



BOARD OF ADJUSTMENT MEETING NOTICE

Date: January 30th, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, February 11th, 2026 at 6:00 pm**

This meeting will be held in-person at: **Development Services Department, 700 NW 19th Avenue, Fort Lauderdale, Florida 33311** to determine whether the following application should be granted.

To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-26010005
OWNER:	PERSICOT, AUDREY
AGENT:	ANDREW MILLER
ADDRESS:	305 NORTH EAST 17 AVENUE, FORT LAUDERDALE, FL 33301
LEGAL DESCRIPTION:	LOT 29, BLOCK 6, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 23, ACCORDING TO THE AMENDED PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32, AND ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY).
ZONING DISTRICT:	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<u>Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)</u>

- Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5-feet whereas Section 47-5.33 requires that the portion of a building that exceeds 22 feet in height be set back an additional foot per foot of additional height, which is calculated to be to a 11 foot 6 inches setback, a total variance request of 6 feet 6 inches.
- Requesting a variance to permit the existing structure to remain with a south side yard setback at a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet.

To watch and listen to the Board of Adjustment Meeting:

www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale

Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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

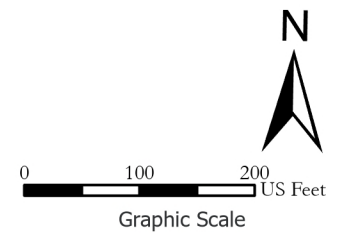


PLN-BOA-26010005

LEGEND

 Municipal Boundary

 Subject Site



Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling Attached: Townhouses
Maximum density (du/net acre)	15	15	15	15	15
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500
Maximum structure height (ft.)	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50
Minimum floor area (sq. ft.)	750 each du	400 each du	1,000	750 each du	750 each du
Minimum front yard (ft.)	25	25	25	15	25
Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	Same as for single family requirement 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building	Same as single family requirement 20 ft. when abutting a waterway	See Section 47-18.38 20 ft. when abutting a waterway	Same as for single family requirement 20 ft. when	See Section 47-18.33 20 ft. when abutting a waterway

	exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional foot per foot of additional height 20 ft. when abutting a waterway			abutting a waterway	
Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	20
Minimum distance between buildings (ft.)	None	None	None	10	None

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

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. [C-17-47](#), § 15, 1-3-18; [Ord. No. C-23-40](#), § 3, 10-17-23)

Sec. 47-19.2.B - Accessory buildings, structures and equipment, general

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

Record

Showing 1-33 of 33

☐	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
☐	PLN-BOA-26010005	Attic Conversion/Addition. Scope of work to remai...	Persicot Residence	Z- Board of Adjustment (BOA)	0		305	NE	17	AVE		Open
☐	CE25090555	Hello I have an issue with my blue and black tras...		Code Case	0	Jean Claude JC...	305	NE	17	AVE		Closed
☐	ELE-SUB-25050104		Electrical SUBPERMIT FOR BLD...	Electrical Subpermit	0		305	NE	17	AVE		Awaiting C
☐	BLD-GEN-25040375	Convert existing attic space to conditioned space...	Addition Permit	Structural Permit	0		305	NE	17	AVE		Awaiting C
☐	BLD-FEN-22070028	32' OF 6'h ALUMINUM FENCE WITH 1 ROLLING GATE AND...	PERSICOT	Fence Permit	0		305	NE	17	AVE		Complete
☐	SE21120012			Bulk Trash Case	0	Wanda Acquavella	305	NE	17	AVE		Complied
☐	ALM-REG-20080461		JOHN DOERING	Resident/Business Alarm Registration	175		305	NE	17	AVE		Active
☐	ALM-REG-20050890			Resident/Business Alarm Registration	0		305	NE	17	AVE		Inactive
☐	PM-15052436	LOW VOLTAGE ALARM LABEL ~ ~ISSUED PERMIT - D PR 6...	LOW VOLTAGE ALARM LABEL	Alarm Label	0		305	NE	17	AVE		Complete
☐	CE15051205	L/S CLEAR CHOICE 0-OPEN CASES	SAND HOMES LLC	Code Case	0		305	NE	17	AVE		Closed
☐	VIO-CE15051205_1		SAND HOMES LLC	Violation-CODE Hearing	0		305	NE	17	AVE		Closed
☐	PM-10010127	AFTER THE FACT REM.3 FICUS BENJ.7", 14", 30"CAL.POO...	AFTER THE FACT REM.3 FICUS B...	Landscape Tree Removal-Relocation Permit	0		305	NE	17	AVE		Complete
☐	CE08080406	VICTORIA PARK- BULK TRASH OUT EARLY ON SWALE., PO...	SAND HOMES LLC	Code Case	0		305	NE	17	AVE		Closed
☐	VIO-CE08080406_1	VICTORIA PARK- BULK TRASH OUT EARLY ON SWALE.	SAND HOMES LLC	Violation-CODE Hearing	0		305	NE	17	AVE		Closed
☐	PM-07051964	30 DAY TEMP POWER FOR NEW SFR ~ELECT PERMIT # 060...	30 DAY TEMP POWER FOR NEW SFR	Electrical Temporary Pole	0		305	NE	17	AVE		Complete
☐	PM-07051299	INSTALL 1" IRRIGATION METER	INSTALL 1" IRRIGATION METER	Plumbing Meter Install Permit	0		305	NE	17	AVE		Complete
☐	PM-07050870	INSTALL 43 HEAD IRRIG SYST	INSTALL 43 HEAD IRRIG SYST	Plumbing Irrigation Permit	0		305	NE	17	AVE		Complete
☐	PM-07021100	Driveway pavers on & off site only	Driveway pavers on & off sit...	Residential Paving Permit	0		305	NE	17	AVE		Complete
☐	PM-07021101	Sidewalk	Sidewalk	ROW Sidewalk and Curb Permit	0		305	NE	17	AVE		Complete
☐	PM-06110523	INSTALL NATURAL GAS LINE 3 OUTLETS BP 05052499	INSTALL NATURAL GAS LINE 3 O...	Plumbing Gas Permit	0		305	NE	17	AVE		Complete
☐	PM-06092535	pool/spa/deck ~NEEDS NEW CONTRACTOR EXPIRATION LE...	pool/spa/deck	Residential Pool-Spa-Fountain Permit	0		305	NE	17	AVE		Complete
☐	PM-06092536	pool piping 06092535 ~NEED NEW CONTRACTO EXPIRA...	pool piping 06092535	Plumbing Commercial Permit	0		305	NE	17	AVE		Complete
☐	PM-06092537	elect for pool 06092535 ~change of contractor 02/...	elect for pool 06092535	Electrical Residential Permit	0		305	NE	17	AVE		Complete
☐	PM-06081016	INSTALL ALARM SYSTEM BP 05052499	INSTALL ALARM SYSTEM BP 0505...	Electrical Burglar Alarm	0		305	NE	17	AVE		Complete
☐	PM-06070582	ELECT FOR NEW SFR BP 05052499 ~change of contract...	ELECT FOR NEW SFR BP 05052499	Electrical Commercial Permit	0		305	NE	17	AVE		Complete
☐	PM-06053093	install central ac for new sfr	install central ac for new sfr	Mechanical HVAC New Install Permit	0		305	NE	17	AVE		Complete
☐	PM-06052604	new metal roof 2800 sq ft	new metal roof 2800 sq ft	Re-Roof Permit	0		305	NE	17	AVE		Complete
☐	PM-05120806	PLUMBING FOR NEW SFR ~CHANGE OF CONTRACTOR 2/8/07...	PLUMBING FOR NEW SFR	Plumbing Commercial Permit	0		305	NE	17	AVE		Complete
☐	PM-05092833	INSTALL TEMP POLE FOR CONST & STEEL BOND FEE ...	INSTALL TEMP POLE FOR CONST ...	Electrical Commercial Permit	0		305	NE	17	AVE		Complete
☐	PM-05081321	FOUNDATION FOR SFR	FOUNDATION FOR SFR	Phase Permit	0		305	NE	17	AVE		Complete
☐	PM-05052499	NEW 2 STORY SFR 3 BEDROOMS 3.5 BATHROOMS 2 CAR ~G...	NEW 2 STORY SFR 3 BEDROOMS 3...	Residential New Construction Permit	0		305	NE	17	AVE		Complete
☐	PM-05051670	COMPLETE DEMO	COMPLETE DEMO	Commercial Demolition Permit	0		305	NE	17	AVE		Complete
☐	PM-05040616	SEWER CAP	SEWER CAP	Plumbing Sewer Cap Permit	0		305	NE	17	AVE		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26010005

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

- Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5-feet whereas Section 47-5.33 requires that the portion of a building that exceeds 22 feet in height be set back an additional foot per foot of additional height, which is calculated to be to a 11-foot 6 inches setback, a total variance request of 6 feet 6 inches.
- Requesting a variance to permit the existing structure to remain with a south side yard setback at a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet.

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

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

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

www.youtube.com/cityoffortlauderdale

To view more information about this item, please visit:

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

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-26010005APPLICANT: Andrew MillerPROPERTY: 305 NE 17th Ave.PUBLIC HEARING DATE: February 11th, 2026

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

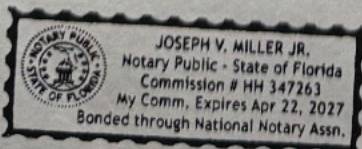
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of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

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

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 26 day of January, 2026

(SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-2027



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26010005

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts.
(Note A)

- Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5-feet whereas Section 47-5.33 requires that the portion of a building that exceeds 22 feet in height be set back an additional foot per foot of additional height, which is calculated to be to a 11-foot 6 inches setback, a total variance request of 6 feet 6 inches.
- Requesting a variance to permit the existing structure to remain with a south side yard setback at a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 1ST AVENUE (L0881)
FORT LAUDERDALE, FL 33311
CONTACT: 954-828-6506

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This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 14-25, it shall not be removed from the property until the expiration of the application. This shall include any alteration, removal, damage, reuse, or disposal in any manner. Any building or other thing belonging to or under the control of the City. Persons moving or removing the Notice shall be subject to fine and/or imprisonment in accordance with City Code Section 47-27.2A. In the event of removal from the property until the expiration of the application, this shall include any alteration, removal, damage, reuse, or disposal in any manner. Any building or other thing belonging to or under the control of the City. Persons moving or removing the Notice shall be subject to fine and/or imprisonment in accordance with City Code Section 47-27.2A.



**PRIVATE
PROPERTY**
NO TRESPASSING



**CITY OF FORT LAUDERDALE**

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: February 11, 2026 TIME: 6:00 P.M. CASE: PLN-BOA-26010005

Sec. 47-5.33 - Table of dimensional requirements for the RC-15 and RCs-15 districts.
(Note A)

- Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5 feet whereas Section 47-5.33 requires that the portion of a building that exceeds 22 feet in height be set back on additional foot per foot of additional height, which is calculated to be to a 11-foot 6 inches setback, a total variance request of 6 feet 6 inches.
- Requesting a variance to permit the existing structure to remain with a south side yard setback of a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
100 N.W. 10th Avenue (Corner)
FORT LAUDERDALE, FL 33301
CONTACT: 954-838-4500

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
www.plnboadirect.com/BOA/BOA20260211
FOR MORE INFORMATION ABOUT PUBLIC COMMENT VISIT:
www.fortlauderdale.gov/government/BOA

305

**PRIVATE
PROPERTY
NO TRESPASSING**



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

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/interpretation/special exception requested. The application form must be filled out accurately and all applicable sections must be completed. Print or type and answer all questions or indicate N/A if item does not apply. Do not leave any sections blank. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoninggis>

A APPLICANT / PROPERTY OWNER (For purpose of identification, the Property Owner is the Applicant)

Name: Audrey Persicot
 Address: 305 NE 17th Ave
 City, State, Zip: Fort Lauderdale, FL
 Phone: (954) 675-3983
 Email: audrey.persicot@icloud.com
 Proof of Ownership: Attach Tax Record/Warranty Deed

APPLICANT
SIGNATURE:

B AGENT (If agent will be representing the Property Owner, an agent authorization form is required)

Name: Andrew Miller
 Address: 2255 Glades Rd Ste 324A
 City, State, Zip: Boca Raton, FL 33431
 Phone: (954) 234-3676
 Email: amiller@mcdfia.com
 Agent Authorization Form: Attach Agent Authorization Form

AGENT
SIGNATURE:

C BUSINESS OWNER (if applicable, e.g. Hotel, Restaurant, etc.)

