMPACT WINDOWS	R & R (8) IMPACT WINDOWS	Window and Door Permit	0		241	SWI	21	ST		Complete
<input type="checkbox"/>	PM-09010007	REPLACING 3 EXTERIOR DOOR W/IMPACT DOORS (& ~...	REPLACING 3 EXTERIOR DOOR W/...	Window and Door Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-08090827	R & R 6 WINDOWS W IMPACT WINDOWS	R & R 6 WINDOWS W IMPACT WIN...	Window and Door Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-08030391	REPLACE 3 IMPACT WINDOWS	REPLACE 3 IMPACT WINDOWS	Window and Door Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	PM-06052990	REROOF 1400 SHINGLE 425 SF FLAT	REROOF 1400 SHINGLE 425 SF FLAT	Re-Roof Permit	0		241	SW	21	ST		Complete
<input type="checkbox"/>	AB-0047176		GARCIA ISIDRO / MIKE	Resident/Business Alarm Registration	0		241	SW	21	ST		Active
<input type="checkbox"/>	PM-02030494	INSTALL ALARM W 1 PANEL AND 3 DEVICES	INSTALL ALARM W 1 PANEL AND ...	Electrical Burglar Alarm	0		241	SW	21	ST		Void
<input type="checkbox"/>	PM-01010633	INSTALL DRIVEWAY PAVERS 1300 SQ FT	INSTALL DRIVEWAY PAVERS 1300...	Residential Paving Permit	0		241	SWI	21	ST		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 12, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-24110003

Sec. 47-19.2. P- Freestanding shade structures. (Chickee Hut)

• Requesting a variance to allow a freestanding shade structure (chickee hut) to have a side yard setback of 2 feet whereas the code requires a minimum side yard setback of 5-feet, a total variance request of 3 feet.

NOTE: 47-19.2. P Freestanding shade structures.

Freestanding shade structures (such as a gazebo, a tiki hut, or a trellis) may be permitted when accessory to residential uses, in the required rear yard but no closer than five (5) feet from the rear property line except where a parcel is abutting a waterway, where they shall be no closer than ten (10) feet from the waterway as measured in accordance with Section 47-2.2.R. Freestanding shade structures shall be open on all sides and shall be no greater in height than twelve (12) feet measured from the ground to the top of the structure, and shall be limited in size to a maximum of two hundred (200) gross square feet in area for that portion of the structure protruding into the required yard area. No more than one (1) freestanding shade structure per plot shall be permitted in the required rear yard

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-24110003

APPLICANT: Catherine Garcia

PROPERTY: 241 SW 21 Street Fort Lauderdale, Florida 33315

PUBLIC HEARING DATE: February 12, 2025

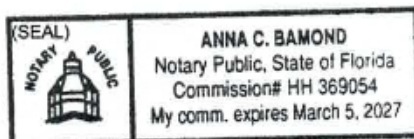
BEFORE ME, the undersigned authority, personally appeared Catherine Garcia, who upon being duly sworn and cautioned, under oath deposes and says:

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

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

Catherine Garcia
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of January, 2025



Anna C. Bamond
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 5, 2027

SIGN NOTICE

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

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AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY
BOA CASE NO. PLN-BOA-24110003

APPLICANT: Isidro Garcia

PROPERTY: 241 SW 21 Street Fort Lauderdale, Florida 33315

PUBLIC HEARING DATE: February 12, 2025

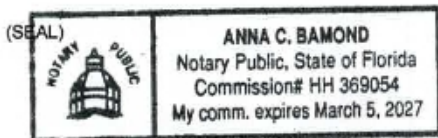
BEFORE ME, the undersigned authority, personally appeared Isidro Garcia, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
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NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2. of the City of Fort Lauderdale UJDR, I will forfeit my sign deposit. [Signature] (Initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29 day of January, 2025



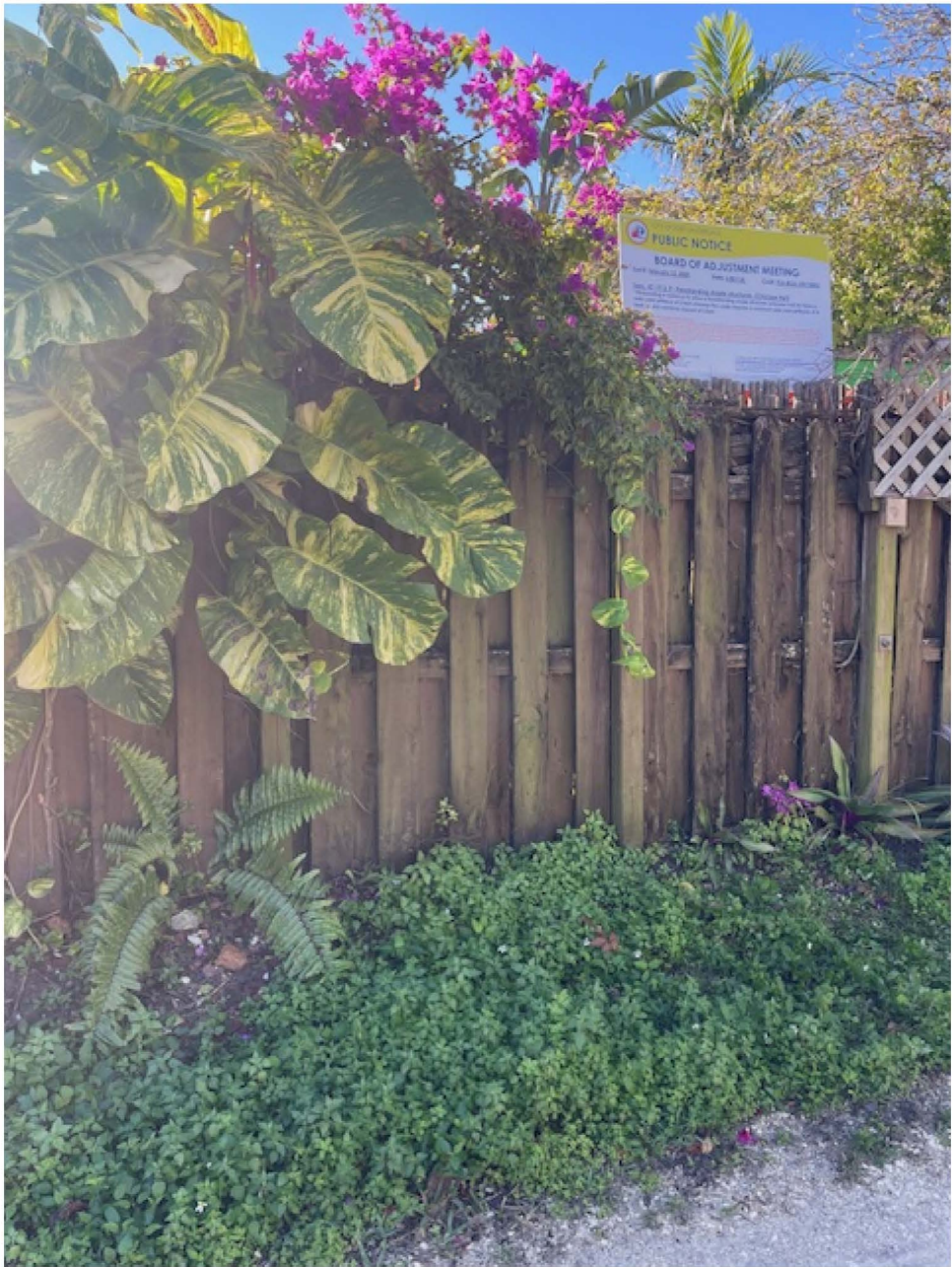
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 5, 2027



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: February 24, 2023 TIME: 6:00 P.M. CASE NO. BOA-21-12893

Sec. 47-12.3.4. Free-standing shade structures (Chickasaw)
 "Permitting is required to allow a free-standing shade structure (chickasaw) to have a side yard setback of 2 feet whereas the code requires a minimum side yard setback of 6 feet, a total setback requirement of 2 feet."

Attendees: City Manager, City Attorney, Board of Adjustment Members, and the Applicant.











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@lauderdale.gov. Phone: 954-828-6620, 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 sections not applicable. Select the application type below and complete entire application form.

Application Type	(Select the application type from the list below and complete pages 1-4 of the application)	FEES
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (Before)	\$2,332
<input type="radio"/>	Requesting a Variance/Special Exception/Interpretation (After)	\$2,968
<input type="radio"/>	Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (Before)	\$689
<input checked="" type="radio"/>	Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (After)	\$901
<input type="radio"/>	Request for Continuance	\$954
<input type="radio"/>	Request for Rehearing	\$318
<input type="radio"/>	Rehearing Request: before the board	\$7,219

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	BE24080254
Date of complete submittal	10-21-2024

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

Property Owner's Name	Isidro and Catherine Garcia
Property Owner's Signature	<i>Catherine Garcia</i> <small>If signed agent letter is provided, this signature is required by the application by the owner</small>
Address, City, State, Zip	241 SW 21 Street Fort Lauderdale Florida
E-mail Address	catherinegarcia005@yahoo.com
Phone Number	954-850-9241
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

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

Include ANY Related code case/permit #	Florida - BE24080254
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 241 SW 21 Street Fort Lauderdale, Fl 33315
Legal Description	See survey
Tax ID Folio Numbers <i>(For all parcels in development)</i>	5042 15 01 5560
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	To keep our chicken hut up as is.
Applicable ULDR Sections <i>(Include all code sections)</i>	ULDR Sec 47-19.1.2.P Freestanding Chickee Hut

Current Land Use Designation	Residential
Current Zoning Designation	RM-15 Residential
Current Use of Property	Homestead Primary Residential
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25'	72.7'
Side	5'	4'3"
Side	5'	3'8" and 3'5"
Rear	15'	43'2"

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

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

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

Requesting variance for chickee hut, that was built by Seminole Indian Sandy Osceola March 2, 2012.

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

Chickee hut has been standing since march 2, 2012. Has been through hurricanes with no damage.

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:

Chickee hut built by Seminole Indian - Sandy Osceola - he advised us we did not need a permit since he was a Seminole Indian. 12 yrs later we are issued

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

Chickee hut provides shade & protection from sun. We would like to keep up as is.

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

We would like to be able to keep our chickee hut up as is. We are willing to submit all required documents to resolve this matter

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.

Variance requested is to keep chickee hut up as is. We were advised by Sandy Osceola - Seminole Indian that built chickee hut March 2, 2012 that we did not need a permit since he is a Seminole Indian.

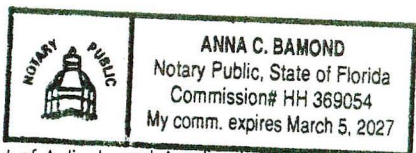
AFFIDAVIT: I, Isidro M. Garcia the Owner/Agent of said property ATTEST that I am aware of the following:

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]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 17 day of DECEMBER, 2021

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 5, 2027

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

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

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

Requesting variance for Chickee Hut, that was built by Seminole Indian Sandy Osceola March 2, 2012.

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

Chickee Hut has been standing since March 2, 2012. Has been through hurricanes with no damage.

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:

Chickee hut built by Seminole Indian - Sandy Osceola - he advised us we do not need a permit since he was an Seminole Indian. 12 yrs later we are violating

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

Chickee hut provides shaded protection from sun. We would like to keep up as is.

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

We would like to be able to keep our Chickee Hut up as is. We are willing to submit all required documents to resolve this matter.

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.

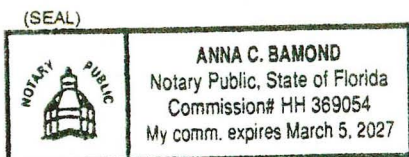
Variance requested is to keep Chickee Hut up as is. We were advised by Sandy Osceola - Seminole Indian that built Chickee Hut March 2, 2012 that we do not need a permit since he is a Seminole Indian.

AFFIDAVIT: Catherine Garcia the Owner/Agent of said property ATTEST that I am aware of the following:

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

Catherine Garcia
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 17 day of DECEMBER, 2024



Anna C. Bamond
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 5, 2027

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: October 21, 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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	241 SW 21 STREET, FORT LAUDERDALE FL 33315-2526	ID #	5042 15 01 5560
Property Owner	GARCIA, ISIDRO & CATHERINE M	Millage	0312
Mailing Address	241 SW 21 ST FORT LAUDERDALE FL 33315-2526	Use	01-01
Abbr Legal Description	LAUDERDALE 2-9 D LOT 14 E 20,15 W 38 BLK 102		

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

* 2025 values are considered "working values" and are subject to change.

