



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** May 2<sup>nd</sup>, 2025

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, May 14<sup>th</sup>, 2025 at 6:00 pm.**

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

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CASE:</b>                | <b>PLN-BOA-25040002</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>OWNER:</b>               | PYLE, THERESA & VINCENT F JR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>AGENT:</b>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>ADDRESS:</b>             | 651 NORTH EAST 19 AVENUE, FORT LAUDERDALE, FL 33304                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>LEGAL DESCRIPTION:</b>   | THAT PART OF BLOCK 21 OF VICTORIA PARK, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>ZONING DISTRICT:</b>     | RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>COMMISSION DISTRICT:</b> | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>REQUESTING:</b>          | <b><u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u></b> <ul style="list-style-type: none"><li>• Requesting a variance to allow an existing metal carport to remain at a corner yard setback of 3.0 feet whereas the code requires a minimum setback of 25 % of lot width which is 19.25 Feet, a total variance request of 16.25 feet.</li><li>• Requesting a variance to allow an existing building to remain at a corner yard setback of 12.4 feet, whereas the code requires a minimum setback of 25% of lot width which is 19.25 feet, a total variance request of 6.85 feet.</li></ul> |

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

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

MOHAMMED MALIK

ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

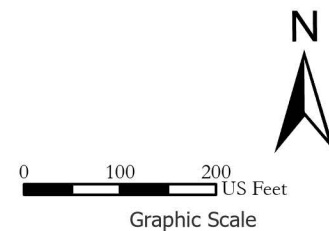
**NOTE:** If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the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



PLN-BOA-25040002

LEGEND

-  Municipal Boundary
-  Subject Site





# PLN-BOA-25040002

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

| <b>Requirements</b>      | <b>RS-8</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>RS-8A</b>                                                                                                                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum density          | 8.0 du/net ac.                                                                                                                                                                                                                                                                                                                                                                                                              | 8.0 du/net ac.                                                                                                                                                                                                                                                                                 |
| Minimum lot size         | 6,000 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                               | 6,000 sq. ft.                                                                                                                                                                                                                                                                                  |
| Maximum structure height | 35 ft.                                                                                                                                                                                                                                                                                                                                                                                                                      | 28 ft.                                                                                                                                                                                                                                                                                         |
| Maximum structure length | None                                                                                                                                                                                                                                                                                                                                                                                                                        | None                                                                                                                                                                                                                                                                                           |
| Minimum lot width        | 50 ft.<br>*75 ft. when abutting a waterway on any side                                                                                                                                                                                                                                                                                                                                                                      | 50 ft.<br>*75 ft. when abutting a waterway on any side                                                                                                                                                                                                                                         |
| Minimum floor area       | 1,000 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                               | 1,000 sq. ft.                                                                                                                                                                                                                                                                                  |
| Minimum front yard       | 25 ft.<br>Special minimum front yard setbacks:<br>Coral Isles—15 ft.<br>Nurmi Isles—20 ft.<br>Pelican Isles—20 ft.                                                                                                                                                                                                                                                                                                          | 25 ft.<br>Special minimum front yard setbacks:<br>Coral Isles—15 ft.<br>Nurmi Isles—20 ft.<br>Pelican Isles—20 ft.                                                                                                                                                                             |
| Minimum corner yard      | 25% of lot width but not greater than 25 ft.<br>25 ft. when abutting a waterway                                                                                                                                                                                                                                                                                                                                             | 25% of lot width but not greater than 25 ft.<br>25 ft. when abutting a waterway                                                                                                                                                                                                                |
| Minimum side yard        | 5 ft. - up to 22 ft. in height<br><br>Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.<br><br>25 ft. when abutting a waterway<br><br>Special side yard setbacks 7.5 ft.:<br>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. | For a building with a height no greater than 12 ft.- 5 ft.<br><br>For a building with a height greater than 12 ft. - 7.5 ft.<br><br>That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height<br><br>25 ft. when abutting a |

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

|                      |                 |     |      |     |      |
|----------------------|-----------------|-----|------|-----|------|
| Lot coverage and FAR | 7,501—12,000 sf | 45% | 0.75 | 35% | 0.55 |
|                      | >12,000 sf      | 40% | 0.60 | 30% | 0.50 |

Note A: Dimensional requirements may be subject to additional regulations, see [Section 47-23](#), Specific Location Requirements, and [Section 47-25](#), Development Review Criteria.

\*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

\*\*An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

\*\*\*All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Record

Showing 1-21 of 21

| <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"/> | <a href="#">PLN-BOA-25040002</a>    | Add Carport Structure to the North (Corner side) ... | Pyle 651 Variance Request       | Z- Board of Adjustment (BOA)         | 106     |                   | 651      | NE  | 19          | AVE  |                | Open       |
| <input type="checkbox"/> | <a href="#">CE24090134</a>          | SCF# 17309921 TREE/BUSH ENCROACHING ONTO SIDEWALK    |                                 | Code Case                            | 0       | Jean Claude JC... | 651      | NE  | 19          | AVE  |                | Closed     |
| <input type="checkbox"/> | <a href="#">CE24090146</a>          | NEIGHBNOR STATES CARPORT IS BUILT ON PROPERTY LINE   |                                 | Code Case                            | 0       | Manuel Garcia     | 651      | NE  | 19          | AVE  |                | Closed     |
| <input type="checkbox"/> | <a href="#">BLD-GEN-24040442</a>    | LEGALIZATION OF ALUMINUM STRUCTURE (CARPORT) THAT... | Alteration Permit               | Structural Permit                    | 371     |                   | 651      | NE  | 19          | AVE  |                | Awaiting C |
| <input type="checkbox"/> | <a href="#">BE23110081</a>          | NEIGHBOR STATES COVERED CARPORT BUILT NO PERMIT O... | WORK WITHOUT PERMIT             | Building Code Case                   | 0       | Jorge Martinez    | 651      | NE  | 19          | AVE  |                | Code Enfc  |
| <input type="checkbox"/> | <a href="#">ELE-RES-23050022</a>    | ELECTRICAL FOR BLD-RALT-23040109                     | Pyle Residence                  | Electrical Residential Permit        | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">BLD-RALT-23040109</a>   | REMOVE 3 WINDOWS AND 1 DOOR IN FRONT OF THE HOUSE... | Pyle Residence                  | Residential Alteration Permit        | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">BLD-WIN-WT-22120028</a> | REPLACE 11 WINDOWS 1 DOOR                            | Lobby Walk-Thru- Window and ... | Walk-Thru - Window and Door          | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">BLD-ROOF-22100100</a>   | REMOVE EXISTING ROOFING SYSTEM REPLACE WITH SINGL... |                                 | Re-Roof Permit                       | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">BE22080121</a>          | EXPIRED PERMIT PM-19022161 ATF 156 LF WOOD BOARD ... | EXPIRED PERMIT                  | Building Code Case                   | 0       | Linda Holloway    | 651      | NE  | 19          | AVE  |                | Closed     |
| <input type="checkbox"/> | <a href="#">CE20020302</a>          | BOAT, LONGER THAN 21', STORED IN DRIVEWAY            |                                 | Code Case                            | 0       | Paulette DelGr... | 651      | NE  | 19          | AVE  |                | Closed     |
| <input type="checkbox"/> | <a href="#">PM-19022161</a>         | ATF: 156 LF WOOD BOARD ON BOARD 6 FT HIGH NO GATE    | ATF: 156 LF WOOD BOARD ON BO... | Fence Permit                         | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">CE18061151</a>          | 1)REPAIR/INSTALLING WOODEN FENCE WITHOUT PERMIT, ... | PYLE,THERESA & VINCENT F JR     | Building Code Case                   | 1272    |                   | 651      | NE  | 19          | AVE  |                | Closed     |
| <input type="checkbox"/> | <a href="#">VIO-CE18061151_1</a>    | 1)REPAIR/INSTALLING WOODEN FENCE WITHOUT PERMIT      | PYLE,THERESA & VINCENT F JR     | Violation-BLD Hearing                | 0       |                   | 651      | NE  | 19          | AVE  |                | Closed     |
| <input type="checkbox"/> | <a href="#">PM-04022342</a>         | REROOF FLAT ROOF 600SQ FT                            | REROOF FLAT ROOF 600SQ FT       | Re-Roof Permit                       | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">PM-00062203</a>         | POOL & DECK CONSTRUCTION SFR                         | POOL & DECK CONSTRUCTION SFR    | Residential Pool-Spa-Fountain Permit | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">PM-00062204</a>         | POOL PIPING                                          | POOL PIPING                     | Plumbing Residential Permit          | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">PM-00062208</a>         | HEAT & CHILL HEAT PUMP                               | HEAT & CHILL HEAT PUMP          | Mechanical Residential Permit        | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">PM-00062210</a>         | POOL ELECTRIC                                        | POOL ELECTRIC                   | Electrical Residential Permit        | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">PM-00030986</a>         | INSTALL WOOD FENCE 77'X6' SHADOW BOX                 | INSTALL WOOD FENCE 77'X6' SH... | Fence Permit                         | 0       |                   | 651      | NE  | 19          | AVE  |                | Complete   |
| <input type="checkbox"/> | <a href="#">AB-0026976</a>          |                                                      | VASSIL, WILLIAM                 | Resident/Business Alarm Registration | 0       |                   | 651      | NE  | 19          | AVE  |                | Active     |





CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

DATE: May 14<sup>th</sup>, 2025

TIME: 6:00 P.M.

CASE: PLN-BOA-25040002

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

- Requesting a variance to allow an existing metal carport to remain at a corner yard setback of 3.0 feet whereas the code requires a minimum setback of 25 % of lot width which is 19.25 Feet, a total variance request of 16.25 feet.
- Requesting a variance to allow an existing building to remain at a corner yard setback of 12.4 feet, whereas the code requires a minimum setback of 25% of lot width which is 19.25 feet, a total variance request of 6.85 feet.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING:  
[www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV) , [www.youtube.com/cityoffortlauderdale](http://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](http://www.fortlauderdale.gov/government/BOA)



*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to 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*







## BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

### GENERAL INFORMATION

#### BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

#### EXAMPLE VARIANCE SUBMITTAL

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

**QUESTIONS:** Questions regarding the Board of Adjustment process or [LauderBuild](#), contact us by phone or email at: [boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

Phone: 954-828-6520, Option 5.

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

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



# Page 1: BOA - Applicant Information Sheet

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

|                            |             |
|----------------------------|-------------|
| Case Number                | BE 23110081 |
| Date of complete submittal |             |

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

|                            |                                                                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Property Owner's Name      | Vincent Pyle Theresa Pyle                                                                                                               |
| Property Owner's Signature | <i>[Signature]</i><br><small>If a signed consent letter is provided, no signature is required on this application by the owner.</small> |
| Address, City, State, Zip  | 651 NE 19th Avenue                                                                                                                      |
| E-mail Address             | SLPtheresa@gmail.com                                                                                                                    |
| Phone Number               | (954) 257-5428                                                                                                                          |
| Proof of Ownership         | <input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record                                                |

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

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

|                                                                                     |                                                                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Include ANY Related code case/permit #                                              |                                                                                                                                |
| Existing / New                                                                      | Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>                                                    |
| Project Address                                                                     | Address: 651 NE 19th Avenue                                                                                                    |
| Legal Description                                                                   | See Survey                                                                                                                     |
| Tax ID Folio Numbers<br>(For all parcels in development)                            | 504202152980                                                                                                                   |
| Variance/Special Exception Request<br>(Provide a brief description of your request) | Request for Variance reduction to include carport and to allow an existing building to remain at a corner yard setback of 12.4 |
| Applicable ULDR Sections<br>(Include all code sections)                             | 47-5.31                                                                                                                        |

|                              |                                                                     |
|------------------------------|---------------------------------------------------------------------|
| Current Land Use Designation | Residential                                                         |
| Current Zoning Designation   | RS-8                                                                |
| Current Use of Property      | Residence                                                           |
| Site Adjacent to Waterway    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| Setbacks (Indicate direction N, S, E, W) |               | Required | Proposed      |
|------------------------------------------|---------------|----------|---------------|
| Front                                    | E             | 25       | 25 no request |
| Side                                     | S             | 5        | 5 no request  |
| Side                                     | N             | 19.25    | 3             |
|                                          | N Corner yard | 19.25    | 12.4          |



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

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

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

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

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

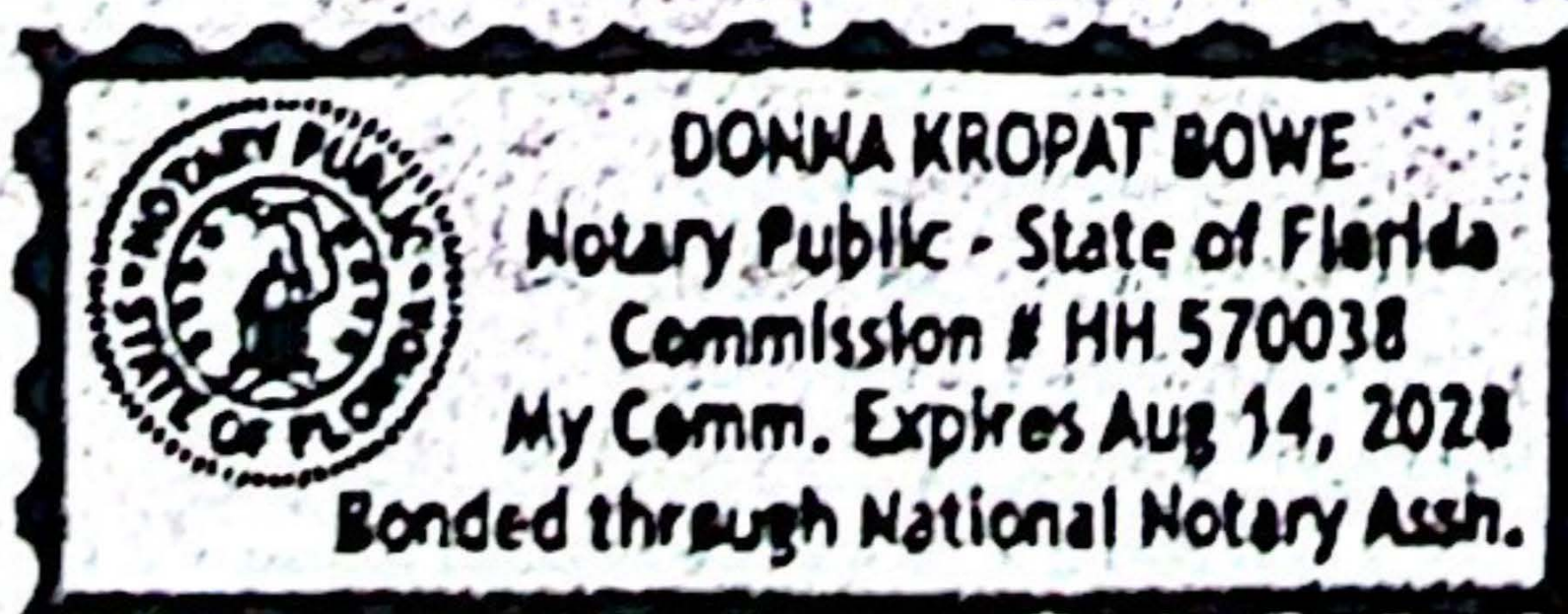
~~Witness~~ UP  
**AFFIDAVIT:** Theresa Pyle the Owner/Agent of said property ATTEST that I am aware of the following:

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 prescribe and that failure to procure the necessary permits within the time so prescribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4th day of April, 2025

(SEAL)



Donna Kropat Bowe  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/14/28



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

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

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

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

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

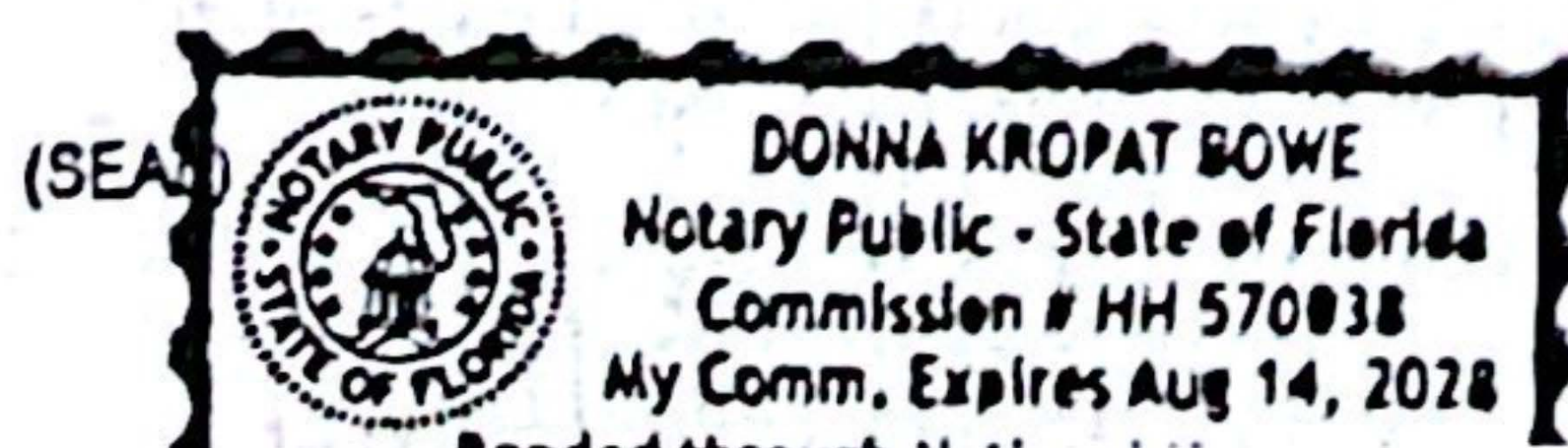
AFFIDAVIT: I, Vincent Pyle the Owner/Agent of said property ATTEST that I am aware of the following:

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.

Vincent Pyle

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4<sup>th</sup> day of April, 2025



Donna Kropat Bowe  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/14/28



## BE23110081

### Attachment Board of Adjustment Application

#### State the Specific request according to the ULDR or other provisions of the Code:

Applicant is requesting permission for a reduction of the corner yard (North facing) to allow property to meet compliance, for a carport that was constructed by the hired General Contractor. The canopy/carport is located within the property's Side yard setback. The requested variance would have it reduced from 19.25 feet to 3.0 feet. There is no request necessary for the Front setback. This is as specified in the City of Fort Lauderdale Unified Land Development Code, specifically 47-5.31. The carport was constructed as a final project to home renovations that were planned and managed by the applicant's General Contractor. Installation began 8/29/2023. The applicants/homeowners were not aware of the size of the setback for such a structure, as the Side yard fence was adjusted (torn down and rebuilt) to meet new setback regulations after the fence was destroyed from Hurricane Irma. The carport is within the line of fence, farther away from the sidewalk. The applicants believed that the GC's project manager was pulling permits and building the structure "to code" and only learned that it was considered illegal when the code compliance letter was received in the mail (Compliance Inspector, Jorge Martinez confirmed letter was mailed 11/15/2023). All other permits for the renovations that were done to the home passed. The applicants believed that the carport structure was included in the permit application under BLD-RALT:23040109, and the Electrical Sub-permit ELE-RES:23050022, which is the added front porch and double door entry, with newly placed exterior lighting on either side of entry doors.

The Preliminary BOA meeting also suggested that the applicants request a variance for an exterior wall of the existing home, built 1949. The requested variance for the legal, nonconforming wall would have the setback reduced from 19.25 feet to 12.4 feet, for purposes of possible resale complications or home owners' insurance limitations at a possible future date. The footprint for the home has never been expanded. Applicants are requesting a variance to allow an existing building to remain at a corner yard setback of 12.4 feet, whereas the code requires a minimum of 25% of lot width, at 19.25 feet - total request 6.85 ft. Special conditions and circumstances affect the property at issue which prevents the reasonable use of such property:

This carport was constructed over the Labor Day weekend, beginning 8/29/2023, while the applicants were out of town. Since the applicants were unable to afford the addition of a garage to the home, the carport was believed to be the only option for added storage to the home, coverage of items such as bikes, and also safety to the items that would be kept under the structure, and inside the line of the fence. Structural calculations and drawings were attained by the applicants to prepare for the construction (Calc Engineering, Masood Hajali, PhD, P.E., Florida Reg.: 82038). The carport was constructed to be "structurally sound" and to add curb appeal to an unused area of the side of the house that was previously only dirt and gravel. The applicants attempted to resolve the compliance issue, only learning that they would need to pull the permit, because it was not pulled as they had been lead to believe with the above noted permits. The homeowner began the process to pull the applicable permit, with the fee for an "after build" permit, but was unable to have the permit issued due to Zoning problems with the setback. Questions were emailed between Masood Hajali (engineer), David Dunshee (Structural plans examiner), and Theresa Pyle (homeowner) regarding the structure being 70 feet



setback from the corner, but incorrectly considered from the 3 types of yard, with notes in the Lauderbuild account (Side yard, Corner yard, Front yard).

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:

This is a peculiar circumstance to the property, as the homeowners have hired a Licensed GC to make renovations to the home for added security/safety, appeal, and integrity (roof, impact windows, exterior paint, front porch, lighting and carport), without the suspicion that the "final" project would not pass the permitting phase. The carport construction was intentionally left to be last, so as not to impeded roofers, or other installers, in accessing the property safely and efficiently to deliver materials or complete phases of the work being done. The homeowners have had to learn to navigate between the permitting office, zoning office, and compliance office, with the experience of frankly "not knowing what to do or who to talk to next" at several dates over this process. The homeowners never expected to have a structure added to their property that would not meet compliance, based upon one of the setbacks.

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:

The literal application of the Corner yard setbacks of the ULDR could result in the applicant's inability to secure future renovation permits and ability to sell the property. The applicant is looking for productive use of the side yard, which has been improved with the construction of the carport. Many residences within the area (actual neighbors on my East and North streets), that were constructed in a similar time period (1940s/1950s) have changed over time and enjoy the use of newer accessory structures including enclosed carports, covered porches and garages. The applicants would like to preserve the charm and footprint of their home, and continue to gain rapport of current neighbors who have complimented the new roof and carport, over the last 12 months.