Name:
 Address/Email/Phone:

D PARCEL INFORMATION

Project Address: 305 NE 17th Ave
 Folio Number(s): 504202151010
 Legal Description (per survey): (See Attached Survey)

E LAND USE INFORMATION

Current Land Use Designation: Single Family Residence
 Current Zoning Designation: RC-15
 Current Use of Property: Single Family Residence
 Site Adjacent to Waterway? No
 Provide Related Case/Project #: PLN-BOA-26010005

F PROJECT INFORMATION

Applicable ULDR Sections

Variance/Special
Exception Request
(Describe current request)

This Request is: ☐ Existing ☒ New

47-5.33 - Table of Dim Requirements for the RC-15 + RCs-15 district (Note A)
Exception Request for side setback of 1 foot for every foot
above 22'0". Variance request of the SE corner of the existing
structure to 4.9'. (See Attached for Additional Language)

G DIMENSIONAL REQUIREMENTS (indicate direction N, S, E, W)

	Required Per ULDR	Proposed
Lot Size (square feet/ acres)		
Lot Density		
Lot Width		
Building Height (Feet/Levels)		
Structure Length		
Lot Coverage		
SETBACKS (indicate direction N, S, E, W)		
Front [<u>E</u>]	<u>25'</u>	<u>25'</u>
Side [<u>N</u>]	<u>5'</u>	<u>5'</u>
Corner/Side [<u>S</u>]	<u>5'</u>	<u>4.9' - Request Variance of 0.1'</u>
Rear [<u>W</u>]		

APPLICATION TYPE: Select the application type from the list below. Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narrative, and other pertinent documentation. The City will notify the applicant within five (5) business days from the application submittal with determination of completeness for variance, interpretation and special exception request(s) for Board of Adjustment (BOA). The notification will be sent via email and will indicate application completeness or incompleteness with required changes. Contact Zoning at (954) 828-6520 if you are uncertain about the application type.

☐ Variance/Interpretation Request (Before)	☐ Variance/Interpretation Request (After)	☒ Variance/Interpretation Request-Homesteaded Property (Before)	☐ Variance/Interpretation Request-Homesteaded Property (After)
COMPLETE PAGES 1, 2, 3, 6	COMPLETE PAGES 1, 2, 3, 6	COMPLETE PAGES 1, 2, 3, 6	COMPLETE PAGES 1, 2, 3, 6
\$2,332	\$2,968	\$689	\$901
☐ Special Exception Request (Before)	☐ Special Exception Request (After)	☐ **Administrative Variance Request (Existing Only)	☐ Request for Continuance
COMPLETE PAGES 1, 2, 4, 6	COMPLETE PAGES 1, 2, 4, 6	COMPLETE PAGES 1, 2, 3	N/A
\$2,332	\$2,968	\$450.50	\$954
☐ Rehearing Request Before the Board	☐ Request for Rehearing	☐ De Novo Hearing Request (Submit within 30 days of BOA decision)	☐ Appeal Request (Submit within 30 days of BOA decision)
COMPLETE PAGES 1, 2, 3, 6	N/A	N/A	N/A
\$1,219	\$318	\$0	\$0

**Administrative Variances are for EXISTING RESIDENTIAL PROPERTIES that have been issued a Certificate of Occupancy and/or built with a Permit.

MILLER

Construction & Design

Florida License #: CGC1520540

2255 Glades Road, Suite 324A, Boca Raton, FL 33431

Phone: (561) 988-2637 / Fax: (561) 997-9392

Section F: Project Information Continued:

January 21, 2026

Job: Persicot Residence
305 NE 17th Ave
Fort Lauderdale, FL 33301

Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

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Regards,



Andrew Miller, CGC
President
Miller Constriction & Design
Phone: (954) 234-3676
Email: amiller@mcdfla.com



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025

Print Date: 11/08/2025

Application Form: All Applications - BOAAVF

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following information and checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- ☒ **Preliminary Meeting Date** Applicant/Agent met with staff on the following date: Dec. 17th, 2025
- ☒ **Application Form** The Application must be complete with the applicable information and signatures (refer to page 1).
- ☒ **Proof of Ownership** Tax Record, Warranty Deed and/or corporation/Sunbiz document verification
- ☒ **Narrative** provide specific variance/special exception/interpretation request, applicable ULDR code sections, date, and criteria.
- ☒ **Color Photographs** Color photos of the property and surrounding context, dated, labeled, and identified as to orientation of photos.
- ☒ **Survey** 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 specially 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 the 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. The coversheet on the plan set must state the project name and table of contents. **Copy sets of the Plans must be at half-size scale 11x17".**
- ☒ **Elevations** If applicable (Elevations may be required by staff depending on the type of variance request(s).
- ☒ **Landscape Plans** If applicable (Landscape Plans may be required by staff depending on the type of variance request(s).
- ☒ **Additional Plans** If applicable (Additional Plans may be required by staff depending on the type of variance request(s).
- ☒ **Agent Authorization Form** An Agent Authorization Form from All Property Owner(s) are required for all properties being represented by anyone other than the property owner. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form. If the Property is owned by a Trust, a copy of the legal signed trust must be provided.
- ☐ **Mail Notification Documentation** Applicant must order a tax map and property owners mailing list from Broward County Property Appraisers Office. **To place your request, contact Heather Hanson by phone at 954-357-6855 or email hhanson@bcpa.net or contact Kenny Gibbs by phone at 954-357-5503 or email kgibbs@bcpa.net. Distribution:** The City of Fort Lauderdale, Zoning Division will mail all notices prior to the Board of Adjustment public hearing/meeting date, as outline in Section 47-27. Additional information regarding mail notification documentation provided below.
- ☐ **Envelopes**
The applicant shall provide non-strip business size (10) envelopes with first-class postage attached (stamps only metered mail is not 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 three hundred (300) feet radius requirement does not apply to administrative variances. Administrative variances will only need noticing to adjacent neighboring properties.
- The return address shall be listed on all envelopes as follows:**
City of Fort Lauderdale - Zoning Division (BOA)
700 N.W. 19th Avenue
Fort Lauderdale, Florida 33311
- ☐ **Tax Map** The 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. The 300 feet radius noticing requirement does not apply to administrative variances.
- ☐ **Property Owners Notice List** The 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.

INFORMATION: The purpose of this checklist is to provide guidance regarding the application submittal. The checklist provides a list of specific information needed in order for an efficient and accurate review of plans and supporting documents. Failure to provide the required information will result in the application being deemed incomplete.

Following the receipt of a complete application, the applicant will be required to submit fourteen (14) copies of the entire submittal to the Zoning and Landscape Division to distribute to the Board of Adjustment Board Members. All copies must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Survey and Plans must be at half-size scale 11 x 17".

GUIDELINES AND LINKS:[SUBMIT YOUR APPLICATION SUBMITTAL](#)[VIEW MEETING DATES AND DEADLINES](#)[VIEW BOARD OF ADJUSTMENT INFORMATION/AGENDA/BACKUP/MINUTES AND RESULTS](#)[SUBMITTAL ASSISTANCE, INSTRUCTIONS AND CONVENTION STANDARDS AT FILE NAMING CONVENTION STANDARDS](#)



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

Board of Adjustment (BOA) Criteria for Variance/Interpretation

Answer **All** questions on this page only **if** you are applying for a Variance/Interpretation request through Board of Adjustment. If additional space is needed, attach additional pages to this page. If you are not applying for a variance/interpretation, select this box ☐

CRITERIA: Applicants must demonstrate a unique hardship attributable to the land by providing a preponderance of the evidence for all of the following criteria. Please state your specific request and 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.

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

Code Sec: 47-5.33

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

owners proposed intent to add habitable space for their family.

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:

multiple neighboring properties exhibit a similar variance requests.

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

would deprive the property owner to be able to provide adequate space for their children/family.

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

can be seen on the proposed elevations to adhere to the existing exterior aesthetic and area.

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.

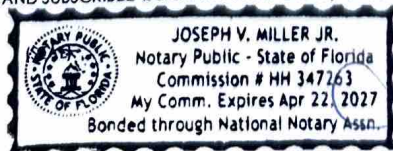
Correct. The design intent is to provide the least amount of visual impact while maximizing the functionality of the space.

AFFIDAVIT: I Andrew Miller 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 of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment or Zoning Administrator is limited to the authority vested in the Board or Zoning Administrator by the ULDR and that the Board or Zoning Administrator 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 or Zoning Administrator or designee 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 or Zoning Administrator or designee, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within one (1) year 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 5TH day of January, 2026



NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 22, 2027



BOARD OF ADJUSTMENT AND ADMINISTRATIVE VARIANCE APPLICATION FORM

Revision Date: 11/08/2025 Print Date: 11/08/2025 Application Form: All Applications - BOAAVF

Board of Adjustment (BOA) Criteria for Special Exception

Answer **All** questions on this page only if you are applying for a Special Exception request through Board of Adjustment. If additional space is needed, attach additional pages to this page. If you are not applying for a Special Exception, select this box ✓

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

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

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

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

AFFIDAVIT: I _____ 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 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 one (1) year 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 _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER

[Property Search](#)[Search Results](#)[Parcel Result](#)[Copy Link](#)[New Search](#)[< Prev Parcel](#)Tax Year 2026[Next Parcel >](#)

Property Summary

Property ID: 504202151010

Property Owner(s): PERSICOT, AUDREY

Mailing Address: 305 NE 17 AVE FORT LAUDERDALE, FL 33301
[click here to update mailing address](#)

Property Address: 305 NE 17 AVENUE FORT LAUDERDALE, 33301

Neighborhood: Victoria Park

Property Use: 01-01 Single Family

Millage Code: 0312

Adj. Bldg. S.F.: 3432 [Card/Permits](#)

Bldg Under Air S.F.: 3428

Effective Year: 2011

[<< Previous](#)[Next >>](#)

Deputy Appraiser: Residential Department

Property Appraiser Number: 954-357-6831

Property Appraiser Email: realprop@bcpa.net

Abbr. Legal Des.: VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 29 BLK 6

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



Important:

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

The 2025 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2026	\$147,330	\$1,705,990	\$1,853,320	\$1,194,120	
2025	\$147,330	\$1,705,990	\$1,853,320	\$1,194,120	\$22,037.11
2024	\$147,330	\$1,550,520	\$1,697,850	\$1,160,470	\$21,408.10

Exemptions And Taxing Authority Information

	County	School Board	Municipal	Independent
Just Value	\$1,853,320	\$1,853,320	\$1,853,320	\$1,853,320
Portability	0	0	0	0
Assessed / SOH 21	\$1,194,120	\$1,194,120	\$1,194,120	\$1,194,120
Homestead100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,722	0	\$25,722	\$25,722
Wid/Vet/Dis	0	0	0	0

Affordable Housing	0	0	0	0
Taxable	\$1,143,398	\$1,169,120	\$1,143,398	\$1,143,398

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
10/22/2020	Warranty Deed	Qualified Sale	\$1,180,000	116815835
05/20/2015	Warranty Deed	Qualified Sale	\$1,070,000	113005544
01/13/2010	Warranty Deed	Disqualified Sale	\$1,280,000	46817 / 566
04/21/2005	Quit Claim Deed			39747 / 898
05/05/2005	Warranty Deed		\$500,000	39579 / 1284

Recent Sales In This Subdivision

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
504202150030	11/21/2025	Warranty Deed	Qualified Sale	\$1,412,500	120567954	308A NE 14 AVE FORT LAUDERDALE, FL 33301
504202151280	11/21/2025	Warranty Deed	Qualified Sale	\$1,400,000	120572945	1605 E BROWARD BLVD #1-6 FORT LAUDERDALE, FL 33301
504202152820	11/17/2025	Personal Representatives Deed	Qualified Sale	\$832,100	120551253	643 NE 18 AVE FORT LAUDERDALE, FL 33304
504202151330	11/12/2025	Warranty Deed	Excluded Sale	\$2,200,000	120549682	1619 E BROWARD BLVD FORT LAUDERDALE, FL 33301
504202150660	10/22/2025	Warranty Deed	Qualified Sale	\$1,050,000	120522203	1606 NE 2 CT FORT LAUDERDALE, FL 33301

Land Calculation

Type	Unit Price	Units	Zoning
Square Foot	\$25.00	5,893 SqFt	RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY

[More Sales](#) 



Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 1						FT Laud Stormwater Cat I (F1) 1.00		

School

School Grade

Harbordale
Elementary A
School

Sunrise
Middle B
School

Fort
Lauderdale A
High
School

Elected Officials

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

Broward County Property Appraiser 115 South Andrews Avenue Room 111 Fort Lauderdale, Florida 33301 954-357-6830 martykiar@bcpa.net Accessibility Statement	About BCPASearch About Marty Property Kiar Search Contact Us Tax Roll Information Business Careers Ask Marty	Resources FAQ Tangible Personal Property Download Forms Related Links Market Reports Commercial Video Search Gallery Land Search Newsletters	Online Tools Maps & Aerials Exemption Status Data Request Tax Estimator Portability Estimator Owner Alert	Exemptions & Classification All Exemptions Agricultural Classificatio Appeals & Petitions Report Exemption Fraud
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Privacy Policy

Having trouble viewing our website? Please contact our accessibility hotline for assistance at accessibility@bcpa.net or 954-357-6830.

Source: Broward County Property Appraiser's Office - Contact our office at 954-357-6830. Hours: We are open weekdays from 8 am until 5 pm. Legal Disclaimer: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000
I.D. Number: 80AAAF

AGENT AUTHORIZATION FORM

AUDREY PERSICOT ("Owner") as the current title owner of the real
(Print First and Last Name of the Title Owner OR Name of Corporation)
property located at 305 NE 17th Ave Fort Lauderdale FL 33301 do hereby authorize
(Print Property Address)
ANDREW MILLER ("Authorized Agent") to act as my agent regarding the submission
(Print First and Last Name of Agent)
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
location specified on the Hearing Notice.