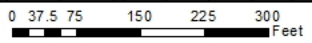
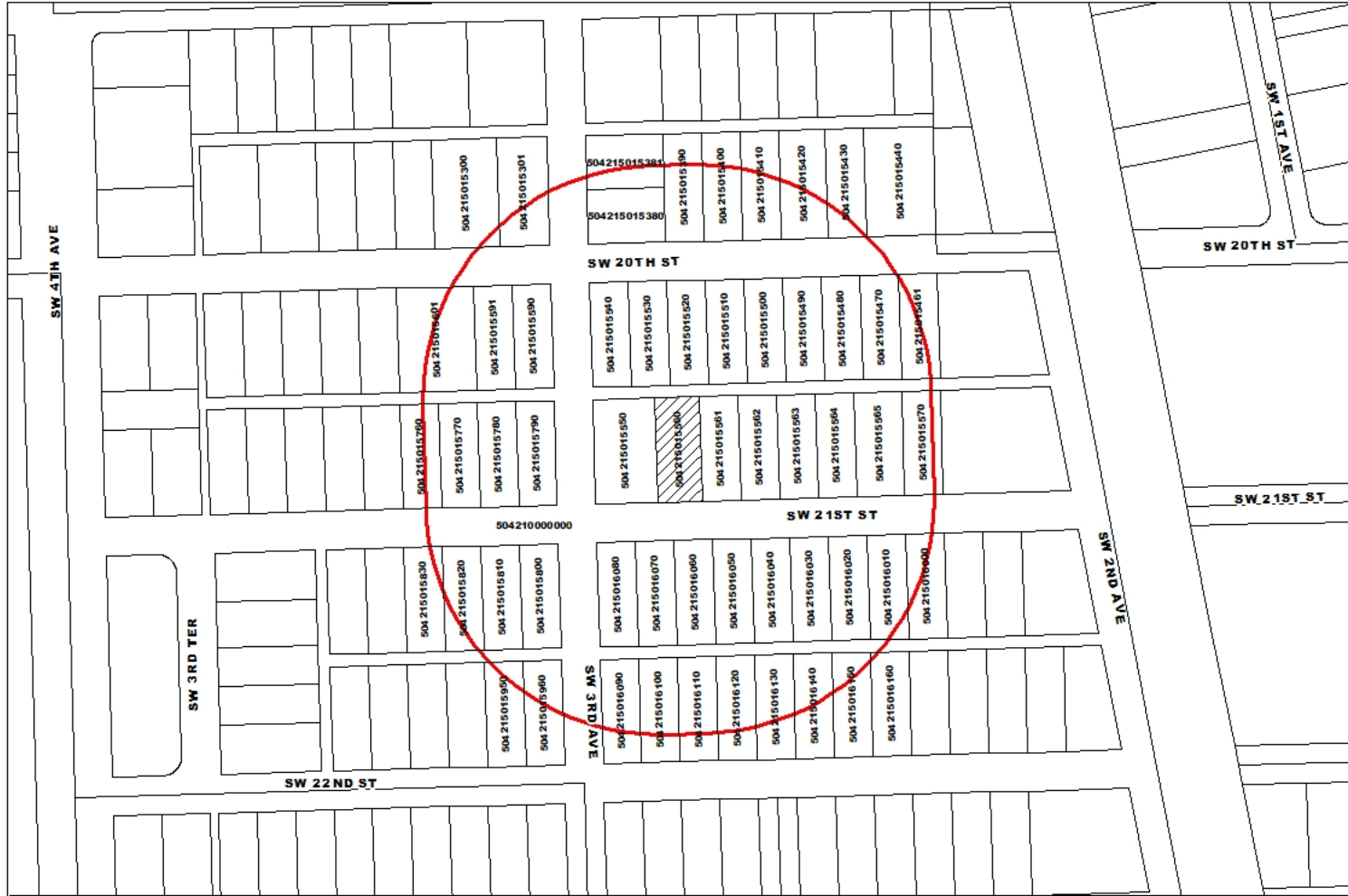
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$117,450	\$435,360	\$552,810	\$143,050	
2024	\$117,450	\$435,360	\$552,810	\$143,050	\$2,541.79
2023	\$117,450	\$426,170	\$543,620	\$138,890	\$2,460.14

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$552,810	\$552,810	\$552,810	\$552,810
Portability	0	0	0	0
Assessed/SOH 94	\$143,050	\$143,050	\$143,050	\$143,050
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$93,050	\$118,050	\$93,050	\$93,050

Sales History			
Date	Type	Price	Book/Page or CIN
4/23/1998	QCD	\$100	28136 / 218
5/1/1994	QCD	\$100	22197 / 411
8/1/1974	WD	\$35,000	

Land Calculations		
Price	Factor	Type
\$15.00	7,830	SF
Adj. Bldg. S.F. (Card, Sketch)		1382
Units/Beds/Baths		1/3/3
Eff./Act. Year Built: 1959/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



241 SW 21 ST
DATE OF PRINT: 11/08/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI
504215015300	REESE,LESLIE C	DIXON,BRIAN G	309 SW 20 ST
504215015301	LOGAN,ELVIA		301 SW 20 ST APT 4
504215015380	CROISSANT 245 LLC		245 SW 20 ST
504215015381	JOHNSON,RYAN	JOHNSTON,JULIE	1001 MANGO ISLE
504215015390	STICKNEY,LILLIAN H/E	CHURCH,TONY LEE	237 SW 20 ST
504215015400	MACHADO GIL,ISABEL CRISTINA	LORENZO,JUAN CARLOS	233 SW 20 ST
504215015410	LARA,RENZO RAFAEL	WILSON,RONALD BRUCE JR	230 SW 20 ST
504215015420	WHITE ROSE HOMES LLC		PO BOX 1271
504215015430	TAGLIAVIA,PAUL	PAUL TAGLIAVIA TR	221 SW 20 ST #B
504215015440	BROWARD COUNTY COMMUNITY	DEVELOPMENT CORPORATION INC	500 SE 17 ST STE 101
504215015461	BROWARD COUNTY COMMUNITY	DEVELOPMENT CORPORATION INC	500 SE 17 ST STE 101
504215015470	BROWARD COUNTY COMMUNITY	DEVELOPMENT CORPORATION INC	500 SE 17 ST STE 101
504215015480	SULU APARTMENTS LLC	% BROWARD PROPERTIES INC	2014 S ANDREWS AVE
504215015490	MORGAN,LAWRENCE		222 SW 20 ST
504215015500	ABBOTT,JAMES		226 SW 20 ST UNIT 4
504215015510	LARA,RENZO R	WILSON,RONALD BRUCE JR	230 SW 20 ST
504215015520	CATS-BARIL,DEVA H/E	CATS-BARIL,WILLIAM	234 SW 20 ST
504215015530	GONZALEZ,DANIELLE K		238 SW 20 ST
504215015540	242 SW 20 ST LLC		242 SW 20 ST
504215015550	WILLIS,LISA D		247 SW 21 ST
504215015560	GARCIA,ISIDRO & CATHERINE M		241 SW 21 ST
504215015561	PADRON,EMIGDIO	EMIGDIO PADRON REV TR	237 SW 21 ST
504215015562	LIN,WENGHUI		701 SE 16 ST APT 1
504215015563	PONCE,OLGA H/E	MALDONADO,CARLOS & CANALES,RO	229 SW 21 ST
504215015564	HARRISON,JAMONIQUE & ADRIAN		225 SW 21 ST UNIT A
504215015565	BODDE,PHILIP		221 SW 21 ST
504215015570	KUCHINSKAYA,ANNA	BARAZANI,ZION	217 SW 21 ST #1-2
504215015590	300 SW 20TH STREET LLC		1810 SW 23 AVE
504215015591	ADAN INVESTMENT 2012 LLC		1625 SW 30 ST #C
504215015601	SEGALINI,ANNA MARIE	SEGALINI,ELIZABETH	314 SW 20 ST
504215015760	LAVELANET,PASCALY LOUIS		313 SW 21 ST
504215015770	LOUCEL,DAX H/E	MORRISON,JENNIFER ANNE	309 SW 21 ST

504215015780	MORO,KELLY M		330 SW 167 AVE
504215015790	BAKER,MATT J		301 SW 21 ST
504215015800	TESH1194438 NO TR	ALSTON FAMILY LAND TR LLC TRSTEE	11352 W STATE RD 84 SUITE 80
504215015810	GANARY,JENNIFER		1951 NE 59 ST
504215015820	LIPPRANDT,R O & CHRISTINA		308 SW 21 ST
504215015830	KUHN,KEVIN M		312 SW 21 ST
504215015950	LEWIS,JONATHAN L		3620 NE 17 AVE
504215015960	KENNEDY,LORRAINE A		5593 MALONE RIDGE ST APT 7205
504215016000	GUGISCH,JANE CORDEIRO	PASSOW,CARLOS	216 SW 21 ST
504215016010	MACDONALD,BRIAN	PATINO,MARIA JULIANA	220 SW 21 ST
504215016020	SAAVEDRA,JOHN R & NORMA	JOHN R & NORMA J SAAVEDRA REV TR	224 SW 21 ST
504215016030	LARROSA PEDROSO,BRIAN		228 SW 21 ST
504215016040	VITO NICOLA TAMMA REV TR	TAMMA,VITO NICOLA TRSTEE	11431 NW 5 ST
504215016050	COENEN,MARTIN S		501 SW 16 ST
504215016060	COHEN,DORON	YAACOV,CHEN	6803 YARMOUTH AVE
504215016070	LORBENDY GUILLAUME TR	GUILLAUME,LORBENDY TRSTEE	14060 NE 3 CT APT 4
504215016080	NASR MHITHAWI,SAMER	NASSER NASSER,EMILIA	246 SW 21 ST
504215016090	SIMPLE ABODE LAND TR	SMITH,JAMIE M & SAMUEL T TRSTEEES	1501 SW 22 ST
504215016100	ANCHORS AWAY LAND TR	SMITH,JAMIE M & SAMUEL T TRSTEEES	1501 SW 22 ST
504215016110	GOTTS,HARVEY		1016 AVOCADO ISLE
504215016120	RAVENSWOOD GROUP LLC		1040 MARBLE WAY
504215016130	WARD,TERRI BITLER		235 SW 22 ST
504215016140	VITO NICOLA TAMMA REV TR	TAMMA,VITO NICOLA TRSTEE	11431 NW 5 ST
504215016150	SCALIA,GREGORY & LINDA		225 SW 22 ST
504215016160	SUTHERLAND,BERNARD C		221 SW 22 ST

PEMBROKE PINES	FL 33027 PEMBROKE PINES	FL33027	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
DAVIE	FL 33325 DAVIE	FL33325	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33308 FORT LAUDERDALE	FL33308	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
OAKLAND PARK	FL 33334 OAKLAND PARK	FL33334	LAUDERDALE 2-9 D
ALEXANDRIA	VA 22312 ALEXANDRIA	VA22312	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
PLANTATION	FL 33325 PLANTATION	FL33325	LAUDERDALE 2-9 D
FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
RESEDA	CA 91335 RESEDA	CA91335	LAUDERDALE 2-9 D
MIAMI	FL 33161 MIAMI	FL33161	LAUDERDALE 2-9 D
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FORT LAUDERDALE	FL 33315 FORT LAUDERDALE	FL33315	LAUDERDALE 2-9 D
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BOCA RATON	FL 33432 BOCA RATON	FL33432	LAUDERDALE 2-9 D
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PLANTATION	FL 33325 PLANTATION	FL33325	LAUDERDALE 2-9 D
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LOT 14 BLK 95
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LOT 18 E 40,19 W 10 BLK 95
LOT 19 E 40,20 BLK 95
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LOT 13,14 W 30 BLK 102
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BLK 95