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

The unique hardship is not self-created by the applicant or his predecessors, nor is the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations. The applicant honestly admits that the carport should have had a permit pulled prior to its install, and that the homeowner (Vincent) reiterated and insisted that this added structure would need to be "built to code." The owners/applicants and children were pleased and surprised when they returned from a Labor Day vacation to visit family in upstate NY, and the carport had been installed to completion. To date, the cost of the Structural engineer calculation report, drawings, updated survey, after-build, permit application, carport materials and delivery, carport install/labor, as well as the current BOA application is estimated to be \$20,000. The homeowners believe the risk of not being able to keep the structure is true hardship, and a truly significant source of stress. The homeowners have done everything in their power to attend the Magistrate compliance board meetings, and to communicate



directly with Jorge Martinez, David Dunshee, Kylie Winterstein, and submit documents, surveys and certificates, as each has requested such items.

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

The approval of this variance for an accessory structure within the side/corner yard setback would allow the applicants to be in compliance with the ULDR. The 3 feet request will allow productive use of the side yard as well as visual appeal to the front view of the property. It does not impede pedestrians or any traffic flow. It is within the applicant's fence line.



**BE23110081**

**Attachment 1 Variance Request Narrative**

**City of Fort Lauderdale Development Services Department**

**700 N.W. 19<sup>th</sup> Avenue, Fort Lauderdale, FL. 33311**

**Re: Narrative for 651 NE 19<sup>th</sup> avenue Fort Lauderdale, FL 33304  
Variance for property's Corner (N) side setback**

I, Theresa Pyle (applicant), owner along with my spouse, Vincent Pyle, of the property located at 651 NE 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33304 are representing ourselves for this Variance request. Applicant is requesting permission for the addition of a newly constructed carport located within the property's side/corner setback (North side). A variance to the property's corner yard setback would have it reduced from 19.25' to 3.0.' This is specified in the City of Fort Lauderdale's Unified Land Development Code, specifically 47-5.31. We (homeowners) have also learned (at preliminary BOA meeting) that an existing wall to our original home sits within the corner yard setback and would benefit from from a variance reduction of 19.25 to 12.4.'

The addition of the carport gives the property owners much needed storage and coverage. It was a portion of a planned home renovation, including a new roof (BLD-ROOF-22100100), new impact windows (BLD-WIN-WT-22120028), addition of a front porch, newly located entrance doors (BLD-RALT-23040101), as well as electrical/sconces moved(ELE-RES-23050022), and the final project assigned as the carport installation. The applicants/owners believed that the final stage of building the carport was included in permit applications for the exterior plans of the porch and the open-sided (3 open sides) carport/canopy. The applicant, Vincent Pyle, reiterated multiple times during GC site visits and discussion of the plans for the carport, that the structure would "have to be built to code." The applicants are aware that living on a busy corner, such as 7<sup>th</sup> street and 19<sup>th</sup> avenue, makes them more "visible" to passer-by drivers, pedestrians, and bicyclists. The applicants truly did attempt to complete the home/property renovations in a timely and standard process. The area seemed easily and perfectly designated as a carport for storage or cover, as well privacy (once the privacy hedge/landscaping is installed. The area covered is otherwise only wasted space on some of the North side of the property. It was previously considered somewhat of an eyesore, but since the carport install, it has been complimented by several neighbors, walking their dogs or riding their bikes. It is judged to improve the aesthetic of the property. The applicants often drive through the neighborhood, seeing that other existing properties and even new constructions homes, are utilizing the same side yard setback for garages, porches, and carports that they are trying to use.



The enormous cost that the applicants have accrued to have plans done, surveys completed, and the structure built, as well as the time and effort that applicants have

spent communicating and submitting documentation to city of Fort Lauderdale personnel, have been overwhelming. In addition, the proposed or suggested removal of this structure will only add to the financial burden of the applicants, as well as a "total loss" due to the inability to relocate the structure anywhere else on the property. That result would be two-fold. It would be a loss of storage, safety, and convenience. It would also negate the completion of the remodel for the applicants/homeowners.

Thank you for your kind consideration,

**Vincent Pyle and Theresa Pyle**

651 NE 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33304

(954) 257-5428



## 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: 2/6/2025
- ☐ **Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. Page 4 of the BOA application is due AFTER sign(s) are posted.
- ☐ **Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- ☐ **Agent Authorization Form**- Authorization from ALL Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- ☐ **Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).
- ☐ **Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- ☐ **Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. Copy sets of Survey must be at half-size scale 11x17".
- ☐ **Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. Copy sets of Plans must be at half-size scale 11x17".
- ☐ **Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- ☐ **Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- ☐ **Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- ☐ **Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311

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

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

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

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



Prepared by and return to:  
**Joseph H. Ganguzza, Esq.**

**Joseph H. Ganguzza & Associates, P.A.**  
**1 SE 3rd Avenue Suite 2150**  
**Miami, FL 33131**  
**305-381-8220**  
File Number: **5095,041**  
Will Call No.:

[Space Above This Line For Recording Data]

## **Special Warranty Deed**

**This Special Warranty Deed** made this **17th** day of **October, 2008** between **Liquidation Properties, Inc., a Delaware Corporation** whose post office address is **390 Greenwich Street, New York, NY 10013**, grantor, and **Vincent F. Pyle, Jr., and Theresa Pyle, husband and wife** whose post office address is **651 NE 19th Avenue, Fort Lauderdale, FL 33304**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

**That part of Block 21, of VICTORIA PARK, according to the corrected amended plat thereof recorded in Plat Book 10, Page 66, of the Public Records of Broward County, Florida, described as follows:~Beginning at a Point, the intersection of the North and East boundaries of said Block, thence West along the North boundary of said Block, a distance of 125 feet; thence South parallel with the East boundary of Block 21, a distance of 77 feet; thence East parallel with the said North boundary of Block 21, a distance of 125 feet at an intersection with the East boundary of Block 21, thence Northerly along the said East boundary of Block 21, 77 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.~**

**Parcel Identification Number: 10202-15-29800**

**Subject To:** Taxes for the year 2008 and subsequent years, which taxes are not yet due and payable; zoning restrictions imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; utility easements of record.

**By Accepting** this Special Warranty Deed, Grantee acknowledges that it has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed, this conveyance is made without warranty or representation, either expressed or imposed and is on an "AS IS" and "WHERE IS" basis.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

DoubleTimes

2

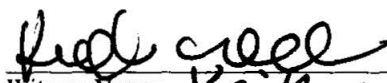


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

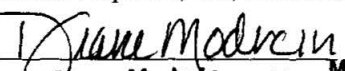
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: SHARLUMPSTEAD

  
Witness Name: Keith Williams

Liquidation Properties, Inc., a Delaware Corporation

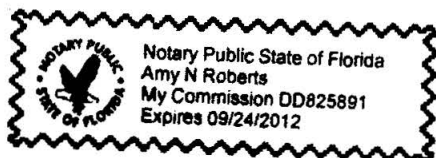
By:   
Diane Modrcin as Meridian Asset Services  
of Meridian Asset Services, Inc., its attorney-in-fact as Attorney in Fact

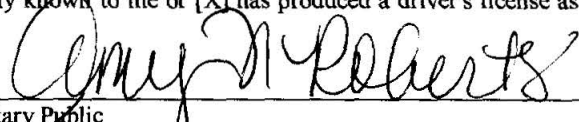
(Corporate Seal)

State of Florida  
County of Pinellas

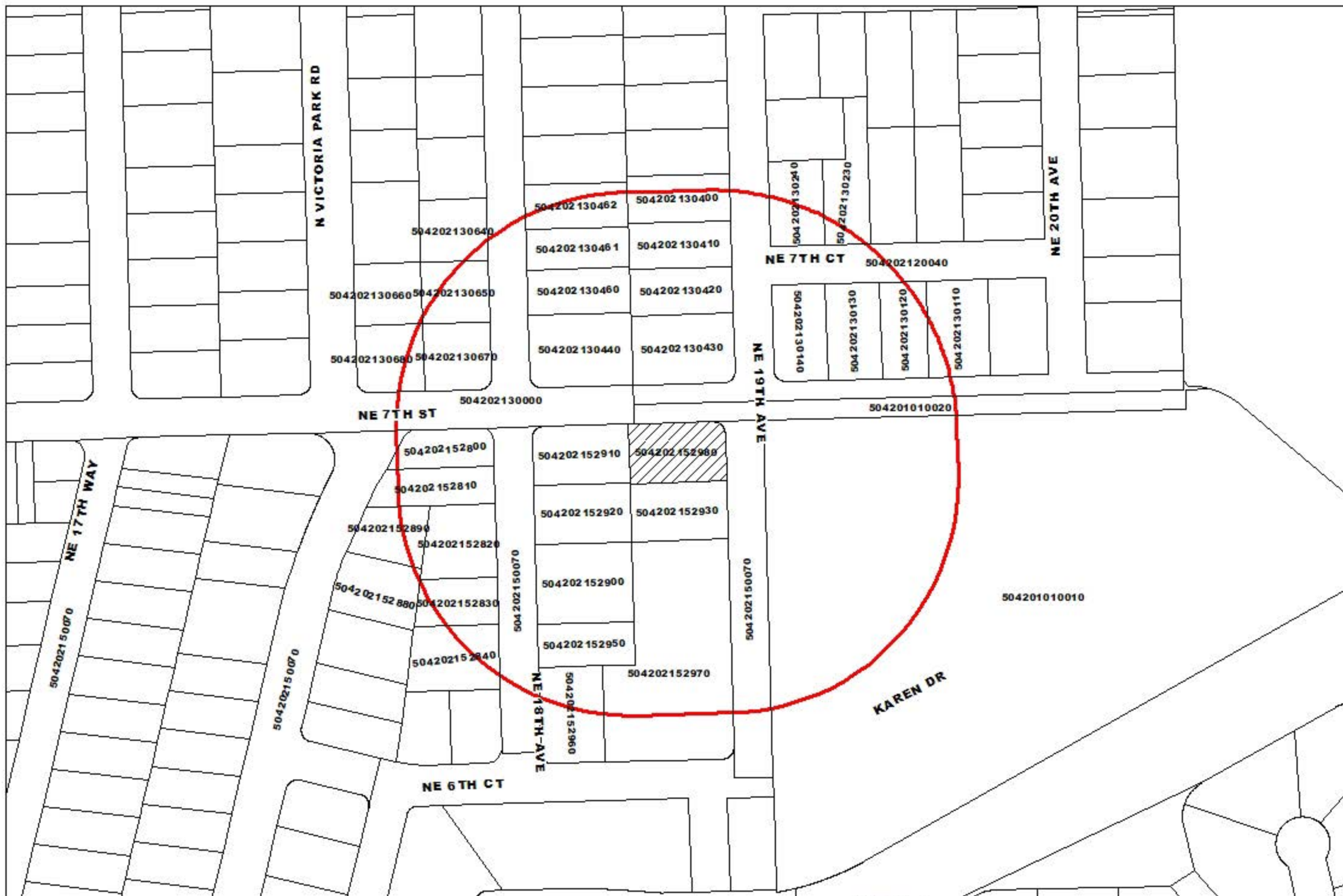
The foregoing instrument was acknowledged before me this 17th day of October, 2008 by Diane Modrcin as Meridian Asset Services of Meridian Asset Services, Inc., attorney-in-fact for Liquidation Properties, Inc., a Delaware Corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public  
Printed Name: Amy N. Roberts  
My Commission Expires: 9/24/12





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Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR  
BROWARD  
COUNTY

651 NE 19 AVE  
DATE OF PRINT: 02/06/2025



| FOLIO_NUMB   | NAME_LINE_                    | NAME_LINE1                     |
|--------------|-------------------------------|--------------------------------|
| 504201010010 | GATEWAY TERRACE II LP         |                                |
| 504201010020 | PUBLIC LAND                   | % CITY OF FORT LAUDERDALE      |
| 504202120040 | PUBLIC LAND                   | % CITY OF FORT LAUDERDALE      |
| 504202130110 | ECKERT,ROSS A H/E             | ECKERT,CAROLINE H              |
| 504202130120 | LAMBERT,DAVID E               |                                |
| 504202130130 | CHARRON FAMILY TR 2021        | CHARRON,NORMAND TRSTEE         |
| 504202130140 | CANCILLA,DANA                 |                                |
| 504202130230 | COHEN,SIMON                   | KHEMMOW,MUKHLUS                |
| 504202130240 | NELSON,SAMUEL                 |                                |
| 504202130400 | POSNER,ROBERT                 | HONDA,YUMIKO ETAL              |
| 504202130410 | JOHNSTON,MICHAEL K            |                                |
| 504202130420 | SINGER,TIMOTHY                |                                |
| 504202130430 | ADMATI,DARIN & ERIKA          |                                |
| 504202130440 | SCHMIDT,COREEN                |                                |
| 504202130460 | MB LAND DEVELOPMENT GROUP LLC |                                |
| 504202130461 | MB LAND DEVELOPMENT GROUP LLC |                                |
| 504202130462 | MB LAND DEVELOPMENT GROUP LLC |                                |
| 504202130640 | RENFROE,ROBERT M & VIRGINIA M | ROBERT M & V M RENFROE REV TI  |
| 504202130650 | PHYLLIS SHAMOUN LIV TR        | SHARON L SOUAID REV TR ETAL    |
| 504202130660 | WOODSTOCK,RONALD MARTIN       | CANADA,MARY SCOTT              |
| 504202130670 | TROIANO,DYLAN H/E             | CLEMENT,LAURA                  |
| 504202130680 | FLAYMAN,COREY                 | STOLZENBERG,BRITTANY           |
| 504202150070 | PUBLIC LAND                   | % CITY OF FORT LAUDERDALE      |
| 504202152800 | BLOMQUIST,JAIME LEIGH         |                                |
| 504202152810 | BEAIRD,MARCIA                 |                                |
| 504202152820 | GOOD SERVICE REALTY INC       | % INGEBORG LEATHERBURY         |
| 504202152830 | LEHMANN,THERESIA              | LEHMANN,STEFAN                 |
| 504202152840 | STORELLI,JOHN & SUSAN         |                                |
| 504202152880 | TAYLOR,KERRY D                |                                |
| 504202152890 | O'GRADY,DENYSE H/E            | VASTA,JOSEPH T                 |
| 504202152900 | CHAUVET,ALBERT                | CHAUVET,BERENICE               |
| 504202152910 | AYALA,MILTON V                |                                |
| 504202152920 | JERNIGAN,RICHARD              |                                |
| 504202152930 | BATT,NANETTE M & HAL S        | HAL & NANETTE BATT JOINT REV T |
| 504202152950 | LEPOUTRE,LUCIEN F & LYNN J    |                                |
| 504202152960 | DEE,LEOPOLD H/E               | DEE,CONNIE                     |
| 504202152970 | GATEWAY TERRACE II LP         |                                |
| 504202152980 | PYLE,THERESA & VINCENT F JR   |                                |



| ADDRESS_LI                  | CITY            | ST.ZIP   |
|-----------------------------|-----------------|----------|
| 795 RIDGE LAKE BLVD STE 300 | MEMPHIS         | TN 38120 |
| 101 NE 3 AVE STE 2100       | FORT LAUDERDALE | FL 33301 |
| 101 NE 3 AVE STE 2100       | FORT LAUDERDALE | FL 33301 |
| 1928 NE 7 CT                | FORT LAUDERDALE | FL 33304 |
| 1924 NE 7 CT                | FORT LAUDERDALE | FL 33304 |
| PO BOX 4635                 | *RAWDON QC      | CA J0K 1 |
| 1712 NE 16 ST               | FORT LAUDERDALE | FL 33304 |
| 1911 NE 7 CT                | FORT LAUDERDALE | FL 33304 |
| 716 NE 19 AVE               | FORT LAUDERDALE | FL 33304 |
| 721 NE 19 AVE               | FORT LAUDERDALE | FL 33304 |
| 715 NE 19 AVE               | FORT LAUDERDALE | FL 33304 |
| 709 NE 19 AVE               | FORT LAUDERDALE | FL 33304 |
| 1815 NE 7 ST                | FORT LAUDERDALE | FL 33304 |
| 700 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 3309 ISLEWOOD AVE           | WESTON          | FL 33332 |
| 3309 ISLEWOOD AVE           | WESTON          | FL 33332 |
| 3309 ISLEWOOD AVE           | WESTON          | FL 33332 |
| 717 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 709 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 710 N VICTORIA PARK RD      | FORT LAUDERDALE | FL 33304 |
| 701 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 700 N VICTORIA PARK RD      | FORT LAUDERDALE | FL 33304 |
| 101 NE 3 AVE STE 2100       | FORT LAUDERDALE | FL 33301 |
| 1780 NE 7 ST                | FORT LAUDERDALE | FL 33304 |
| 646 N VICTORIA PARK ROAD    | FORT LAUDERDALE | FL 33304 |
| 300 SE 19 ST                | FORT LAUDERDALE | FL 33316 |
| 637 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 631 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 638 N VICTORIA PARK RD      | FORT LAUDERDALE | FL 33304 |
| 642 N VICTORIA PARK ROAD    | FORT LAUDERDALE | FL 33304 |
| 638 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 1800 NE 7 ST                | FORT LAUDERDALE | FL 33304 |
| 648 NE 18 AVENUE            | FORT LAUDERDALE | FL 33304 |
| 645 NE 19 AVE               | FORT LAUDERDALE | FL 33304 |
| 632 NE 18 AVE               | FORT LAUDERDALE | FL 33304 |
| 1801 NE 6 CT                | FORT LAUDERDALE | FL 33304 |
| 795 RIDGE LAKE BLVD STE 300 | MEMPHIS         | TN 38120 |
| 651 NE 19 AVE               | FORT LAUDERDALE | FL 33304 |



| ADDRESS__1      |         | LEGAL_LINE                    |
|-----------------|---------|-------------------------------|
| MEMPHIS         | TN38120 | STRANAHAN POINT 14-49 B       |
| FORT LAUDERDALE | FL33301 | STRANAHAN POINT 14-49 B       |
| FORT LAUDERDALE | FL33301 | VICTORIA HIGHLANDS 9-47 B     |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| *RAWDON QC      | CAJOK 1 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS 9-47 B     |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| WESTON          | FL33332 | VICTORIA HIGHLANDS AMD PLAT   |
| WESTON          | FL33332 | VICTORIA HIGHLANDS AMD PLAT   |
| WESTON          | FL33332 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33304 | VICTORIA HIGHLANDS AMD PLAT   |
| FORT LAUDERDALE | FL33301 | VICTORIA PARK CORRECTED AMENC |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33316 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |
| MEMPHIS         | TN38120 | VICTORIA PARK CORR AMEN PLAT  |
| FORT LAUDERDALE | FL33304 | VICTORIA PARK CORR AMEN PLAT  |



## LEGAL\_LI\_1

ALL BLK A,B

THOROUGHFARES DEDICATED TO TIPUBLIC PER PLAT 14-49 B

THOROUGHFARES DEDICATED TO PUBLIC PER PLAT 9-47 B

15-9 B PT OF BLK 1 F/P/A LOT 2 W 30,3

15-9 B PT OF BLK 1 FPA LOTS 4,5 E 10

15-9 B PT OF BLK 1 F/P/A LOT 5 W 40,6

15-9 B PT OF BLK 1 F/P/A LOT 6 W 20,7

A POR OF LOTS 9,10,14 &amp; 13 BLK 3 DESC'D AS:COMM SW COR OF LOT 1

15-9 B PT BLK 1 F/P/A LOT 10 W 20 OF

15-9 B N 60 OF S 270 LESS W 132.85

15-9 B N 60 OF S 210 LESS W 132.85

15-9 B N 60 OF S 150 LESS W 132.85

15-9 B S 90 LESS W 132.85 BLK 2 F/P/A

15-9 B S 94 OF W 132.85 BLK 2 F/P/A

15-9 B N 59 OF S 153 OF W 132.85 BLK 2

15-9 B N 52 OF S 205 OF W 132.85 BLK 2

15-9 B N 58 OF S 263 OF W 132.85 BLK 2

15-9 B E1/2 OF N 80 OF S 247 BLK 3

15-9 B E1/2 OF N 80 OF S 167 BLK 3

15-9 B W1/2 OF N 80 OF S 167 BLK 3

15-9 B E1/2 OF S 87 BLK 3 FPA LOT 12

15-9 B W1/2 OF S 87 BLK 3 F/P/A LOTS 12

PLAT 10-66 B THOROUGHFARES DEDICATED TO

10-66 B LOT 1 BLK 20

10-66 B LOT 2 BLK 20

10-66 B LOT 3,4 BLK 20

10-66 B LOT 5 &amp; PT OF LOT 6 DESC'D AS,

10-66 B LOT 6 S 36,7 BLK 20

10-66 B LOT 13 LESS S 21,14 BLK 20

10-66 B LOT 15 BLK 20

10-66 B S 79.3 OF N 231.3 OF W 125 &amp;

10-66 B N 76 OF W 125 A/K/A LOT 17 LESS

10-66 B S 76 OF N 152 OF W 125 BLK 21

10-66 B S 75 OF N 152 OF E 125 BLK 21

10-66 B N 56 OF S 181 OF W 125 BLK 21

10-66 B BLK 21 POR DESC AS COMM SW COF

10-66 B E 166.67 OF S 125 &amp; E1/2 LESS

10-66 B E1/2 OF N 77 BLK 21



## LEGAL\_LI\_3

BLK 2 VICTORIA HIGHLANDS  
 BLK 2 VICTORIA HIGHLANDS  
 E 30 BLK 2 VICTORIA HIGHLANDS  
 BLK 2 VICTORIA HIGHLANDS  
 E 70 TO POB,N 110.07,E 30,N  
 S 110,11 S 110 BLK 3 VICTORIA  
 BLK 2 F/P/A 8 S 20,9 N 40 BLK 5  
 BLK 2 F/P/A LOTS 9 S 10,10 BLK 5  
 BLK 2 F/P/A LOTS 11,12 N 10  
 LOTS 12 S 40,13 BLK 5 VIC HIGH  
 LOTS 14,15 S 44 BLK 5 VIC HIGH  
 F/P/A LOTS 16 N 13,17 BLK 5 9/47