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

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

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



DEVELOPMENT SERVICES DEPARTMENT - ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT - AGENT AUTHORIZATION FORM

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

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

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

WITNESS:
Amy Cerman
Witness Signature
Amy Cerman
Print Name
11.26.25
Date

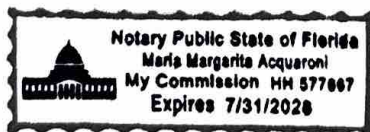
Persi Cot Audrey
Signature - Owner/Authorized Individual
PERSI COT AUDREY
Print Name - Owner/ Authorized Individual
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF MIAMI DADE

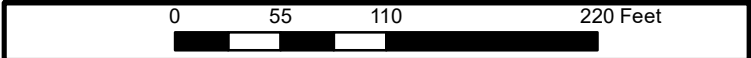
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 26 day of November, 2025, by Audrey Persi Cot an individual who is personally known to me ☒ or has produced drivers license as identification

Total documents: 2 pages

[NOTARY SEAL]



[Signature]
(Signature of Notary Public- State of Florida)
7/31/2028
My Commission Expires:
MARIA MARGARITA ACQUERONI
Print, Type, or Stamp Commissioned Name of Notary Public)



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



305 NE 17th Ave

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP	ADDRESS_1	LEGAL_LINE
504202151560	BIRNBAUM,KATHERINE O		320 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150530	TOWRISS,DEREK M	TOWRISS,KRISTEN NICOLE	1649 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150510	1641 VICTORIA PARK AMS LLC		PO BOX 12081	HAUPPAUGE	NY 11788	HAUPPAUGE NY11788	VICTORIA PARK CORR AMEN PLAT
504202150500	DELANY,WILLIAM J &	JACKSON,GEOFFREY W	320 COUNTRY CLUB DR	REHOBOTH BEACH	DE 19971	REHOBOTH BEACH DE19971	VICTORIA PARK CORR AMEN PLAT
504202150490	TOLBER,REED S		1633 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150480	SWEENEY,EUGENE		1629 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150470	GAB LAND LLC		4000 HOLLYWOOD BLVD STE 285-S	HOLLYWOOD	FL 33021	HOLLYWOOD FL33021	VICTORIA PARK CORR AMEN PLAT
504202150460	CARRASCO,ANDRESSA M	MCDEAVITT,DAVID	10610 OLD HAMMOCK WAY	WELLINGTON	FL 33414	WELLINGTON FL33414	VICTORIA PARK CORR AMEN PLAT
504202151260	MILLER,DEAN L &	GRUVER,JAKOB P	317 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151020	JOHNSON,ALEXANDER JAMES		1700 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150780	ST ONE LLC		19707 TURNBERRY WAY #19H	AVENTURA	FL 33180	AVENTURA FL33180	VICTORIA PARK CORR AMEN PLAT
504202150590	CHAPMAN,F JUDD &	QUATTRONE,PHILIP J	315 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150561	BALL,BARRY ERIC		1614 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151250	FORRESTER,CLAUDINE T & SHANE A		315 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151030	ENGEL,CRAIG D H/E	BRICHE,GREGORY H	312 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151240	ARBO,MATTHEW KENNETH		311 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150790	SGH HOLDINGS 4 LLC		4747 BETHESDA AVE #610	BETHESDA	MC 20814	BETHESDA MD20814	VICTORIA PARK CORR AMEN PLAT
504202151040	BACHHUBER,FREDRICK RUSSELL	CARR,MICHAEL JAMES JR	308 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150614	VAN SKAIK,CRAIG		8491 W SUNSET BLVD	W HOLLYWOOD	CA 90069	W HOLLYWOOD CA90069	VICTORIA PARK CORR AMEN PLAT
504202150613	SINCLAIR,GLENN C &	DOWNEY,JAMES M JR	1200 HOLIDAY DR APT 404	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE FL33316	VICTORIA PARK CORR AMEN PLAT
504202151230	GRUVER,JACOB P &	MILLER,DEAN L	317 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151010	PERSICOT,AUDREY		305 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150800	SIMEONE,ROBERT		236 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151050	304 NE 17TH AVE LLC		62 MOUNTAIN AVE	WARREN	NJ 07059	WARREN NJ07059	VICTORIA PARK CORR AMEN PLAT
504202150612	MVG REV VICTORIA PARK 613 LLC		3460 NE 165 ST	NORTH MIAMI BEACH	FL 33160	NORTH MIAMI BEACH FL33160	VICTORIA PARK CORR AMEN PLAT
504202150791	MEHTA,HITESH		232 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150611	BARRY ERIC BALL REV TR	BALL,BARRY ERIC TRSTEE	1615 NE 2 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151000	PROYECTO GONGU #4 LLC		810 NW 6 AVE	DANIA BEACH	FL 33004	DANIA BEACH FL33004	VICTORIA PARK CORR AMEN PLAT
504202150801	MARK & JACQUELINE HOWARD REV TR	HOWARD,MARK & JACQUELINE TRSTEE	5807 PEPPERPORT LN	FLOWER MOUND	TX 75022	FLOWER MOUND TX75022	VICTORIA PARK CORR AMEN PLAT
504202151060	KRAUS,DAVID	PARKINSON,KENNETH	1615 NE 4 PL	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150802	BRINKMANN,BRIAN	BRINKMANN,KELSIE	2323 TWAIN CIR	WEST CHESTER	PA 19380	WEST CHESTER PA19380	VICTORIA PARK CORR AMEN PLAT
504202151220	FARQUHAR,LAURIE A		215 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150803	ARIAS,ELVIRA		220 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150804	SHIRK,MICHAEL		216 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151070	PIZZY,JANET		208 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151210	CALLARD,CATHERINE A H/E	CALLARD,JAMES H	209 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150690	SK FLORIDA HOMES LLC		2200 BISCAYNE BLVD	MIAMI	FL 33137	MIAMI FL33137	VICTORIA PARK CORR AMEN PLAT
504202151080	204 NE 17 AVENUE ASSOCIATES LLC		3900 SW 30 AVE	FORT LAUDERDALE	FL 33312	FORT LAUDERDALE FL33312	VICTORIA PARK CORR AMEN PLAT
504202151200	HIGH WEST & CO LLC		LEVEL 19 TWO CHINACHEM CENTRAL	*26 DES VOEUX RD CENTRAL	HK	*26 DES VOEUX RD CENTRAL HK	VICTORIA PARK CORR AMEN PLAT
504202150710	EBERHART,CLAIRE A		129 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151090	BUCKLEY,STEPHEN C &	BUCKLEY,CYNTHIA M	126 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150970	SMITH,ALLEN	ALLEN K SMITH REV TR	201 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150833	SCHERMAN,ROBERT L		134 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150832	HOOPER,JOSEPH JR	ISENHOWER,HORACE III	132 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150831	DAVID,SHAUN L		130 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150830	JACOBS,HOWARD E		128 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150960	VICTORIA OAKS LLC		6 CYPRESS AVE	OAKHURST	NJ 07755	OAKHURST NJ07755	VICTORIA PARK CORR AMEN PLAT
504202151100	BRYANT,BEVERLY P		124 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150950	SZTYNDOR,ROBYN L		123 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202151550	KANE,STEPHANIE	METZLER,KYLE A	1711 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150601	CALIVA,JACK		4919 MIMOSA DR	BELLAIRE	TX 77401	BELLAIRE TX77401	VICTORIA PARK CORR AMEN PLAT
504202150602	305 NE TR	CALIVA,JACK CHARLES II TRSTEE	4919 MIMOSA DR	BELLAIRE	TX 77401	BELLAIRE TX77401	VICTORIA PARK CORR AMEN PLAT
504202150603	DOWNSINFLL PROPERTIES LLC		1200 HOLIDAY DR APT 404	FORT LAUDERDALE	FL 33316	FORT LAUDERDALE FL33316	VICTORIA PARK CORR AMEN PLAT
504202151192	SILVA,RALPH J JR	LO,ALISTER WINGHUNG	133 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150981	HACKINSON,KEVIN		211 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150982	LEVINE,LAURA MIRIAM		7100 MILLWOOD RD	BETHESDA	MC 20817	BETHESDA MD20817	VICTORIA PARK CORR AMEN PLAT
504202150990	GOMES DA SILVA,CLECIANE		219 NE 17 AVE	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150520	BOWMAN,MICHAEL	TEMPLETON,JENNIFER	1647 NE 3 CT	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150810	KIRIMMAN,ONUR		212 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150980	H18 REALTY LLC		2929 E COMMERCIAL BLVD STE 601	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	VICTORIA PARK CORR AMEN PLAT
504202150070	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORRECTED AMENDED
504202150822	BASSIER,DOREEN A H/E	BASSIER,BEYON M ETAL	204 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150823	EDISON,ERIC C		208 NE 16 TER	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150821	ORSHEFSKY,DAVID M & DEBBIE M		200 NE 16 TER #200	FORT LAUDERDALE	FL 33301	FORT LAUDERDALE FL33301	VICTORIA PARK CORR AMEN PLAT
504202150983	H18 REALTY LLC		2929 E COMMERCIAL BLVD STE 601	FORT LAUDERDALE	FL 33308	FORT LAUDERDALE FL33308	VICTORIA PARK CORR AMEN PLAT