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LEGAL_L_12

LEGAL_L_13

ZIP4	MILL	US	US	MA	C	JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB
2103	0312	08	06	3B		83450	434310	0	517760	83450	88950
2133	0312	08	04	3B		45590	739950	0	785540	45590	41220
	0312	01	01	3B		105360	324680	0	430040	0	0
	0312	08	02	3B		35000	539800	0	574800	0	0
2112	0312	01	01	3B		105200	421490	0	526690	0	0
2112	0312	01	01	3B		105200	288100	0	393300	0	0
	0312	01	01	3B		105200	372220	0	477420	0	0
	0312	01	01	3B		84160	277080	0	361240	0	0
	0312	08	02	3B		35070	359880	0	394950	35070	11160
2547	0312	08	05	3B		63130	1079550	0	1142680	0	0
2547	0312	08	04	3B		33750	659610	0	693360	0	0
2547	0312	08	04	3B		33750	659880	0	693630	0	0
	0312	08	05	3B		33750	625020	0	658770	0	0
2135	0312	01	01	3B		101250	596000	0	697250	0	0
	0312	08	04	3B		33750	660420	0	694170	33750	36240
	0312	01	01	3B		101250	486010	0	587260	0	0
	0312	01	01	3B		101250	456180	0	557430	0	0
	0312	01	02	3B		101250	443000	0	544250	0	0
	0312	01	01	3B		101250	458520	0	559770	0	0
	0312	08	03	3B		54000	435010	0	489010	54000	86370
2526	0312	01	01	3B		117450	435360	0	552810	0	0
2526	0312	01	01	3B		101250	582650	0	683900	0	0
	0312	01	01	3B		101250	356260	0	457510	0	0
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2104	0312	01	02	3B		202500	773720	0	976220	0	0
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	0312 01 01 3B	101250	274200	0	375450	0	0
	0312 01 02 3B	101250	395260	0	496510	0	0
	0312 01 01 3B	101250	348080	0	449330	0	0
2509	0312 01 01 3B	101250	255880	0	357130	0	0
	0312 01 01 3B	101250	248200	0	349450	0	0
5416	0312 08 04 3B	33750	660050	0	693800	0	0
	0312 01 01 3B	101250	529610	0	630860	0	0
	0312 01 01 3B	101250	293410	0	394660	0	0
	0312 01 01 3B	101250	309340	0	410590	0	0
2527	0312 01 01 3B	101250	309190	0	410440	0	0
	0312 01 01 3B	101250	332540	0	433790	0	0
	0312 01 02 3B	101250	414080	0	515330	0	0
	0312 08 03 3B	33750	449770	0	483520	0	0
	0312 08 02 3B	33750	530160	0	563910	0	0
2871	0312 08 06 3B	33750	449890	0	483640	0	0
2527	0312 01 01 3B	101250	235090	0	336340	0	0
	0312 01 01 3B	101250	235710	0	336960	0	0
	0312 01 01 3B	101250	442030	0	543280	0	0
	0312 01 01 3B	101250	267910	0	369160	0	0
	0312 01 01 3B	101250	339260	0	440510	0	0
	0312 01 01 3B	101250	195380	0	296630	0	0
	0312 01 02 3B	101250	423870	0	525120	0	0
2532	0312 01 01 3B	101250	242290	0	343540	0	0
2532	0312 01 01 3B	101250	274990	0	376240	0	0

PREV_SOH_V	NEW_SOH_V	NEW_SB_SOF	HE1_AMOU	HE2_AMOU	WVD_AMOU	EXEMPTION_	COUNTY_ME	SCHOOL_ME	CITY_MEX_A	INDEP_MEX_
317270	331750	372180	25000	25000	0	0	0	0	0	0
415490	448350	641770	25000	25000	5000	0	0	0	0	0
430040	430040	430040	0	0	0	0	0	0	0	0
478330	526160	574800	0	0	0	0	0	0	0	0
110100	110100	110100	25000	25000	5000	0	0	0	0	0
253240	253240	253240	25000	25000	0	0	0	0	0	0
477420	477420	477420	0	0	0	0	0	0	0	0
361240	361240	361240	0	0	0	0	0	0	0	0
140340	149750	226170	25000	0	0	0	0	0	0	0
1018230	1120050	1142680	0	0	0	606960	1120050	1142680	1120050	1120050
498240	548060	693360	0	0	0	307020	548060	693360	548060	548060
498240	548060	693630	0	0	0	316360	548060	693630	548060	548060
460420	506460	658770	0	0	0	0	0	0	0	0
255190	255190	255190	25000	25000	0	0	0	0	0	0
348360	376190	565300	25000	19990	0	0	0	0	0	0
194570	194570	194570	25000	25000	0	0	0	0	0	0
431800	431800	431800	25000	25000	0	0	0	0	0	0
358380	394210	544250	0	0	0	0	0	0	0	0
543790	559770	559770	0	0	0	0	0	0	0	0
275350	288840	310020	25000	25000	0	0	0	0	0	0
143050	143050	143050	25000	25000	0	0	0	0	0	0
131800	131800	131800	25000	25000	0	0	0	0	0	0
291430	320570	457510	0	0	0	0	0	0	0	0
119590	119590	119590	25000	25000	0	0	0	0	0	0
414420	430950	452060	25000	25000	0	0	0	0	0	0
267890	267890	267890	25000	25000	0	0	0	0	0	0
393550	393550	393550	0	0	0	0	0	0	0	0
453440	498780	693720	0	0	0	0	0	0	0	0
492800	542080	773610	0	0	0	0	0	0	0	0
205580	205580	205580	25000	25000	0	0	0	0	0	0
387930	387930	387930	25000	25000	0	0	0	0	0	0
260600	260600	260600	25000	25000	0	0	0	0	0	0

294320	323750	374140	0	0	0	0	0	0	0	0
375450	375450	375450	25000	25000	0	0	0	0	0	0
367520	404270	496510	0	0	0	0	0	0	0	0
327180	359890	449330	0	0	0	0	0	0	0	0
79210	79210	79210	25000	25000	0	0	0	0	0	0
153480	153480	153480	25000	25000	0	0	0	0	0	0
457680	503440	693800	0	0	0	0	0	0	0	0
343270	377590	630860	0	0	0	0	0	0	0	0
394660	394660	394660	0	0	0	0	0	0	0	0
405380	405380	405380	25000	25000	0	0	0	0	0	0
94470	94470	94470	25000	25000	0	0	0	0	0	0
253010	253010	253010	25000	25000	0	0	0	0	0	0
292870	322150	515330	0	0	0	0	0	0	0	0
429700	472670	483520	0	0	0	0	0	0	0	0
439650	483610	563910	0	0	0	0	0	0	0	0
483640	483640	483640	0	0	0	0	0	0	0	0
336340	336340	336340	0	0	0	0	0	0	0	0
336960	336960	336960	0	0	0	0	0	0	0	0
407170	447880	543280	0	0	0	0	0	0	0	0
254440	279880	369160	0	0	0	0	0	0	0	0
334080	367480	440510	0	0	0	0	0	0	0	0
83590	83590	83590	25000	25000	0	0	0	0	0	0
279180	307090	525120	0	0	0	0	0	0	0	0
99940	99940	99940	25000	25000	0	0	0	0	0	0
110570	110570	110570	25000	25000	5000	0	0	0	0	0

COUNTY_TAX	SCHOOL_TAX	CITY_TAX	INDEP_TAX	HE_ILY_F	ME_W	EXISO	CO	FID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIRFI	FIRE_ASSES	SAI	
281750	347180	281750	281750	2/2	2/2		94	08	Y	0	0	F	21.96	03	R	3
393350	611770	393350	393350	1/1	1/1	1	94	08	Y	0	0	F	29.28	03	R	4
430040	430040	430040	430040				25		Y	0	0	F	9.44	03	R	1
526160	574800	526160	526160				22		Y	0	0	F	14.64	03	R	2
0	80100	0	55100	1/1	1/1	1	94	08	Y	0	0	F	9.44	03	R	1
203240	228240	203240	203240	100	100		21	21	Y	0	0	F	9.44	03	R	1
477420	477420	477420	477420		100		25		Y	0	0	F	9.44	03	R	1
361240	361240	361240	361240				24		Y	0	0	F	9.44	03	R	1
124750	201170	124750	124750	1/1	1/1		02	08	Y	0	0	F	14.64	03	R	2
0	0	0	0		100	36	08		Y	0	0	F	58.56	03	R	8
0	0	0	0		100	36	08		Y	0	0	F	29.28	03	R	4
0	0	0	0		100	36	08		Y	0	0	F	29.28	03	R	4
506460	658770	506460	506460				13		Y	0	0	F	36.60	03	R	5
205190	230190	205190	205190	100	100		17	17	Y	0	0	F	9.44	03	R	1
331200	540300	331200	331200	1/1	1/1		04	08	Y	0	0	F	29.28	03	R	4
144570	169570	144570	144570	100	100		15	15	Y	0	0	F	9.44	03	R	1
381800	406800	381800	381800	100	100		22	22	Y	0	0	F	9.44	03	R	1
394210	544250	394210	394210				20		Y	0	0	F	18.88	03	R	2
559770	559770	559770	559770				22		Y	0	0	F	9.44	03	R	1
238840	285020	238840	238840	100	100		13	13	Y	0	0	F	21.96	03	R	3
93050	118050	93050	93050	1/1	1/1		94	08	Y	0	0	F	9.44	03	R	1
81800	106800	81800	81800	1/1	1/1		98	08	Y	0	0	F	9.44	03	R	1
320570	457510	320570	320570				20		Y	0	0	F	9.44	03	R	1
69590	94590	69590	69590	1/1	1/1		99	08	Y	0	0	F	9.44	03	R	1
380950	427060	380950	380950	100	100		22	22	Y	0	0	F	14.64	03	R	2
217890	242890	217890	217890	100	100		18	18	Y	0	0	F	9.44	03	R	1
393550	393550	393550	393550				22		Y	0	0	F	14.64	03	R	2
498780	693720	498780	498780				16		Y	0	0	F	29.28	03	R	4
542080	773610	542080	542080				17		Y	0	0	F	29.28	03	R	4
155580	180580	155580	155580	1/1	1/1		94	08	Y	0	0	F	18.88	03	R	2
337930	362930	337930	337930	100	100		24	24	Y	0	0	F	9.44	03	R	1
210600	235600	210600	210600	100	100		17	17	Y	0	0	F	9.44	03	R	1

323750	374140	323750	323750		16	Y	0	0	F	9.44 03 R	1	
325450	350450	325450	325450 100 100		24	24	Y	0	0	F	9.44 03 R	1
404270	496510	404270	404270		15	Y	0	0	F	18.88 03 R	2	
359890	449330	359890	359890		19	Y	0	0	F	9.44 03 R	1	
29210	54210	29210	29210 1/1 1/1		94	08	Y	0	0	F	9.44 03 R	1
103480	128480	103480	103480 100 100		15	15	Y	0	0	F	9.44 03 R	1
503440	693800	503440	503440		08	Y	0	0	F	29.28 03 R	4	
377590	630860	377590	377590		08	Y	0	0	F	9.44 03 R	1	
394660	394660	394660	394660 1/1		25	Y	0	0	F	9.44 03 R	1	
355380	380380	355380	355380 100 100		23	23	Y	0	0	F	9.44 03 R	1
44470	69470	44470	44470 100 100		94	08	Y	0	0	F	9.44 03 R	1
203010	228010	203010	203010 100 100		22	22	Y	0	0	F	9.44 03 R	1
322150	515330	322150	322150		14	Y	0	0	F	18.88 03 R	2	
472670	483520	472670	472670		19	Y	0	0	F	21.96 03 R	3	
483610	563910	483610	483610		16	Y	0	0	F	14.64 03 R	2	
483640	483640	483640	483640		24	Y	0	0	F	21.96 03 R	3	
336340	336340	336340	336340		24	Y	0	0	F	9.44 03 R	1	
336960	336960	336960	336960		25	Y	0	0	F	9.44 03 R	1	
447880	543280	447880	447880		21	Y	0	0	F	9.44 03 R	1	
279880	369160	279880	279880		08	Y	0	0	F	9.44 03 R	1	
367480	440510	367480	367480		19	Y	0	0	F	9.44 03 R	1	
33590	58590	33590	33590 100 100		10	10	Y	0	0	F	9.44 03 R	1
307090	525120	307090	307090		14	Y	0	0	F	18.88 03 R	2	
0	74940	0	49940 1/1 1/1		94	08	Y	0	0	F	9.44 03 R	1
55570	80570	55570	55570 100 100	1	05	08	Y	0	0	F	9.44 03 R	1