F/P/A LOT 9 S 47 OF E1/2,10 N 33  
 F/P/A 10 S 17 OF E1/2,11 E1/2,  
 F/P/A 10 S 17 OF W1/2,11 W1/2,12  
 S 37 OF E1/2,13 E1/2 BLK 6 9/47  
 S 37 OF W1/2,13 W1/2 BLK 6  
 PUBLIC PER PLAT 10-66 B

BEG AT NE COR OF LOT 6,SLY 12,

N 21.3 OF S 202.3 OF W 125  
 S 20,18 BLK 6 PB 6/32 B BLK 21

OF BLK 21,NLY 125 TO POB,ELY  
 N 152 & LESS S 125 BLK 21

## LEGAL\_LI\_4

79.86,E 30,S 189.93,W 60 TO POB  
 HIGHLANDS

9/47

9/47

BLK 5 9/47

& N43 OF S 137 OF W 132.85 BLK 2

OF E1/2 BLK 6 9/47

12 N 13 OF E1/2 BLK 6 9/47

N 13 OF W1/2 BLK 6 9/47

9/47

WLY TO PT ON W/L OF LOT 6,NLY

BLK 21

83.33,SLY 125,WLY ALG S/BNDRY



LEGAL\_LI\_5

LEGAL\_LI\_6

F/P/A 15 N 6,16 S 37 BLK 5 9/47

& N63 OF S 263 OF W 132.85 BLK 2

TO NW COR LOT 6,ELY ALG N/L

TO POB BLK 20

63.36 TO P/C,NWLY ARC DIST 31.29 TO P/T,NLY 105.03 TO POB



LEGAL\_LI\_7

LEGAL\_LI\_8

F/P/A LOTS 18,19 S 13 BLK 5 9/47



LEGAL\_LI\_9

LEGAL\_L\_10



LEGAL\_L\_11

LEGAL\_L\_12



LEGAL\_L\_13

| ZIP4 | MILL | US | US | MAC | JUST_LAND | JUST_BUILT |
|------|------|----|----|-----|-----------|------------|
|      | 0312 | 03 | 03 | 2   | 16268750  | 8560410    |
|      | 0312 | 94 |    | 2   | 9180      | 0          |
|      | 0312 | 94 |    | 2   | 60830     | 0          |
|      | 0312 | 01 | 01 | 2   | 250000    | 852710     |
| 3405 | 0312 | 01 | 01 | 2   | 187500    | 510820     |
| S0   | 0312 | 01 | 01 | 2   | 218750    | 643350     |
|      | 0312 | 00 |    | 2   | 739670    | 0          |
|      | 0312 | 01 | 01 | 2   | 225000    | 1767920    |
|      | 0312 | 01 | 01 | 2   | 192500    | 805560     |
| 3411 | 0312 | 01 | 01 | 2   | 198880    | 1521210    |
| 3411 | 0312 | 01 | 02 | 2   | 198880    | 835230     |
| 3411 | 0312 | 01 | 01 | 2   | 198900    | 656710     |
| 3402 | 0312 | 01 | 01 | 2   | 297150    | 947920     |
|      | 0312 | 01 | 01 | 2   | 311380    | 825350     |
|      | 0312 | 00 | 04 | 2   | 667340    | 13350      |
|      | 0312 | 00 | 01 | 2   | 588370    | 0          |
|      | 0312 | 00 | 04 | 2   | 656030    | 0          |
| 3453 | 0312 | 01 | 01 | 2   | 174350    | 523470     |
|      | 0312 | 01 | 01 | 2   | 592370    | 0          |
| 3435 | 0312 | 01 | 01 | 2   | 174080    | 525450     |
| 3453 | 0312 | 01 | 01 | 2   | 188150    | 539300     |
|      | 0312 | 01 | 01 | 2   | 188050    | 695670     |
|      | 0312 | 94 |    | 2   | 437140    | 0          |
|      | 0312 | 01 | 01 | 2   | 154800    | 1165040    |
| 3465 | 0312 | 01 | 01 | 2   | 184750    | 857010     |
|      | 0312 | 01 | 01 | 2   | 222000    | 555390     |
|      | 0312 | 01 | 01 | 2   | 156830    | 1160620    |
| 3451 | 0312 | 01 | 01 | 2   | 243680    | 977720     |
|      | 0312 | 01 | 01 | 2   | 213200    | 1088570    |
| 3465 | 0312 | 01 | 01 | 2   | 160730    | 440950     |
| 3409 | 0312 | 01 | 01 | 2   | 323450    | 843260     |
|      | 0312 | 01 | 01 | 2   | 236300    | 458690     |
| 3409 | 0312 | 01 | 01 | 2   | 237500    | 1094170    |
| 3813 | 0312 | 01 | 01 | 2   | 234380    | 616650     |
|      | 0312 | 01 | 01 | 2   | 175000    | 1736810    |
| 3440 | 0312 | 01 | 01 | 2   | 259200    | 1450780    |
|      | 0312 | 28 | 01 | 2   | 3054230   | 35200      |
|      | 0312 | 01 | 01 | 2   | 239430    | 679120     |



| JUST_OTH | ELY_JUSTVAILY_SOHL | LY_SOHB | PREV_SOH | NEW_SOH  | 'NEW_SB  | SC       |
|----------|--------------------|---------|----------|----------|----------|----------|
| 0        | 24829160           | 0       | 0        | 24829160 | 24829160 | 24829160 |
| 0        | 9180               | 0       | 0        | 9180     | 9180     | 9180     |
| 0        | 60830              | 0       | 0        | 60830    | 60830    | 60830    |
| 0        | 1102710            | 0       | 0        | 904260   | 930480   | 930480   |
| 0        | 698320             | 0       | 0        | 156350   | 160880   | 160880   |
| 0        | 862100             | 0       | 0        | 850660   | 862100   | 862100   |
| 0        | 739670             | 0       | 0        | 499630   | 549590   | 739670   |
| 0        | 1992920            | 0       | 0        | 906110   | 932380   | 932380   |
| 0        | 998060             | 0       | 0        | 913530   | 940020   | 940020   |
| 0        | 1720090            | 0       | 0        | 1720090  | 1720090  | 1720090  |
| 0        | 1034110            | 0       | 0        | 426040   | 438390   | 438390   |
| 0        | 855610             | 0       | 0        | 271660   | 279530   | 279530   |
| 0        | 1244740            | 0       | 0        | 722050   | 742980   | 742980   |
| 0        | 1136730            | 0       | 0        | 316760   | 325940   | 325940   |
| 0        | 203090             | 0       | 0        | 203090   | 680690   | 680690   |
| 0        | 1097870            | 0       | 0        | 1097870  | 588370   | 588370   |
| 0        | 224750             | 0       | 0        | 224750   | 656030   | 656030   |
| 0        | 699090             | 0       | 0        | 245460   | 251120   | 251120   |
| 0        | 592370             | 0       | 0        | 592370   | 592370   | 592370   |
| 0        | 699530             | 0       | 0        | 180260   | 185480   | 185480   |
| 0        | 727450             | 0       | 0        | 596530   | 613820   | 613820   |
| 0        | 883720             | 0       | 0        | 883720   | 883720   | 883720   |
| 0        | 437140             | 0       | 0        | 437140   | 437140   | 437140   |
| 0        | 1319840            | 0       | 0        | 644910   | 663610   | 663610   |
| 0        | 1041760            | 0       | 0        | 315670   | 324820   | 324820   |
| 0        | 777390             | 0       | 0        | 677800   | 745580   | 777390   |
| 0        | 1317450            | 0       | 0        | 759200   | 781210   | 781210   |
| 0        | 1221400            | 0       | 0        | 302560   | 311330   | 311330   |
| 0        | 1301770            | 0       | 0        | 272250   | 280140   | 280140   |
| 0        | 601680             | 0       | 0        | 380740   | 391780   | 391780   |
| 0        | 1166710            | 0       | 0        | 1033110  | 1136420  | 1166710  |
| 0        | 694990             | 0       | 0        | 531430   | 546840   | 546840   |
| 0        | 1331670            | 0       | 0        | 306750   | 315640   | 315640   |
| 0        | 849110             | 0       | 0        | 465870   | 481780   | 481780   |
| 0        | 1911810            | 0       | 0        | 1163660  | 1197400  | 1197400  |
| 0        | 1709980            | 0       | 0        | 757000   | 778950   | 778950   |
| 0        | 3089430            | 0       | 0        | 2278480  | 2506320  | 3089430  |
| 0        | 918550             | 0       | 0        | 394590   | 406030   | 406030   |



| HE1_AMOL | HE2_AMOL | WVD_AMO | EXEMPTION | COUNTY_MI | SCHOOL_MI | CITY_MEX_ | INDEP_MEX |
|----------|----------|---------|-----------|-----------|-----------|-----------|-----------|
| 0        | 0        | 0       | 0         | 24829160  | 24829160  | 24829160  | 24829160  |
| 0        | 0        | 0       | 0         | 9180      | 9180      | 9180      | 9180      |
| 0        | 0        | 0       | 0         | 60830     | 60830     | 60830     | 60830     |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 437140    | 437140    | 437140    | 437140    |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |
| 0        | 0        | 0       | 0         | 2506320   | 3089430   | 2506320   | 2506320   |
| 25000    | 25722    | 0       | 0         | 0         | 0         | 0         | 0         |



| COUNTY_T | SCHOOL_T | CITY_T  | TAXA    | INDEP_T | TAX_HE | LY | ME | WEX | SO | CC | FID | DEL    | VALUE |
|----------|----------|---------|---------|---------|--------|----|----|-----|----|----|-----|--------|-------|
| 0        | 0        | 0       | 0       | 0       | 100    | 34 | 16 | A   | Y  |    |     | 0      |       |
| 0        | 0        | 0       | 0       | 0       | 100    | 14 | 12 |     | Y  |    |     | 0      |       |
| 0        | 0        | 0       | 0       | 0       | 100    | 14 | 12 |     | Y  |    |     | 0      |       |
| 879758   | 905480   | 879758  | 879758  | 100     | 100    |    | 20 | 20  | Y  |    |     | 0      |       |
| 110158   | 135880   | 110158  | 110158  | 1/1     | 1/1    |    | 94 | 08  | Y  |    |     | 0      |       |
| 862100   | 862100   | 862100  | 862100  |         |        |    | 22 |     | Y  |    |     | 0      |       |
| 549590   | 739670   | 549590  | 549590  |         |        |    | 15 |     | Y  |    |     | 0      |       |
| 881658   | 907380   | 881658  | 881658  | 100     | 100    |    | 09 | 09  | Y  |    |     | 0      |       |
| 889298   | 915020   | 889298  | 889298  | 100     | 100    |    | 23 | 23  | Y  |    |     | 0      |       |
| 1669368  | 1695090  | 1669368 | 1669368 | 100     | 100    |    | 22 | 22  | Y  |    |     | 0      |       |
| 387668   | 413390   | 387668  | 387668  | 1/1     | 1/1    |    | 01 | 08  | Y  |    |     | 0      |       |
| 228808   | 254530   | 228808  | 228808  | 1/1     | 1/1    |    | 95 | 08  | Y  |    |     | 0      |       |
| 692258   | 717980   | 692258  | 692258  | 100     | 100    |    | 22 | 22  | Y  |    |     | 0      |       |
| 275218   | 300940   | 275218  | 275218  | 1/1     | 1/1    |    | 94 | 08  | Y  |    |     | 0      |       |
| 680690   | 680690   | 680690  | 680690  |         | 1/1    |    | 25 |     | Y  |    |     | 0      |       |
| 588370   | 588370   | 588370  | 588370  |         |        |    | 25 |     | Y  |    |     | 924820 |       |
| 656030   | 656030   | 656030  | 656030  |         |        |    | 25 |     | Y  |    |     | 31800  |       |
| 200398   | 226120   | 200398  | 200398  | 1/1     | 1/1    |    | 96 | 08  | Y  |    |     | 1450   |       |
| 592370   | 592370   | 592370  | 592370  |         |        |    | 25 |     | Y  |    |     | 0      |       |
| 134758   | 160480   | 134758  | 134758  | 1/1     | 1/1    |    | 94 | 08  | Y  |    |     | 0      |       |
| 563098   | 588820   | 563098  | 563098  | 100     | 100    |    | 21 | 21  | Y  |    |     | 0      |       |
| 832998   | 858720   | 832998  | 832998  | 100     | 100    |    | 25 | 25  | Y  |    |     | 0      |       |
| 0        | 0        | 0       | 0       |         | 100    | 14 | 12 |     | Y  |    |     | 0      |       |
| 612888   | 638610   | 612888  | 612888  | 100     | 100    |    | 17 | 17  | Y  |    |     | 0      |       |
| 274098   | 299820   | 274098  | 274098  | 1/1     | 1/1    |    | 00 | 08  | Y  |    |     | 0      |       |
| 745580   | 777390   | 745580  | 745580  |         |        |    | 08 |     | Y  |    |     | 0      |       |
| 730488   | 756210   | 730488  | 730488  | 100     | 100    |    | 14 | 14  | Y  |    |     | 0      |       |
| 260608   | 286330   | 260608  | 260608  | 1/1     | 1/1    |    | 94 | 08  | Y  |    |     | 0      |       |
| 229418   | 255140   | 229418  | 229418  | 100     | 100    |    | 10 | 10  | Y  |    |     | 0      |       |
| 341058   | 366780   | 341058  | 341058  | 1/1     | 1/1    |    | 04 | 08  | Y  |    |     | 0      |       |
| 1136420  | 1166710  | 1136420 | 1136420 |         |        |    | 22 |     | Y  |    |     | 0      |       |
| 496118   | 521840   | 496118  | 496118  | 100     | 100    |    | 22 | 22  | Y  |    |     | 0      |       |
| 264918   | 290640   | 264918  | 264918  | 1/1     | 1/1    |    | 94 | 08  | Y  |    |     | 0      |       |
| 431058   | 456780   | 431058  | 431058  | 100     | 100    |    | 13 | 13  | Y  |    |     | 0      |       |
| 1146678  | 1172400  | 1146678 | 1146678 | 100     | 100    |    | 18 | 18  | Y  |    |     | 0      |       |
| 728228   | 753950   | 728228  | 728228  | 100     | 100    |    | 02 | 08  | Y  |    |     | 0      |       |
| 0        | 0        | 0       | 0       |         | 100    | 34 | 16 |     | Y  |    |     | 0      |       |
| 355308   | 381030   | 355308  | 355308  | 100     | 100    |    | 09 | 09  | Y  |    |     | 0      |       |



ADD\_VALUE LIG GARBAGE\_AS FIF FIFIRE\_ASSE SA SAFE\_NEI\_DR DRAINAGE\_IMI IMPROVEM\_

|      |   |         |      |     |   |      |      |
|------|---|---------|------|-----|---|------|------|
| 0    | F | 1398.08 | 03 R | 257 | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 X | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 X | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 L | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 18.88   | 03 R | 2   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 18.88   | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 L | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 0.00    | 03 L | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 L | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 L | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 X | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 2400 | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |
| 0    |   | 0.00    | 03 L | 1   | 0 | 0.00 | 0.00 |
| 0    | F | 9.44    | 03 R | 1   | 0 | 0.00 | 0.00 |



| SALE_DA`DEE   | STAMP_AM( | BOOK_1           | PAGE_1          | SALE_DA`DEE   |
|---------------|-----------|------------------|-----------------|---------------|
| 9/1/2015 DR*  | 0.00      | 0.0000000000     | 0.0000000000    | 7/28/2015 SW' |
|               | 0.00      | 0.0000000000     | 0.0000000000    |               |
|               | 0.00      | 0.0000000000     | 0.0000000000    |               |
| 10/1/2019 WD  | 6370.00   | 0.0000000000     | 0.0000000000    | 9/11/2006 DRF |
| 9/1/1984 QCI  | 0.45      | 11994.0000000000 | 402.0000000000  | 8/1/1978 WD   |
| 10/8/2021 WD  | 5320.00   | 0.0000000000     | 0.0000000000    | 12/1/1970 WD  |
| 7/22/2014 WD  | 1400.00   | 50961.0000000000 | 771.0000000000  | 4/3/2014 ODI  |
| 1/22/2011 QCI | 35.00     | 47670.0000000000 | 764.0000000000  | 8/1/2008 WD   |
| ##### WD      | 6335.00   | 0.0000000000     | 0.0000000000    | 6/27/2019 WD  |
| 5/12/2021 WD  | 12600.00  | 0.0000000000     | 0.0000000000    | 1/25/2018 WD  |
| 2/3/2014 QCI  | 0.70      | 50539.0000000000 | 1847.0000000000 | 4/11/2003 QCI |
| 8/31/1994 PRC | 1190.00   | 22579.0000000000 | 338.0000000000  | 2/1/1992 PRC  |
| 3/2/2021 WD   | 4893.00   | 0.0000000000     | 0.0000000000    | 1/26/2017 TD  |
| 8/1/1989 WD   | 880.00    | 16746.0000000000 | 664.0000000000  | 12/1/1967 WD  |
| 6/26/2024 DR* | 0.00      | 0.0000000000     | 0.0000000000    | 6/5/2024 WD'  |
| 6/26/2024 DR* | 0.00      | 0.0000000000     | 0.0000000000    | 6/5/2024 WD'  |
| 6/26/2024 DR* | 0.00      | 0.0000000000     | 0.0000000000    | 6/5/2024 WD'  |
| 3/26/1999 WD  | 0.70      | 29542.0000000000 | 1731.0000000000 | ##### SWI     |
| 1/16/2025 DRF | 0.00      | 0.0000000000     | 0.0000000000    | ##### WD      |
| 5/17/2022 QCI | 0.70      | 0.0000000000     | 0.0000000000    | 7/1/1990 WD   |
| 1/12/2021 DRF | 0.70      | 0.0000000000     | 0.0000000000    | 9/29/2020 WD  |
| 7/22/2024 DRF | 0.70      | 0.0000000000     | 0.0000000000    | 5/30/2024 WD  |
|               | 0.00      | 0.0000000000     | 0.0000000000    |               |
| 7/15/2016 WD  | 3850.00   | 0.0000000000     | 0.0000000000    | 7/15/1996 WD  |
| 8/30/2002 QCI | 0.70      | 33915.0000000000 | 1305.0000000000 | 1/25/1999 WD  |
| 10/1/1984 QCI | 0.45      | 12033.0000000000 | 870.0000000000  | 6/1/1978 WD   |
| 2/28/2013 WD  | 5005.00   | 49673.0000000000 | 1795.0000000000 | 8/19/2010 WD  |
| 5/1/1987 WD   | 642.50    | 14599.0000000000 | 47.0000000000   | 10/1/1979 WD  |
| 5/20/2009 SWI | 2100.00   | 46275.0000000000 | 1445.0000000000 | 1/20/2009 CET |
| 5/20/2008 QCI | 0.70      | 45478.0000000000 | 1028.0000000000 | 6/23/2003 WD  |
| ##### JQT     | 0.00      | 0.0000000000     | 0.0000000000    | ##### QCI     |
| 8/20/2019 DRF | 0.70      | 0.0000000000     | 0.0000000000    | 3/5/2019 QCI  |
| 10/1/1986 WD  | 525.00    | 13846.0000000000 | 22.0000000000   | 9/19/1978 WD  |
| 5/10/2023 QCI | 0.70      | 0.0000000000     | 0.0000000000    | 5/17/2012 QCI |
| 5/4/2017 WD   | 8505.00   | 0.0000000000     | 0.0000000000    | 7/14/2016 QCI |
| 9/10/2001 WD  | 3080.00   | 32095.0000000000 | 4.0000000000    | ##### WD      |
| 9/1/2015 DR*  | 0.00      | 0.0000000000     | 0.0000000000    | 7/28/2015 SW' |
| ##### SWI     | 2240.00   | 45776.0000000000 | 1981.0000000000 | 4/29/2008 CET |



| STAMP_AM_BOOK_2 |                  | PAGE_2          | SALE_DATE     | DEE STAMP_AM_ |
|-----------------|------------------|-----------------|---------------|---------------|
| 189000.00       | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 0.00            | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 0.00            | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 0.70            | 42734.0000000000 | 463.0000000000  | 7/26/2006 WD  | 6930.00       |
| 192.00          | 0.0000000000     | 0.0000000000    | 10/1/1971 WD  | 94.50         |
| 78.00           | 0.0000000000     | 0.0000000000    | 7/1/1968 WD   | 52.20         |
| 0.00            | 50685.0000000000 | 804.0000000000  | 3/1/1974 QCI  | 7.50          |
| 7000.00         | 45588.0000000000 | 1144.0000000000 | 4/11/2006 WD  | 0.70          |
| 0.70            | 0.0000000000     | 0.0000000000    | 6/19/2018 WD  | 4865.00       |
| 10150.00        | 0.0000000000     | 0.0000000000    | ##### WD      | 2975.00       |
| 0.70            | 35040.0000000000 | 1300.0000000000 | ##### WD      | 2219.00       |
| 0.55            | 19801.0000000000 | 431.0000000000  | 3/1/1984 WD   | 522.00        |
| 3885.00         | 0.0000000000     | 0.0000000000    | 7/2/2002 DRF  | 0.70          |
| 75.00           | 0.0000000000     | 0.0000000000    | 2/1/1965 WD   | 73.50         |
| 16520.00        | 0.0000000000     | 0.0000000000    | 9/14/1981 WD  | 675.00        |
| 16520.00        | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 16520.00        | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 1050.00         | 24199.0000000000 | 476.0000000000  | 12/1/1992 WD  | 0.70          |
| 20125.00        | 0.0000000000     | 0.0000000000    | 8/2/2023 WD   | 5670.00       |
| 698.50          | 17635.0000000000 | 726.0000000000  | 7/1/1987 WD   | 511.50        |
| 3920.00         | 0.0000000000     | 0.0000000000    | 10/1/1983 WD  | 427.50        |
| 7380.80         | 0.0000000000     | 0.0000000000    | 10/9/2020 WD  | 4823.00       |
| 0.00            | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 1015.00         | 25156.0000000000 | 407.0000000000  |               | 0.00          |
| 1365.00         | 29208.0000000000 | 312.0000000000  | 12/8/1995 WD  | 1176.00       |
| 153.00          | 0.0000000000     | 0.0000000000    | 8/1/1971 WD   | 102.00        |
| 2870.00         | 47347.0000000000 | 584.0000000000  | 6/30/2005 WD  | 4795.00       |
| 360.00          | 0.0000000000     | 0.0000000000    | 10/1/1977 WD  | 186.00        |
| 0.70            | 45969.0000000000 | 630.0000000000  | ##### WD      | 1127.00       |
| 2170.00         | 35480.0000000000 | 721.0000000000  | 5/26/2000 WD  | 1561.00       |
| 0.70            | 0.0000000000     | 0.0000000000    | ##### WD      | 6300.00       |
| 0.70            | 0.0000000000     | 0.0000000000    | 2/19/2015 QCI | 0.70          |
| 171.00          | 7852.0000000000  | 954.0000000000  | ##### D       | 0.30          |
| 0.70            | 48980.0000000000 | 7.0000000000    | 12/1/1991 WD  | 733.20        |
| 0.70            | 0.0000000000     | 0.0000000000    | 8/20/2008 WD  | 7350.00       |
| 1960.00         | 29145.0000000000 | 343.0000000000  | 4/25/1997 WD  | 1715.00       |
| 189000.00       | 0.0000000000     | 0.0000000000    |               | 0.00          |
| 0.70            | 45402.0000000000 | 689.0000000000  | 5/20/2004 WD  | 3709.30       |