LEGAL_LI_1	LEGAL_LI_2	LEGAL_LI_3	LEGAL_LI_4	LEGAL_LI_5	LEGAL_LI_6	LEGAL_LI_7
10-66 B	LOT 8 BLK 10					
10-66 B	LOT 13 BLK 3					
10-66 B	LOT 11 & PT LOT 12 DESC AS BEG	SW COR,N 125 TO NW COR,E 2.85,	S 125.03 TO POB BLK 3			
10-66 B	LOT 10 BLK 3					
10-66 B	LOT 9 BLK 3					
10-66 B	LOT 8 BLK 3					
10-66 B	LOT 7 BLK 3					
10-66 B	LOT 6 BLK 3					
10-66 B	LOT 33 BLK 7					
10-66 B	LOT 1 BLK 7					
10-66 B	LOT 1 BLK 6					
10-66 B	LOTS 5,6,7 & 8 BLK 4					
10-66 B	LOT 4 E1/2 BLK 4					
10-66 B	LOT 32 BLK 7					
10-66 B	LOT 2 BLK 7					
10-66 B	LOT 31 BLK 7					
10-66 B	LOT 2 BLK 6					
10-66 B	LOT 3,4 LESS S 37 1/2 BLK 7					
10-66 B	A POR OF LOTS 11 AND 12 DESC AS:	COMM SE COR SAID LOT 11;N 76.33	TO POB CONT N 48.67;W 62.75;S	32.18;SE 28.65;S 6.69;E 36.18	TO POB BLK 4	AKA:
10-66 B	A POR OF LOTS 11 AND 12 DESC AS:	COMM AT SE COR SAID LOT 11;N 65	TO POB CONT N 11.33;W 36.18;N	6.69;NW 28.65;N 32.18;W 37.25;	S 54.67;E 57.27;SE 15.58;E 28.09	TO POB BLK 4
10-66 B	LOT 29,30 BLK 7					
10-66 B	LOT 29 BLK 6					
10-66 B	LOT 3 N 36.50 BLK 6					
10-66 B	LOT 4 S 37 1/2 & N 1/2 LOT 5	BLK 7				
10-66 B	A POR OF LOTS 11 AND 12 DESC AS:	COMM SE COR SAID LOT 11;N 45 TO	POB CONT N 20;W 28.09;NW 15.58;	W 57.67;S 22.67;E 45.83;S 2.67;	E 54.17 TO POB BLK 4	AKA:
10-66 B	LOT 3 S 23 OF N 59.50 BLK 6					
10-66 B	A POR OF LOTS 11 AND 12 DESC AS:	BEG AT SE COR SAID LOT 11;N 45,	W 54.17;N 2.67;W 45.83;S 47.67;	E 100 TO POB BLK 4	AKA:	UNIT 1615
10-66 B	LOT 28 BLK 6					
10-66 B	LOT 3 S 0.50,4 N 22.50	BLK 6				
10-66 B	LOT 5 S 1/2,LOT 6 N 37 1/2 BLK 7					
10-66 B	LOT 4 S 23 OF N 45.50 BLK 6					
10-66 B	LOT 28 BLK 7					
10-66 B	LOT 4 S 4.50,5 N 18.5 BLK 6					
10-66 B	LOT 5 S 23 OF N 41.50 BLK 6					
10-66 B	LOT 6 S 12 1/2,7 BLK 7					
10-66 B	LOT 26 N 1/2,27 BLK 7					
10-66 B	LOT 5 LESS W 46 1/2,6 LESS W	46 1/2 BLK 5				
10-66 B	LOT 8 BLK 7					
10-66 B	LOT 25,26 S 1/2 BLK 7					
10-66 B	LOT 7,8 BLK 5					
10-66 B	LOT 9,10 BLK 7					
10-66 B	LOT 24 BLK 6					
10-66 B	A POR OF LOTS 8 & 9 BLK 6 DESC	AS:COMM AT SW COR SAID LOT 9;	NE 138.46;NE 37.13 TO POB NW	27.49,N 0.33;NW 8.84;N 8.01;	W 0.33;N 10.33;NW 8.50;NW 45;	E 59.11;SW 51.03;SW 14.30 TO POB
10-66 B	A POR OF LOTS 8 & 9 BLK 6 DESC	AS:COMM AT SW COR SAID LOT 9;	NE 85.85 TO POB CONT NE 52.61;	NE 37.13;NW 27.49;NW 0.33;NW	8.84;NW 8.01;NW 0.33;NW 10.33,	W 8.50;NW 45;SW 16.01;S 99.89
10-66 B	A POR OF LOTS 8 & 9 BLK 6 DESC	AS COMM AT SW COR SAID LOT 9;	NE 63.18 TO POB CONT NE 22.67;	NW 99.89,W 25.33;SW 54.74;E 2.66	SW 45.14 TO POB	AKA:
10-66 B	A POR OF LOTS 8 & 9 BLK 6 DESC	AS:BEG AT SW COR SAID LOT 9;	NE 63.18;NW 45.14;NW 2.66;NW	54.74;W 36.03;SW 51.70;SW 51.24	TO POB	AKA:
10-66 B	LOT 23 BLK 6					
10-66 B	LOT 11 BLK 7					
10-66 B	LOT 22 BLK 6					
10-66 B	LOT 7 BLK 10					
10-66 B	POR OF LOT 10 BLK 4 DESC'D AS:	BEG SW COR LOT 10,N 61.50 ALG	W/L,E 34.42,SE 32.27 TO P/A,SWLY	ARC DIST 39.84 TO P/R/C,SWLY WLY	ARC DIST 21.70,W 25.12 TO POB	AKA:
10-66 B	POR LOT 9 & 10 BLK 4 DESC AS:	COMM SW COR LOT 10,N 61.50 ALG	W/L TO POB,CONT N FOR 21.83,E	86.81 TO P/A,SWLY ARC DIST 45.16	NW 32.27,W 34.42 TO POB	AKA:
10-66 B	POR LOT 9 BLK 4 DESC AS:COMM SW	COR LOT 10,N 83.33 ALG W/L TO	POB,CONT N FOR 41.67,E 117.76	ALG N/L LOT 9 TO P/A,SWLY ARC	DIST 51.92,W 86.81 TO POB	AKA:
10-66 B	LOT 24 BLK 7					
10-66 A	PORTION OF LOT 26 DESC AS BEG	SE COR OF SAID LOT,W 132.20,NELY	25.77,NELY 7,NELY 37.89,E 92.10,	SWLY 38.88 TO POB		
10-66 A	PORTIONS OF LOTS 26 & 27 DESC AS	COMM SE COR OF LOT 26,NELY ALG	E/L 38.88 TO POB,W 92.10 SWLY	37.89 TO W/L OF SAID LOT,NELY	ALG W/L OF LOTS 26 & 27 FOR	41.37,SELY 35.65,E 86.70,SWLY
10-66 B	PORTION OF LOT 27 DESC AS BEG NE	COR OF SAID LOT,SWLY ALG E/L OF	SAID LOT 38.88,W 86.70,NWLY	35.65 TO PT ON W/L OF SAID LOT,	NELY 29.80 TO NW COR OF SAID LOT	E 117.95 TO POB
10-66 B	LOT 12 LESS BEG SW COR,N 125 TO	NW COR,E 2.85,S 125.03 TO POB	BLK 3			
10-66 B	LOT 5 S 8.50,6 N 1/2 BLK 6					
10-66 B	S 1/2 OF LOT 25 BLK 6					
PLAT 10-66 B	THOROUGHFARES DEDICATED TO	PUBLIC PER PLAT 10-66 B				
10-66 B	POR LOT 7 BLK 6 DESC'D AS:BEG SW	COR LOT 7,NE 42.92,E 61.31,NLY	4.50,E 18.53,S 45.50,W 92.51 TO	POB	AKA:	UNIT 204
10-66 B	POR LOT 6 S 1/2 & 7 BLK 6 DESC'D	AS:COMM SW COR LOT 7,NE 42.92 TO	POB,CONT NE FOR 9.43,CONT NE FOR	26.56,E 68.07,S 29.51,W 18.53,S	4.50,W 61.31 TO POB	AKA:
10-66 B	POR LOT 6 S 1/2 & 7 BLK 6 DESC'D	AS:COMM SW COR LOT 7,NE 52.35,	CONT NE FOR 26.56,E 68.07 TO POB	CONT E FOR 61.40,SW 25.77,CONT	SW FOR 51.25,W 43.96,N 75 TO POB	AKA:
10-66 B	N 1/2 OF LOT 25 BLK 6					

LEGAL_LI_8	LEGAL_LI_9	LEGAL_L_10	LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4	MILL/	US	MA	C	JUST_LAND_	JUST_BUILD_	JUST_OTHER
						3837	0312	01	01	2	186300	945120	0
							0312	01	01	2	186250	1415050	0
							0312	08	04	2	160550	1020330	0
						1853	0312	08	06	2	156050	674730	0
							0312	01	01	2	156000	1426800	0
							0312	01	01	2	155950	1033080	0
							0312	08	03	2	155900	675020	0
						3148	0312	01	01	2	155850	837190	0
						3767	0312	01	01	2	187650	2011350	0
						3810	0312	01	01	2	188430	1150880	0
							0312	08	05	2	292280	1274420	0
							0312	39	10	2	403710	3765330	0
							0312	01	04	2	62500	1039170	0
							0312	01	01	2	176680	596150	0
						3805	0312	01	01	2	176680	907260	0
							0312	01	01	2	157750	1040940	0
							0312	08	02	2	207250	779550	0
							0312	01	01	2	196830	1281230	0
UNIT 1621	PINEAPPLE PLACE					1911	0312	01	04	2	55300	1018340	0
AKA:	UNIT 1619	PINEAPPLE PLACE					0312	01	04	2	57800	1025340	0
							0312	01	02	2	315500	902670	0
							0312	01	01	2	147330	1705990	0
						3819	0312	01	04	2	69960	596270	0
							0312	00		2	708480	0	0
UNIT 1617	PINEAPPLE PLACE						0312	01	04	2	44440	1015340	0
						3819	0312	01	04	2	47540	590620	0
PINEAPPLE PLACE							0312	01	04	2	92480	1014830	0
							0312	08	04	2	138900	839990	0
							0312	01	04	2	49920	590930	0
							0312	01	01	2	187450	572190	0
						4594	0312	01	04	2	52160	592180	0
						3766	0312	01	01	2	157750	1408080	0
						3819	0312	01	04	2	54140	598910	0
							0312	01	04	2	56020	595310	0
						3803	0312	01	01	2	207680	1249710	0
						3766	0312	01	01	2	236630	2267220	0
							0312	08	02	2	188400	650210	0
							0312	01	01	2	157750	531020	0
							0312	01	02	2	236750	1220540	0
						3817	0312	01	02	2	229430	980120	0
						3801	0312	01	01	2	315730	949670	0
AKA:	UNIT 4	VICTORIA HAMMOCK TOWNHOMES					0312	01	02	2	172950	1044520	0
TO POB	AKA:	UNIT 3	VICTORIA HAMMOCK TOWNHOMES				0312	01	04	2	59960	866820	0
UNIT 2	VICTORIA HAMMOCK TOWNHOMES						0312	01	04	2	59140	932020	0
UNIT 1	VICTORIA HAMMOCK TOWNHOMES						0312	01	04	2	48260	777380	0
							0312	01	04	2	60840	680250	0
							0312	08	06	2	166970	674980	0
						3801	0312	01	01	2	160380	748590	0
							0312	01	01	2	169200	1164910	0
UNIT 1 (301)	PINEAPPLE POINT VILLAS						0312	01	01	2	165900	1474010	0
UNIT 12 (305)	PINEAPPLE POINT VILLAS						0312	01	04	2	60040	933680	0
UNIT 3 (309)	PINEAPPLE POINT VILLAS					5734	0312	01	04	2	40860	870140	0
							0312	01	04	2	85200	1129650	0
							0312	01	01	2	158880	2525290	0
							0312	01	04	2	96680	649500	0
ALG E/L OF LOTS 27 & 26 23.22 TO	POB						0312	01	04	2	63240	648270	0
							0312	01	04	2	88600	699250	0
							0312	01	01	2	165150	797990	0
							0312	01	04	2	84960	599400	0
							0312	00	02	2	303750	0	0
							0312	94		2	437140	0	0
BANYAN PLACE TOWNHOMES							0312	01	04	2	71980	978430	0
UNIT 208	BANYAN PLACE TOWNHOMES						0312	01	04	2	48380	954290	0
UNIT 200	BANYAN PLACE TOWNHOMES						0312	01	04	2	78400	1153480	0
							0312	00	01	2	82850	0	0

LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_V	NEW_SB_SOI	HE1_AMOU	HE2_AMOU	WVD_AMOL	EXEMPTION	COUNTY_ME	SCHOOL_ME	CITY_MEX_A	INDEP_MEX	COUNTY_TA	SCHOOL_TA	CITY_TAXAB	INDEP_TAXA	HE_1	LY_1	ME_1	WEXI	SO	CC	F	D	DEL_VALUE	ADD_VALUE	LI	G
1131420	0	0	258750	258750	258750	25000	25722	5000	0	0	0	0	0	0	203028	228750	203028	203028	1/1	1/1	1	94	08	Y	0	0	0	F	
1601300	0	0	1601300	1601300	1601300	0	0	0	0	0	0	0	0	0	1601300	1601300	1601300	1601300				25	Y	0	0	0	F		
1180880	0	0	0	942340	1036570	1180880	0	0	0	0	0	0	0	0	1036570	1180880	1036570	1036570				22	Y	0	0	0	F		
830780	0	0	830780	830780	830780	0	0	0	0	0	0	0	0	0	830780	830780	830780	830780				08	Y	0	0	0	F		
1582800	0	0	888000	888000	888000	25000	25722	0	0	0	0	0	0	0	837278	863000	837278	837278	100	100		18	18	Y	0	0	0	F	
1189030	0	0	590380	590380	590380	25000	25722	0	0	0	0	0	0	0	539658	539658	539658	539658	100	100		13	13	Y	0	0	0	F	
830920	0	0	830920	830920	830920	0	0	0	0	0	0	0	0	0	830920	830920	830920	830920				19	Y	0	0	0	F		
993040	0	0	957990	993040	993040	0	0	0	0	0	0	0	0	0	993040	993040	993040	993040				23	Y	0	0	0	F		
2199000	0	0	989970	989970	989970	25000	25722	0	0	0	0	0	0	0	939248	964970	939248	939248	100	100		07	08	Y	0	0	0	F	
1339310	0	0	462740	462740	462740	25000	25722	5000	0	0	0	0	0	0	407018	432740	407018	407018	100	100	2	14	14	Y	0	0	0	F	
1566700	0	0	1566700	1566700	1566700	0	0	0	0	0	0	0	0	0	1566700	1566700	1566700	1566700				26	Y	0	0	0	F		
4169040	0	0	3091310	3400440	4169040	0	0	0	0	0	0	0	0	0	3400440	4169040	3400440	3400440				08	Y	0	0	0	F		
1101670	0	0	728310	728310	728310	25000	25722	5000	0	0	0	0	0	0	672588	698310	672588	672588	100	100	1	16	16	Y	0	0	0	F	
772830	0	0	495780	495780	495780	25000	25722	0	0	0	0	0	0	0	445058	470780	445058	445058	100	100		17	17	Y	0	0	0	F	
1083940	0	0	247600	247600	247600	25000	25722	0	0	0	0	0	0	0	196878	222600	196878	196878	2/2	2/2		94	08	Y	0	0	0	F	
1198690	0	0	627820	627820	627820	25000	25722	0	0	0	0	0	0	0	577098	602820	577098	577098	100	100		15	15	Y	0	0	0	F	
986800	0	0	986800	986800	986800	0	0	0	0	0	0	0	0	0	986800	986800	986800	986800				23	Y	0	0	0	F		
1478060	0	0	1377190	1377190	1377190	25000	25722	0	0	0	0	0	0	0	1326468	1352190	1326468	1326468	100	100		23	23	Y	0	0	0	F	
1073640	0	0	1000140	1073640	1073640	0	0	0	0	0	0	0	0	0	1073640	1073640	1073640	1073640				08	Y	0	0	0	F		
1083140	0	0	1009630	1083140	1083140	0	0	0	0	0	0	0	0	0	1083140	1083140	1083140	1083140				08	Y	0	0	0	F		
1218170	0	0	1166620	1218170	1218170	0	0	0	0	0	0	0	0	0	1218170	1218170	1218170	1218170				09	Y	0	0	0	F		
1853320	0	0	1194120	1194120	1194120	25000	25722	0	0	0	0	0	0	0	1143398	1169120	1143398	1143398	100	100		21	21	Y	0	0	0	F	
666230	0	0	309960	309960	309960	25000	25722	5000	0	0	0	0	0	0	254238	279960	254238	254238	2/2	2/2	1	02	08	Y	0	0	0	F	
821950	0	0	821950	278990	708480	0	0	0	0	0	0	0	0	0	278990	708480	278990	278990				24	Y	0	625150	0	0	F	
1059780	0	0	986320	1059780	1059780	0	0	0	0	0	0	0	0	0	1059780	1059780	1059780	1059780				20	Y	0	0	0	F		
638160	0	0	274540	274540	274540	25000	25722	0	0	0	0	0	0	0	223818	249540	223818	223818	100	100		05	08	Y	0	0	0	F	
1107310	0	0	1107310	1107310	1107310	0	0	0	0	0	0	0	0	0	1107310	1107310	1107310	1107310				25	Y	0	0	0	F		
978890	0	0	978890	978890	978890	0	0	0	0	0	0	0	0	0	978890	978890	978890	978890				24	Y	0	0	0	F		
640850	0	0	515520	567070	640850	0	0	0	0	0	0	0	0	0	567070	640850	567070	567070				21	Y	0	0	0	F		
759640	0	0	716170	759640	759640	0	0	0	0	0	0	0	0	0	759640	759640	759640	759640				09	Y	0	0	0	F		
644340	0	0	644340	644340	644340	0	0	0	0	0	0	0	0	0	644340	644340	644340	644340				25	Y	0	0	0	F		
1565830	0	0	733940	733940	733940	25000	25722	0	0	0	0	0	0	0	683218	708940	683218	683218	100	100		15	15	Y	0	0	0	F	
653050	0	0	534300	587730	653050	0	0	0	0	0	0	0	0	0	587730	653050	587730	587730				08	Y	0	0	0	F		
651330	0	0	295590	295590	295590	25000	25722	0	0	0	0	0	0	0	244868	270590	244868	244868	1/1	1/1		04	08	Y	0	0	0	F	
1457390	0	0	345970	345970	345970	25000	25722	0	0	0	0	0	0	0	295248	320970	295248	295248	1/1	1/1		94	08	Y	0	0	0	F	
2503850	0	0	1730690	1730690	1730690	25000	25722	0	0	0	0	0	0	0	1679968	1705690	1679968	1679968	100	100		21	21	Y	0	0	0	F	
838610	0	0	838610	838610	838610	0	0	0	0	0	0	0	0	0	838610	838610	838610	838610				22	Y	0	0	0	F		
688770	0	0	688770	688770	688770	0	0	0	0	0	0	0	0	0	688770	688770	688770	688770				25	Y	0	0	0	F		
1457250	0	0	1457250	1457290	1457290	0	0	0	0	0	0	0	0	0	1457290	1457290	1457290	1457290				25	Y	0	0	0	F		
1209550	87030	223080	643350	643350	643350	25000	25722	0	0	0	0	0	0	0	592628	618350	592628	592628	1/1	1/1		94	08	Y	0	0	0	F	
1265400	0	0	415040	415040	415040	25000	25722	0	0	0	0	0	0	0	364318	390040	364318	364318	1/1	1/1		02	08	Y	0	0	0	F	
1217470	0	0	750720	750720	750720	25000	25722	0	0	0	0	0	0	0	699998	725720	699998	699998	100	100		21	21	Y	0	0	0	F	
926780	0	0	905560	926780	926780	0	0	0	0	0	0	0	0	0	926780	926780	926780	926780				08	Y	0	0	0	F		
991160	0	0	991160	991160	991160	25000	25722	0	0	0	0	0	0	0	940438	966160	940438	940438	100	100		24	24	Y	0	0	0	F	
825640	0	0	615880	615880	615880	25000	25722	0	0	0	0	0	0	0	565158	590880	565158	565158	100	100		21	21	Y	0	0	0	F	
741090	0	0	560800	560800	560800	25000	25722	0	0	0	0	0	0	0	510078	535800	510078	510078	100	100		20	20	Y	0	0	0	F	
841950	0	0	841950	841950	841950	0	0	0	0	0	0	0	0	0	841950	841950	841950	841950				16	Y	0	0	0	F		
908970	0	0	181260	181260	181260	25000	25722	5000	0	0	0	0	0	0	75538	151260	75538	125538	1/1	1/1	1	94	08	Y	0	0	0	F	
1334110	0	0	942310	942310	942310	25000	25722	0	0	0	0	0	0	0	891588	917310	891588	891588	100	100		20	20	Y	0	0	0	F	
1639910	0	0	872380	872380	872380	25000	25722	0	0	0	0	0	0	0	821658	847380	821658	821658	100	100		16	16	Y	0	0	0	F	
993720	0	0	937170	993720	993720	0	0	0	0	0	0	0	0	0	993720	993720	993720	993720				13	Y	0	0	0	F		
911000	0	0	844990	911000	911000	0	0	0	0	0	0	0	0	0	911000	911000	911000	911000				15	Y	0	0	0	F		
1214850	0	0	1154780	1214850	1214850	0	0	0	0	0	0	0	0	0	1214850	1214850	1214850	1214850				18	Y	0	0	0	F		
2684170	0	0	1680270	1680270	1680270	25000	25722	0	0	0	0	0	0	0	1629548	1655270	1629548	1629548	100	100		20	20	Y	0	0	0	F	
746180	0	0	323920	323920	323920	25000	25722	0	0	0	0	0	0	0	273198	298920													

GARBAGE_AS	FIF FI FIRE_ASSES SA	SAFE_NEI_1 DR DRAINAGE_1 MI IMPROVEM_1 SALE_DATE DEE STAMP_AMO BOOK_1	PAGE_1	SALE_DATE DEE STAMP_AM_1 BOOK_2	PAGE_2	SALE_DATE DEE STAMP_AM_2 BOOK_3
9.44 03 R	1	0	0.00	0.00 ##### WD 935.00 17047.0000000000	794.0000000000 7/1/1977 WD 145.50 0.0000000000	0.0000000000 6/1/1975 WD 150.00 0.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 12110.00 0.0000000000	##### WD 4893.00 47405.0000000000	##### WD 0.70 28938.0000000000
29.28 03 R	4	0	0.00	0.00 ##### WD 0.70 0.0000000000	##### WD 0.70 0.0000000000	0.0000000000 3/9/2015 WD 0.70 0.0000000000
21.96 03 R	3	0	0.00	0.00 ##### WD 4620.00 38239.0000000000	1530.0000000000 ##### QCI 0.70 31523.0000000000	1547.0000000000 ##### QCI 0.70 31420.0000000000
9.44 03 R	1	0	0.00	0.00 ##### QCI 0.70 0.0000000000	##### FJ* 0.00 0.0000000000	0.0000000000 ##### WD 6930.00 0.0000000000
9.44 03 R	1	0	0.00	0.00 ##### QCI 0.70 0.0000000000	##### WD 1995.00 48447.0000000000	949.0000000000 ##### WD 3605.00 40640.0000000000
21.96 03 R	3	0	0.00	0.00 ##### SWI 3850.00 0.0000000000	##### WD 0.70 0.0000000000	0.0000000000 3/1/1992 WD 804.00 19262.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 4130.00 0.0000000000	##### WD 2835.00 0.0000000000	0.0000000000 3/1/1987 QCI 0.50 14274.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 11550.00 38077.0000000000	##### WD 0.00 36490.0000000000	761.0000000000 ##### WD 2275.00 33092.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 0.70 49713.0000000000	##### WD 2800.00 49713.0000000000	1563.0000000000 ##### DRF 0.00 34225.0000000000
36.60 03 R	5	0	0.00	0.00 ##### WD 0.70 0.0000000000	##### WD 15400.00 0.0000000000	0.0000000000 6/3/2022 WD 9800.00 0.0000000000
14.84 03 C	7628	0	0.00	0.00 ##### WD 3500.00 29489.0000000000	480.0000000000 7/1/1978 QCI 435.00 0.0000000000	0.0000000000 0.0000000000
9.44 03 R	1	0	0.00	0.00 ##### QCI 0.70 0.0000000000	##### WD 4893.00 42446.0000000000	1007.0000000000 ##### SWI 4123.00 36804.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 3143.00 0.0000000000	##### WD 112.50 0.0000000000	0.0000000000 0.0000000000
9.44 03 R	1	0	0.00	0.00 ##### QCI 0.70 0.0000000000	##### QCI 0.70 22488.0000000000	263.0000000000 ##### QCI 0.55 0.0000000000
9.44 03 R	1	0	0.00	0.00 ##### QCI 0.70 0.0000000000	##### WD 3115.00 46790.0000000000	1407.0000000000 ##### DRF 0.00 32877.0000000000
14.64 03 R	2	0	0.00	0.00 ##### WD 8050.00 0.0000000000	##### WD 1225.00 24423.0000000000	384.0000000000 6/1/1994 WD 1015.00 22293.0000000000
9.44 03 R	1	0	0.00	0.00 8/9/2022 WD 10521.00 0.0000000000	##### WD 5250.00 44805.0000000000	329.0000000000 ##### WD 3640.00 31756.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 5915.00 43993.0000000000	##### SWI 5425.00 41006.0000000000	1448.0000000000 0.00 0.0000000000
9.44 03 R	1	0	0.00	0.00 4/2/2007 WD 5915.00 43854.0000000000	##### SWI 4285.40 41006.0000000000	1214.0000000000 0.00 0.0000000000
18.88 03 R	2	0	0.00	0.00 ##### WD 5250.00 45319.0000000000	1007.0000000000 ##### CET 0.70 43318.0000000000	366.0000000000 8/6/1999 WD 3465.00 29772.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 8260.00 0.0000000000	##### WD 7490.00 0.0000000000	0.0000000000 ##### WD 8960.00 46817.0000000000
9.44 03 R	1	0	0.00	0.00 1/8/2001 WD 1393.00 31203.0000000000	##### WD 814.10 25602.0000000000	434.0000000000 2/1/1986 WD 0.00 13410.0000000000
9.44 03 L	1	0	0.00	0.00 ##### WD 6475.00 0.0000000000	##### WD 3325.00 0.0000000000	0.0000000000 ##### WD 1400.00 29280.0000000000
9.44 03 R	1	0	0.00	0.00 ##### WD 4865.00 0.0000000000	##### WD 4410.00 50138.0000000000	1112.0000000000 ##### WD 5600.00 43117.0000000000
9.44 03 R	1	0	0.00	0.00 8/1/2000 WD 1274.00 30726.0000000000	##### SWI 980.70 28658.0000000000	532.0000000000 ##### CET 620.20 27335.0000000000
9.44 03 R	1	0	0.00	0.00 3/4/2024 WD 8995.00 0.0000000000	##### DRR 0.70 0.0000000000	