SAFE_NEI_1	DR DRAINAGE_1	IMF IMPROVEM_1	SALE_DATE	DEE	STAMP_AMOI	BOOK_1	PAGE_1	SALE_DATE	DEE
0	0.00	0.00	9/1/1978	WD	135.00	7786.0000000000	150.0000000000	1/1/1968	WD
0	0.00	0.00	8/1/1989	QCE	0.55	16710.0000000000	831.0000000000	1/1/1968	WD
0	0.00	0.00	#####	WD	3990.00	0.0000000000	0.0000000000	#####	SWC
0	0.00	0.00	#####	WD	3500.00	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	QCE	0.70	0.0000000000	0.0000000000	8/1/1972	WD
0	0.00	0.00	#####	WD	3535.00	0.0000000000	0.0000000000	3/5/2015	WD
0	0.00	0.00	1/3/2023	QCE	0.70	0.0000000000	0.0000000000	6/5/2020	QCE
0	0.00	0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	WD	3290.00	35531.0000000000	807.0000000000	1/1/1999	QCE
0	0.00	0.00	#####	WD'	3290.00	35529.0000000000	725.0000000000	1/1/1999	QC*
0	0.00	0.00	#####	WD'	3290.00	35529.0000000000	725.0000000000	1/1/1999	QC*
0	0.00	0.00	5/2/2012	WD	1120.00	48729.0000000000	575.0000000000	2/2/2012	CET
0	0.00	0.00	#####	WD	1645.00	0.0000000000	0.0000000000	#####	QCE
0	0.00	0.00	9/1/1993	QCE	0.70	21407.0000000000	905.0000000000	7/1/1992	WD
0	0.00	0.00	#####	SWC	1259.30	51189.0000000000	1527.0000000000	5/8/2014	CET
0	0.00	0.00	#####	WD	3255.00	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	WD	2310.00	0.0000000000	0.0000000000	5/5/1999	WD
0	0.00	0.00	#####	WD	3132.50	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	WD	980.00	47913.0000000000	1811.0000000000	7/7/2010	SWC
0	0.00	0.00	#####	QCE	0.70	28136.0000000000	218.0000000000	5/1/1994	QCE
0	0.00	0.00	#####	WD	0.70	45843.0000000000	902.0000000000	5/9/1997	WD
0	0.00	0.00	#####	WD	1610.00	0.0000000000	0.0000000000	#####	PRD
0	0.00	0.00	8/2/2007	QCE	0.70	44470.0000000000	204.0000000000	#####	WD
0	0.00	0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	TD
0	0.00	0.00	#####	SWC	742.00	47006.0000000000	1198.0000000000	#####	DRR
0	0.00	0.00	#####	WD	3234.00	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	QCE	0.70	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	QCE	0.70	50086.0000000000	888.0000000000	#####	DRR
0	0.00	0.00	#####	WD	2996.00	0.0000000000	0.0000000000	#####	WD
0	0.00	0.00	#####	WD	1750.00	0.0000000000	0.0000000000	#####	SWC

0	0.00	0.00	##### QCE	0.70	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	5/8/2023 WD	3045.00	0.0000000000	0.0000000000	##### QCE
0	0.00	0.00	##### WD	0.70	50864.0000000000	410.0000000000	##### WD
0	0.00	0.00	##### QCE	0.70	0.0000000000	0.0000000000	5/2/2006 WD
0	0.00	0.00	##### WD	73.50	5579.0000000000	489.0000000000	2/1/1972 WD
0	0.00	0.00	##### WD	1050.00	51132.0000000000	486.0000000000	##### TD
0	0.00	0.00	4/5/2012 WD	0.70	48653.0000000000	1841.0000000000	4/5/2012 PRD
0	0.00	0.00	##### WD	647.50	23235.0000000000	185.0000000000	3/1/1989 WD
0	0.00	0.00	##### WD	2905.00	0.0000000000	0.0000000000	##### PRD
0	0.00	0.00	##### WD	3605.00	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	2/6/2018 WD	0.70	0.0000000000	0.0000000000	8/1/1989 WD
0	0.00	0.00	##### WD	1785.00	0.0000000000	0.0000000000	7/7/2010 WD
0	0.00	0.00	##### WD	0.70	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	3/8/2018 QCE	0.70	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	5/7/2015 WD	1715.00	0.0000000000	0.0000000000	##### QCE
0	0.00	0.00	##### WD	0.70	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	##### WD	2537.50	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	##### WD	0.70	0.0000000000	0.0000000000	4/8/2024 WD
0	0.00	0.00	##### WD	0.70	0.0000000000	0.0000000000	3/4/2020 WD
0	0.00	0.00	4/2/2003 WD	1015.00	34979.0000000000	1605.0000000000	##### WD
0	0.00	0.00	8/1/2018 WD	1652.00	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	##### WD	623.00	46573.0000000000	1805.0000000000	2/1/1993 WD
0	0.00	0.00	##### DRR	0.70	0.0000000000	0.0000000000	##### WD
0	0.00	0.00	4/3/1998 VCT	0.00	28048.0000000000	556.0000000000	##### CET
0	0.00	0.00	##### WD	0.00	37297.0000000000	1754.0000000000	##### WD

STAMP_AM_1 BOOK_2	PAGE_2	SALE_DAT_DEE	STAMP_AM_2 BOOK_3	PAGE_3	SALE_DAT_
60.00	0.0000000000	0.0000000000	0.00	0.0000000000	0.0000000000
96.00	0.0000000000	0.0000000000	8/1/1966 WD	11.40	0.0000000000
1701.00	0.0000000000	0.0000000000	##### CET	700.70	0.0000000000
0.70	0.0000000000	0.0000000000	##### WD	0.70	0.0000000000
0.70	0.0000000000	0.0000000000	9/1/1993 WD	542.50	21132.0000000000
58.50	0.0000000000	0.0000000000	3/1/1969 WD	39.00	0.0000000000
1225.00	0.0000000000	0.0000000000	7/9/2010 WD	651.00	47223.0000000000
0.70	0.0000000000	0.0000000000	##### QCE	0.70	0.0000000000
525.00	30349.0000000000	1029.0000000000	7/5/1995 WD	462.00	23654.0000000000
548.10	29380.0000000000	234.0000000000	4/7/1998 QCE	0.70	28075.0000000000
4282.60	29380.0000000000	241.0000000000	##### QC*	0.70	24725.0000000000
4282.60	29380.0000000000	241.0000000000	##### QC*	0.70	24725.0000000000
801.50	48532.0000000000	174.0000000000	##### WD	2345.00	41316.0000000000
0.70	48935.0000000000	1763.0000000000		0.00	0.0000000000
777.00	0.0000000000	0.0000000000	3/1/1989 WD	676.50	0.0000000000
959.00	50821.0000000000	1192.0000000000	##### QCE	0.70	27428.0000000000
2100.00	0.0000000000	0.0000000000	##### WD	420.00	26772.0000000000
840.00	29445.0000000000	1173.0000000000	9/1/1991 WD	444.00	18737.0000000000
2625.00	0.0000000000	0.0000000000	##### WD	1680.00	0.0000000000
997.50	47228.0000000000	1720.0000000000	##### CET	0.70	46408.0000000000
0.70	22197.0000000000	411.0000000000	8/1/1974 WD	105.00	0.0000000000
559.30	26415.0000000000	301.0000000000	##### D	374.50	25294.0000000000
1904.00	40654.0000000000	1602.0000000000	##### QCE	0.55	17057.0000000000
500.50	26206.0000000000	283.0000000000	##### PRO	0.00	19896.0000000000
3500.00	0.0000000000	0.0000000000	##### QCE	0.70	0.0000000000
2079.70	46672.0000000000	468.0000000000	##### QCE	0.70	46586.0000000000
2100.00	0.0000000000	0.0000000000	##### WD	2030.00	0.0000000000
945.00	48409.0000000000	1811.0000000000	##### WD	2681.00	43214.0000000000
991.90	0.0000000000	0.0000000000	##### PRD	991.90	0.0000000000
0.00	42117.0000000000	1475.0000000000	##### QCE	0.70	41892.0000000000
2100.00	0.0000000000	0.0000000000	##### WD	805.00	31349.0000000000
1225.00	0.0000000000	0.0000000000	##### CET	840.70	0.0000000000

1119.30	0.0000000000	0.0000000000	5/8/2006 WD	1561.00	42396.0000000000	218.0000000000	5/8/2006
661.50	0.0000000000	0.0000000000	5/8/2007 QCE	0.70	44490.0000000000	1564.0000000000	#####
0.70	49452.0000000000	1788.0000000000	##### WD	847.00	49374.0000000000	1243.0000000000	9/7/2005
0.70	42146.0000000000	1885.0000000000	##### D	100.00	8642.0000000000	438.0000000000	
54.90	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000	
0.70	43815.0000000000	396.0000000000	##### WD	0.70	26358.0000000000	307.0000000000	5/1/1975
0.70	48653.0000000000	1839.0000000000	##### WD	819.00	24412.0000000000	17.0000000000	6/1/1989
429.00	16300.0000000000	818.0000000000	2/1/1988 QCE	0.55	0.0000000000	0.0000000000	#####
0.70	0.0000000000	0.0000000000	6/1/1983 WD	247.50	10929.0000000000	521.0000000000	
1575.00	0.0000000000	0.0000000000	##### QCE	0.70	0.0000000000	0.0000000000	#####
335.50	16679.0000000000	617.0000000000		0.00	0.0000000000	0.0000000000	
427.00	47213.0000000000	514.0000000000	##### SWI	385.00	47213.0000000000	465.0000000000	#####
630.00	50372.0000000000	380.0000000000	1/1/1992 WD	300.00	19151.0000000000	932.0000000000	#####
1785.00	0.0000000000	0.0000000000	##### SWI	552.30	47102.0000000000	1537.0000000000	8/5/2008
0.70	32868.0000000000	1358.0000000000	6/1/1974 WD	64.50	5831.0000000000	693.0000000000	4/1/1972
3456.60	0.0000000000	0.0000000000	##### WD	1645.00	0.0000000000	0.0000000000	5/9/2006
0.70	40979.0000000000	121.0000000000		0.00	0.0000000000	0.0000000000	
3255.00	0.0000000000	0.0000000000	3/6/2023 WD	2632.00	0.0000000000	0.0000000000	3/9/2009
2170.00	0.0000000000	0.0000000000	##### WD	1330.00	0.0000000000	0.0000000000	#####
630.00	31745.0000000000	1645.0000000000	##### DRR	0.00	25432.0000000000	975.0000000000	#####
805.00	50056.0000000000	347.0000000000	##### SWI	665.00	49492.0000000000	6.0000000000	#####
266.00	20411.0000000000	491.0000000000	5/1/1968 WD	27.60	0.0000000000	0.0000000000	5/1/1968
0.70	0.0000000000	0.0000000000	##### WD	560.00	50076.0000000000	749.0000000000	7/2/2012
362.60	27964.0000000000	14.0000000000	9/1/1983 WD	225.00	11137.0000000000	211.0000000000	9/1/1978
528.50	29193.0000000000	1796.0000000000	2/1/1994 WD	184.10	21877.0000000000	814.0000000000	1/1/1977