| BOOK_3           | PAGE_3          | SALE_DATE     | DEE STAMP_AM | BOOK_4           |
|------------------|-----------------|---------------|--------------|------------------|
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 42624.0000000000 | 1995.0000000000 | 8/12/2005 WD  | 4060.00      | 40305.0000000000 |
| 0.0000000000     | 0.0000000000    | 12/1/1965 WD  | 60.00        | 0.0000000000     |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 5692.0000000000  | 699.0000000000  | 1/1/1969 WD   | 90.00        | 0.0000000000     |
| 41841.0000000000 | 584.0000000000  | 4/15/2005 WD  | 2450.00      | 39707.0000000000 |
| 0.0000000000     | 0.0000000000    | ##### WD      | 3115.00      | 49165.0000000000 |
| 0.0000000000     | 0.0000000000    | 12/6/2007 WD  | 0.70         | 44902.0000000000 |
| 31031.0000000000 | 1466.0000000000 | 4/24/1998 WD  | 1694.00      | 28240.0000000000 |
| 0.0000000000     | 0.0000000000    | 11/1/1965 WD  | 69.00        | 0.0000000000     |
| 33539.0000000000 | 1800.0000000000 | 5/28/2002 QCI | 0.70         | 33322.0000000000 |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 9846.0000000000  | 61.0000000000   |               | 0.00         | 0.0000000000     |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 20205.0000000000 | 375.0000000000  |               | 0.00         | 0.0000000000     |
| 0.0000000000     | 0.0000000000    | 6/1/1989 WD   | 709.50       | 16582.0000000000 |
| 0.0000000000     | 0.0000000000    | 5/1/1987 PRC  | 0.50         | 0.0000000000     |
| 11212.0000000000 | 787.0000000000  | 12/1/1967 PRC | 49.50        | 0.0000000000     |
| 0.0000000000     | 0.0000000000    | ##### WD      | 4760.00      | 51253.0000000000 |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 0.0000000000     | 0.0000000000    | 8/1/1991 QCI  | 0.60         | 18713.0000000000 |
| 24256.0000000000 | 86.0000000000   | 7/1/1986 WD   | 550.00       | 13547.0000000000 |
| 0.0000000000     | 0.0000000000    | 3/1/1965 WD   | 42.90        | 0.0000000000     |
| 40092.0000000000 | 784.0000000000  | 8/31/2001 WD  | 3493.00      | 32089.0000000000 |
| 0.0000000000     | 0.0000000000    | 8/1/1974 WD   | 180.90       | 0.0000000000     |
| 24039.0000000000 | 644.0000000000  | 8/1/1974 WD   | 114.00       | 5913.0000000000  |
| 30542.0000000000 | 1854.0000000000 | 3/1/1988 WD   | 594.00       | 15278.0000000000 |
| 0.0000000000     | 0.0000000000    | 6/23/1972 QCI | 0.30         | 4904.0000000000  |
| 0.0000000000     | 0.0000000000    | 7/12/2012 WD  | 1960.00      | 48950.0000000000 |
| 6872.0000000000  | 637.0000000000  | 9/21/1976 D   | 0.30         | 6771.0000000000  |
| 19041.0000000000 | 935.0000000000  | 1/1/1991 WD   | 833.25       | 0.0000000000     |
| 45658.0000000000 | 182.0000000000  | 3/3/2005 SWI  | 3283.00      | 39206.0000000000 |
| 26364.0000000000 | 580.0000000000  | 5/19/1995 WD  | 1308.30      | 23484.0000000000 |
| 0.0000000000     | 0.0000000000    |               | 0.00         | 0.0000000000     |
| 38254.0000000000 | 509.0000000000  | 6/14/2002 WD  | 3325.00      | 33574.0000000000 |



PAGE\_4

SALE\_DATE DEE STAMP\_AM BOOK\_5

PAGE\_5

|                 |               |         |                  |                 |
|-----------------|---------------|---------|------------------|-----------------|
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 1621.0000000000 | ##### WD      | 0.70    | 36410.0000000000 | 1104.0000000000 |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    | 2/1/1966 WD   | 52.35   | 0.0000000000     | 0.0000000000    |
| 983.0000000000  | 4/28/2005 ODI | 0.00    | 39707.0000000000 | 980.0000000000  |
| 1949.0000000000 | ##### DRF     | 0.70    | 49165.0000000000 | 1947.0000000000 |
| 645.0000000000  | 6/1/1973 WD   | 93.00   | 5340.0000000000  | 806.0000000000  |
| 613.0000000000  | 10/1/1997 QCI | 0.70    | 27149.0000000000 | 110.0000000000  |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 839.0000000000  | 4/1/1966 WD   | 46.50   | 3204.0000000000  | 351.0000000000  |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 847.0000000000  | 12/1/1979 WD  | 308.00  | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 1170.0000000000 | 6/16/2010 WD  | 3955.00 | 47172.0000000000 | 1591.0000000000 |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 358.0000000000  | 7/1/1991 QCI  | 0.60    | 0.0000000000     | 0.0000000000    |
| 719.0000000000  |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 322.0000000000  | 3/3/1999 WD   | 2380.00 | 29319.0000000000 | 587.0000000000  |
| 0.0000000000    | 9/1/1969 WD   | 105.00  | 0.0000000000     | 0.0000000000    |
| 649.0000000000  |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 858.0000000000  | 3/1/1978 WD   | 157.50  | 0.0000000000     | 0.0000000000    |
| 249.0000000000  | 10/7/1970 WD  | 96.00   | 4320.0000000000  | 735.0000000000  |
| 397.0000000000  | 1/27/1999 WD  | 1050.00 | 29218.0000000000 | 137.0000000000  |
| 607.0000000000  |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 0.0000000000    | 3/1/1977 WD   | 159.00  | 0.0000000000     | 0.0000000000    |
| 1975.0000000000 | 9/21/2004 WD  | 2667.00 | 38246.0000000000 | 1917.0000000000 |
| 436.0000000000  | 7/1/1992 WD   | 912.00  | 19724.0000000000 | 511.0000000000  |
| 0.0000000000    |               | 0.00    | 0.0000000000     | 0.0000000000    |
| 1409.0000000000 | ##### WD      | 1911.00 | 30142.0000000000 | 508.0000000000  |



| LAND_CALC_ | LAND_CALC1 | LA\ | LAND_CAL_2 | LAND_CAL_3 | LA\ | LAND_CAL_5 | LAND_CAL_6 |
|------------|------------|-----|------------|------------|-----|------------|------------|
| 50.00      | 325375.00  | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 0.51       | 18003.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 0.51       | 119275.00  | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 10000.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7500.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 8750.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 85.00      | 8702.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 9000.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7700.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7955.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7955.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7956.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 11886.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 12455.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 85.00      | 7851.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 85.00      | 6922.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 85.00      | 7718.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 6974.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 85.00      | 6969.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 6963.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7526.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7522.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 0.51       | 857135.00  | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 6192.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7390.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 8880.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 6273.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 9747.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 8528.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 6429.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 12938.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 9452.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 9500.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 9375.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 7000.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 10368.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 75.00      | 40723.00   | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |
| 25.00      | 9577.00    | SF  | 0.00       | 0.00       |     | 0.00       | 0.00       |



| LA | LAND_8 | LAND_9 | LA   | SITUS_9 | SITUS_4       | SITUS_ST_4 | SITU' | SIT |
|----|--------|--------|------|---------|---------------|------------|-------|-----|
|    | 0.00   | 0.00   | 1943 | NE      | 6             |            | CT    | FL  |
|    | 0.00   | 0.00   |      | NE      | 7             |            | ST    | FL  |
|    | 0.00   | 0.00   |      | NE      | 7             |            | PL    | FL  |
|    | 0.00   | 0.00   | 1928 | NE      | 7             |            | CT    | FL  |
|    | 0.00   | 0.00   | 1924 | NE      | 7             |            | CT    | FL  |
|    | 0.00   | 0.00   | 1910 | NE      | 7             |            | CT    | FL  |
|    | 0.00   | 0.00   | 700  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 1911 | NE      | 7             |            | CT    | FL  |
|    | 0.00   | 0.00   | 716  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 721  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 715  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 709  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 1815 | NE      | 7             |            | ST    | FL  |
|    | 0.00   | 0.00   | 700  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 714  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   |      | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   |      | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 717  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 709  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 710  | N       | VICTORIA PARK |            | RD    | FL  |
|    | 0.00   | 0.00   | 701  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 700  | N       | VICTORIA PARK |            | RD    | FL  |
|    | 0.00   | 0.00   |      |         | VICTORIA PARK |            | RD    | FL  |
|    | 0.00   | 0.00   | 1780 | NE      | 7             |            | ST    | FL  |
|    | 0.00   | 0.00   | 646  | N       | VICTORIA PARK |            | RD    | FL  |
|    | 0.00   | 0.00   | 643  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 637  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 631  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 638  | N       | VICTORIA PARK |            | RD    | FL  |
|    | 0.00   | 0.00   | 642  | N       | VICTORIA PARK |            | RD    | FL  |
|    | 0.00   | 0.00   | 638  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 1800 | NE      | 7             |            | ST    | FL  |
|    | 0.00   | 0.00   | 648  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 645  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 632  | NE      | 18            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 1801 | NE      | 6             |            | CT    | FL  |
|    | 0.00   | 0.00   | 631  | NE      | 19            |            | AVE   | FL  |
|    | 0.00   | 0.00   | 651  | NE      | 19            |            | AVE   | FL  |



| SITUS_ZIP_SITUS | LAST_YRS_ | LAST_YRS_ | LAST_YRS_ | LAST_YRS_ | LAST_YRS_ | LAST_YRS_ |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 33304           | 16268750  | 8560410   | 0         | 0         | 11318356  | 24829160  |
| 33304           | 9180      | 0         | 0         | 0         | 0         | 9180      |
| 33304           | 60830     | 0         | 0         | 0         | 0         | 60830     |
| 33304           | 250000    | 852710    | 0         | 854260    | 1665713   | 904260    |
| 333043405       | 187500    | 510820    | 0         | 106350    | 278842    | 156350    |
| 333043405       | 218750    | 643350    | 0         | 850660    | 1650270   | 850660    |
| 333043412       | 739670    | 0         | 0         | 499630    | 1096006   | 499630    |
| 33304           | 225000    | 1767920   | 0         | 856110    | 1669145   | 906110    |
| 333043463       | 192500    | 805560    | 0         | 863530    | 1682905   | 913530    |
| 333043411       | 198880    | 1521210   | 0         | 1670090   | 3178531   | 1720090   |
| 333043411       | 198880    | 835230    | 0         | 376040    | 844407    | 426040    |
| 333043411       | 198900    | 656710    | 0         | 221660    | 492663    | 271660    |
| 333043402       | 297150    | 947590    | 0         | 672050    | 1360507   | 722050    |
| 333043410       | 311380    | 825350    | 0         | 266760    | 576294    | 316760    |
| 333043410       | 196280    | 6810      | 0         | 25000     | 62408     | 54830     |
| 33304           | 173050    | 924820    | 0         | 259520    | 546706    | 259520    |
| 33304           | 192950    | 31800     | 0         | 58220     | 120668    | 58220     |
| 333043453       | 174350    | 524740    | 0         | 195460    | 444080    | 245460    |
| 333043453       | 592370    | 0         | 0         | 592370    | 1109926   | 592370    |
| 333043435       | 174080    | 525450    | 0         | 130260    | 323178    | 180260    |
| 333043453       | 188150    | 539300    | 0         | 546530    | 1095080   | 596530    |
| 333043435       | 188050    | 695670    | 0         | 680290    | 1343116   | 730290    |
| 33301           | 437140    | 0         | 0         | 0         | 0         | 437140    |
| 333043472       | 154800    | 1165040   | 0         | 594910    | 1184793   | 644910    |
| 333043465       | 184750    | 857010    | 0         | 265670    | 574274    | 315670    |
| 33304           | 222000    | 555390    | 0         | 677800    | 1386725   | 677800    |
| 33304           | 156830    | 1160620   | 0         | 709200    | 1396723   | 759200    |
| 333043451       | 243680    | 977720    | 0         | 252560    | 549962    | 302560    |
| 33304           | 213200    | 1088570   | 0         | 222250    | 493759    | 272250    |
| 333043465       | 160730    | 440950    | 0         | 330740    | 694934    | 380740    |
| 333043409       | 323450    | 843260    | 0         | 1033110   | 2067576   | 1033110   |
| 33304           | 236300    | 458690    | 0         | 481430    | 974362    | 531430    |
| 33304           | 237500    | 1094170   | 0         | 256750    | 557733    | 306750    |
| 333043813       | 234380    | 614730    | 0         | 415870    | 852794    | 465870    |
| 33304           | 175000    | 1736810   | 0         | 1113660   | 2146727   | 1163660   |
| 333043440       | 259200    | 1450780   | 0         | 707000    | 1392645   | 757000    |
| 33304           | 3054230   | 35200     | 0         | 0         | 268809    | 2278480   |
| 33304           | 239430    | 679120    | 0         | 344590    | 720617    | 394590    |



| TWO_YRS_ | TWO_YRS_ | TWO_YRS_ | TWO_YRS_ | TWO_YRS_ | TWO_YRS_ | BLDG_ADJ_S |
|----------|----------|----------|----------|----------|----------|------------|
| 16268750 | 8560410  | 0        | 0        | 11198742 | 24829160 | 168870     |
| 9180     | 0        | 0        | 0        | 0        | 9180     | 0          |
| 60830    | 0        | 0        | 0        | 0        | 60830    | 0          |
| 250000   | 747890   | 0        | 827930   | 1636682  | 877930   | 2311       |
| 187500   | 418570   | 0        | 101800   | 270308   | 151800   | 1683       |
| 218750   | 554580   | 0        | 773330   | 1517399  | 773330   | 1746       |
| 652650   | 0        | 0        | 454210   | 998435   | 454210   | 0          |
| 225000   | 1637200  | 0        | 829720   | 1640049  | 879720   | 4190       |
| 192500   | 694430   | 0        | 836930   | 1653617  | 886930   | 1722       |
| 198880   | 1536100  | 0        | 1637340  | 3159764  | 1687340  | 3545       |
| 198880   | 732500   | 0        | 363640   | 825227   | 413640   | 2503       |
| 198900   | 566060   | 0        | 213750   | 480967   | 263750   | 1711       |
| 297150   | 125650   | 0        | 372800   | 780254   | 422800   | 2343       |
| 311380   | 724040   | 0        | 257540   | 563365   | 307540   | 2602       |
| 562280   | 850910   | 0        | 311740   | 665356   | 361740   | 2542       |
| 0        | 0        | 0        | 0        | 0        | 0        | 0          |
| 0        | 0        | 0        | 0        | 0        | 0        | 0          |
| 174350   | 452170   | 0        | 188320   | 433114   | 238320   | 1883       |
| 174230   | 381340   | 0        | 95940    | 303057   | 195940   | 0          |
| 174080   | 452850   | 0        | 125010   | 313983   | 175010   | 1825       |
| 188150   | 464840   | 0        | 529160   | 1074478  | 579160   | 1815       |
| 188050   | 621040   | 0        | 659020   | 1318841  | 709020   | 1209       |
| 437140   | 0        | 0        | 0        | 0        | 437140   | 0          |
| 154800   | 1189900  | 0        | 576130   | 1162864  | 626130   | 2858       |
| 184750   | 770850   | 0        | 256480   | 561374   | 306480   | 1535       |
| 222000   | 474340   | 0        | 616190   | 1274731  | 616190   | 1537       |
| 156830   | 1184990  | 0        | 687090   | 1371661  | 737090   | 2708       |
| 243680   | 893220   | 0        | 243750   | 537419   | 293750   | 2605       |
| 213200   | 862290   | 0        | 214330   | 482058   | 264330   | 2581       |
| 160730   | 369420   | 0        | 319660   | 680262   | 369660   | 1223       |
| 323450   | 732380   | 0        | 939370   | 1906889  | 939370   | 2296       |
| 236300   | 376520   | 0        | 465960   | 955556   | 515960   | 1268       |
| 237500   | 999910   | 0        | 247820   | 545077   | 297820   | 2602       |
| 234380   | 533710   | 0        | 402310   | 835785   | 452310   | 2052       |
| 175000   | 1826930  | 0        | 1079770  | 2110574  | 1129770  | 3576       |
| 259200   | 1282910  | 0        | 684960   | 1367652  | 734960   | 3988       |
| 2036150  | 35200    | 0        | 0        | 233747   | 2071350  | 0          |
| 239430   | 475850   | 0        | 333100   | 705552   | 383100   | 1845       |



| BLDG_TOT_S | BLDG_UNI | BLDG | BLDB | BLDG | BLDH   | NCU_LAND | NCU_BLDG | NCULY_1   | A_DATE |
|------------|----------|------|------|------|--------|----------|----------|-----------|--------|
| 168870     | 257      | 1964 | 003  | 2    | 13 100 | N        | 0        | 0 1/1 1/1 | 101009 |
| 0          | 0        | 0    |      |      | 0      | N        | 0        | 0 1/1 1/1 | 0      |
| 0          | 0        | 0    |      |      | 0      | N        | 0        | 0 1/1 1/1 | 0      |
| 2522       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2223       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1950       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 0          | 0        | 0    | 003  | 2    | 0 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 5092       | 1        | 2008 | 005  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1777       | 1        | 1956 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101109 |
| 3669       | 1        | 2019 | 005  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2563       | 2        | 1980 | 003  | 2    | 3 102  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2185       | 1        | 1966 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2394       | 2        | 1988 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2907       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2086       | 0        | 1946 | 003  | 2    | 1 000  | N        | 0        | 0 1/1 1/1 | 101009 |
| 0          | 0        | 0    | 002  | 2    | 0 001  | N        | 0        | 0 1/1 1/1 | 0      |
| 0          | 0        | 0    | 003  | 2    | 0 000  | N        | 0        | 0 1/1 1/1 | 0      |
| 2292       | 1        | 1959 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 4557       | 0        | 0    | 002  | 2    | 0 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1989       | 1        | 1953 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2178       | 1        | 1947 | 002  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1323       | 1        | 1947 | 002  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 0          | 0        | 0    |      |      | 0      | N        | 0        | 0 1/1 1/1 | 0      |
| 3154       | 1        | 2000 | 004  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101019 |
| 1974       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1808       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 3094       | 1        | 1978 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 3007       | 1        | 1946 | 002  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2971       | 1        | 1959 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1236       | 1        | 1965 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2449       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1506       | 1        | 1950 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2902       | 1        | 1960 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 2420       | 1        | 1972 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 4367       | 1        | 2009 | 005  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 4662       | 1        | 1968 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |
| 0          | 0        | 1998 | 004  | 2    | 0 405  | N        | 0        | 0 1/1 1/1 | 101009 |
| 1845       | 1        | 1952 | 003  | 2    | 1 001  | N        | 0        | 0 1/1 1/1 | 101009 |



| L_DATE | B_DATE | S.S.S.S.D | DISA.S | SEN_EX_CC | SEN_EX_CI | P.P | POF | PORTED_V/P | P.P    | PORT_PMAF |
|--------|--------|-----------|--------|-----------|-----------|-----|-----|------------|--------|-----------|
| 50614  | 100531 | T D       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 0      | 0      |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 0      | 0      |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q         |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q         |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | D T       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | D Q       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q T Q Q   |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q Q Q T   |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100319 | 100426 | T         |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q Q       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T E       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 0      | 0      | T E       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 0      | 0      | T E       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T N E     |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T         |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T Q       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100512 | T Q Q Q   |        | 0         | 0         | 0 1 | 1   | 0 U        | 653766 |           |
| 0      | 0      |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q         |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100430 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q S       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100628 | C T       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T         |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T T Q     |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T T T S   |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | T T       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q T Q     |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 |           |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 90505  | 100531 | T D       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |
| 100528 | 100326 | Q T       |        | 0         | 0         | 0   | 0   | 0          |        | 0         |