PAGE_3	SALE_DAT	DEE	STAMP	AM_3	BOOK_4	PAGE_4	SALE_DAT	DEE	STAMP	AM_4	BOOK_5	PAGE_5	LAND_CALC_1	LAND_CALC_1	LA	LAND_CALC_2	LAND_CALC_3	LA	LAND_CALC_5	LAND_CALC_6	LA	LAND_CALC_8
0.0000000000	4/1/1974	WD	127.50	0.0000000000	0.0000000000	0.0000000000	#####	WD	58.50	0.0000000000	0.0000000000	0.0000000000	25.00	7452.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1344.0000000000	#####	WD	3430.00	27919.0000000000	478.0000000000	#####	WD	990.00	12237.0000000000	382.0000000000	0.0000000000	25.00	7450.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	9/4/2014	WD	4144.00	51069.0000000000	623.0000000000	#####	WD	3185.00	46485.0000000000	274.0000000000	0.0000000000	25.00	6422.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1946.0000000000	#####	PRD	1323.00	24814.0000000000	514.0000000000	9/1/1976	WD	192.60	6727.0000000000	612.0000000000	0.0000000000	25.00	6242.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	5/4/2015	WD	2485.00	0.0000000000	0.0000000000	#####	QCI	0.70	39597.0000000000	1356.0000000000	0.0000000000	25.00	6240.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1619.0000000000	#####	WD	2695.00	35121.0000000000	426.0000000000	8/1/1986	WD	475.00	13640.0000000000	453.0000000000	0.0000000000	25.00	6238.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
855.0000000000	9/1/1988	WD	713.90	0.0000000000	0.0000000000	6/1/1986	WD	575.00	0.0000000000	0.0000000000	0.0000000000	25.00	6236.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
629.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	6234.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1798.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	7506.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1331.0000000000	#####	QCI	0.70	34144.0000000000	454.0000000000	#####	WD	2695.00	31541.0000000000	1480.0000000000	0.0000000000	25.00	7537.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	#####	WD	6300.00	0.0000000000	0.0000000000	#####	QCI	0.70	49273.0000000000	863.0000000000	0.0000000000	25.00	11691.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	15.00	26914.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1800.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	20.00	3125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	7067.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	6/1/1985	WD	513.00	0.0000000000	0.0000000000	#####	WD	427.50	0.0000000000	0.0000000000	0.0000000000	25.00	7067.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1956.0000000000	#####	WD	3115.00	32823.0000000000	1197.0000000000	5/1/1992	WD	840.00	19539.0000000000	374.0000000000	0.0000000000	25.00	6310.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
871.0000000000	3/1/1969	WD	70.50	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	8290.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1570.0000000000	8/1/1994	WD	1750.00	22542.0000000000	100.0000000000	7/1/1988	WD	888.25	0.0000000000	0.0000000000	0.0000000000	25.00	7873.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	20.00	2765.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000			0.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	20.00	2890.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
965.0000000000	8/1/1991	WD	1950.00	18647.0000000000	676.0000000000	#####	WD	1485.00	0.0000000000	0.0000000000	0.0000000000	25.00	12620.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
566.0000000000	#####	QCI	0.00	39747.0000000000	898.0000000000	5/5/2005	WD	3500.00	39579.0000000000	1284.0000000000	0.0000000000	25.00	5893.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.0000000000	3/1/1980	WD	310.00	0.0000000000	0.0000000000	4/1/1979	WD	84.00	0.0000000000	0.0000000000	0.0000000000	20.00	3498.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1748.0000000000	#####	WD	0.70	20390.0000000000	806.0000000000	8/1/1967	WD	45.00	0.0000000000	0.0000000000	0.0000000000	90.00	7872.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1662.0000000000	#####	SWI	4757.20	40569.0000000000	117.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	20.00	2222.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730.0000000000	#####	WD	522.50	16336.0000000000	413.0000000000	#####	WD	536.25	0.0000000000	0.0000000000	0.0000000000	20.00	2377.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	#####	WD	5698.00	0.0000000000	0.0000000000	6/1/2012	QCI	0.70	48864.0000000000	918.0000000000	0.0000000000	20.00	4624.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	#####	DRR	0.70	0.0000000000	0.0000000000	#####	QCI	0.70	48429.0000000000	348.0000000000	0.0000000000	25.00	5556.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1785.0000000000	6/1/2006	QCI	0.00	42216.0000000000	1439.0000000000	8/3/2000	WD	1253.00	30753.0000000000	1935.0000000000	0.0000000000	20.00	2496.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721.0000000000	#####	QCI	0.70	23478.0000000000	34.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	7498.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
149.0000000000	#####	PRD	0.70	29114.0000000000	4.0000000000	9/1/1985	WD	425.00	12835.0000000000	323.0000000000	0.0000000000	20.00	2608.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
216.0000000000			0.00	0.0000000000	0.0000000000	#####	WD	1890.00	26724.0000000000	137.0000000000	0.0000000000	25.00	6310.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
972.0000000000	7/1/1987	CET	657.50	0.0000000000	0.0000000000	#####	WD	675.00	0.0000000000	0.0000000000	0.0000000000	20.00	2707.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
707.0000000000	#####	WD	1309.00	31537.0000000000	790.0000000000	4/1/1988	WD	473.00	15408.0000000000	21.0000000000	0.0000000000	20.00	2801.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	3/1/1983	PRD	382.50	0.0000000000	0.0000000000	5/1/1964	WD	40.20	0.0000000000	0.0000000000	0.0000000000	25.00	8307.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	#####	CET	3543.40	0.0000000000	0.0000000000	#####	WD	5509.00	37307.0000000000	933.0000000000	0.0000000000	25.00	9465.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	5/8/2015	TD	4550.00	0.0000000000	0.0000000000	#####	WD	0.70	47789.0000000000	658.0000000000	0.0000000000	25.00	7536.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
766.0000000000	8/1/1987	QCI	0.55	14773.0000000000	983.0000000000	3/1/1978	WD	123.90	0.0000000000	0.0000000000	0.0000000000	25.00	6310.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	8/8/2013	QCI	0.70	50197.0000000000	1442.0000000000	8/1/1969	WD	84.00	0.0000000000	0.0000000000	0.0000000000	25.00	9470.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	4/1/1976	WD	96.00	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	9177.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	5/1/1969	WD	67.50	0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	25.00	12629.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0000000000	#####	WD	4655.00	50931.0000000000	340.0000000000	#####	TD	1400.00	48805.0000000000	1257.0000000000	0.0000000000	25.00	6918.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
777.0000000000	#####	SWI	2792.30	31303.0000000000	1485.0000000000			0.00	0.0000000000	0.0000000000	0.0000000000	20.00	2994.00	SF	0.51	153.00	SF	0.00	0.00	0.00	0.00	0.00
574.0000000000	#####	WD	3780.00	34508.0000000000	343.0000000000	#####	WD	3240.00	34331.0000000000	1850.0000000000	0.0000000000	20.00	2950.00	SF	0.51	276.00	SF	0.00	0.00	0.00	0.00	0.00
0.0000000000	#####	WD	2450.00	47145.0000000000	1968.0000000000	#####	ODI	0.00	47145.0000000000	1966.0000000000	0.0000000000	20.00	2413.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.0000000000	4/6/2001	SWI	2449.30	31461.0000000000	440.0000000000	#####	WD	0.70	30506.0000000000	441.0000000000	0.0000000000	20.00	2989.00	SF	0.51	2075.00	SF	0.00	0.00	0.00	0.00	0.00
833.0000000000	8/1/1988	WD	649.00	0.0000000000	0.00000																	

LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT	SIT	SITUS_ST_4	SITUS	SIT	SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_J	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_JU	TWO_YRS_1	TWO_YRS_2	TWO_YRS_TA	TWO_YRS_AE	TWO_YRS_SC	BLDG_ADJ_S	BLDG_TOT_S
0.00	320			NE	17		AVE	FL	333013837		186300	945120	0	203028	469068	258750	186300	859290	0	196460	445936	251460	1766	2024
0.00	1649			NE	3		CT	FL	333013808		186250	1415050	0	1601300	3031697	1601300	186250	1286490	0	1422740	2719863	1472740	3198	3798
0.00	1641			NE	3		CT	FL	33301		160550	1020330	0	942340	2120767	942340	160550	999550	0	856680	1973853	856680	2620	2620
0.00	1635			NE	3		CT	FL	33301		156050	674730	0	830780	1762237	830780	156050	674730	0	806240	1703941	806240	2803	2803
0.00	1633			NE	3		CT	FL	33301		156000	1426800	0	837278	1639031	888000	156000	1297090	0	812980	1589165	862980	2826	2980
0.00	1629			NE	3		CT	FL	33301		155950	1033080	0	539658	1090030	590380	155950	939160	0	523750	1052837	573750	2127	2132
0.00	1625			NE	3		CT	FL	33301		155900	675020	0	830920	1762495	830920	155900	675020	0	771980	1662654	771980	2242	2242
0.00	1621			NE	3		CT	FL	33301		155850	837190	0	957990	1867752	957990	155850	761120	0	870900	1710192	870900	1494	1624
0.00	317			N		VICTORIA PARK	RD	FL	333013767		187650	2011350	0	939248	1827128	989970	187650	1828950	0	912070	1772912	962070	3800	4918
0.00	1700			NE	3		CT	FL	333013810		188430	1150880	0	407018	845358	462740	188430	1046430	0	394700	813539	449700	1450	1646
0.00	312			NE	16		TER	FL	33301		292280	1274420	0	1566700	3202570	1566700	292280	1250590	0	1542870	3121557	1542870	4325	4325
0.00	315			NE	16		TER	FL	33301		403710	3765330	0	3091310	6934166	3091310	403710	3765330	0	2810290	6560029	2810290	7628	7628
0.00	1614			NE	3		CT	FL	33301		62500	1039170	0	672588	1335236	728310	71880	1065090	0	652790	1292123	707790	2787	3494
0.00	315			N		VICTORIA PARK	RD	FL	333013767		176680	596150	0	445058	915526	495780	176680	541900	0	431810	882352	481810	1656	2047
0.00	312			NE	17		AVE	FL	333013805		176680	907260	0	196878	457724	247600	176680	824770	0	190630	435123	240630	2150	2273
0.00	311			N		VICTORIA PARK	RD	FL	33301		157750	1040940	0	577098	1159091	627820	157750	946500	0	560130	1120299	610130	1586	1736
0.00	308			NE	16		TER	FL	33301		207250	779550	0	986800	1973456	986800	207250	799710	0	1006960	1995930	1006960	2051	2051
0.00	308			NE	17		AVE	FL	33301		196830	1281230	0	1326468	2541411	1377190	196830	1164910	0	1288380	2470716	1338380	2777	2923
0.00	1621			NE	2		CT	FL	33301		55300	1018340	0	1000140	1970431	1000140	63600	1039410	0	909220	1876761	909220	2702	3272
0.00	1619			NE	2		CT	FL	33301		57800	1025340	0	1009630	1987946	1009630	66470	1046600	0	917850	1893684	917850	2725	3078
0.00	305	305A		N		VICTORIA PARK	RD	FL	33301		315500	902670	0	1166620	2341175	1166620	315500	820770	0	1060570	2146530	1060570	4062	4591
0.00	305			NE	17		AVE	FL	33301		147330	1705990	0	1143398	2203711	1194120	147330	1550520	0	1110470	2140810	1160470	3432	4408
0.00	236			NE	16		TER	FL	333013819		69960	596270	0	254238	563531	309960	80450	496430	0	246230	538227	301230	1300	1382
0.00	304			NE	17		AVE	FL	333013805		196800	625150	0	821950	1594076	821950	196800	568200	0	765000	1484033	765000	0	0
0.00	1617			NE	2		CT	FL	333013813		44440	1015340	0	986320	1944915	986320	51110	862860	0	896660	1739365	896660	2661	3160
0.00	232			NE	16		TER	FL	333013819		47540	590620	0	223818	507418	274540	54670	492000	0	216810	483670	266810	1284	1382
0.00	1615			NE	2		CT	FL	333013813		92480	1014830	0	1107310	2120464	1107310	106350	862930	0	691680	1364238	741680	2651	3147
0.00	301			NE	17		AVE	FL	33301		138900	839990	0	978890	2026935	978890	138900	800120	0	939020	1924646	939020	2431	2431
0.00	228			NE	16		TER	FL	333013819		49920	590930	0	515520	1110093	515520	57410	492320	0	468660	986936	468660	1284	1382
0.00	300			NE	17		AVE	FL	33301		187450	572190	0	716170	1427140	716170	187450	520230	0	651070	1309369	651070	1421	1571
0.00	224			NE	16		TER	FL	333013819		52160	592180	0	644340	1266449	644340	59980	493570	0	503550	1015382	553550	1284	1382
0.00	215			N		VICTORIA PARK	RD	FL	333013766		157750	1408080	0	683218	1354847	733940	157750	1280150	0	663260	1311538	713260	1736	2217
0.00	220			NE	16		TER	FL	33301		54140	598910	0	534300	1140471	534300	62260	500300	0	485730	1015849	485730	1284	1382
0.00	216			NE	16		TER	FL	33301		56020	595310	0	244868	546247	295590	64420	496700	0	237260	521592	287260	1284	1382
0.00	208			NE	17		AVE	FL	33301		207680	1249710	0	295248	639180	345970	207680	1136050	0	286220	612381	336220	2560	2801
0.00	209			N		VICTORIA PARK	RD	FL	333013766		236630	2267220	0	1679968	3193490	1730690	236630	2061440	0	1631920	3107751	1681920	3988	4110
0.00	205			NE	16		TER	FL	333013820		188400	650210	0	838610	1700097	838610	188400	590080	0	778480	1572251	778480	2066	2066
0.00	204			NE	17		AVE	FL	333013803		157750	531020	0	688770	1348407	688770	157750	482700	0	570690	1168820	570690	1472	1692
0.00	203			N		VICTORIA PARK	RD	FL	333013766		236750	1220500	0	1457250	2803553	1457250	236750	748210	0	615240	1255163	665240	2548	2984
0.00	129			NE	16		TER	FL	333013817		229430	980120	0	592628	1265621	643350	229430	891000	0	363070	820356	413070	1621	1899
0.00	126			NE	17		AVE	FL	333013801		315730	949670	0	364318	766590	415040	315730	863230	0	353350	736863	403350	1844	2227
0.00	201			NE	17		AVE	FL	33301		172950	1044520	0	699998	1463675	750720	172950	949520	0	679570	1407251	729570	1736	1961
0.00	134			NE	16		TER	FL	33301		59960	866820	0	905560	1762067	905560	68940	760120	0	823240	1595791	823240	2371	2876
0.00	132			NE	16		TER	FL	33301		59140	932020	0	940438	1829324	991160	67990	1084250	0	1102240	2125551	1152240	1913	2350
0.00	130			NE	16		TER	FL	33301		48260	777380	0	565158	1137069	615880	55500	681490	0	548530	1098791	598530	2131	2620
0.00	128			NE	16		TER	FL	33301		60840	680250	0	510078	1035465	560800	69810	595880	0	495000	999529	545000	1875	1932
0.00	127			NE	17		AVE	FL	33301		166970	674980	0	841950	1782840	841950	166970	674980	0	841950	1754292	841950	2400	2400
0.00	124			NE	17		AVE	FL	333013801		160380	748590	0	75538	276047	181260	160380	680580	0	71160	256090	176160	1543	1590
0.00	123			NE	16		AVE	FL	33301		169200	1164910	0	891588	1739213	942310	169200	1058610	0	865760	1687038	915760	3440	3756
0.00	1711			NE	3		CT	FL	33301		165900	1474010	0	821658	1610217	872380	165900	1340060	0	797800	1561017	847800	1690	1767
0.00	301			NE	16		TER	FL	33301		60040	933680	0	937170	1843286	937170	69050	795190	0	851980	1653249	851980	2482	2670
0.00	305			NE	16		TER	FL	33301		40860	870140	0	844990	1679382	844990	46990	740300	0	768180	1502284	768180	2327	2526
0.00	309			NE	16		TER	FL	33301		85200	1129650	0	1154780	2246980	1154780	97980	1157590	0	1049800	2145186	1049800	3004	3491
0.00	133			N		VICTORIA PARK	RD	FL	33301		158880	2525290	0	1629548	3100484	1680270	158880	2295630	0	1582920	3016889	1632920	3771	4435
0.00	211			NE	17		AVE	FL	33301		96680	649500	0	273198	598506	323920	111180	386790	0	264800	572660	314800	1284	1382
0.00	215			NE	17		AVE	FL	333013804		63240	667560	0	730800	1425938	730800	72730	385560	0	458290	915291	458290		