DEE STAMP_AM_3 BOOK_4			PAGE_4	SALE_DAT_ DEE STAMP_AM_4 BOOK_5			PAGE_5
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	1925.00	0.0000000000	0.0000000000	5/8/2017 WD	1225.00	0.0000000000	0.0000000000
WD	1834.00	51046.0000000000	364.0000000000	##### QCE	396.90	50868.0000000000	1403.0000000000
PRD	0.70	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
PRD	195.25	15012.0000000000	329.0000000000	8/1/1984 PRD	0.45	0.0000000000	0.0000000000
WD	420.00	47642.0000000000	110.0000000000	##### WD	1785.00	40007.0000000000	656.0000000000
SWC	176.00	15795.0000000000	440.0000000000	4/1/1987 CET	0.50	0.0000000000	0.0000000000
WD	30.00	0.0000000000	0.0000000000	5/1/1965 CET	1.50	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
QCE	0.70	25038.0000000000	214.0000000000	5/1/1982 WD	382.50	10258.0000000000	606.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	526.50	0.0000000000	0.0000000000	##### WD	330.00	0.0000000000	0.0000000000
WD	247.50	11741.0000000000	994.0000000000		0.00	0.0000000000	0.0000000000
WD	261.60	18758.0000000000	255.0000000000	2/1/1988 WD	192.50	0.0000000000	0.0000000000
QCE	41.25	0.0000000000	0.0000000000	9/1/1980 WD	220.00	0.0000000000	0.0000000000
DRR	0.00	0.0000000000	0.0000000000	##### QCE	0.70	46970.0000000000	256.0000000000
DRR	0.70	45878.0000000000	1651.0000000000	3/5/2008 WD	0.70	45192.0000000000	1319.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
SWC	0.00	24821.0000000000	663.0000000000	1/8/1996 CET	486.50	24372.0000000000	544.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	37.50	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	1890.00	40645.0000000000	4.0000000000	2/1/1988 WD	0.00	15202.0000000000	553.0000000000
CET	0.70	46413.0000000000	658.0000000000	##### WD	3115.00	44264.0000000000	1505.0000000000
WD	735.00	48654.0000000000	1433.0000000000	##### SWC	399.00	47655.0000000000	19.0000000000
WD	1540.00	36876.0000000000	752.0000000000	##### QCE	0.70	36876.0000000000	749.0000000000
TD	991.90	0.0000000000	0.0000000000	##### ODF	0.00	0.0000000000	0.0000000000
QC*	0.70	32325.0000000000	569.0000000000		0.00	0.0000000000	0.0000000000
WD	441.00	30844.0000000000	63.0000000000	##### D	76.50	7265.0000000000	396.0000000000
WD	1512.00	37856.0000000000	1469.0000000000	9/5/2003 WD	938.00	36009.0000000000	1136.0000000000

WD	1225.00	42396.0000000000	217.0000000000	##### WD	357.00	20010.0000000000	232.0000000000
WD	1575.00	39151.0000000000	1887.0000000000	##### WD	1190.00	38811.0000000000	1408.0000000000
WD	2275.00	40511.0000000000	739.0000000000	##### WD	490.00	23055.0000000000	536.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
WD	69.00	6202.0000000000	541.0000000000	9/1/1974 PRO	57.00	0.0000000000	0.0000000000
WD	605.00	16752.0000000000	642.0000000000	##### WD	93.00	0.0000000000	0.0000000000
WD	25.80	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
D	270.20	47197.0000000000	405.0000000000	3/1/2010 WD	0.70	46940.0000000000	999.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
SWC	329.00	47180.0000000000	1729.0000000000	##### SWC	287.00	47152.0000000000	1354.0000000000
PRD	112.80	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
CET	0.70	45659.0000000000	158.0000000000	3/9/2006 WD	2922.50	41688.0000000000	926.0000000000
WD	46.50	0.0000000000	0.0000000000	8/1/1961 WD	16.00	0.0000000000	0.0000000000
DRR	0.70	42029.0000000000	1477.0000000000	7/2/2003 QCC	0.70	35760.0000000000	1331.0000000000
	0.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
DRR	0.70	46038.0000000000	1278.0000000000	##### SWC	672.00	45853.0000000000	1422.0000000000
QCC	0.70	48779.0000000000	1272.0000000000	##### SWC	365.40	47885.0000000000	1200.0000000000
WD	378.00	24393.0000000000	710.0000000000	##### PRD	192.50	18097.0000000000	101.0000000000
CET	581.00	49464.0000000000	590.0000000000	##### WD	2065.00	40652.0000000000	1115.0000000000
WD	27.00	0.0000000000	0.0000000000		0.00	0.0000000000	0.0000000000
QCC	0.70	48874.0000000000	529.0000000000	##### QCC	0.70	47245.0000000000	74.0000000000
WD	90.00	0.0000000000	0.0000000000	4/1/1977 WD	80.70	0.0000000000	0.0000000000
WD	81.00	0.0000000000	0.0000000000	##### WD	32.40	0.0000000000	0.0000000000

15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	305
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	301
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	300
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	304
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	308
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	312
5.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	305
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	301
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	216
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	220
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	224
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	228
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	232
5.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	236
5.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	238
5.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	244
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	246
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	251
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	247
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	241
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	237
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	235
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	229
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	225
15.00	6750.00 SF	0.00	0.00	0.00	0.00	0.00	0.00	221

SITUS_S	SIT	SITUS_ST_4	SITUS	SIT	SITUS_ZIP_	SITUS_LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	
SW	20		ST	FL	333152103	1-3	83450	434310	0	267270	740313
SW	20		ST	FL	333152133	1-4	45590	739950	0	360490	1037832
SW	20		ST	FL	333152112		105360	324680	0	330780	743023
SW	3		AVE	FL	33315	A - B	35000	539800	0	478330	1078048
SW	20		ST	FL	333152112		105200	421490	0	0	128472
SW	20		ST	FL	333152112		105200	288100	0	203240	458508
SW	20		ST	FL	33315		105200	372220	0	144770	350084
SW	20		ST	FL	33315		84160	277080	0	361240	735329
SW	20		ST	FL	33315	1-2	35070	359880	0	115340	398068
SW	20		ST	FL	33315	1-8	63130	1079550	0	0	376780
SW	20		ST	FL	33315	1-4	33750	659610	0	0	191274
SW	20		ST	FL	33315	1-4	33750	659880	0	0	191274
SW	20		ST	FL	33315	1-5	33750	625020	0	460420	1209968
SW	20		ST	FL	333152135		101250	596000	0	205190	462124
SW	20		ST	FL	33315	1-4	33750	660420	0	303370	907017
SW	20		ST	FL	333152135		101250	486010	0	144570	349714
SW	20		ST	FL	333152135		101250	456180	0	381800	789616
SW	20		ST	FL	33315		101250	443000	0	358380	915669
SW	20		ST	FL	33315		101250	458520	0	543790	1084167
SW	21		ST	FL	33315	1-3	54000	435010	0	225350	649493
SW	21		ST	FL	333152526		117450	435360	0	93050	254179
SW	21		ST	FL	333152526		101250	582650	0	81800	233317
SW	21		ST	FL	33315		101250	356260	0	291430	713256
SW	21		ST	FL	33315		101250	317650	0	69590	210676
SW	21		ST	FL	333152526		33750	579850	0	364420	844956
SW	21		ST	FL	33315		125550	411320	0	217890	485675
SW	21		ST	FL	33315	1-2	33750	359800	0	393550	858465
SW	20		ST	FL	33315	1-4	33750	659970	0	453440	1187455
SW	20		ST	FL	33315	1-4	33750	739860	0	492800	1286645
SW	20		ST	FL	333152104		202500	773720	0	155580	435600
SW	21		ST	FL	33315		101250	286680	0	337930	708267
SW	21		ST	FL	33315		101250	335160	0	210600	472156

SW	21	ST	FL	33315	101250	272890	0	294320	662843
SW	21	ST	FL	33315	101250	274200	0	325450	685125
SW	21	ST	FL	33315	101250	395260	0	367520	895841
SW	21	ST	FL	33315	101250	348080	0	327180	751146
SW	21	ST	FL	333152509	101250	255880	0	29210	135799
SW	21	ST	FL	33315	101250	248200	0	103480	273519
SW	22	ST	FL	33315 1-4	33750	660050	0	457680	1192628
SW	22	ST	FL	33315	101250	529610	0	343270	887946
SW	21	ST	FL	333152527	101250	293410	0	33130	143067
SW	21	ST	FL	33315	101250	309340	0	355380	740624
SW	21	ST	FL	333152527	101250	309190	0	44470	164096
SW	21	ST	FL	33315	101250	332540	0	203010	458082
SW	21	ST	FL	33315	101250	414080	0	292870	817849
SW	21	ST	FL	33315 1-3	33750	449770	0	429700	1024644
SW	21	ST	FL	33315 1-2	33750	530160	0	439650	1024289
SW	21	ST	FL	333152527	33750	449890	0	483640	1089870
SW	21	ST	FL	333152527	101250	235090	0	336340	689156
SW	22	ST	FL	33315	101250	235710	0	336960	690304
SW	22	ST	FL	33315	101250	442030	0	407170	908501
SW	22	ST	FL	33315	101250	267910	0	254440	611458
SW	22	ST	FL	333152532	101250	339260	0	334080	753777
SW	22	ST	FL	33315	101250	195380	0	33590	143921
SW	22	ST	FL	333152532	101250	423870	0	279180	807644
SW	22	ST	FL	333152532	101250	242290	0	0	124085
SW	22	ST	FL	333152532	101250	274990	0	55570	184679

LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_ASTWO_YRS_SC	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG	BLD	BI
317270	83450	390120	0	251510	705098	301510	3461	3461	3	1965	003 2
415490	45590	700650	0	329410	987387	384410	3181	3181	4	1977	003 2
330780	105360	317890	0	300710	709130	300710	1026	1103	1	1952	003 2
478330	35000	399850	0	434850	940731	434850	2314	2314	2	1978	003 2
110100	105200	332250	0	0	124188	106900	1330	1649	1	1952	003 2
253240	105200	282140	0	195870	447322	245870	927	1040	1	1952	003 2
194770	105200	364280	0	139100	340496	189100	1286	1342	1	1956	003 2
361240	84160	261700	0	258640	606602	258640	928	1127	1	1953	003 2
140340	35070	349040	0	106460	381659	131460	1435	1435	2	1958	003 2
1018230	63130	1038610	0	0	369868	925670	5068	5068	8	1977	003 2
498240	33750	639050	0	0	187442	452950	2760	2760	4	1975	003 2
498240	33750	639320	0	0	187442	452950	2760	2760	4	1975	003 2
460420	33750	599730	0	418570	1154425	418570	2828	2828	5	1962	003 2
255190	101250	403100	0	197760	450879	247760	1672	1912	1	1954	003 2
348360	33750	640280	0	278060	873483	322000	2790	2790	4	1972	003 2
194570	101250	343810	0	138910	340139	188910	1397	1548	1	1953	003 2
431800	101250	457130	0	369230	773535	419230	1037	1166	1	1959	003 2
358380	101250	371810	0	325800	834905	325800	1476	1723	2	1955	003 2
543790	101250	520580	0	494360	1076787	494360	1324	1504	1	1952	003 2
275350	54000	433670	0	210570	627180	260570	3159	3159	3	1967	003 2
143050	117450	426170	0	88890	246014	138890	1382	1691	1	1959	003 2
131800	101250	486760	0	77970	225467	127970	1918	2162	1	1963	003 2
291430	101250	262360	0	264940	626029	264940	1212	1475	1	1966	003 2
119590	101250	310960	0	66110	203149	116110	1121	1318	1	1959	003 2
414420	33750	469790	0	342140	792181	392140	2436	2436	2	1959	003 2
267890	125550	345060	0	210090	474080	260090	1388	1635	1	1959	003 2
393550	33750	350100	0	383850	844762	383850	1490	1490	2	1965	003 2
453440	33750	551210	0	412220	1077401	412220	2090	2090	4	1977	003 2
492800	33750	520270	0	448000	1100591	448000	3587	3587	4	1970	003 2
205580	202500	531910	0	149600	422464	199600	2235	2248	2	1945	002 2
387930	101250	280750	0	317990	702928	317990	796	878	1	1956	003 2
260600	101250	384090	0	203010	460758	253010	919	1014	1	1956	003 2