[illegible]



| P      | GIS_SQUAR | ACTU | LAST | OV | CENSUS_BLO   | SA | SA | SA | SA | SA | PAI | LA  | MI | MISC_DIST |
|--------|-----------|------|------|----|--------------|----|----|----|----|----|-----|-----|----|-----------|
| 325375 | 1958      | 1023 |      |    | 120110418023 | 11 | 37 |    |    |    |     | 58  |    | 0.00      |
| 18003  |           | 1221 |      |    | 120110418023 |    |    |    |    |    |     | 75  |    | 0.00      |
| 119275 |           | 0624 |      |    | 120110418023 |    |    |    |    |    |     | 75  |    | 0.00      |
| 10000  | 1951      | 0120 | FL   |    | 120110418023 | 01 |    |    |    |    |     | D88 | 21 | 0.00      |
| 7500   | 1950      | 0120 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 8750   | 1950      | 0123 | FL   |    | 120110418023 | 01 |    |    |    |    |     | D88 | 21 | 0.00      |
| 8702   |           | 1220 | FL   |    | 120110418023 | 37 | 11 |    |    |    |     | D88 | 21 | 0.00      |
| 9000   | 2007      | 0120 | FL   |    | 120110418023 | 30 |    |    |    |    |     | D88 | 21 | 0.00      |
| 7700   | 1950      | 0120 | FL   |    | 120110418023 | 01 | 11 | 01 | 01 | 11 |     | D88 | 21 | 0.00      |
| 7955   | 2018      | 1220 | FL   |    | 120110418023 | 01 | 01 | 01 | 11 |    |     | D88 | 21 | 0.00      |
| 7955   | 1959      | 1220 | FL   |    | 120110418023 | 11 |    |    |    |    |     | D88 | 21 | 0.00      |
| 7956   | 1946      | 1220 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 11886  | 1946      | 0124 | FL   |    | 120110418023 | 01 | 01 |    |    |    |     | D88 | 21 | 0.00      |
| 12455  | 1951      | 1220 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 7851   | 1978      | 1224 | FL   |    | 120110418023 | 11 | 05 |    |    |    |     | D88 | 21 | 0.00      |
| 6922   |           | 0724 |      |    | 120110418023 | 11 | 05 |    |    |    |     | D88 | 21 | 0.00      |
| 7718   |           | 0724 |      |    | 120110418023 | 11 | 05 |    |    |    |     | D88 | 21 | 0.00      |
| 6974   | 1958      | 1124 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 6969   |           | 0125 | FL   |    | 120110418023 | 11 | 01 | 03 |    |    |     | D88 | 21 | 0.00      |
| 6963   | 1941      | 1220 | FL   |    | 120110418023 | 11 |    |    |    |    |     | D88 | 21 | 0.00      |
| 7526   | 1941      | 0222 | FL   |    | 120110418023 | 11 | 01 |    |    |    |     | D88 | 21 | 0.00      |
| 7522   | 1940      | 0922 | FL   |    | 120110418023 | 11 | 01 | 01 | 01 | 01 |     | D88 | 21 | 0.00      |
| 857291 |           | 1221 |      |    | 120110418022 |    |    |    |    |    |     | 75  |    | 0.00      |
| 6192   | 1951      | 0923 | FL   |    | 120110418023 | 01 |    |    |    |    |     | D88 | 21 | 0.00      |
| 7390   | 1951      | 0923 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 8880   | 1951      | 0923 |      |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 6273   | 1941      | 0122 |      |    | 120110418023 | 01 | 02 |    |    |    |     | D88 | 21 | 0.00      |
| 9747   | 1940      | 0923 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 8528   | 1958      | 0923 |      |    | 120110418023 | 02 | 11 |    |    |    |     | D88 | 21 | 0.00      |
| 6429   | 1931      | 0923 | FL   |    | 120110418023 | 11 |    |    |    |    |     | D88 | 21 | 0.00      |
| 12938  | 1947      | 0124 | FL   |    | 120110418023 | 11 | 11 | 01 |    |    |     | D88 | 21 | 0.00      |
| 9452   | 1942      | 0923 | FL   |    | 120110418023 | 11 | 11 | 11 | 02 |    |     | D88 | 21 | 0.00      |
| 9500   | 1953      | 0923 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 9375   | 1963      | 0924 | FL   |    | 120110418023 | 11 | 11 |    |    |    |     | D88 | 21 | 0.00      |
| 7000   | 2008      | 0923 | FL   |    | 120110418023 | 01 | 11 |    |    |    |     | D88 | 21 | 0.00      |
| 10368  | 1963      | 0123 | FL   |    | 120110418023 |    |    |    |    |    |     | D88 | 21 | 0.00      |
| 40723  | 1997      | 0123 |      |    | 120110418023 | 11 | 37 |    |    |    |     | 58  |    | 0.00      |
| 9577   | 1949      | 0923 | FL   |    | 120110418023 | 01 | 11 |    |    |    |     | D88 | 21 | 0.00      |



| NCU_LAND2 | NCU_BLDG2 | BEDS | BATH | LY_NCU_LA | LY_NCU_BL | LY_SB_SOH | CBROW |
|-----------|-----------|------|------|-----------|-----------|-----------|-------|
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 24829160  | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 9180      | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 60830     | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 904260    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 156350    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 862100    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 739670    | 0     |
| 0         | 0         | 4.0  | 5.0  | 0         | 0         | 906110    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 913530    | 0     |
| 0         | 0         | 4.0  | 4.0  | 0         | 0         | 1720090   | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 426040    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 271660    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 722050    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 316760    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 54830     | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 259520    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 58220     | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 245460    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 592370    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 180260    | 0     |
| 0         | 0         | 3.0  | 3.0  | 0         | 0         | 596530    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 730290    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 437140    | 0     |
| 0         | 0         | 3.0  | 3.0  | 0         | 0         | 644910    | 0     |
| 0         | 0         | 2.0  | 2.0  | 0         | 0         | 315670    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 777390    | 0     |
| 0         | 0         | 3.0  | 2.5  | 0         | 0         | 759200    | 0     |
| 0         | 0         | 2.0  | 2.0  | 0         | 0         | 302560    | 0     |
| 0         | 0         | 3.0  | 3.0  | 0         | 0         | 272250    | 0     |
| 0         | 0         | 2.0  | 2.0  | 0         | 0         | 380740    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 1166710   | 0     |
| 0         | 0         | 2.0  | 2.0  | 0         | 0         | 531430    | 0     |
| 0         | 0         | 3.0  | 2.0  | 0         | 0         | 306750    | 0     |
| 0         | 0         | 4.0  | 2.0  | 0         | 0         | 465870    | 0     |
| 0         | 0         | 4.0  | 5.0  | 0         | 0         | 1163660   | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 757000    | 0     |
| 0         | 0         | 0.0  | 0.0  | 0         | 0         | 3089430   | 0     |
| 0         | 0         | 2.0  | 2.0  | 0         | 0         | 394590    | 0     |



| LYCBROW | GRANNY_FL | CRA | DAMA | ST        | STORM_AS | CL   | CLEAN_AS | SEX | COMB_SF | GRANNY_F |
|---------|-----------|-----|------|-----------|----------|------|----------|-----|---------|----------|
| 0       | 0         |     | F2   | 325375.00 |          | 0.00 | 13       |     |         | 0        |
| 0       | 0         |     |      | 0.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     |      | 0.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F3   | 8702.00   |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 2.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 2.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F2   | 7851.00   |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F3   | 8110.00   |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F3   | 7718.00   |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F3   | 6969.00   |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     |      | 0.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |
| 0       | 0         |     | F2   | 40723.00  |          | 0.00 | 13       |     |         | 0        |
| 0       | 0         |     | F1   | 1.00      |          | 0.00 |          |     |         | 0        |



[illegible]



[illegible]



BLDG\_UNDER HE3\_AMOL SCHOOL\_E>SUEAH\_7AH\_1AH\_T TRUE\_MARI CLASSIFIED MII

|      |   |       |   |   |   |   |   |
|------|---|-------|---|---|---|---|---|
| 0    | 0 | 0 A05 | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2100 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1335 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1887 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 4349 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1742 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2852 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2473 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1594 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2394 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2486 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1798 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1575 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 3625 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1663 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1882 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1279 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 3154 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1420 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1400 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2728 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2455 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2224 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1210 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2142 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1264 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 2301 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1737 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 3598 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 3732 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 0    | 0 | 0     | 0 | 0 | 0 | 0 | 0 |
| 1845 | 0 | 0     | 0 | 0 | 0 | 0 | 0 |



ESRI\_OID

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**BE23110081**

**Attachment 1 Variance Request Narrative**

**City of Fort Lauderdale Development Services Department**

**700 N.W. 19<sup>th</sup> Avenue, Fort Lauderdale, FL. 33311**

**Re: Narrative for 651 NE 19<sup>th</sup> avenue Fort Lauderdale, FL 33304  
Variance for property's Corner (N) side setback**

I, Theresa Pyle (applicant), owner along with my spouse, Vincent Pyle, of the property located at 651 NE 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33304 are representing ourselves for this Variance request. Applicant is requesting permission for the addition of a newly constructed carport located within the property's side/corner setback (North side). A variance to the property's corner yard setback would have it reduced from 19.25' to 3.0.' This is specified in the City of Fort Lauderdale's Unified Land Development Code, specifically 47-5.31. We (homeowners) have also learned (at preliminary BOA meeting) that an existing wall to our original home sits within the corner yard setback and would benefit from from a variance reduction of 19.25 to 12.4.'

The addition of the carport gives the property owners much needed storage and coverage. It was a portion of a planned home renovation, including a new roof (BLD-ROOF-22100100), new impact windows (BLD-WIN-WT-22120028), addition of a front porch, newly located entrance doors (BLD-RALT-23040101), as well as electrical/sconces moved(ELE-RES-23050022), and the final project assigned as the carport installation. The applicants/owners believed that the final stage of building the carport was included in permit applications for the exterior plans of the porch and the open-sided (3 open sides) carport/canopy. The applicant, Vincent Pyle, reiterated multiple times during GC site visits and discussion of the plans for the carport, that the structure would "have to be built to code." The applicants are aware that living on a busy corner, such as 7<sup>th</sup> street and 19<sup>th</sup> avenue, makes them more "visible" to passer-by drivers, pedestrians, and bicyclists. The applicants truly did attempt to complete the home/property renovations in a timely and standard process. The area seemed easily and perfectly designated as a carport for storage or cover, as well privacy (once the privacy hedge/landscaping is installed. The area covered is otherwise only wasted space on some of the North side of the property. It was previously considered somewhat of an eyesore, but since the carport install, it has been complimented by several neighbors, walking their dogs or riding their bikes. It is judged to improve the aesthetic of the property. The applicants often drive through the neighborhood, seeing that other existing properties and even new constructions homes, are utilizing the same side yard setback for garages, porches, and carports that they are trying to use.



The enormous cost that the applicants have accrued to have plans done, surveys completed, and the structure built, as well as the time and effort that applicants have

spent communicating and submitting documentation to city of Fort Lauderdale personnel, have been overwhelming. In addition, the proposed or suggested removal of this structure will only add to the financial burden of the applicants, as well as a "total loss" due to the inability to relocate the structure anywhere else on the property. That result would be two-fold. It would be a loss of storage, safety, and convenience. It would also negate the completion of the remodel for the applicants/homeowners.

Thank you for your kind consideration,

**Vincent Pyle and Theresa Pyle**

651 NE 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33304

(954) 257-5428



# GENERAL LEGEND:

- A/C = AIR CONDITIONER
- AF = ALUMINUM FENCE
- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CBW = CINDERBLOCK WALL
- CHATT = CHATTAHOOCHEE
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CME = CANAL MAINTENANCE EASEMENT
- CO = CLEAN OUT
- CONC = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- DE = DRAINAGE EASEMENT
- E = EAST
- EB = ELECTRIC BOX
- ELE = ELEVATION
- X 0.00' = ELEVATION
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- FDH = FOUND DRILLHOLE
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- FND = FOUND
- FL = FLORIDA POWER AND LIGHT
- 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
- PCC = POINT OF COMPOUND CURVATURE
- PS = PLANTER
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P&M = PLAT & MEASURED
- PP = POOL PUMP
- PRC = POINT OF REVERSE CURVATURE
- PVCF = POLYVINYL CHLORIDE FENCE
- R = RADIUS
- RW = RIGHT OF WAY
- S = SOUTH
- SAW = SIDEWALK
- SIR = SET 1/2" IRON ROD L&B#6677
- SND = SET NAIL & DISC L&B#6677
- 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)
- DEGREE SYMBOL
- COMCAST BOX
- CATCH BASIN
- CENTERLINE
- LIGHT POLE
- CABLE TV RISER (CA/TV)
- UTILITY
- BOX
- FIRE HYDRANT
- ELECTRIC BOX
- VALVE
- WATER METER
- UTILITY POLE
- BOUNDARY CORNER
- SEWER CLEANOUT
- SEWER MANHOLE

## BOUNDARY SURVEY

### PROPERTY ADDRESS:

651 NE 19th AVENUE,  
FORT LAUDERDALE, FL 33304

FLOOD ZONE: AE

BASE FLOOD: 5'

COMMUNITY #: 125105

MAP/PANEL #: 12011C0388H

DATE OF FIRM: 8/18/2014

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

06/08/2024

SCALE: 1"=20'

CADD: NM

CHECKED BY: PLM

INVOICE #: 24-61072

SHEET # 1 OF 1

THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

PEDRO LUIS MARTINEZ

Digitally signed by PEDRO LUIS MARTINEZ  
Date: 2025.03.05 09:53:16 -05'00'

PEDRO L. MARTINEZ, PSM., STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 5443  
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. 6877  
OFFICE: (954) 777-4747  
FAX: (954) 777-2707

5400 SOUTH UNIVERSITY DRIVE  
DAVIE, FLORIDA 33328 SUITE 216

## LEGAL DESCRIPTION:

THAT PART OF BLOCK 21, OF VICTORIA PARK, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, THE INTERSECTION OF THE NORTH AND EAST BOUNDARIES OF SAID BLOCK, THENCE WEST ALONG THE NORTH BOUNDARY OF SAID BLOCK, A DISTANCE OF 125 FEET; THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY OF BLOCK 21, A DISTANCE OF 77 FEET; THENCE EAST PARALLEL WITH THE SAID NORTH BOUNDARY OF BLOCK 21, A DISTANCE OF 125 FEET AT AN INTERSECTION WITH THE EAST BOUNDARY OF BLOCK 21, THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY OF BLOCK 21, 77 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

## CERTIFICATIONS:

**THERESA & VINCENT F. PYLE JR**

## SURVEYORS NOTES:

- (1) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR 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 (NAV88) UNLESS OTHERWISE NOTED. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #NE 742, ELEVATION = 1.73' (NAVD 1988)

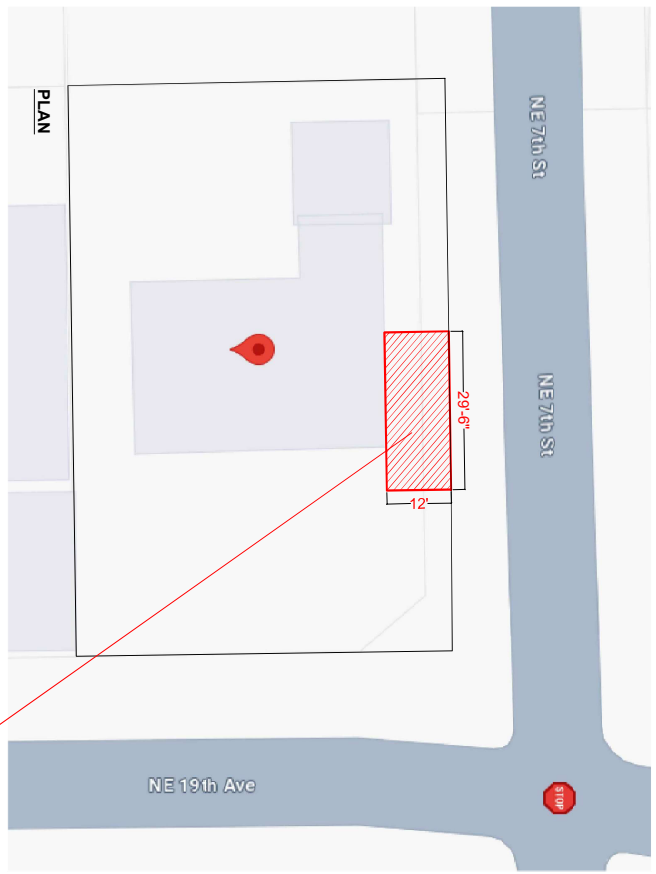
## CURVE TABLE

|    | LENGTH | RADIUS | DELTA     |
|----|--------|--------|-----------|
| C1 | 23.56' | 15.00' | 90°00'00" |





Digitally signed by  
**MASOOD HAJALI**  
Date: 2024.04.07  
09:15:27 -04'00'



**BUILDING INFORMATION**  
LOT SIZE: 9677 SF  
HOUSE AREA: 1846 SF  
NEW ALUM ROOF: 364 SF  
TOTAL COVERED: 2199 SF  
COVERAGE%: 23% < 30% OK

**SCOPE OF WORK**  
LEGALIZATION CARPORT  
12'x29'-6"

DESIGN IS BASED ON FBC 2023, 8TH EDITION

CALC ENGINEERING  
2000 NW 89 PL UNIT 102  
DORAL FL 33172  
Phone: (305) 898-9995  
ENGINEERING BUSINESS  
CA CERTIFICATION: 32566



LEGALIZATION CARPORT FOR :  
PYLE, THERESA & VINCENT F JR  
651 NE 19 AVE  
FORT LAUDERDALE, FL 33304

DATE: 04/06/2024  
SCALE: N.T.S.  
PROYECT : E-202441  
DSN: MH  
DRG: EV





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HAJALI  
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| 3' x 0.032 x 1 - LB EPS PANELS<br>(ALLOWABLE CLEAR SPAN CHARTS) |                          |       |       |       |
|-----------------------------------------------------------------|--------------------------|-------|-------|-------|
| NET<br>ALLOWABLE<br>LOAD (PSF) <sup>1</sup>                     | MAX. ALLOWABLE SPAN (FT) |       |       |       |
|                                                                 | L/80                     | L/120 | L/180 | L/240 |
| 10                                                              | 17.50                    | 17.50 | 15.91 | 15.96 |
| 20                                                              | 16.64                    | 15.96 | 14.06 | 12.16 |
| 30                                                              | 15.17                    | 14.06 | 11.21 | 8.36  |
| 40                                                              | 13.69                    | 12.16 | 8.36  | 4.56  |
| 50                                                              | 12.22                    | 10.26 | 5.51  | 0.76  |
| 60                                                              | 10.75                    | 8.36  | 3.66  | -     |
| 70                                                              | 9.27                     | 6.46  | -     | -     |
| 80                                                              | 7.80                     | 4.56  | -     | -     |

**GENERAL NOTES:**

- WIND PRESSURES HAVE BEEN DETERMINED BASED ON ASCE 7-22 WIND SPEED OF 175 MPH, EXPOSURE C.
- THIS STRUCTURE HAS BEEN DESIGNED AND MUST BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL PROVISIONS OF FBC 2023. DESIGN CRITERIA OR SPANS BIGGER THAN STATED IN THE PLANS MAY REQUIRE ADDITIONAL CALCULATION AND CHANGE IN THE PLAN.
- CALC ENGINEERING SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REEVALUATE THE WORK AND DESIGN UPON DISCOVERY OF ANY INACCURATE INFO PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
- NO EXTRA LOAD IS PERMITTED TO APPLY ON THE STRUCTURE AT THE TIME OF INSTALLATION.
- CONTRACTOR SHALL CAREFULLY CONSIDER POSSIBLE IMPOSING LOADS ON ROOF INCLUDING BUT NOT LIMITED TO ANY CONCENTRATED LOADS WHICH MAY JUSTIFY GREATER DESIGN CRITERIA.
- ALL FASTENERS TO BE #10 OR GREATER ASTM F593 COLD WORKED 304 STAINLESS STEEL UNLESS NOTED OTHERWISE.
- ALL ANCHORS FOR ALUMINUM SHALL BE SPACED WITHIN 2 TIMES DIAMETER END DISTANCE AND 2 TIMES DIAMETER MIN SPACING TO ADJUST ANCHORS.
- CONTRACTOR OR OWNER MUST VERIFY SIZE OF EXISTING CONCRETE SLAB.
- ANY EXISTING SIZE OF SLAB OR FOOTER HAS TO BE CONFIRMED BY CONTRACTOR OR OWNER

**FOUNDATION NOTES:**

- 1) ALL REINFORCING STEEL TO BE GRADE 60 WITH YIELD STRENGTH 40 KSI
- 2) THE EXISTING SOIL MEETS OR EXCEEDS THE MINIMUM REQUIRED LOAD BEARING CAPACITY OF 1500 PSF.
- 3) SOIL IS MAIN COMPOSITION IS SANDY AND LIMESTONE
- 4) CONCRETE FOR FOOTING TO BE 3000 PSI MINIMUM.
- 5) FILL PLACED WITHIN 5'-0" OF THE STRUCTURE PERIMETER CONSIST OF CLEAN GRADED SAND IN MAX 12".
- 6) SPLICES SHALL BE 40 BAR DIAMETERS ALL AROUND THE CORNERS AND CHANGES IN DIRECTION.
- 7) CORNER BARS SHALL BE 40 BAR DIAMETERS IN EACH WAY.
- 8) MAXIMUM WATER-CEMENT RATIO BY WEIGHT TO BE 0.4.

**NOTE:**

ANY ISSUES REGARDING LEAKS, SEALANT OR DRAINAGE BY THE CONTRACTOR.