BLDG_UNIT	BLDG_BLD B	BLDG_BLD H	NCU_LAND	NCU_BLDG	NCL_Y_I	A_DATE	L_DATE	B_DATE	S_S	S_S	D	DISA	SI	SEN_EX_COL	SEN_EX_CIT	P_POR	PORTED_VAL	P_POR	PMARI	PORT_PSOH	PO_PORT_FFOLI	PORT	PORT_INTEI	S_S	S_S	S_S	S_S	S_S	S_S	S_S	S_S	PRELIM_JUS	P GIS_SQUARE	ACTU
1 1962 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326					0	0	0	0	0	0	0	0	0	0								7452	1949		
1 1978 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	Q Q				0	0	0	0	0	0	0	0	0	0								7450	1938		
4 1966 003 2	1 100 N	0	0	0	1/1	1/1	101009	100319	100525	T T T Q				0	0	0	0	0	0	0	0	0	0								6422	1965		
3 1952 003 2	2 102 N	0	0	0	1/1	1/1	101009	100319	100426					0	0	0	0	0	0	0	0	0	0								6242	1951		
1 2018 005 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	T T Q Q				0	0	0	0	0	0	0	0	0	0								6240	2017		
1 1940 002 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	T S				0	0	0	0	0	0	0	0	0	0								6238	1939		
3 1954 003 2	1 100 N	0	0	0	1/1	1/1	101009	100319	100426	Q T				0	0	0	0	0	0	0	0	0	0								6236	1953		
1 1941 002 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	Q Q				0	0	0	0	0	0	0	0	0	0								6234	1940		
1 2005 005 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326					0	0	0	0	0	0	0	0	0	0								7506	2004		
1 1970 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	T S				0	0	0	0	0	0	0	0	0	0								7537	1940		
5 1959 003 2	1 100 N	0	0	0	1/1	1/1	101009	100319	100426	T Q D Q				0	0	0	0	0	0	0	0	0	0								11691	1958		
14 1970 003 2	4 103 N	0	0	0	1/1	1/1	101009	100319	100426					0	0	0	0	0	0	0	0	0	0								26914	1947		
1 2004 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	T				0	0	0	0	0	0	0	0	0	0								3125	2003		
1 1960 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	Q				0	0	0	0	0	0	0	0	0	0								7067	1931		
1 1945 002 2	1 001 N	0	0	0	1/1	1/1	101019	100528	100326	T				0	0	0	0	0	0	0	0	0	0								7067	1931		
1 1941 002 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100609	T Q				0	0	0	0	0	0	0	0	0	0								6310	1931		
2 1960 003 2	1 100 N	0	0	0	1/1	1/1	101009	100319	100426	Q				0	0	0	0	0	0	0	0	0	0								8290	1959		
1 1960 003 2	1 001 N	0	0	0	1/1	1/1	101019	100528	100326	Q Q				0	0	0	0	0	0	0	0	0	0								7873	1949		
1 2006 005 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q				0	0	0	0	0	0	0	0	0	0								2765	2005		
1 2006 005	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q				0	0	0	0	0	0	0	0	0	0								2890	2005		
2 1949 002 2	2 102 N	0	0	0	1/1	1/1	101009	100319	100507	Q				0	0	0	0	0	0	0	0	0	0	I							12620	1948		
1 2011 005 2	1 001 N	0	0	0	1/1	1/1	101009	100528	70426	Q Q D				0	0	0	0	0	0	0	0	0	0								5893	2010		
1 1981 003 2	1 001 N	0	0	0	1/1	1/1	101019	100506	100326					0	0	0	0	0	0	0	0	0	0								3498	1980		
0 0 003 2	0 001 N	0	0	0	1/1	1/1	101019	100528	100326	Q Q				0	0	0	0	0	0	0	0	0	0								7872			
1 2006 005 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q Q				0	0	0	0	0	0	0	0	0	0								2222	2005		
1 1981 003 2	1 001 N	0	0	0	1/1	1/1	101019	100506	100326					0	0	0	0	0	0	0	0	0	0								2377	1980		
1 2006 005 2	1 001 N	0	0	0	1/1	1/1	101215	100506	100326	Q T T Q				0	0	0	0	0	0	0	0	0	0								4624	2005		
4 1954 003 2	1 100 N	0	0	0	1/1	1/1	101009	100319	100426	T Q Q T				0	0	0	0	0	0	0	0	0	0								5556	1937		
1 1981 003 2	1 001 N	0	0	0	1/1	1/1	110112	100506	100326	T Q T				0	0	0	0	0	0	0	0	0	0								2496	1980		
1 1946 002 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100503	Q T				0	0	0	0	0	0	0	0	0	0	I							7498	1941		
1 1981 003 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q				0	0	0	0	0	0	0	0	0	0								2608	1980		
1 1970 003 2	1 001 N	0	0	0	1/1	1/1	101215	100528	100326	Q Q				0	0	0	0	0	0	0	0	0	0								6310	1946		
1 1985 003 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326					0	0	0	0	0	0	0	0	0	0								2707	1984		
1 1981 003 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	T D				0	0	0	0	0	0	0	0	0	0								2801	1980		
1 1978 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	T				0	0	0	0	0	0	0	0	0	0	I							8307	1942		
1 2021 005 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	T T C D				0	0	0	0	0	0	0	0	0	0								9465	2020		
2 1968 003 2	1 100 N	0	0	0	1/1	1/1	101214	101210	101214	T Q Q Q				0	0	0	0	0	0	0	0	0	0								7536	1958		
1 1949 002 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	Q Q Q				0	0	0	0	0	0	0	0	0	0								6310	1941		
2 1942 002 2	2 102 N	0	0	0	1/1	1/1	101009	100528	100326	Q T Q T				0	0	0	0	0	0	0	0	0	0								9470	1941		
2 1960 003 2	2 102 N	87030	0	0	0	0	101009	100528	100326					0	0	0	0	0	0	0	0	0	0								9177	1931		
1 1952 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326					0	0	0	0	0	0	0	0	0	0								12629	1950		
2 2000 004 2	2 102 N	0	0	0	1/1	1/1	101009	100319	100426	T T Q Q				0	0	0	0	0	0	0	0	0	0								6918	1937		
1 2002 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q				0	0	0	0	0	0	0	0	0	0								3147	2001		
1 2002 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q Q				0	0	0	0	0	0	0	0	0	0								3226	2001		
1 2002 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q Q Q Q				0	0	0	0	0	0	0	0	0	0								2413	2001		
1 2002 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q				0	0	0	0	0	0	0	0	0	0								5064	2001		
3 1940 002 2	2 102 N	0	0	0	1/1	1/1	101009	100319	100507	Q Q				0	0	0	0	0	0	0	0	0	0	I							6957	1939		
1 1953 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	T	0 Y	50000	50000	0	0	0	0	0	0	0	0	0	0								6415	1931		
1 1990 003 2	1 001 N	0	0	0	1/1	1/1	101009	100528	100326	Q T				0	0	0	0	0	0	0	0	0	0								6768	1938		
1 1947 002 2	1 001 N	0	0	0	1/1	1/1	101009	100528	90611	Q Q				0	0	0	0	0	0	0	0	0	0	I							6636	1939		
1 2003 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	S Q				0	0	0	0	0	0	0	0	0	0								3002	2002		
1 2003 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100601	D Q T Q				0	0	0	0	0	0	0	0	0	0								2043	2002		
1 2003 004 2	1 001 N	0	0	0	1/1	1/1	101009	100506	100326	Q				0	0	0	0	0	0	0	0	0	0								4260	2002		
1 2016 005 2	1 001 N	0	0	0	1/1	1/1	0	0	0	Q Q E				0	0	0	0	0	0	0	0	0	0								6355	2015		
1 1985 003 2	1 001 N	0	0	0	1/1	1/1																												

LAST_OV	CENSUS_BLO	SA	SA	SA	SA	PAIF	LAI	MI	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS	BATH	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH	CBROW	LYCBROW	LAST_CHA	GRANNY_FL	CRA	DAMA	ST	STORM_ASSE	CL	CLEAN_ASSE	EX	COMB_SPI	GRANNY_F_1	W	B	SALE1_CIN
0923	FL	120110419001							D88 21	0.00	0	0	0.0	0.0	0	0	258750	0	0	#####	0		F1	1.00	0.00		0	1	0	0.0000000000		
1025	FL	120110419001	01	01					D88 21	0.00	0	0	4.0	2.5	0	0	1601300	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
1023		120110419001	11	11	01	01			F03 59	0.00	0	0	5.0	4.0	0	0	1180880	0	0	#####	0		F2	6422.00	0.00		0	0	0	#####		
1023		120110419001							F03 59	0.00	0	0	2.0	2.0	0	0	830780	0	0	#####	0		F1	3.00	0.00		0	0	0	0.0000000000		
0823	FL	120110419001	11	11	01	01			D88 21	0.00	0	0	3.0	3.0	0	0	888000	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0823		120110419001	11	02					D88 21	0.00	0	0	3.0	2.0	0	0	590380	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
1023		120110419001	01	11					F03 59	0.00	0	0	0.0	0.0	0	0	830920	0	0	#####	0		F1	3.00	0.00		0	0	0	#####		
0823		120110419001	01	01					D88 21	0.00	0	0	3.0	2.0	0	0	993040	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0923	FL	120110419001							D88 21	0.00	0	0	4.0	4.5	0	0	989970	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0823	FL	120110419001	11	02					D88 21	0.00	0	0	2.0	3.0	0	0	462740	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0922		120110419001	11	01	01	01	11		F03 58	0.00	0	0	7.0	6.0	0	0	1566700	0	0	#####	0		F2	11691.00	0.00		0	0	0	#####		
0923		120110419001							58	0.00	0	0	11.0	11.0	0	0	4169040	0	0	#####	0		F2	26914.00	0.00		0	0	0	0.0000000000		
0623		120110419001	11						D88 23	0.00	0	0	0.0	0.0	0	0	728310	0	0	#####	0		F1	1.00	0.00		0	1	0	#####		
0923	FL	120110419001	01						D88 21	0.00	0	0	3.0	2.0	0	0	495780	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0823	FL	120110419001	11						D88 21	0.00	0	0	3.0	3.0	0	0	247600	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0923		120110419001	11	01					D88 21	0.00	0	0	3.0	2.0	0	0	627820	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0922	FL	120110419001	01						F03 59	0.00	0	0	4.0	4.0	0	0	986800	0	0	#####	0		F1	2.00	0.00		0	0	0	#####		
0823	FL	120110419001	01						D88 21	0.00	0	0	2.0	1.0	0	0	1377190	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623		120110419001							D88 23	0.00	0	0	3.0	3.0	0	0	1073640	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0623		120110419001							D88 23	0.00	0	0	3.0	3.0	0	0	1083140	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0923		120110419001	02						D88 21	0.00	0	0	4.0	2.0	0	0	1218170	0	0	#####	0		F1	2.00	0.00		0	0	0	0.0000000000		
0823		120110419001	01	01	38				D88 21	0.00	0	0	3.0	3.5	0	0	1194120	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623	FL	120110419001							D88 23	0.00	0	0	3.0	2.5	0	0	309960	0	0	#####	0		F1	1.00	0.00		0	1	0	0.0000000000		
1225	FL	120110419001	01	01					D88 21	0.00	0	0	2.0	2.0	0	0	821950	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623		120110419001	01	01					D88 23	0.00	0	0	4.0	3.0	0	0	1059780	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623	FL	120110419001							D88 23	0.00	0	0	3.0	2.5	0	0	274540	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0623		120110419001	01	11	11	01	11		D88 23	0.00	0	0	3.0	2.0	0	0	1107310	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0522		120110419001	11	01	01	11	11		F03 59	0.00	0	0	5.0	4.0	0	0	978890	0	0	#####	0		F2	5556.00	0.00		0	0	0	#####		
0623	FL	120110419001	11	01	11				D88 23	0.00	0	0	3.0	2.5	0	0	640850	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0823		120110419001	11						D88 21	0.00	0	0	0.0	0.0	0	0	759640	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0623	FL	120110419001	01						D88 23	0.00	0	0	3.0	2.5	0	0	644340	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
1025	FL	120110419001	01	01					D88 21	0.00	0	0	3.0	2.0	0	0	733940	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623	FL	120110419001							D88 23	0.00	0	0	3.0	2.5	0	0	653050	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0623	FL	120110419001	11	30					D88 23	0.00	0	0	3.0	2.5	0	0	295590	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0823	FL	120110419001	11						D88 21	0.00	0	0	0.0	0.0	0	0	345970	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0923	FL	120110419001	11	11	02	12			D88 21	0.00	0	0	3.0	3.1	0	0	1730690	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0923	FL	120110419001	11	01	01	01	11		F03 59	0.00	0	0	3.0	3.0	0	0	838610	0	0	#####	0		F1	2.00	0.00		0	0	0	#####		
0823	FL	120110419001	01	01	01				D88 21	0.00	0	0	2.0	1.0	0	0	688770	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0923	FL	120110419001	01	11	01	11			D88 21	0.00	0	0	3.0	2.0	0	0	1457250	0	0	#####	0		F1	2.00	0.00		0	0	0	#####		
0823	FL	120110419001							D88 21	0.00	0	333240	4.0	4.0	0	333240	643360	0	0	#####	0		F1	2.00	0.00		0	0	0	0.0000000000		
0823	FL	120110419001							D88 21	0.00	0	0	3.0	2.0	0	0	415040	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0823		120110419001	11	11	01	01	01		D88 21	0.00	0	0	3.0	2.0	0	0	750720	0	0	#####	0		F1	2.00	0.00		0	0	0	#####		
0623		120110419001							D88 23	0.00	0	0	0.0	0.0	0	0	926780	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
1023	FL	120110419001	01	01					D88 23	0.00	0	0	3.0	2.5	0	0	991160	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623	FL	120110419001	01	01	01	11			D88 23	0.00	0	0	3.0	2.5	0	0	615880	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0925	FL	120110419001	01						D88 23	0.00	0	0	3.0	2.5	0	0	560800	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0923		120110419001	01						F03 59	0.00	0	0	3.0	2.0	0	0	841950	0	0	#####	0		F1	3.00	0.00		0	0	0	#####		
0823	FL	120110419001	11						D88 21	0.00	0	0	2.0	2.0	0	0	181260	0	0	#####	0		F1	1.00	0.00		0	1	0	#####		
0823	FL	120110419001	01	11					D88 21	0.00	0	0	5.0	5.0	0	0	942310	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
1222	FL	120110419001	01						D88 21	0.00	0	0	3.0	2.0	0	0	872380	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623		120110419001	02						D88 23	0.00	0	0	3.0	2.0	0	0	993720	0	0	#####	0		F1	1.00	0.00		0	0	0	0.0000000000		
0623		120110419001	37	01	11				D88 23	0.00	0	0	3.0	3.0	0	0	911000	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623	FL	120110419001	01						D88 23	0.00	0	0	3.0	3.0	0	0	1214850	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0923		120110419001	01	01	03				D88 21	0.00	0	0	4.0	4.5	0	0	1680270	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623		120110419001	01	01	11				D88 23	0.00	0	0	2.0	2.0	0	0	323920	0	0	#####	0		F1	1.00	0.00		0	0	0	#####		
0623																																