294320	101250	267220	0	267570	632453	267570	812	878	1 1952 003 2
375450	101250	268570	0	308930	683814	308930	1042	1237	1 1947 002 2
367520	101250	387110	0	334110	855167	334110	1447	1675	2 1947 002 2
327180	101250	340850	0	297440	717610	297440	1064	1223	1 1952 003 2
79210	101250	250630	0	26910	129386	76910	892	907	1 1947 002 2
153480	101250	243040	0	99010	265057	149010	706	730	1 1947 002 2
457680	33750	596250	0	416080	1111910	416080	2685	2685	4 1969 003 2
343270	101250	446450	0	312070	805321	312070	1762	2020	1 1965 003 2
83130	101250	271090	0	30710	136537	80710	802	878	1 1960 003 2
405380	101250	341440	0	343580	725271	393580	845	878	1 1952 003 2
94470	101250	302600	0	41720	157255	91720	1162	1228	1 1952 003 2
253010	101250	205250	0	195650	446908	245650	904	1019	1 1952 003 2
292870	101250	405310	0	266250	784407	266250	1178	1298	2 1952 003 2
429700	33750	450330	0	390640	980589	390640	2619	2619	3 1958 003 2
439650	33750	399670	0	399690	896885	399690	2338	2338	2 1976 003 2
483640	33750	389970	0	423720	981020	423720	1731	1796	3 1958 003 2
336340	101250	230180	0	247110	582983	247110	697	712	1 1954 003 2
336960	101250	230810	0	178480	499662	178480	697	712	1 1954 003 2
407170	101250	451890	0	370160	879800	370160	1014	1014	1 1968 003 2
254440	101250	262310	0	231310	584962	231310	801	878	1 1952 003 2
334080	101250	332190	0	303710	719531	303710	985	1137	1 1952 003 2
83590	101250	191300	0	31160	137384	81160	697	712	1 1951 003 2
279180	101250	415100	0	253800	775694	253800	1237	1319	2 1952 003 2
99940	101250	237210	0	47030	167246	97030	769	878	1 1952 003 2
110570	101250	269160	0	57350	186666	107350	835	962	1 1952 003 2

BLDG	BLD H	NCU_LAND	NCU_BLDG	NCU_LY	NA_DATE	L_DATE	B_DATE	S/S/S/S/D	DISA	SEN_EX_COU	SEN_EX_CIT	P/POR	PORTED_VAL	P/
3	102	N	83450	88950	54%54%	101009	100520	100426		0	0	0	0	0
1	100	N	45590	41220	1/4 1/4	101009	100520	100426		0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	Q D D Q	0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426	Q T T Q	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	T T	0 L	55100	55100	0	0
1	001	N	0	0	1/1 1/1	101215	100506	100326	T	0	0	0	0	0
1	001	N	0	0	1/1 1/1	110113	100506	100326	Q Q Q	0	0	0	0	0
1	001	N	0	0	1/1 1/1	110114	100506	100326	T T T O	0	0	0	0	0
1	100	N	35070	11160	1/2 1/2	101009	100520	100426	T	0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426		0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426		0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426		0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426	D D	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	Q T	0	0	0	0	0
1	100	N	33750	36240	1/4 1/4	101009	100520	100426		0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	C D	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	Q Q	0	0	0	0	0
1	102	N	0	0	1/1 1/1	101009	100520	100426	Q	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100622	Q Q Q T	0	0	0	0	0
1	100	N	54000	86370	61%61%	101009	100520	100426	Q C T T	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326		0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	T	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	Q	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	T	0	0	0	0	0
2	100	N	29240	219880	65%65%	101009	100520	100426	T Q T	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100625	Q C T T	0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426	Q D D Q	0	0	0	0	0
1	100	N	0	0	1/1 1/1	101009	100520	100426	T S	0	0	0	0	0
2	100	N	0	0	1/1 1/1	101009	100520	100426	T D D D	0	0	0	0	0
2	102	N	0	0	1/1 1/1	101009	100506	100326	T	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	Q Q	0	0	0	0	0
1	001	N	0	0	1/1 1/1	101009	100506	100326	Q C D	0	0	0	0	0

1 001 N	0	0 1/1 1/1	101009	100506	100326 T Q	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 Q D T	0	0	0	0	0
2 102 N	0	0 1/1 1/1	101009	100520	100426 T T S	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 Q T	0	0	0	0	0
1 100 N	0	0 1/1 1/1	101009	100520	100426 T T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 Q T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101103	100506	100326 Q Q T O	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101215	100506	100326 Q O D D	0	0	0	0	0
2 102 N	0	0 1/1 1/1	101009	100506	100326 T Q	0	0	0	0	0
1 100 N	0	0 1/1 1/1	101009	100520	100426 T Q E T	0	0	0	0	0
1 100 N	0	0 1/1 1/1	101013	100520	100426 Q	0	0	0	0	0
2 102 N	0	0 1/1 1/1	101009	100506	100326 T Q Q	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101215	100506	100326 Q	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100607 T Q Q T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 T Q Q T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326 Q D D D	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100601 Q	0	0	0	0	0
2 102 N	0	0 1/1 1/1	101208	100506	100326 T T E T	0	0	0	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326	0 Y	49940	49940	0	0
1 001 N	0	0 1/1 1/1	101009	100506	100326	0	0	0	0	0

PORT_PMARK	PORT_PSOH	PO	PORT_PFOI	PORT	PORT_INTEFS	S/	S/	S/	S/	S/	S/	S/	S/	PRELIM_JUS	PI	GIS_SQUARE	ACTU	LAST_OM	
0	0				0										0	11921	1939	0523	FL
0	0				0										0	9117	1971	0523	FL
0	0				0										0	7024	1948	0823	FL
0	0				0										0	7000	1977	0622	FL
0	0				0										0	7013	1950	0823	FL
0	0				0										0	7013	1950	0823	FL
0	0				0										0	7013	1950	0823	
0	0				0										0	8416	1952	0823	
0	0				0										0	7014	1953	0523	FL
0	0				0										0	12626	1972	0523	
0	0				0										0	6750	1967	0523	
0	0				0										0	6750	1967	0523	
0	0				0										0	6750	1961	0523	
0	0				0										0	6750	1953	0823	FL
0	0				0										0	6750	1966	0523	FL
0	0				0										0	6750	1952	0823	FL
0	0				0										0	6750	1953	0823	FL
0	0				0										0	6750	1954	1024	
0	0				0										0	6750	1950	0823	
0	0				0										0	10800	1966	0523	
0	0				0										0	7830	1958	0823	FL
0	0				0										0	6750	1958	0823	FL
0	0				0										0	6750	1958	0823	
0	0				0										0	6750	1958	0823	FL
0	0				0										0	6750	1958	0623	FL
0	0				0										0	8370	1958	0823	
0	0				0										0	6750	1959	0623	
0	0				0										0	6750	1974	0523	
0	0				0										0	6750	1958	0622	FL
0	0				0										0	13500	1936	0823	FL
0	0				0										0	6750	1950	0823	
0	0				0										0	6750	1950	0823	

0	0	0	0	6750 1949 0823
0	0	0	0	6750 1946 0823
0	0	0	0	6750 1946 0823
0	0	0	0	6750 1946 0823
0	0	0	0	6750 1946 0823 FL
0	0	0	0	6750 1946 0823
0	0	0	0	6750 1964 0523
0	0	0	0	6750 1948 0823
0	0	0	0	6750 1951 0823 FL
0	0	0	0	6750 1950 0823 FL
0	0	0	0	6750 1950 0823 FL
0	0	0	0	6750 1950 0823
0	0	0	0	6750 1950 0823
0	0	0	0	6750 1951 0623
0	0	0	0	6750 1959 0623
0	0	0	0	6750 1950 0122 FL
0	0	0	0	6750 1946 0823 FL
0	0	0	0	6750 1946 0823
0	0	0	0	6750 1948 0823
0	0	0	0	6750 1949 0823
0	0	0	0	6750 1950 0823
0	0	0	0	6750 1948 0823 FL
0	0	0	0	6750 1950 0823 FL
0	0	0	0	6750 1950 0823 FL
0	0	0	0	6750 1950 0823 FL

CENSUS_BLO	SAI	SAI	SAI	SAI	SAI	PAIF	LAI	MIK	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS	BATH	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_
120110433022						F10	59		0.00	0	159350	0.0	0.0	0	144870	372180
120110433022						F10	58		0.00	0	361540	5.0	4.0	0	328680	641770
120110433022	01	12	12	01	38	D55	21		0.00	0	0	2.0	1.0	0	0	430040
120110433022	01	11	11	01	30	F10	59		0.00	0	0	6.0	4.0	0	0	574800
120110433022	11	11				D55	21		0.00	0	0	2.0	2.0	0	0	110100
120110433022	11					D55	21		0.00	0	0	2.0	1.0	0	0	253240
120110433022	01	01	01			D55	21		0.00	0	0	2.0	2.0	0	0	194770
120110433022	11	11	11	02		D55	22		0.00	0	0	2.0	1.0	0	0	361240
120110433022	11					F10	59		0.00	0	103520	2.0	2.0	0	94110	226180
120110433022						F10	59		0.00	0	0	8.0	8.0	0	0	1142680
120110433021						F10	59		0.00	0	0	5.0	4.0	0	0	693360
120110433021						F10	59		0.00	0	0	8.0	4.0	0	0	693630
120110433021	37	12				F10	59		0.00	0	0	0.0	0.0	0	0	658770
120110433021	01	11				D55	21		0.00	0	0	3.0	2.0	0	0	255190
120110433021						F10	59		0.00	0	306200	8.0	4.0	0	278370	565310
120110433021	02	12				D55	21		0.00	0	0	3.0	2.0	0	0	194570
120110433021	01	01				D55	21		0.00	0	0	2.0	2.0	0	0	431800
120110433021	01					D55	21		0.00	0	0	2.0	1.0	0	0	544250
120110433021	01	01	01	11	11	D55	21		0.00	0	0	2.0	1.0	0	0	559770
120110433021	01	02	11	11	11	F10	58		0.00	0	148470	4.0	4.0	0	134980	310020
120110433021						D55	21		0.00	0	0	3.0	3.0	0	0	143050
120110433021	11					D55	21		0.00	0	0	3.0	2.0	0	0	131800
120110433021	01					D55	21		0.00	0	0	3.0	2.0	0	0	457510
120110433021	11					D55	21		0.00	0	0	3.0	2.0	0	0	119590
120110433021	11	01	11			F10	59		0.00	0	181830	3.0	2.0	0	165300	452070
120110433021	01	02	11	11		D55	21		0.00	0	0	2.0	2.0	0	0	267890
120110433021	01	37	37	01	02	F10	59		0.00	0	0	0.0	0.0	0	0	393550
120110433021	11	02				F10	58		0.00	0	0	0.0	0.0	0	0	693720
120110433021	11	16	16	16	11	F10	59		0.00	0	0	4.0	2.0	0	0	773610
120110433021	11					D55	21		0.00	0	0	2.0	2.0	0	0	205580
120110433021	01	01				D55	21		0.00	0	0	2.0	1.0	0	0	387930
120110433021	01	02	12			D55	21		0.00	0	0	2.0	1.0	0	0	260600

120110433021	11 01	D55 21	0.00	0	0	2.0	1.0	0	0	374140
120110433021	01 30 11	D55 21	0.00	0	0	2.0	1.0	0	0	375450
120110433021	11 11 02	D55 21	0.00	0	0	4.0	2.0	0	0	496510
120110433021	11	D55 21	0.00	0	0	3.0	2.0	0	0	449330
120110433021		D55 21	0.00	0	0	2.0	1.0	0	0	79210
120110433021	01 11	D55 21	0.00	0	0	2.0	1.0	0	0	153480
120110433021	11 11	F10 59	0.00	0	0	5.0	5.0	0	0	693800
120110433021		D55 21	0.00	0	0	3.0	2.0	0	0	630860
120110433021	01 11	D55 21	0.00	0	0	2.0	1.0	0	0	83130
120110433021	01 01 11 02 11	D55 21	0.00	0	0	2.0	1.0	0	0	405380
120110433021	11	D55 21	0.00	0	0	0.0	0.0	0	0	94470
120110433021	01 01 12 12 12	D55 21	0.00	0	0	2.0	1.0	0	0	253010
120110433021	11 01	D55 21	0.00	0	0	2.0	2.0	0	0	515330
120110433021	11 01 03 11	F10 59	0.00	0	0	2.0	0.0	0	0	483520
120110433021	01	F10 59	0.00	0	0	4.0	4.0	0	0	563910
120110433021	11 01 01	F10 59	0.00	0	0	2.0	1.0	0	0	483640
120110433021	01	D55 21	0.00	0	0	2.0	1.0	0	0	336340
120110433021	11 01 01 11	D55 21	0.00	0	0	2.0	1.0	0	0	336960
120110433021	11 01 01 11 01	D55 21	0.00	0	0	3.0	2.0	0	0	543280
120110433021		D55 21	0.00	0	0	2.0	1.0	0	0	369160
120110433021	01 30 37 12	D55 21	0.00	0	0	3.0	2.0	0	0	440510
120110433021	01	D55 21	0.00	0	0	2.0	1.0	0	0	83590
120110433021	11 11 01 11 11	D55 21	0.00	0	0	2.0	2.0	0	0	525120
120110433021		D55 21	0.00	0	0	2.0	1.0	0	0	99940
120110433021		D55 21	0.00	0	0	2.0	1.0	0	0	110570