**DESIGN CALCULATION:**

BASIC WIND SPEED (RISK CATEGORY II) 175 MPH  
DESIGN BASED ON CATEGORY II  
EXPOSURE CATEGORY: C  
3-SEC PEAK GUST IN MPH  
DESIGNED BASED ON 6063-T6 ALUMINUM  
ROOF PRESSURE (SOLID) : 30.0 PSF

**FOUNDATION NOTES:**

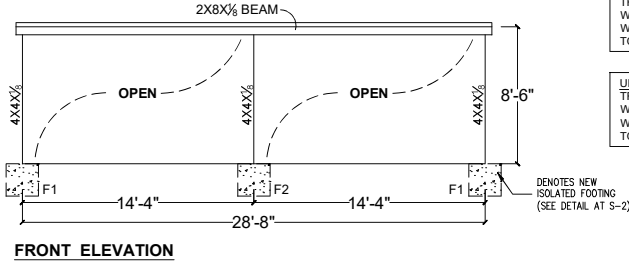
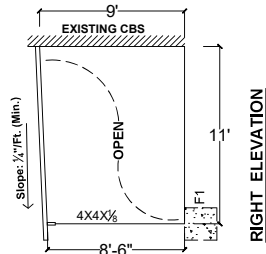
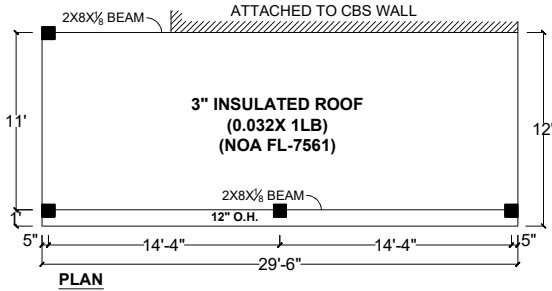
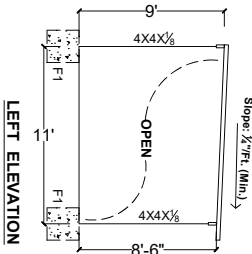
NEW ISOLATED FOOTER  
(F1) 3.0'X3.0'X2.5' FOR EACH COLUMN  
(F2) 3.0'X3.0'X2.5' FOR EACH COLUMN  
SEE S-2 FOR MORE DETAILS

**GENERAL NOTES:**

- ALUMINUM SHALL BE 6063-T6 ALLOY ASTM A653 WITH MIN YIELD STRENGTH OF 45 KSI.
- ALL EXISTING SLABS AND FOOTING CONCRETE MUST BE WITHOUT ANY CRACK OTHERWISE NEED TO BE INSPECTED BY CALC ENGINEERING.
- ALL CONCRETE ANCHORS SHALL BE INSTALLED TO NON-CRACKED AND INTACT CONCRETE SURFACE.
- ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.

**NOTE:**

CONTRACTOR CAN USE BIGGER SECTIONS FOR BEAMS AND COLUMNS



**UPLIFT CALCULATION (F1):**  
TRIBUTARY EACH COLUMN AREA = 45 SQ FEET  
WIND UPLIFT FORCE = 1125 LB  
WEIGHT OF FOOTING = 150X1X2.5X2.5 = 2343 LB  
TOTAL WEIGHT = 2343 LB > 1.67X1125 = 1875 LB, OK

**UPLIFT CALCULATION (F2):**  
TRIBUTARY EACH COLUMN AREA = 86 SQ FEET  
WIND UPLIFT FORCE = 2150 LB  
WEIGHT OF FOOTING = 150X1X3.0X3.0 = 4050 LB  
TOTAL WEIGHT = 4050 LB > 1.67X2150 = 3590 LB, OK

DENOTES NEW ISOLATED FOOTING (SEE DETAIL AT S-2)

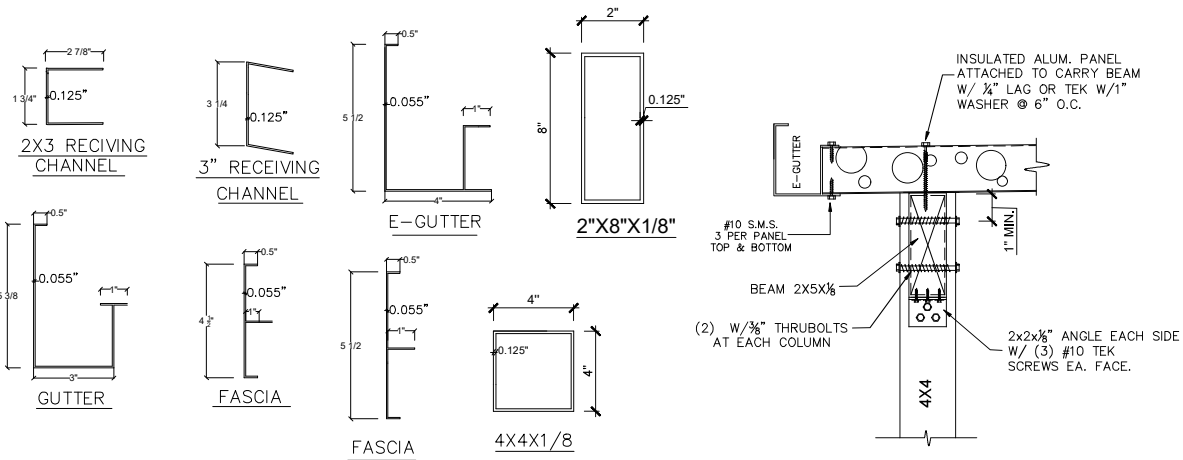
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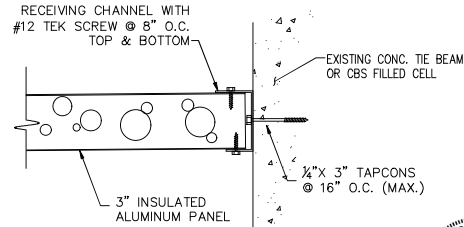
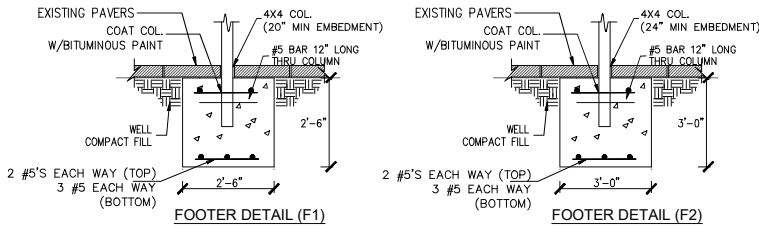
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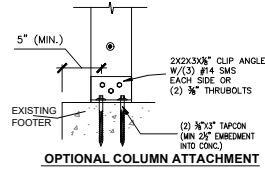




**BEAM TO COLUMN ATTACHMENT**



**INSULATED PANEL TO CBS WALL**



**OPTIONAL COLUMN ATTACHMENT**

- Roof is designed for 30 psf live load L/180
- All concrete (existing & new) shall have a min. compressive strength of 3,000 psi
- All concrete anchors supporting columns shall be installed at least 3" from the edge of concrete and have min. 2 1/2" embedment w/ min ultimate ten. strength of 60ksi
- Contractor must insulate aluminum members from dissimilar metals to prevent electrolysis
- All aluminum structural component shall be of 6063-T6 alloy and be certified to comply with all applicable specification
- Fastener must have min 1/2" head or be provided with 1/2" dia. washers min
- Bolts and all other fasteners shall be aluminum, non-magnetic stainless, & hot-dip/electro-galvanized steel/ double cadmium plated steel with coating for corrosion resistance



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## STRUCTURAL CALCULATIONS

(BASED ON FLORIDA BUILDING CODE 2023, 8th EDITION)

LEGALIZATION CARPORT FOR:  
PYLE, THERESA & VINCENT F JR  
651 NE 19 AVE  
FORT LAUDERDALE, FL 33304

PROJECT NUMBER: E-202441  
PREPARED BY

Masood Hajali, P.E.

LIC NUMBER: 82038

CALC ENGINEERING LLC  
2000 NW 89 PL UNIT 102  
DORAL FL 33172



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APRIL 2024





LEGALIZATION CARPORT FOR:  
PYLE, THERESA & VINCENT F JR  
651 NE 19 AVE  
FORT LAUDERDALE, FL 33304

PROJECT NUMBER: E-202441

BROWARD COUNTY

|                             |     |
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| 2. COLUMN ANALYSIS.....     | 4-5 |
| 3. BEAM ANALYSIS.....       | 6-8 |
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PROJECT : INSULATED ROOF  
CLIENT : PYLE, THERESA & VINCENT F JR  
ADDRESS 651 NE 19 AVE, FORT LAUDERDALE, FL 33304  
JOB NO. : E-202441

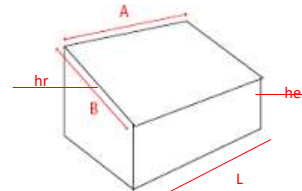
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PAGE : 1  
DESIGN BY : EV  
REVIEW BY : MH

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016 and FBC 2023**

**INPUT DATA**

County: Broward County  
Surface Roughness (B, C, or D) **C** Note: ( B for Urban& Suburban areas, C for open terrain with scattered obstructions, D for flat, unobstructed areas and water surfaces)  
Exposure category (B, C or D, ASCE 7-16 26.7.3) **C** Note: ( B for h≤30ft& Surface Roughness=B, C for nor Bor D, D for Surface Roughness=D)  
Importance Category (I,II,III,IV) (ASCE 7-16 Table 1.5-2) **II**  
Importance factor (ASCE 7-16 Table 1.5-1)  $I_w = 1.00$   
Basic wind speed (ASCE 7-16 26.5.1 or 2015 IBC)  $V = 175$  mph  
Topographic factor  $K_1 = 0$   
Topographic factor  $K_2 = 0$   
Topographic factor  $K_3 = 0$   
Topographic factor (ASCE 7-16 26.8 & Table 26.8-1)  $K_{zt} = 1$  Flat  
Building height to eave  $h_e = 8.50$  ft  
Building height to ridge  $h_r = 9.00$  ft  
Building length  $L = 29.50$  ft  
Building width  $B = 12.00$  ft  
Roof angle  $\theta = 0.0$  Rad= 2.4 Degree  
Enclosure Classification (Open, Partially Enclosed, Enclosed) Open Open=A building having each wall at least 80 percent open,  
Effective area of components  $A = 105.00$  ft<sup>2</sup>  
Foundation thickness  $t = 4$  inch



**DESIGN SUMMARY**

Max horizontal force normal to building length, L, face = 10812.11 lb  
Max horizontal force normal to building length, B, face = 4492.49 lb  
Max total upward force = -15345.37 lb  
Foundation Area = 635 ft<sup>2</sup> lower foundation thickness allowed

**ANALYSIS**

**Velocity pressure**

$$q_h = 0.00256 K_h K_{zt} K_d V^2 = 56.64 \text{ psf}$$

where:

$q_h$  = velocity pressure at mean roof height,  $h$ . (Eq. 28.3-1 page 298 & Eq. 30.3-1 page 316)

$K_h$  = velocity pressure exposure coefficient evaluated at height,  $h$ . (Tab. 28.3-1, pg 299)

$K_d$  = wind directionality factor. (Tab. 26.6-1, for building, page 250)

$h$  = mean roof height

= 0.85 See ASCE Table 28.3.1

= 0.85 See ASCE Table 26.6.1

= 8.75 ft (ASCE 7-16 26.2.1)

60 ft Heigh limit [Satisfactory] (ASCE 7-16 26.2.2)  
< Min (L, B), [Satisfactory]

**Velocity Pressure Exposure Coefficients,  $K_h$  and  $K_z$**

Table 28.3-1

| Height above ground level, z |       | Exposure |      |      |
|------------------------------|-------|----------|------|------|
|                              |       | B        | C    | D    |
| ft                           | (m)   |          |      |      |
| 0-15                         | 0-4.6 | 0.7      | 0.85 | 1.03 |
| 20                           | 6.1   | 0.7      | 0.9  | 1.08 |
| 25                           | 7.6   | 0.7      | 0.94 | 1.12 |
| 30                           | 9.1   | 0.7      | 0.98 | 1.16 |
| 40                           | 12.2  | 0.76     | 1.04 | 1.22 |
| 50                           | 15.2  | 0.81     | 1.09 | 1.27 |
| 60                           | 18    | 0.85     | 1.13 | 1.31 |

Notes:

1. The velocity pressure exposure coefficient  $K_z$  may be determined from the following formula:

$$\text{For } 15 \text{ ft} \leq z \leq z_g \quad K_z = 2.01 (z/z_g)^{(2/\alpha)}$$
$$\text{For } z \leq 15 \text{ ft} \quad K_z = 2.01 (15/z_g)^{(2/\alpha)}$$

Note:  $z$  shall not be taken less than 30 feet in exposure B.

2.  $\alpha$  and  $z_g$  are tabulated in Table 26.9-1

3. Linear interpolation for intermediate values of height  $z$  is acceptable

4. Exposure categories are defined in Section 26.7.

**Design pressures for MWFRS**

$$p = q_h [(G C_{pe}) - (G C_{pi})]$$

where:

$p$  = pressure in appropriate zone. (Eq. 28.4-1, page 298).

$$P_{min} = 16 \text{ psf (ASCE 7-10 28.4.4)}$$

$G C_{pe}$  = product of gust effect factor and external pressure coefficient, see table below. (Fig. 28.4-1, page 300 & 301)

$G C_{pi}$  = product of gust effect factor and internal pressure coefficient. (Tab. 26.11-1, page 258)

$$= 0.00 \text{ or } 0.00$$

$$a = \text{width of edge strips, Fig 28.4-1, note 9, page 301, } \text{MAX}[\text{MIN}(0.1B, 0.1L, 0.4h), \text{MIN}(0.04B, 0.04L), 3] = 3.00 \text{ ft}$$

**Terrain Exposure Constants**

Table 26.9-1

| Exposure | $\alpha$ | $z_g$ (ft) | $a$    | $b$   | $\bar{a}$      |
|----------|----------|------------|--------|-------|----------------|
| B        | 7.0      | 1200       | 1/7.0  | 0.84  | 1/4.0          |
| C        | 9.5      | 900        | 1/9.5  | 1.00  | 1/6.5          |
| D        | 11.5     | 700        | 1/11.5 | 1.07  | 1/9.0          |
| Exposure | $b$      | $c$        | $l$    | $e$   | $z_{min}$ (ft) |
| B        | 0.45     | 0.3        | 320    | 1/3.0 | 30             |
| C        | 0.65     | 0.2        | 500    | 1/5.0 | 15             |
| D        | 0.8      | 0.15       | 650    | 1/8.0 | 7              |

Notes

$z_{min}$  = minimum height used to ensure that the equivalent height  $Z$  is greater of 0.6  $h$  or  $z_{min}$ .

For building with  $h < z_{min}$ ,  $Z$  shall be taken as  $z_{min}$ .





PROJECT : INSULATED ROOF  
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ADDRESS 651 NE 19 AVE, FORT LAUDERDALE, FL 33304  
JOB NO. : E-202441  
DATE : 04/06/24

PAGE : 2  
DESIGN BY : EV  
REVIEW BY : MH

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016 and FBC 2023**

**ENCLOSED SIMPLE DIAPHRAGM LOW-RISE BUILDINGS**

Condituions:

- 1- The building is a simple diaphragm building as defi ned in Section 26.2. ok
2. The building is a low-rise building as defi ned in Section 26.2. ok
3. The building is enclosed as defi ned in Section 26.2 Not good
4. The building is a regular-shaped building or structure as defi ned in Section 26.2.
5. The building is not classifi ed as a fl exible building as defi ned in Section 26.2.
6. The building does not have response characteristics making it subject to across wind loading, vortex shedding, instability due to
7. The building has an approximately symmetrical cross-section in each direction with either a flat roof
8. The building is exempted from torsional load cases as indicated in Note 5 of Fig. 28.4-1

The wind pressures are obtained directly from a table

| Area (Square feet) |         |
|--------------------|---------|
| Case A             | Case B  |
| A= 51              | A= 25.5 |
| B= 0               | B= 0    |
| C= 199.75          | C= 76.5 |
| D= 0               | D= 0    |
| E= 36              | E= 36   |
| F= 36              | F= 36   |
| G= 141             | G= 141  |
| H= 141             | H= 141  |

| MEAN ROOF HEIGHT (FT) | EXPOSURE |      |      |
|-----------------------|----------|------|------|
|                       | B        | C    | D    |
| 15                    | 1.00     | 1.21 | 1.47 |
| 20                    | 1.00     | 1.29 | 1.55 |
| 25                    | 1.00     | 1.35 | 1.61 |
| 30                    | 1.00     | 1.40 | 1.66 |
| 35                    | 1.05     | 1.45 | 1.70 |
| 40                    | 1.09     | 1.49 | 1.74 |

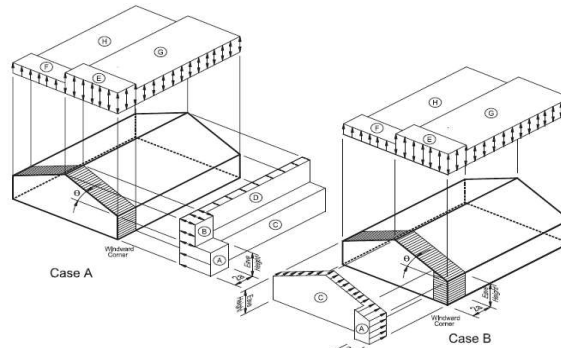


Figure: 28.6-1 ASCE 7-2016

| Main Wind Force Resisting System - Method 2                           |                         |                       |                      |       |      | h ≤ 60 FT       |                    |       |       |       |
|-----------------------------------------------------------------------|-------------------------|-----------------------|----------------------|-------|------|-----------------|--------------------|-------|-------|-------|
| Figure 28.6-1                                                         |                         | Design Wind Pressures |                      |       |      | WALLS AND ROOFS |                    |       |       |       |
| Enclosed Buildings                                                    |                         |                       |                      |       |      |                 |                    |       |       |       |
| Simplified Design Wind Pressure, Ps30 (psf) (Exposure B at h=30 feet) |                         |                       |                      |       |      |                 |                    |       |       |       |
| Basic Wind Speed<br>(mph)                                             | Roof Angle<br>(degrees) | Load Case             | zones                |       |      |                 |                    |       |       |       |
|                                                                       |                         |                       | Horizontal Pressures |       |      |                 | Vertical Pressures |       |       |       |
|                                                                       |                         |                       | A                    | B     | C    | D               | E                  | F     | G     | H     |
| 160                                                                   | 0-5°                    | 1                     | 40.6                 | -21.1 | 26.9 | -12.5           | -48.8              | -27.7 | -34.0 | -21.5 |
|                                                                       | 10°                     | 1                     | 45.8                 | -19.0 | 30.4 | -11.1           | -48.8              | -29.8 | -34.0 | -22.9 |
|                                                                       | 15°                     | 1                     | 51.0                 | -16.9 | 34.0 | -9.6            | -48.8              | -31.9 | -34.0 | -24.3 |
|                                                                       | 20°                     | 1                     | 56.2                 | -14.8 | 37.5 | -8.2            | -48.8              | -34.0 | -34.0 | -25.8 |
|                                                                       | 25°                     | 1                     | 50.9                 | 8.2   | 36.9 | 8.4             | -22.6              | -30.8 | 16.4  | -24.8 |
|                                                                       |                         | 2                     | ---                  | ---   | ---  | ---             | -8.6               | -16.8 | -2.3  | -10.7 |
|                                                                       | 30° to 45°              | 1                     | 45.7                 | 31.2  | 36.3 | 25.0            | 3.5                | -27.7 | 1.2   | -23.8 |
|                                                                       |                         | 2                     | 45.7                 | 31.2  | 36.3 | 25.0            | 17.6               | -13.7 | 15.2  | -9.8  |
| 180                                                                   | 0-5°                    | 1                     | 51.4                 | -26.7 | 34.1 | -15.8           | -61.7              | -35.1 | -43.0 | -27.2 |
|                                                                       | 10°                     | 1                     | 58.0                 | -24.0 | 38.5 | -14.0           | -61.7              | -37.7 | -43.0 | -29.0 |
|                                                                       | 15°                     | 1                     | 64.5                 | -21.4 | 43.0 | -12.2           | -61.7              | -40.3 | -43.0 | -30.8 |
|                                                                       | 20°                     | 1                     | 71.1                 | -18.8 | 47.4 | -10.4           | -61.7              | -43.0 | -43.0 | -32.6 |
|                                                                       | 25°                     | 1                     | 64.5                 | 10.4  | 46.7 | 10.6            | -28.6              | -39.0 | -20.7 | -31.4 |
|                                                                       |                         | 2                     | ---                  | ---   | ---  | ---             | ---                | ---   | ---   | ---   |

Pressure wall & Roof

| Wind Speed | Load case | Horizontal (psf) ==> Walls |         |        |           | Vertical (psf) ==> Roofs |          |         |           |
|------------|-----------|----------------------------|---------|--------|-----------|--------------------------|----------|---------|-----------|
|            |           | A                          | B       | C      | D         | E                        | F        | G       | H         |
| 175        | 1         | 58.927                     | -30.613 | 39.083 | -18.11975 | -70.75475                | -40.2325 | -49.308 | -31.18775 |
| 175        | 2         | 0                          | 0       | 0      | 0         | 0                        | 0        | -4.1528 | 0         |

ps = λ Kzt pS30

λ for Exposure B=1





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Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016 and FBC 2023

Components & Cladding

$$p = p_{table}(EAF)(RF)K_zt$$

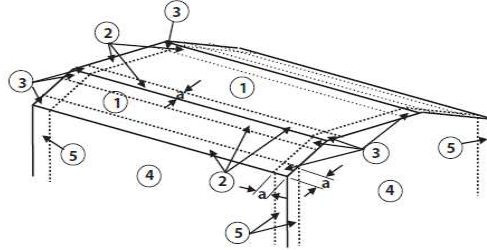
Eq (30.7-1)

RF = effective area reduction factor from Table 30.7-2

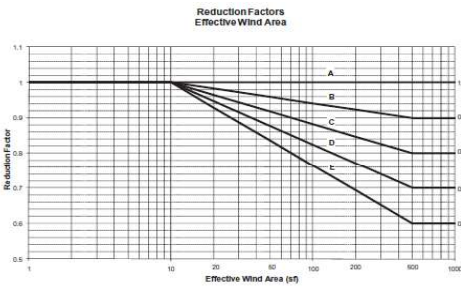
EAF = Exposure adjustment factor from Table 30.7-2

| Surface | Area   |   | Reduction Factor |             |
|---------|--------|---|------------------|-------------|
|         |        |   | Minus            | Plus        |
| 1       | 141    | 0 | -0.91979592      | N/A         |
| 2       | 70.5   |   | -0.96295918      | N/A         |
| 3       | 9      |   | -1               | N/A         |
| 4       | 199.75 |   | -0.82            | -0.88382653 |
| 5       | 25.5   |   | -0.92            | -0.9905102  |

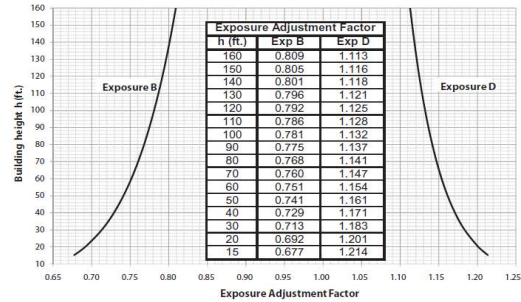
More reduction as the formula does not consider the logarithmic axis  
56.42



Mansard Roof



Roof and Wall Pressures - Components and Cladding  
Exposure Adjustment Factor



| Roof Form      | Sign Pressure | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 |
|----------------|---------------|--------|--------|--------|--------|--------|
| Flat           | Minus         | D      | D      | D      | C      | E      |
| Flat           | Plus          | NA     | NA     | NA     | D      | D      |
| Gable, Mansard | Minus         | B      | C      | C      | C      | E      |
| Gable, Mansard | Plus          | B      | B      | B      | D      | D      |
| Hip            | Minus         | B      | C      | C      | C      | E      |
| Hip            | Plus          | B      | B      | B      | D      | D      |
| Monoslope      | Minus         | A      | B      | D      | C      | E      |
| Monoslope      | Plus          | C      | C      | C      | D      | D      |
| Overhangs      | All           | A      | A      | B      | NA     | NA     |

Table 30.7-2 ASCE 07-2016, Components and Cladding, Exposure C

| V (mph)        | h (ft)       | Roof Form | Load Case | 160 Zone |        |        |       |       | 180 Zone |        |        |        |        |
|----------------|--------------|-----------|-----------|----------|--------|--------|-------|-------|----------|--------|--------|--------|--------|
|                |              |           |           | 1        | 2      | 3      | 4     | 5     | 1        | 2      | 3      | 4      | 5      |
|                |              |           |           | 1        | 2      | 3      | 4     | 5     | 1        | 2      | 3      | 4      | 5      |
| 15             | Flat Roof    | 1         | 1         | -74.7    | -117.3 | -159.8 | -51.1 | -93.6 | -94.6    | -148.4 | -202.3 | -64.6  | -118.5 |
|                |              |           | 2         | NA       | NA     | NA     | 51.1  | 51.1  | NA       | NA     | NA     | 64.6   | 64.6   |
|                | Gable Roof   | 1         | 1         | -55.8    | -93.6  | -140.9 | -60.5 | -93.6 | -70.6    | -118.5 | -178.3 | -76.6  | -118.5 |
|                |              |           | 2         | 32.2     | 32.2   | 32.2   | 55.8  | 51.1  | 40.7     | 40.7   | 40.7   | 70.6   | 64.6   |
|                | Mansard Roof | 1         | 1         | -51.1    | 88.9   | -131.5 | -60.5 | -93.6 | -112.5   | -166.4 | -76.6  | -118.5 | -79.8  |
|                |              |           | 2         | 32.2     | 32.2   | 32.2   | 55.8  | 51.1  | 40.7     | 40.7   | 40.7   | 70.6   | 64.6   |
|                | Hip Roof     | 1         | 1         | -65.3    | -84.2  | -145.6 | -60.5 | -93.6 | -82.6    | -106.5 | -184.3 | -76.6  | -118.5 |
|                |              |           | 2         | 27.4     | 27.4   | 27.4   | 55.8  | 55.8  | 34.7     | 34.7   | 34.7   | 70.6   | 70.6   |
| Monoslope Roof | 1            | 1         | 1         | -65.3    | -84.2  | -145.6 | -60.5 | -93.6 | -82.6    | -106.5 | -184.3 | -76.6  | -118.5 |
|                |              |           | 2         | 27.4     | 27.4   | 27.4   | 55.8  | 55.8  | 34.7     | 34.7   | 34.7   | 70.6   | 70.6   |

| Comp. & Cladding Pressure (psf) | Zone 1 | Zone 2  | Zone 3 | Zone 4 | Zone 5  |
|---------------------------------|--------|---------|--------|--------|---------|
| Load case 1 (psf)               | -66.90 | -112.28 | -93.95 | -72.58 | -112.28 |
| Load case 2 (psf)               | 38.58  | 38.575  | 38.575 | 66.9   | 61.225  |

Design Wind Pressures Screen Enclosures for 18/14 screen Table 2002.4, Category C (psf)

| Wind (mph)                            | 110  | 120  | 130  | 140  | 150  | 160  | 170  | 175  |
|---------------------------------------|------|------|------|------|------|------|------|------|
| Vertical Pressure on Screen Surfaces  | 3.16 | 3.51 | 4.15 | 4.79 | 5.42 | 6.16 | 6.96 | 7.96 |
| Vertical Pressure on Solid Surfaces   | 10   | 12   | 14   | 16   | 18   | 21   | 24   | 25.5 |
| Horizontal Pressure on Windward Surf. | 11.4 | 13.2 | 15.8 | 18.5 | 21.1 | 23.8 | 26.4 | 26.7 |
| Horizontal Pressure on Leeward Surf.  | 8.8  | 11.4 | 12.3 | 13.2 | 15.8 | 18.5 | 21.1 | 22.4 |





PROJECT : INSULATED ROOF  
CLIENT : PYLE, THERESA & VINCENT F JR  
ADDRESS 651 NE 19 AVE, FORT LAUDERDALE, FL 33304  
JOB NO. : E-202441

DATE : 04/06/24

PAGE : 4  
DESIGN BY : EV  
REVIEW BY : Masood

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016 and FBC 2023**

|                           |            |           |           |
|---------------------------|------------|-----------|-----------|
| Column height             | h_col      | 8.500     | ft        |
| Column Spacing            | S_col      | 14.333    | ft        |
| Deal Load Roof            |            | 2         | psf check |
| Column Axial Load Tension | P_col_Ten  | -1376     | lb        |
| Column Axial Load Tension | P_col_Comp | 1462      | lb        |
| Moment                    |            | 1149.929  | lb.ft     |
| End conditions            |            | Fix-Fix   |           |
| Select Column             |            |           |           |
| Section                   |            | 4X4X0.125 |           |

|                                     |      |       |     |
|-------------------------------------|------|-------|-----|
| X-axis support (L Preliminary)      | Ld   | 102   | in  |
| Weak-axis support (Purlins Spacing) | Lb   | 172   | in  |
| Modulus of Elasticity               | E    | 10100 | ksi |
| Safety Factor                       | S.F. | 1.95  |     |

|                  |      |       |      |
|------------------|------|-------|------|
| width            | b    | 4     | in   |
| Web Thickness    | t_w  | 0.125 | in   |
| Flange Thickness | t_f  | 0.125 | in   |
|                  | Area | 1.937 | in^2 |
|                  | I_xx | 4.854 | in^4 |
|                  | I_yy | 4.854 | in^4 |

|                                           |    |        |        |
|-------------------------------------------|----|--------|--------|
| Allowable Moment                          | Ma | 38.832 | kip.in |
| Beam Depth                                | d  | 4      | in     |
| Channel Flange Width                      | bc | 4      | in     |
| Open-channel Properties (one side of SMB) |    |        |        |
| Channel Flange Width used for buckling    | bf | 4      | in     |
| Web Height used for buckling              | hw | 3.75   | in     |
| Member Flange Width                       | bm | 3.75   | in     |

|                       |             |          |      |
|-----------------------|-------------|----------|------|
| Total Area            |             | 1.938    | in^2 |
| Web Area              | Area_web    | 0.938    | in^2 |
| Flange Area           | Area_flange | 1        | in^2 |
| Torsional Constant    | J           | 7.273193 |      |
| Section Modulus_xx    | S_xx        | 2.427    | in^3 |
| Section Modulus_yy    | S_yy        | 2.427    | in^3 |
| Radius of Gyration_xx | r_xx        | 1.583    | in   |
| Radius of Gyration_yy | r_yy        | 1.583    | in   |
| Bending Capacity      | Fb          | 38.74    | ksi  |

|                                           |             |         |      |
|-------------------------------------------|-------------|---------|------|
| Open Channel Properties in Weak Axis      |             |         |      |
| channel-width in buckling                 | bcf         | 3.875   | in   |
| Channel Height                            | dc          | 3.9375  | in   |
| Center of Gravity to Outer Fiber Distance | C1          | 1.055   | in   |
|                                           | C2          | 2.946   | in   |
| Channel Moment of Inertia                 | Iyc         | 1.58324 | in^4 |
| Radius of Gyration                        | r_yc        | 1.27    | in   |
| Area_Channel                              | Area_Channe | 0.977   | in^2 |

|                                            |                         |        |
|--------------------------------------------|-------------------------|--------|
| Design Method                              | Allowable Stress Design |        |
| Material Aluminum Alloy 6005-T5 or 6061-T6 |                         |        |
| Welded Aluminym Alloy                      | No                      |        |
| Ultimate Tensile Stress                    | Ftu                     | 38 ksi |
| Yield tensile Stress                       | Fty                     | 35 ksi |
| Yield Compression Stress                   | Fcy                     | 35 ksi |
| Ultimate shear Stress                      | Fsu                     | 24 ksi |
| Yield Shear Stress                         | Fsy                     | 20 ksi |

|                  | b | d  | tw     | tf    | A      | Ix      | Sx     | rx     |
|------------------|---|----|--------|-------|--------|---------|--------|--------|
| S2X4             | 2 | 4  | 0.046  | 0.100 | 0.782  | 2.000   | 1.000  | 1.600  |
| S2X5             | 2 | 5  | 0.050  | 0.116 | 0.917  | 3.644   | 1.510  | 1.993  |
| S2X6             | 2 | 6  | 0.050  | 0.120 | 1.022  | 5.660   | 1.944  | 2.354  |
| S2X7             | 2 | 7  | 0.055  | 0.120 | 1.229  | 8.472   | 2.425  | 2.626  |
| S2X8             | 2 | 8  | 0.072  | 0.224 | 1.847  | 16.557  | 4.441  | 2.994  |
| S2X9             | 2 | 9  | 0.082  | 0.306 | 2.357  | 27.16   | 6.123  | 3.395  |
| S2X10            | 2 | 10 | 0.092  | 0.374 | 3.013  | 42.282  | 8.462  | 3.746  |
| 4X4X0.25         | 4 | 4  | 0.250  | 0.250 | 3.750  | 8.828   | 4.414  | 1.534  |
| 4X4X0.125        | 4 | 4  | 0.125  | 0.125 | 1.937  | 4.854   | 2.427  | 1.583  |
| 2X4X0.05" Hollow | 2 | 4  | 0.050  | 0.050 | 0.701  | 1.4228  | 0.649  | 1.425  |
| 3X3X0.125        | 3 | 3  | 0.125  | 0.125 | 1.431  | 1.9672  | 1.3115 | 1.1724 |
| 3X3X0.09         | 3 | 3  | 0.090  | 0.090 | 1.088  | 1.5488  | 1.0328 | 1.1934 |
| 3X3X0.25         | 3 | 3  | 0.250  | 0.250 | 2.750  | 3.49479 | 2.3299 | 1.1273 |
| 3X3X0.125        | 3 | 3  | 0.125  | 0.125 | 1.431  | 1.9672  | 1.3115 | 1.1724 |
| 3X3X0.09         | 3 | 3  | 0.090  | 0.090 | 1.088  | 1.5488  | 1.0328 | 1.1934 |
| DBL S2X6         | 4 | 6  | 0.05   | 0.12  | 2.044  | 11.32   | 3.888  | 2.354  |
| DBL S2X7         | 4 | 7  | 0.055  | 0.12  | 2.4574 | 16.9434 | 4.8508 | 2.626  |
| DBL S2X8         | 4 | 8  | 0.072  | 0.224 | 3.6946 | 33.114  | 8.882  | 2.994  |
| DBL S2X9         | 4 | 9  | 0.082  | 0.306 | 4.714  | 54.32   | 12.246 | 3.395  |
| DBL S2X10        | 4 | 10 | 0.092  | 0.374 | 6.025  | 84.564  | 16.924 | 3.746  |
| 5X5X1/8          | 5 | 5  | 0.125  | 0.125 | 2.437  | 9.661   | 3.864  | 1.991  |
| 5X5X1/4          | 5 | 5  | 0.25   | 0.25  | 4.75   | 17.911  | 7.165  | 1.942  |
| 6X6X1/8          | 6 | 6  | 0.125  | 0.125 | 2.938  | 16.906  | 5.635  | 2.399  |
| 6X6X3/16         | 6 | 6  | 0.1875 | 0.188 | 4.359  | 24.573  | 8.191  | 2.374  |
| 6X6X1/4          | 6 | 6  | 0.25   | 0.25  | 5.75   | 31.745  | 10.582 | 2.35   |





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PAGE : 5  
DESIGN BY : Ali  
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**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016 and FBC 2023**

factor of safety of buckling na 1.2  
factor of safety of yield strength ny 1.65  
factor of safety of ultimate strength nu 1.95

| Type of Stress                                            | Type of Member or Component                                                                       | Eq. Set | (a) Allowable Stress<br>Slenderness $\leq S_1$ | (b) Slenderness Limit<br>$S_1$                                   | (c) Allowable Stress<br>Slenderness Between<br>$S_1$ and $S_2$ | (d)<br>Slenderness<br>Limit $S_2$       | (e) Allowable Stress<br>Slenderness $\geq S_2$                |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------|------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------|
| Compression in<br>Columns, axial, gross<br>section        | All columns <sup>b</sup>                                                                          | Eq. 6-7 | $\frac{F_{cy}}{k_c n_y}$                       | $\frac{kL}{r} = \frac{B_c - \frac{n_u F_{cy}}{k_c n_y}}{D_c}$    | $\frac{1}{n_u} \left( B_c - D_c \frac{kL}{r} \right)$          | $\frac{kL}{r} = C_c$                    | $\frac{\pi^2 E}{n_u \left( \frac{kL}{r} \right)^2}$           |
| Compression in<br>Components of<br>Columns, gross section | Flat plates supported along<br>one edge—columns<br>buckling about a<br>symmetry axis <sup>c</sup> | Eq. 6-8 | $\frac{F_{cy}}{k_c n_y}$                       | $\frac{b}{t} = \frac{B_p - \frac{n_u F_{cy}}{k_c n_y}}{5.1 D_p}$ | $\frac{1}{n_u} \left( B_p - 5.1 D_p \frac{b}{t} \right)$       | $\frac{b}{t} = \frac{k_1 B_p}{5.1 D_p}$ | $\frac{k_2 \sqrt{B_p E}}{n_u \left( 5.1 \frac{b}{t} \right)}$ |
|                                                           | Flat plates supported along<br>one edge—columns not<br>buckling about a<br>symmetry axis          | Eq. 6-9 | $\frac{F_{cy}}{k_c n_y}$                       | $\frac{b}{t} = \frac{B_p - \frac{n_u F_{cy}}{k_c n_y}}{5.1 D_p}$ | $\frac{1}{n_u} \left( B_p - 5.1 D_p \frac{b}{t} \right)$       | $\frac{b}{t} = \frac{C_p}{5.1}$         | $\frac{\pi^2 E}{n_u \left( 5.1 \frac{b}{t} \right)^2}$        |

Slenderness in xx axis  $S_x = kL/r_{xx}$  k\_xx 1 assume most severe case  
Slenderness in yy axis  $S_y = kL/r_{yy}$  k\_yy 1 assume most severe case  
Maximum Slenderness Slenderness\_ 64.43462  
Maximum Allowable axial stress Fcm 12.08 ksi  
Member Elastic Buckling Fec 24.01 ksi ADM Eq. 4.7.4-3  
Member Buckling between stitch screws (beam half) [ADM 3.4.7]  
Slenderness\_channel k\_channel 0.5  
Maximum Allowable axial stress Fch 15.15 ksi  
Local Web Buckling Specification 3.4.9  
Slenderness web Slenderness\_ 13.2  
Maximum Allowable axial stress Fcw 19.84 ksi  
Local Elastic Buckling, Web Fcrw 223.5 ksi Specification 4.7.1  
Local Flange Buckling Specification 3.4.8.1  
Slenderness flange Slenderness\_ 64  
Maximum Allowable axial stress Fcf 0.48 ksi  
Local Elastic Buckling, Flange Fcrf 0.9 ksi  
Weighted Average: Web/Flange Local Buckling Fca 9.848042 ksi ADM 4.7.2  
 $F_{ca} = (F_{cw} A_w + F_{cf} A_f) / A$   
**Member Buckling Elastic (ADM 4.7.4)**  
 $F_{ec} = \pi^2 E / (kL/r)^2$  ksi (Eq. 4.7.4-3) Fec 24.00947 ksi  
Local and Member Buckling Interaction Fcr 0.9 ksi Specification 4.7.4  
Frc 1.42 ksi  
Maximum Allowable Axial Compressive Stress and Corresponding Axial Load  
Fc 0.94 ksi  
Fa 1.81 kip

Results  
Axial compression in Column:  
fa 1462 lb  
fa/Fa= 0.806511 <1, Satisfactory  
Combined Loading  
fb 5685.681 psi  
fa/Fa+fb/Fb= 0.95328 <1, Satisfactory





PROJECT : INSULATED ROOF  
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PAGE : 6  
DESIGN BY : EV  
REVIEW BY : MH

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016, AND FBC 2023**

Allowable Span design

Wind Information

Horizontal Design Pressure (Windward): pw\_wall 0 psf  
Horizontal Design Pressure (Leeward): pl\_wall 0 psf  
Roof Pressure (solid roof) 30 psf

Frame Geometry

Wall height (eave height): h\_eave 9.000 ft  
Center to center spacing mansard frames: Spacing 7.000 ft

Design Calculations

Horizontal force applied inward on Columns: w\_col 0 kip/in  
Horizontal force applied inward on Beams: w\_beam 0 kip/in  
Induced beam moment from windward on column: M\_col\_center 0 kip.in  
Induced beam moment from windward on column: M\_beam 0 kip.in

Induced beam moment from windward on column: M\_col\_side 0 kip.in

Select Beam Properties

Section 2X8X1/8

X-axis support (L Preliminary) Ld 108 in

Weak-axis support (Purlins Spacing) Lb 84 in

Flange Support Spacing\_stitching 1 in

Modulus of Elasticity E 10100 ksi

Safety Factor S.F. 1.95

Allowable Stress Design (ASD) Load Combinations:

D= Dead Load, L= Live Load, W= Wind Load

Load Combinations:

1-D Eq 16-8 FBC  
2-D+L Eq 16-9 FBC  
3- D+W  
4- D+0.75L+0.75W  
5-0.6D+W Eq 16-12 FBC  
6-0.6(D+W) Eq 16-15 FBC

|                    | b | d   | tw    |
|--------------------|---|-----|-------|
| 2X6X1/8            | 2 | 6   | 0.125 |
| 2X7X1/8            | 2 | 7   | 0.125 |
| 2X8X1/8            | 2 | 8   | 0.125 |
| 2X8X1/4            | 2 | 8   | 0.25  |
| DBL 2X8X1/8        | 4 | 8   | 0.125 |
| DBL 2X8X1/4        | 4 | 8   | 0.25  |
| 4X10X1/4           | 4 | 10  | 0.25  |
| 3X8X1/8            | 3 | 8   | 0.125 |
| DBL 2X6X1/8        | 4 | 6   | 0.125 |
| DBL 2X7X1/8        | 4 | 7   | 0.125 |
| DBL 3X8X1/8        | 6 | 8   | 0.125 |
| S2X4               | 2 | 4   | 0.046 |
| S2X5               | 2 | 5   | 0.050 |
| S2X6               | 2 | 6   | 0.050 |
| S2X7               | 2 | 7   | 0.055 |
| S2X8               | 2 | 8   | 0.072 |
| S2X9               | 2 | 9   | 0.082 |
| S2X10              | 2 | 10  | 0.092 |
| 2X2X0.046" Hollow  | 2 | 2   | 0.046 |
| 2X3X0.05" Hollow   | 2 | 3   | 0.050 |
| 2X4X0.05" Hollow   | 2 | 4   | 0.050 |
| 3X3X0.125          | 3 | 3   | 0.125 |
| 3X3X0.09           | 3 | 3   | 0.090 |
| Double S2X10       | 4 | 10  | 0.092 |
| 2X5X1/8            | 2 | 5   | 0.125 |
| Double 2X5X0.125   | 4 | 5   | 0.125 |
| 2X6.5X0.04" Hollow | 2 | 6.5 | 0.040 |
| 3X8X1/8            | 3 | 8   | 0.125 |
| 3X6X1/8            | 3 | 6   | 0.125 |
| 2X9X1/8            | 2 | 9   | 0.125 |
| 4X4X1/4            | 4 | 4   | 0.25  |





**Cale**  
Engineering

PROJECT : PYLE, THERESA & VINCENT F JR  
CONTRACTOR 651 NE 19 AVE, FORT LAUDERDALE, FL 33304  
JOB NO. : E-202441

DATE : 04/06/24

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DESIGN BY : EV  
REVIEW BY : MH