CBROW	LYCBROW	GRANNY_FLACRA	DAMACST	(STORM_ASSECLI	CLEAN_ASSE EXI	COMB_SPI	GRANNY_F_1 WBI	SALE1_CIN
0	0	0	F1	3.00	0.00	0 0 0	0.0000000000	
0	0	0	F2	9117.00	0.00	0 1 0	0.0000000000	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	2.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 1 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	2.00	0.00	0 0 0	#####	
0	0	0	F2	12626.00	0.00 24	0 0 0	0.0000000000	
0	0	0	F2	6750.00	0.00 24	0 0 0	0.0000000000	
0	0	0	F2	6750.00	0.00 24	0 0 0	0.0000000000	
0	0	0	F2	6750.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F2	6750.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	2.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	3.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	1.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	1.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	2.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	0.0000000000	
0	0	0	F1	2.00	0.00	0 0 0	#####	
0	0	0	F2	6750.00	0.00	0 0 0	#####	
0	0	0	F2	6750.00	0.00	0 0 0	#####	
0	0	0	F1	2.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	
0	0	0	F1	1.00	0.00	0 0 0	#####	

0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	2.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 0.0000000000
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F2	6750.00	0.00	0 0 0 0.0000000000
0	0	0	F1	1.00	0.00	0 0 0 0.0000000000
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	2.00	0.00	0 0 0 #####
0	0	0	F1	3.00	0.00	0 0 0 #####
0	0	0	F1	2.00	0.00	0 0 0 #####
0	0	0	F1	3.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 0.0000000000
0	0	0	F1	1.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 0.0000000000
0	0	0	F1	2.00	0.00	0 0 0 #####
0	0	0	F1	1.00	0.00	0 0 0 0.0000000000
0	0	0	F1	1.00	0.00	0 1 0 0.0000000000

SALE2_CIN	SALE3_CIN	SALE4_CIN	SALE5_CIN	S/AI AFF(COUNTY_AH_ SCHOOL_AH_ CITY_AH_ AM			
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	#####	#####	D	0	0	0
#####	#####	#####	#####	T	0	0	0
#####	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	0.000000000	0.000000000	0.000000000		0	0	0
#####	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	#####	0.000000000	T	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	0.000000000	0.000000000		0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	0.000000000	0.000000000	C	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	#####	#####	T	0	0	0
0.000000000	0.000000000	0.000000000	0.000000000		0	0	0
#####	0.000000000	0.000000000	0.000000000		0	0	0
#####	#####	0.000000000	0.000000000		0	0	0

0	878	0	0	0	0	0	0	0	179
0	907	0	0	0	0	0	0	0	180
0	1319	0	0	0	0	0	0	0	181
0	1223	0	0	0	0	0	0	0	182
0	877	0	0	0	0	0	0	0	183
0	682	0	0	0	0	0	0	0	184
0	0	0	0	0	0	0	0	0	185
0	1838	0	0	0	0	0	0	0	186
0	815	0	0	0	0	0	0	0	187
0	878	0	0	0	0	0	0	0	188
0	1228	0	0	0	0	0	0	0	189
0	835	0	0	0	0	0	0	0	190
0	1102	0	0	0	0	0	0	0	191
0	0	0	0	0	0	0	0	0	192
0	0	0	0	0	0	0	0	0	193
0	1698	0	0	0	0	0	0	0	194
0	682	0	0	0	0	0	0	0	195
0	682	0	0	0	0	0	0	0	196
0	1014	0	0	0	0	0	0	0	197
0	843	0	0	0	0	0	0	0	198
0	1137	0	0	0	0	0	0	0	199
0	682	0	0	0	0	0	0	0	200
0	1319	0	0	0	0	0	0	0	201
0	745	0	0	0	0	0	0	0	202
0	843	0	0	0	0	0	0	0	203

**Isidro and Catherine Garcia
241 SW 21 Street
Fort Lauderdale, FL 33315**

CASE # BE24080254

Permit App # - Record # BLD-GEN-24090060

APPLICATION RECORD # - PLN-BOA-24110003



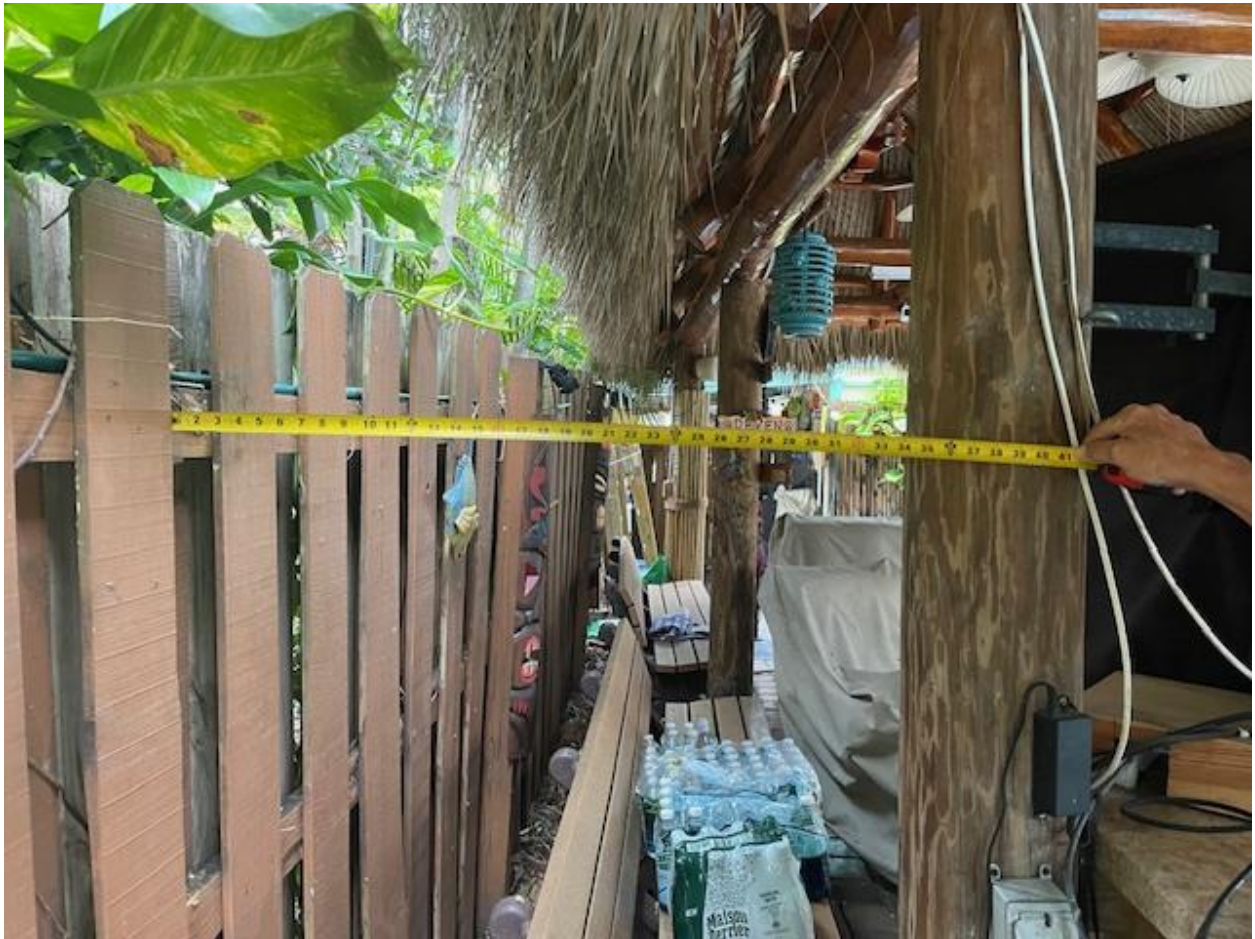
This is the west side of the chickee hut. This faces south and east



This is the west side of the chickee hut. This faces south



This is the west side of the chickee hut. This faces south



This is the East side of the chickee hut. This faces south



This is the East side of the chickee hut. This faces south

Isidro M. Garcia
Catherine M. Garcia
241 SW 21 Street
Fort Lauderdale, Florida 33315
954-850-9241
Catherinegarcia005@yahoo.com

December 14, 2024

NARRATIVE:

The request for this variance is for an “after the fact” built Chickee hut free shade structure as currently awaiting final permit application regarding the request for a variance to Sec 47-19.2.P.

The variance request is for a width of 24’ and the depth 4’ for a (total of 96’ sq feet inside the set back) as part of the structure that is in the side yard setback. The total square footage of the Chickee hut free standing structure is 223’ feet and 2” inches.

The 2’ on the south side are from the house to the thatch on the chickee hut. The 2’8” on the west side is from the house to the thatch on the chickee hut. The distance from the property line to the Chickee hut is 41’ and 7”.

We have lived at this property for over 50 years and we have enjoyed our backyard with our family. The chickee hut has provided shelter from the sun during family gatherings.

We had this Chickee hut built in 2012 by the Seminole Indian Sandy Osceola. At the time I asked if a permit was required and he said since he was a Seminole Indian it was not required so I took him at his word. We have uploaded a notarized letter from Sandy Osceola stating that he is a Seminole Indian and he built our chickee hut. We have uploaded the receipt from Sandy Osceola for the building of our Chickee hut on March 2, 2012 for the payment from us for \$5000. We have also included a copy of a letter from our neighbor on the east side of the structure stating that he doesn’t have any issues with the existing free standing chickee hut. The neighbor on our east side has lived there for 30 years.

Since being built we had hurricane Irma come through Broward county with winds of 115 to 120 mph and we did not so much lose a palm frond from the chickee hut. This chickee hut cannot be seen from the street or the alley.

We get along well with the neighbors and the neighbors do not have any issues with the chickee hut on our property.

We appreciate the board’s time and consideration given to our variance request.