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016, AND FBC 2023**

|                                                                         |                    |                 |                         |  |  |  |
|-------------------------------------------------------------------------|--------------------|-----------------|-------------------------|--|--|--|
| width                                                                   | b                  | 2 in            |                         |  |  |  |
| Web Thickness                                                           | t_w                | 0.125 in        |                         |  |  |  |
| Flange Thickness                                                        | t_f                | 0.125 in        |                         |  |  |  |
|                                                                         | Area               | 2.4375 in^2     |                         |  |  |  |
|                                                                         | I_xx               | 17.4502 in^4    |                         |  |  |  |
|                                                                         | I_yy               | 1.87207 in^4    |                         |  |  |  |
| Allowable Moment                                                        | Ma                 | 69.8008 kip.in  |                         |  |  |  |
| Beam Depth                                                              | d                  | 8 in            |                         |  |  |  |
| Channel Flange Width                                                    | bc                 | 2 in            |                         |  |  |  |
| Open-channel Properties (one side of SMB)                               |                    |                 |                         |  |  |  |
| Channel Flange Width used for buckling                                  | bf                 | 1.875 in        |                         |  |  |  |
| Web Height used for buckling                                            | hw                 | 7.75 in         |                         |  |  |  |
| Member Flange Width                                                     | bm                 | 1.75 in         |                         |  |  |  |
| Total Area                                                              |                    | 2.438 in^2      |                         |  |  |  |
| Web Area                                                                | Area_web           | 1.938 in^2      |                         |  |  |  |
| Flange Area                                                             | Area_flange        | 0.5 in^2        |                         |  |  |  |
| Torsional Constant                                                      | J                  | 5.59035081      |                         |  |  |  |
| Section Modulus_xx                                                      | S_xx               | 4.363 in^3      |                         |  |  |  |
| Section Modulus_yy                                                      | S_yy               | 1.87207 in^3    |                         |  |  |  |
| Radius of Gyration_xx                                                   | r_xx               | 2.675641 in     |                         |  |  |  |
| Radius of Gyration_yy                                                   | r_yy               | 0.876373 in     |                         |  |  |  |
| Open Channel Properties in Weak Axis                                    |                    |                 |                         |  |  |  |
| channel-width in buckling                                               | bcf                | 1.875 in        |                         |  |  |  |
| Channel Height                                                          | dc                 | 7.9375 in       |                         |  |  |  |
| Center of Gravity to Outer Fiber Distance                               | C1                 | 0.254 in        |                         |  |  |  |
|                                                                         | C2                 | 1.746 in        |                         |  |  |  |
| Channel Moment of Inertia                                               | lyc                | 0.25954643 in^4 |                         |  |  |  |
| Radius of Gyration                                                      | r_yy               | 0.46 in         |                         |  |  |  |
| Area_Channel                                                            | Area_Channel       | 1.227 in^2      |                         |  |  |  |
| Allowable Stresses                                                      |                    |                 |                         |  |  |  |
| Allowable Axial Tension                                                 |                    |                 |                         |  |  |  |
| Flat elements in uniform tension                                        | F_btf              | 19 ksi          | Specification 3.4.2     |  |  |  |
| Flat elements bending in their own plane                                | F_btw              | 28 ksi          | Specification 3.4.4     |  |  |  |
| Allowable Axial Compression                                             |                    |                 |                         |  |  |  |
| Member Buckling                                                         |                    |                 |                         |  |  |  |
|                                                                         | k                  | 1               | assume most severe case |  |  |  |
| Slenderness in xx axis Sx=kl/r_xx                                       | Slenderness_xx     | 40.3641595      |                         |  |  |  |
| Slenderness in yy axis Sy=kl/r_yy                                       | Slenderness_yy     | 95.8495983      |                         |  |  |  |
| Maximum Slenderness                                                     | Slenderness_max    | 95.8495983      |                         |  |  |  |
| Maximum Allowable axial stress                                          | Fcm                | 5.56 ksi        |                         |  |  |  |
| Member Elastic Buckling                                                 | Fec                | 10.85 ksi       | ADM Eq. 4.7.4-3         |  |  |  |
| Member Buckling between stitch screws (beam half) [ADM 3.4.7]           |                    |                 |                         |  |  |  |
|                                                                         | k_channel          | 0.5             |                         |  |  |  |
| Slenderness_channel                                                     | Slenderness_chann  | 1.08694437      |                         |  |  |  |
| Maximum Allowable axial stress                                          | Fch                | 20.06 ksi       |                         |  |  |  |
| Local Web Buckling Specification 3.4.9                                  |                    |                 |                         |  |  |  |
| Slenderness web                                                         | Slenderness_web    | 62              |                         |  |  |  |
| Maximum Allowable axial stress                                          | Fcw                | 7.92 ksi        |                         |  |  |  |
| Local Elastic Buckling, Web                                             | Fcrw               | 10.1 ksi        | Specification 4.7.1     |  |  |  |
| Local Flange Buckling Specification 3.4.8.1                             |                    |                 |                         |  |  |  |
| Slenderness flange                                                      | Slenderness_flange | 30              |                         |  |  |  |
| Maximum Allowable axial stress                                          | Fcf                | 2.19 ksi        |                         |  |  |  |
| Local Elastic Buckling, Flange                                          | Fcrf               | 4.3 ksi         |                         |  |  |  |
| Weighted Average: Web/Flange Local Buckling                             | Fca                | 6.74387464 ksi  | ADM 4.7.2               |  |  |  |
| Fca=(Fcw*Aw+Fcf*Af)/A                                                   |                    |                 |                         |  |  |  |
| Member Buckling Elastic (ADM 4.7.4)                                     |                    |                 |                         |  |  |  |
| Fec = n^2E/(kL/r)^2 ksi (Eq. 4.7.4-3)                                   | Fec                | 10.8502695 ksi  |                         |  |  |  |
| Local and Member Buckling Interaction                                   | Fcr                | 4.3 ksi         | Specification 4.7.4     |  |  |  |
|                                                                         | Frc                | 2.98 ksi        |                         |  |  |  |
| Maximum Allowable Axial Compressive Stress and Corresponding Axial Load |                    |                 |                         |  |  |  |
|                                                                         | Fc                 | 2.98 ksi        |                         |  |  |  |
|                                                                         | Fa                 | 7.27 kip        |                         |  |  |  |
| Allowable Stresses                                                      |                    |                 |                         |  |  |  |
| Allowable Major Axis Bending                                            |                    |                 |                         |  |  |  |
| Member Buckling                                                         |                    |                 | Specification 3.4.14    |  |  |  |
| Slenderness major axis xx                                               | Slenderness_xx     | 95.8185502      |                         |  |  |  |
|                                                                         | Fbcx               | 21 ksi          |                         |  |  |  |





INSULATED ROOF  
PROJECT : PYLE, THERESA & VINCENT F JR  
CONTRACTOR 651 NE 19 AVE, FORT LAUDERDALE, FL 33304  
JOB NO. : E-202441

PAGE : 8  
DESIGN BY : EV  
REVIEW BY : MH

DATE : 04/06/24

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016, AND FBC 2023**

Member Buckling between stitch screws

Slenderness between stitch

Slenderness\_xx 2.17388873

Fbcxh 21 ksi

Local Buckling Web

Specification 3.4.18

Slenderness

Slenderness\_web 62

Fbcxw 23.76 ksi

Local Buckling Flange

Specification 3.4.15

Slenderness

Slenderness\_flange 30

Fbcxf 6.06666667 ksi

Allowable Bending Moment per Section 4.7.3 (weighted Average Bending Strength):

Dimensions

**Allowable Stress: Minor Axis Bending**

**Tension 3.4.4**

F<sub>btv</sub> 28.000 ksi

**Web Local Buckling 3.4.16**

S=h/t<sub>w</sub> 62.000 Ratio

IF S <= 21 Then F<sub>bcyw</sub> = 21 ksi

IF S > 21 AND S < 33 Then F<sub>bcyw</sub> = 27.3 - 0.292 \* S

IF S >= 33 Then F<sub>bcyw</sub> = 580/S

Actual F<sub>bcxw</sub> 9.355 ksi

**Flange Local Buckling 3.4.17**

S=2b<sub>f</sub>/t<sub>f</sub> 30.000

IF S <= 9.1 Then F<sub>bcyf</sub> = 28 ksi

IF S > 9.1 AND S < 19 Then F<sub>bcyf</sub> = 40.5 - 1.41 \* S

IF S >= 19 Then F<sub>bcyf</sub> = 4930/S<sup>2</sup> ksi

Actual F<sub>bcxf</sub> 5.478 ksi

**Allowable Bending Moment per Section 4.7.3**

Ccf 3.875 in

Ccw 3.75 in

Cif 4 in

Ctw 3.75 in

Flange Group Moment of Inertia Flange Group If = 2[(b\*tf<sup>3</sup> / 12) + b\*tf If 7.75260417 in<sup>4</sup>

Web Group Moment of Inertia Web Group Moment of Inertia Iw = 2[(t Iw 9.69759115 in<sup>4</sup>

Allowable Compressive Bending Moment:

Mac 73.5813479 kip.in

$$M_{ac} = ((F_{bcd} * I_r) / C_{cf}) + ((F_{bcw} * I_w) / C_{cw})$$

Allowable Tension Bending Moment:

Mat 109.23355 kip.in

$$M_{at} = ((F_{btf} * I_r) / C_{cf}) + ((F_{btw} * I_w) / C_{tw})$$

**Maximum Allowable Major Axis Moment (Paragraph 4.7.3)**

73.5813479 kip.in

Section 4.7.3 Governed by Flange Compression

**Average Allowable Bending Stress for 4.7.3 method:**

Major Axis Allowable Bending Stress per Section 4.7.3 Fbma 16.8665913 ksi

Weighted Average for Web/Flange Local Buckling (Section 3.4): Fbcxa 13.0096203 ksi

**Maximum Allowable Bending Stress for section 3.4& 4.7.3:**

Fbx 21 ksi

Major Axis Allowable Bending Moment Mx 91.61355 kip.in

Allowable minor axis bending stress 73.581 ksi

Maxim allowed Bending Moment M<sub>by</sub> = F<sub>by</sub> \* Sy May 137.749 Kip-In





PROJECT : INSULATED ROOF  
CLIENT : PYLE, THERESA & VINCENT F JR  
CONTRACTOR 651 NE 19 AVE, FORT LAUDERDALE, FL 33304  
JOB NO. : E-202441

PAGE : 9  
DESIGN BY : EV  
REVIEW BY : MH

**Wind Analysis for Low-rise Building (H<60 ft) using Envelope Procedure, Based on ASCE 7-2016, AND FBC 2023**

**Summary of Results for Section and Dimensions Considered:**

| Member  | $F_c$ | $F_a$ | $F_{bx}$ | $M_x$    | $F_{by}$ | $M_y$    |
|---------|-------|-------|----------|----------|----------|----------|
| 2X8X1/8 | 2.98  | 7.27  | 21       | 91.61355 | 73.58135 | 137.7494 |

[Allowable Stress values in ksi;  $F_a$  in kips; Moments in kip-in]

|                                  |             |          |       |
|----------------------------------|-------------|----------|-------|
|                                  | 0.429478351 | 1.046853 | 3.024 |
| Weight/ft of Section Considered: | 2.928       | lbs/ft   |       |
|                                  | 0.429478351 | 1.046853 | 3.024 |

Beam net stress capacity based upon axial stress utilization:

axial compression in beam due to horizontal windward pressure at screen eave and windward mansard rise:

|           |      |
|-----------|------|
| $f_a$     | 0.00 |
| $f_a/F_a$ | 0.00 |

Net allowable bending moment  $M_n$  91.61 kip.in

Note: If  $M_n$  is negative, trial section N.G., select a deeper beam

linear wind load per length  $w$  210.00 lb/ft

Allowable span per  $M_n$   $LM$  204.65 in 17.1 ft

Allowable span limit  $L\Delta$  174.44 in 14.5 ft  
 $L/180$

Allowable Span Limit Min( $L\Delta, LM$ ) Allowable Span 14.5 ft



**Square Footing Calculator****Footing at P1**

ADDRESS: 651 NE 19 AVE, FORT LAUDERDALE, FL 33304

Check square pad footing at location of column.

By inspection the dead and live loads acting vertically on this column are:

| (lbs)  | Dead Load | Floor Live | Roof Live |
|--------|-----------|------------|-----------|
| Roof   | 358       | 0          | 2150      |
| Floor  | 0         | 0          | 0         |
| Totals | 358       | 0          | 2150      |

ASD Load Cases from ASCE 7-10:

- 2.) D + L = 358.33333 lbs  
 3.) D + (Lr or S) = 2508.3333 lbs (governs)  
 4.) D + .75L + .75(Lr or S) = 1970.8333 lbs

**Bearing Calculations:**

|                                            |                        |                      |      |
|--------------------------------------------|------------------------|----------------------|------|
| Applied Bearing Pressure                   | Q <sub>asd</sub> =     | 279 psf              |      |
| Eff. Allowable SBP                         | Q <sub>e</sub> =       | 1,440 psf            |      |
| Footing Area Required                      | A <sub>req</sub> =     | 1.74 ft <sup>2</sup> |      |
| Area of Footing                            | A <sub>footing</sub> = | 9.00 ft <sup>2</sup> | → OK |
| Weight to resist Uplift w/ 1.5 F.S. U.R. = |                        | 3,352 lbs            |      |

Strength Design Load Cases from ASCE 7-10:

- 1.) 1.4D = 501.66667 lbs  
 2.) 1.2D + 1.6L + .5(Lr or S) = 1505 lbs  
 3.) 1.2D + 1.6(Lr or S) + L = 3870 lbs (governs)

**Beam Shear Calculations (One Way Shear):**

|                               |                        |                        |      |
|-------------------------------|------------------------|------------------------|------|
| Ult. Applied Bearing Pressure | Q <sub>u</sub> =       | 430 psf                |      |
| Applied Beam Shear            | V <sub>u1</sub> =      | -1,727 lbs             |      |
| Allowable Beam Shear          | V <sub>c1</sub> =      | 122,427 lbs (ACI 11-3) |      |
| Footing Depth Required        | D <sub>req</sub> =     | -0.5 in                |      |
| Footing Depth                 | D <sub>footing</sub> = | 36.0 in                | → OK |

**Punching Shear Calculations (Two Way Shear):**

|                            |                        |                           |      |
|----------------------------|------------------------|---------------------------|------|
| Critical Perimeter         | b <sub>0</sub> =       | 144.3 in                  |      |
| Column Ratio               | β <sub>c</sub> =       | 1.0                       |      |
| Column Location Factor     | α <sub>s</sub> =       | 30                        |      |
| Punching Shear             | V <sub>u2</sub> =      | -13 lbs                   |      |
| Allowable Punching Shear   | V <sub>c2-a</sub> =    | 1,471,671 lbs (ACI 11-31) |      |
| Allowable Punching Shear   | V <sub>c2-b</sub> =    | 2,126,101 lbs (ACI 11-32) |      |
| Allowable Punching Shear   | V <sub>c2-c</sub> =    | 981,114 lbs (ACI 11-33)   |      |
| Controlling Punching Shear | V <sub>c2</sub> =      | 981,114 lbs               |      |
| Footing Depth Required     | D <sub>req</sub> =     | 0.0 in                    |      |
| Footing Depth              | D <sub>footing</sub> = | 36.0 in                   | → OK |

**Reinforcement Calculations:**

|                             |                        |                                  |      |
|-----------------------------|------------------------|----------------------------------|------|
| Mu/φbd <sup>2</sup>         | R <sub>n</sub> =       | 0.4 psi                          |      |
| Steel Ratio                 | ρ =                    | 0.0000                           |      |
| Steel Req. based on Moment  | A <sub>s</sub> (1) =   | 0.008 in <sup>2</sup>            |      |
| Steel Req. based on Shrink  | A <sub>s</sub> (2) =   | 2.333 in <sup>2</sup> (ACI 7.12) |      |
| Controlling Reinf. Steel    | A <sub>s</sub> (req) = | 2.333 in <sup>2</sup>            |      |
| Required number of # bars = |                        | 7.60                             |      |
| Selected Longitudinal Bars: |                        | 8 - #5 bars each way             |      |
| Reinforcement Area Provided | A <sub>s</sub> =       | 2.45 in <sup>2</sup>             | → OK |

**Development Length Calculations:**

|                          |                                     |                     |  |
|--------------------------|-------------------------------------|---------------------|--|
| spacing/cover dimension  | c =                                 | 2.1 in              |  |
| Transverse Reinf. Factor | c + K <sub>tr</sub> /d <sub>b</sub> | 3.4285714 (use 2.5) |  |
| Length Req.              | L <sub>d</sub> =                    | 12.1 in (ACI 12-1)  |  |
| Length Available         | L <sub>d-sup</sub> =                | 13 in               |  |

Note: Plain concrete adequate for bending, therefore development length not required.

|                           |            |
|---------------------------|------------|
| Roof LL or S =            | 2150.0 lbs |
| Roof DL =                 | 358.3 lbs  |
| Floor LL =                | 0.0 lbs    |
| Floor DL =                | 0.0 lbs    |
| Column Width =            | 4.00 in    |
| Column Breadth =          | 4.00 in    |
| Column Type =             | ALUM       |
| p <sub>conc</sub> =       | 150 pcf    |
| Steel Yield Strength =    | 60,000 psi |
| Conc. Comp. Strength =    | 5,000 psi  |
| Soil Bearing Pressure =   | 2,000 psf  |
| Reinf. Cover =            | 3 in       |
| Reinf. Bar Size =         | 5          |
| Soil Depth Above Ftg.     | 12 in      |
| p <sub>soil</sub> =       | 110 pcf    |
| Footing Width =           | 36 in      |
| Footing Depth =           | 36 in      |
| Equivalent Footing Dia. = | 40.62 in   |

**Eff. Depth to Top Layer of Steel**

d = 32.063 in

**Baseplate Bearing Calculations:**

|                                   |                        |
|-----------------------------------|------------------------|
| √A <sub>2</sub> /A <sub>1</sub> = | 9.00                   |
| P <sub>u</sub> =                  | 3,870 lbs              |
| P <sub>allow</sub> =              | 88,400 lbs (ACI 10.14) |
| A <sub>req</sub> =                | 0.7 in <sup>2</sup>    |
| A <sub>1</sub> =                  | 16.0 in <sup>2</sup> → |

**Bending Calculations:**

|                   |                     |           |
|-------------------|---------------------|-----------|
| Cantilever length | L <sub>cant</sub> = | 16.00     |
| Conc. Comp. Block | a =                 | 0.96      |
| Bending Moment    | M <sub>u</sub> =    | 13,760    |
| Moment Strength   | M <sub>n</sub> =    | 4,185,651 |

**Bending Calculations:****Unreinforced Concrete**

|                        |                            |
|------------------------|----------------------------|
| S =                    | 6936.0 in <sup>3</sup>     |
| M <sub>u</sub> =       | 13,760 in-lb               |
| M <sub>n</sub> =       | 1,471,348 in-lb (ACI 22-2) |
| D <sub>req</sub> =     | 0.3 in                     |
| D <sub>footing</sub> = | 36.0 in →                  |

|                   |                                  |
|-------------------|----------------------------------|
| λ =               | 1.0 (lightweight aggregate fact) |
| ψ <sub>t</sub> =  | 1.0 (reinforcement location fac  |
| ψ <sub>e</sub> =  | 1.0 (coating factor)             |
| ψ <sub>s</sub> =  | 0.8 (reinforcement size factor)  |
| K <sub>tr</sub> = | 0.0 (transverse reinf. Index)    |



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National Flood Insurance Program

# Elevation Certificate

## and Instructions

**2023 EDITION**

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# 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*.



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

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

**ELEVATION CERTIFICATE**

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

Copy 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>THERESA &amp; VINCENT F. PYLE JR</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Policy Number: _____                                                           |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:<br><u>651 NE 19th AVENUE</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Company NAIC Number: _____                                                     |
| City: <u>FORT LAUDERDALE</u> State: <u>FL</u> ZIP Code: <u>33304</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                |
| A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:<br><u>VICTORIA PARK CORR AMEN PLAT 10-66 B E1/2 OF N 77 BLK 21 Property ID: 504202152980</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                |
| A5. Latitude/Longitude: Lat. <u>26°075491</u> Long. <u>-80°071648</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>8</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                |
| A8. For a building with a crawlspace or enclosure(s):<br>a) Square footage of crawlspace or enclosure(s): <u>1108</u> sq. ft.<br>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<br>c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:<br>Non-engineered flood openings: <u>4</u> Engineered flood openings: <u>N/A</u><br>d) Total net open area of non-engineered flood openings in A8.c: <u>288</u> sq. in.<br>e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.<br>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:<br>a) Square footage of attached garage: <u>N/A</u> sq. ft.<br>b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A<br>c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:<br>Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u><br>d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.<br>e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.<br>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>12011C0388</u> B5. Suffix: <u>H</u> |
| B6. FIRM Index Date: <u>08/18/2014</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | B7. FIRM Panel Effective/Revised Date: <u>08/18/2014</u>                       |
| B8. Flood Zone(s): <u>AE</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>5</u>    |
| B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:<br><input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                |
| B11. 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<br>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.:

651 NE 19th AVENUE

City: FORT LAUDERDALE

State: FL

ZIP Code: 33304

## 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):

4.08

☒ feet ☐ meters

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

5.45

☒ feet ☐ meters

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

N/A

☐ feet ☐ meters

d) Attached garage (top of slab):

N/A

☐ feet ☐ meters

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

4.36

☒ feet ☐ meters

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

4.08

☒ feet ☐ meters

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

4.16

☒ feet ☐ meters

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

N/A

☐ feet ☐ meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that 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: PEDRO L MARTINEZ

License Number: LS#5443

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.: \_\_\_\_\_

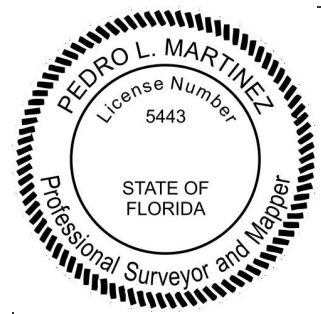
Email: \_\_\_\_\_

Signature: Pedro L Martinez

Digitally signed by Pedro L Martinez

Date: 2024.06.12 18:08:32 -04'00'

Date: 06/10/2024



Place Seal Here

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):

JOB # 24-61072 LONG & LATT OBTAINED IN FIELD (MAGELLAN 500 HANDHELD)

C2e= AIR CONDITIONER LOCATED ON NORTH SIDE OF PROPERTY

BROWARD COUNTY BENCHMARK BM# NE742, ELE= 1.73' (NAVD 1988)

ALL ELEVATION CONVERSIONS WERE PERFORMED USING VERTCON

CROWN= 1.44



# ELEVATION CERTIFICATE

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## 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.

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

## SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) 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.:

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State: FL

ZIP Code: 33304

## 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

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651 NE 19th AVENUE

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## 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 \_\_\_\_\_ ☐ feet ☐ meters ☐ above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

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

☐ Yes ☐ No

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

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

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

Property Owner or Owner's Authorized Representative Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ 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.:  
**651 NE 19th AVENUE**

City: **FORT LAUDERDALE** State: **FL** ZIP Code: **33304**

**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 06/10/2024

Clear Photo One



Photo Two

Photo Two Caption: REAR VIEW 06/10/2024

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.:  
651 NE 19th AVENUE

City: FORT LAUDERDALE State: FL ZIP Code: 33304

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

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



Photo Three

Photo Three Caption: RIGHT SIDE VIEW 06/10/2024

Clear Photo Three



Photo Four

Photo Four Caption: LEFT SIDE VIEW 06/10/2024

Clear Photo Four