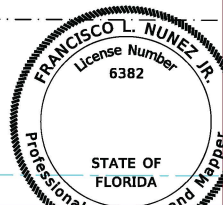
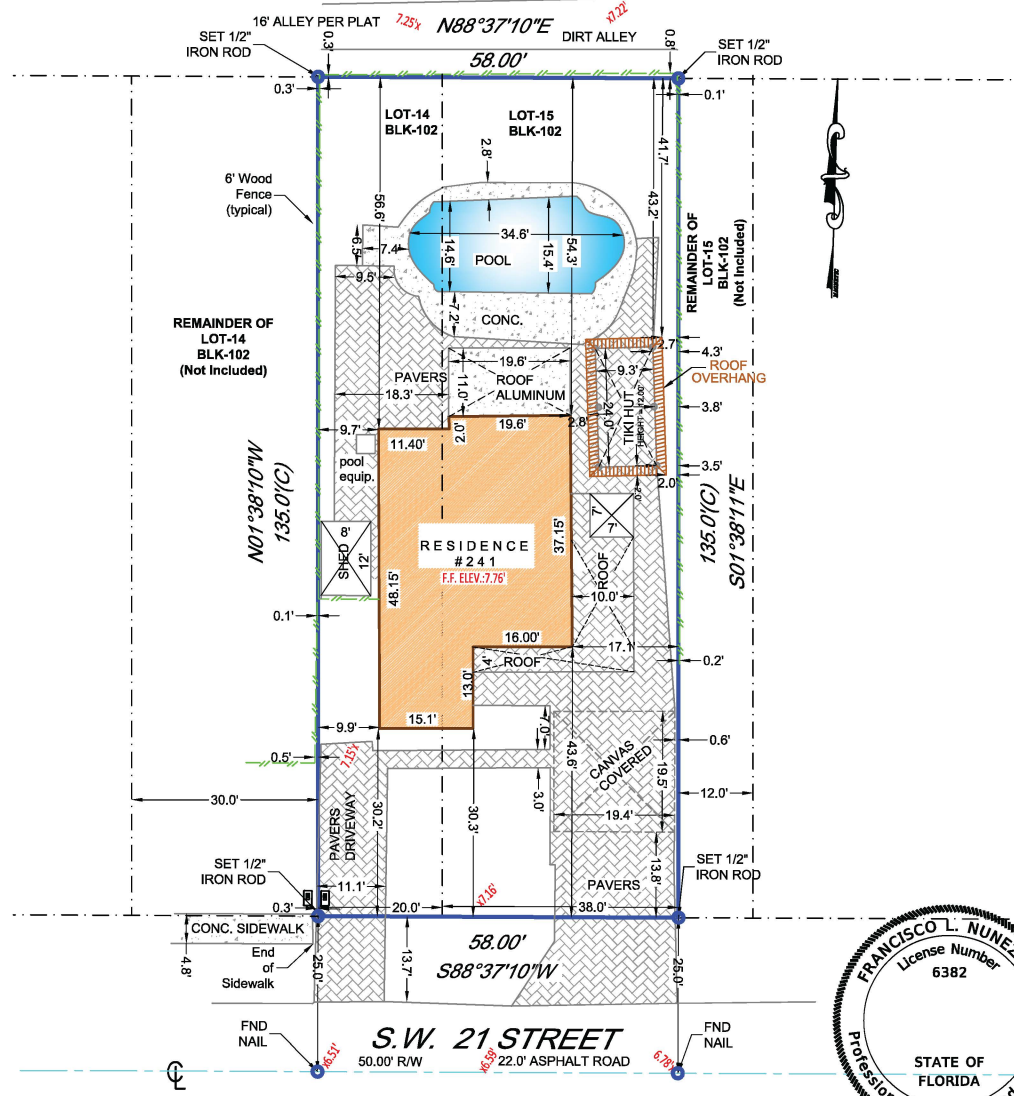
Sincerely,

Isidro Garcia and Catherine Garcia

Isidro and Catherine Garcia

GENERAL LEGEND:

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- C = CALCULATED
- CBS = CONCRETE BLOCK STRUCTURE
- CBW = CINDERBLOCK WALL
- CHATT = CHATTAHOOCHEE
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CME = CANAL MAINTENANCE EASEMENT
- CO = CLEAN CUT
- CONC = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILLHOLE
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FND = FOUND
- FPL = FLORIDA POWER AND LIGHT
- IF = IRON FENCE
- IP = IRON PIPE
- IR = IRON ROD
- INV = INVERT
- L = ARC LENGTH
- LP = LIGHT POLE
- LME = LAKE MAINTENANCE EASEMENT
- N = NORTH
- N/A = NO BASE FLOOD (FOR FLOOD ZONE X)
- N&D = NAIL & DISC
- NO ID = NO IDENTIFICATION
- MF = METAL FENCE
- MH = MAN HOLE
- OH = OVERHEAD CABLES
- OR = OFFICIAL RECORD BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH COUNTY RECORDS
- PC = POINT OF CURVATURE
- POC = POINT OF COMMENCEMENT
- PG = PAGE
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PBM = PLAT AND MEASURED
- PP = POOL PUMP
- PRC = POINT OF REVERSE CURVATURE
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- SW = SIDEWALK
- SIR = SET 1/2" IRON ROD #6677
- SND = SET NAIL & DISC
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- W = WEST
- WF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- OVERHEAD CABLES (OH)
- POLYVINYL CHLORIDE FENCE (PVCF)
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- METAL FENCE (MF)
- CATCH BASIN
- BOUNDARY CORNER
- SEWER CLEANOUT
- SEWER MANHOLE
- CABLE TV RISER (CATV)
- FIRE HYDRANT
- ELECTRIC BOX
- VALVE
- WATER METER
- UTILITY BOX
- UTILITY POLE
- AT&T BOX



LEGAL DESCRIPTION:

THE EAST 20 FEET OF LOT 14, AN THE WEST 38 FEET OF LOT 15, IN BLOCK 102 OF, "LAUDERDALE", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

ISIDRO GARCIA & CATHERINE M. GARCIA

SURVEYORS NOTES:

- (1) BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF SW 21 ST. (S88°37'10"W) PER THE RECORD PLAT AND ARE ASSUMED.
- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6) SURVEY PURPOSE FOR PERMITTING.
- (7) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- (8) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE BENCHMARK BM# 2082, ELEVATION = 7.53' (NAVD 1988)

BOUNDARY SURVEY

PROPERTY ADDRESS:
241 SW 21 STREET,
FORT LAUDERDALE FL 33315

FLOOD ZONE: X	DATE OF SURVEY:	SCALE: 1" = 20'
BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS 10/28/2024	CADD: SG
COMMUNITY #: 125105		CHECKED BY: FLN
MAP/PANEL #: 12011C0557J		INVOICE #: 24-61973
DATE OF FIRM: 7/31/2024		SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
Digitally signed by Francisco L Nunez
Date: 2024.11.21 10:20:15 -05'00'
FRANCISCO L. NUNEZ, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6382
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216

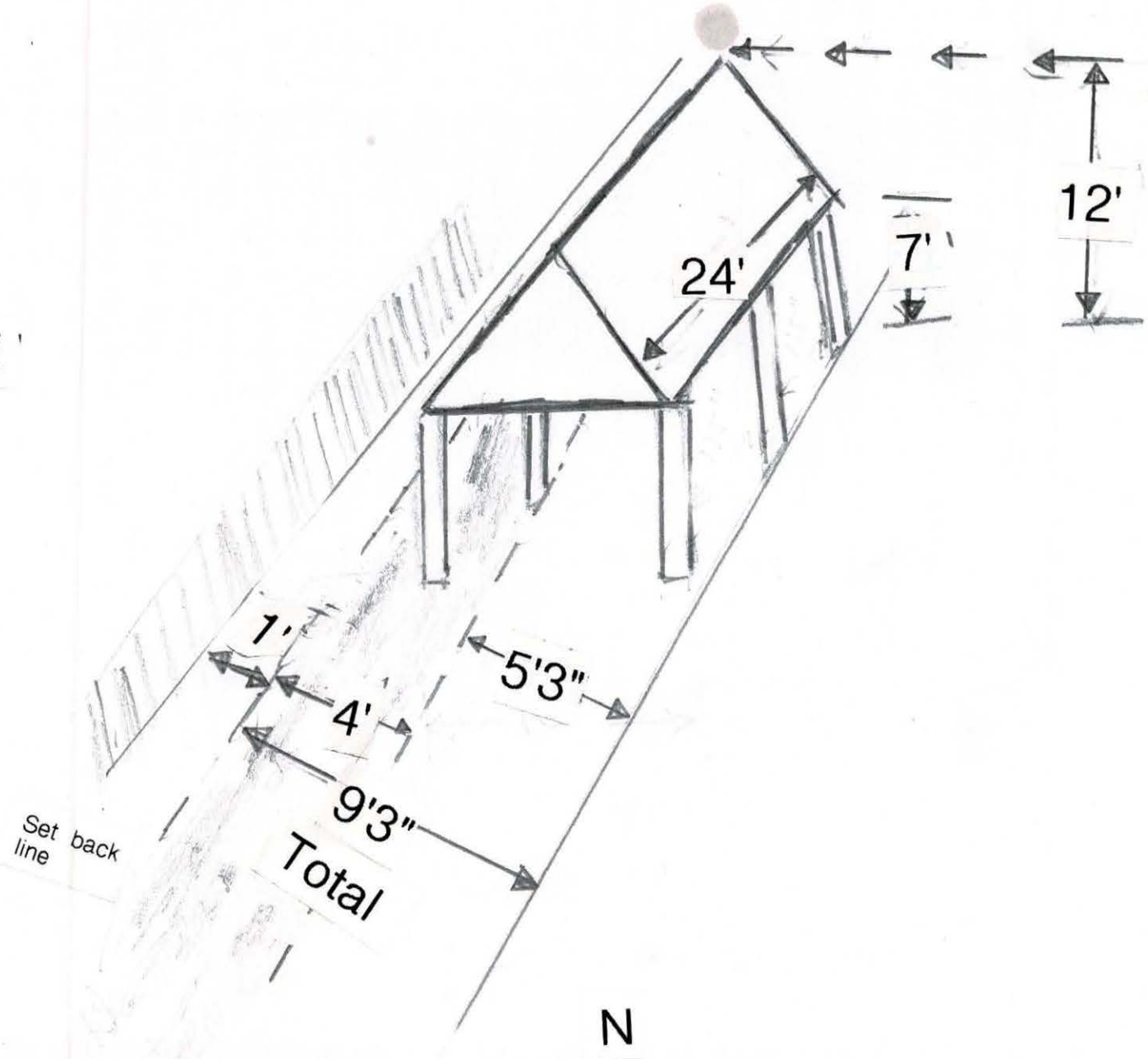
241 SW 21 Street
Fort Lauderdale, FL 33315

S

E

W

N



- The total square footage of the free standing Chickee hut structure is 223' 2"
- Width and depth of the part of the structure that is in the side yard set back is 4' x 24' = 96 square feet

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice 79 Fed. Reg. 28747 (May 19, 2014)* and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>ISIDRO GARCIA & CATHERINE M. GARCIA</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>241 SW 21st 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>LAUDERDALE 2-9 D LOT 14 E 20,15 W 38 BLK 102 Property ID: 504215015560</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>26.095739</u> Long. <u>-80.144450</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color 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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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</u>	B3. State: <u>FL</u>	B4. Map/Panel No.: <u>12011C0557</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</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>		
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____			
Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

241 SW 21st STREET

City: FORT LAUDERDALE State: FL ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION 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 C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: (SEE COMMENTS) Vertical Datum: NAVD 1988

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): | 7.76 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> 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): | 11.76 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | 7.02 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | 7.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> 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 any 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: FRANCISCO L. NUNEZ License Number: LS# 6382

Title: PROFESSIONAL SURVEYOR & MAPPER

Company Name: ALL COUNTY SURVEYORS

Address: 5400 S UNIVERSITY DRIVE #216

City: DAVIE State: FL ZIP Code: 33328

Telephone: (954) 777-4747

Ext.: _____ Email: _____

Signature: _____ Date: 10/28/2024



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):

3 # 24-61973 LONG & LATT OBTAINED IN FIELD (MAGELLAN 500 HANDHELD)
Cze= ELECTRIC METER LOCATED ON NORTH SIDE
BROWARD COUNTY BENCHMARK BM# 2082, ELE= 7.53' (NAVD 1988)
ALL ELEVATION CONVERSIONS WERE PERFORMED USING VERTCON
CROWN= 4.69'

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

241 SW 21st 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, AND 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.

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) CERTIFICATION

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: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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

241 SW 21st 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: _____ 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 INSTRUCTION PAGES 1-11

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

241 SW 21st STREET

: FORT LAUDERDALE State: FL ZIP Code: 33315

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT 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 H Instructions) and the appropriate Building Diagrams (at the end of Section I 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 5–8. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

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

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: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION 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.:

1 SW 21st 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 10/28/2024

Clear Photo One



Photo Two

Photo Two Caption: REAR VIEW 10/28/2024

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION 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.: <u>1 SW 21st STREET</u>	FOR INSURANCE COMPANY USE
City: <u>FORT LAUDERDALE</u> State: <u>FL</u> ZIP Code: <u>33315</u>	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 SIDE VIEW 10/28/2024

Clear Photo Three



Photo Four

Photo Four Caption: LEFT SIDE VIEW 10/28/2024

Clear Photo Four

October 18, 2024

City of Fort Lauderdale
Building and Construction Enforcement Division
Development Services Department

To whom it may concern,

I live on the East side of the property located at 241 SW 21 street, Fort Lauderdale, FL 33315. The chickee hut has been on the Garcia property for over 10 years and I have had no problems with it.

I do not have any issues with their chickee hut on their property.

Sincerely,


Emigdio Pardon

I, Sandy Osceola, received
\$5000.⁰⁰ on 3-2-12 for services
rendered as follows:

Construction of an Indian
Chickee, size 10' x 25'. All labor
and material supplied by builder,
Sandy Osceola.

Sandy Osceola