MILLER

Construction & Design

Florida License #: CGC1520540

2255 Glades Road, Suite 324A, Boca Raton, FL 33431

Phone: (561) 988-2637 / Fax: (561) 997-9392

Narrative

January 21, 2026

Job: Persicot Residence
305 NE 17th Ave
Fort Lauderdale, FL 33301

ULDR - Sec. 47-5.33. - Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)

To Whom it may Concern,

My client is requesting a variance in regard to the above-mentioned section of the ULDR code to not only keep the exterior aesthetic of the residence, but to also achieve the functionality of the proposed new construction as intended. If we have to step in the exterior wall one foot per every vertical foot above the 22' elevation it would not only reduce the allowable habitable space as intended, but it would also affect the exterior aesthetic in such a way that it would negatively impact the curb appeal of the residence. There are also a number of other neighboring properties that appear to have requested this variance as the structures do not step in/offset above the 22' elevation.

- **Requesting a variance to allow a 28 feet 6 inches high second story extension of the building to be setback 5-feet whereas Section 47-5.33 requires that the portion of a building that exceeds 22 feet in height be set back an additional foot per foot of additional height, which is calculated to be to a 11 foot 6 inches setback, a total variance request of 6 feet 6 inches.**

In addition to the above, the updated survey shows the SE corner of the existing residence slightly over the 5' side set back measuring 4.9' from the property line. Requesting a variance to permit an existing south side yard setback at a distance of 4.9 feet whereas the code requires a minimum side yard setback of 5.0 feet, a total variance request of 0.1 feet.

- **Requesting a variance to permit the existing structure to remain with a south side yard setback at a distance of 4.9 feet whereas Section 47-5.33 requires a minimum side yard setback distance of 5.0 feet, a total variance request of 0.1 feet.**

We are requesting this review so that our client can use the proposed space as intended and to be able to house their growing family.

Regards,



Andrew Miller, CGC
President
Miller Constriction & Design
Phone: (954) 234-3676
Email: amiller@mcdfla.com







BOUNDARY SURVEY

Vicinity Map

Not-to-Scale



Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #6507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN, UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.
11. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'
12. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS AND 0.1' FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE SURVEY FEET UNLESS OTHERWISE NOT

Job Number : 260685-SE	Field:
Drawn By : I. B.	Date of Field Work : 10/21/2025
Revisions	

Bearing Basis:

NONE, RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

Elevations, if shown:

Benchmark: NE731
Benchmark Elev.: 7.16'
Benchmark Datum: NAVD 88

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☒

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Pablo A
Alvarez
Date: 2025.11.03
10:32:23 -05'00'

SIGNATURE _____ DATE: 11-3-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE
FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Survey Related Information and Certifications:

CERTIFIED TO
AUDREY PERSICOT

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	FPL = FLORIDA POWER AND LIGHT	PH = POOL HEATER	TR = TELEPHONE RISER
AT&T = AMERICAN TELEPHONE & TELEGRAPH	F.F.E. = FINISHED FLOOR ELEV.	PI = POINT OF INTERSECTION	TWP = TOWNSHIP
BFP = BACKFLOW PREVENTER	FIR = FOUND IRON ROD	PK = PARKER KAELOON	UE = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE	FN = FOUND NAIL	R = RADIUS	UP = UTILITY POLE
C/O = CLEANOUT	FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
CA = CENTRAL ANGLE	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
CATV = CABLE TV RISER	ICV = IRRIGATION CONTROL VALVE	PP = POOL PUMP	
CF = CALCULATED FROM FIELD	L = LEGAL DESCRIPTION	PRC = POINT OF REVERSE	
CH = CHORD DISTANCE	M = MEASURED	QTR = QUARTER	
CONC. = CONCRETE	OHC = OVERHEAD CABLE	RNG = RANGE	
CR = CALCULATED FROM RECORD	P = PLAT	ROW = RIGHT OF WAY	
DE = DRAINAGE EASEMENT	PC = POINT OF CURVATURE	SEC = SECTION	
EL OR ELEV = ELEVATION	PCC = POINT OF COMPOUND CURVATURE		
EM = ELECTRIC METER			

Symbols (Some items in legend may not appear on drawing - Not to Scale)

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP SPACES
☆ = LIGHT POLE	⊕ = CENTER LINE	⊕ = CONTROLLING POINT (POINT OF ROTATION)
■ = CATCH BASIN	ℙ = PARTY WALL	HFA = HELD FOR ALIGNMENT
⚡ = FIRE HYDRANT	AC = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊙ = MANHOLE	⊕ = SEPTIC LID	⊕ = SECTION CORNER
⚡ = WATER VALVE	⚡ = ELEV. SHOT	⊕ = TEMPORARY SITE BENCHMARK
⊕ = WATER METER		

Line types

BOUNDARY	—
BUILDING	—
EASEMENT	---
CHAIN LINK FENCE	— x —
WOOD FENCE	— // —
PLASTIC FENCE	— o —
OVERHEAD	— —

Legal Description:

LOT 29, BLOCK 6, VICTORIA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 23,
ACCORDING TO THE AMENDED PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 32, AND ACCORDING TO THE
CORRECTED AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66, ALL OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

Platted Easements & Notable Conditions (unplatted easements also listed if provided):

- PAVER SURFACE CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

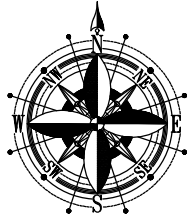
PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

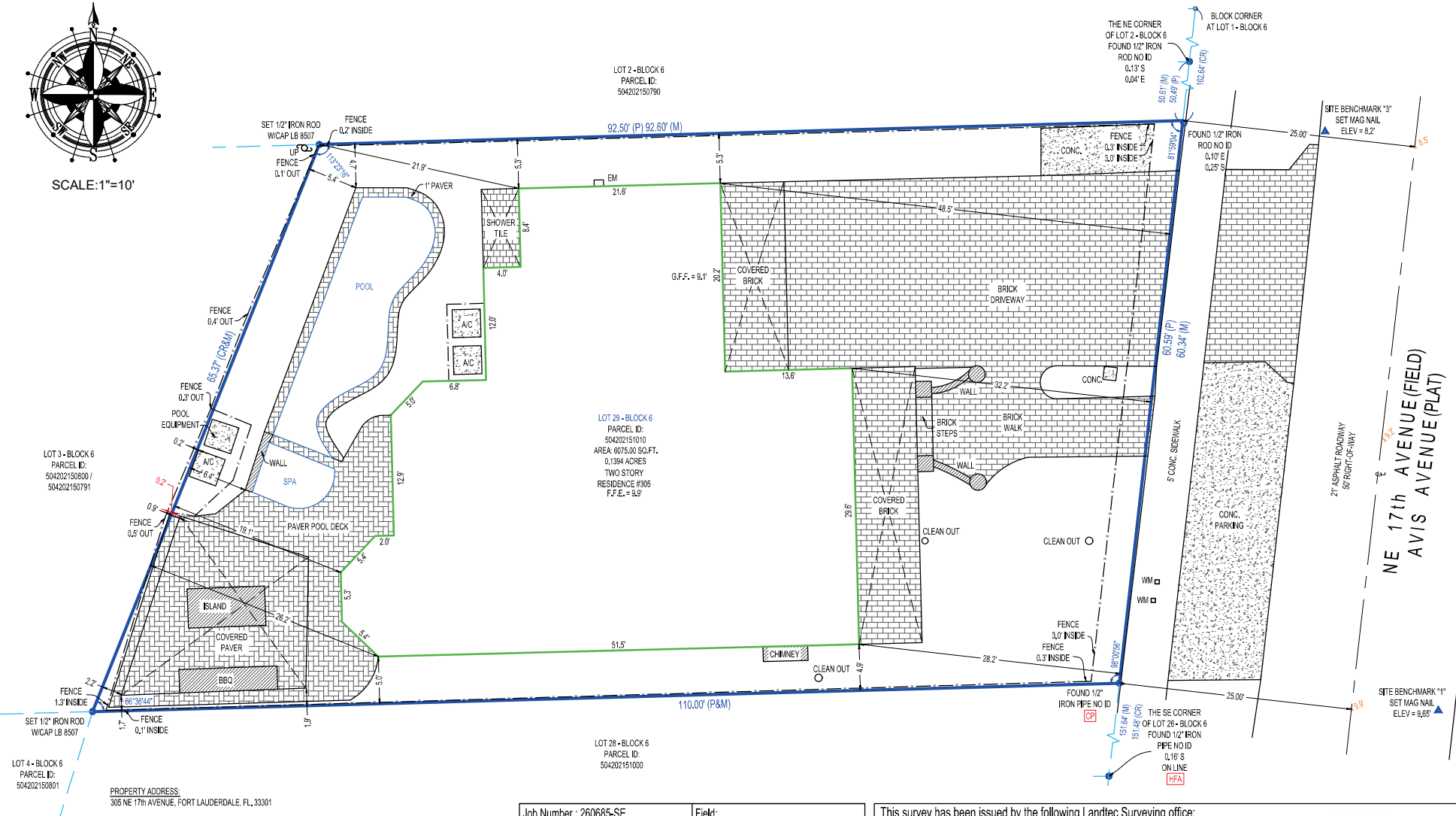
This survey has been issued by the following Landtec Surveying office:

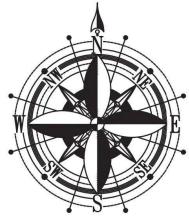
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS No. 8507

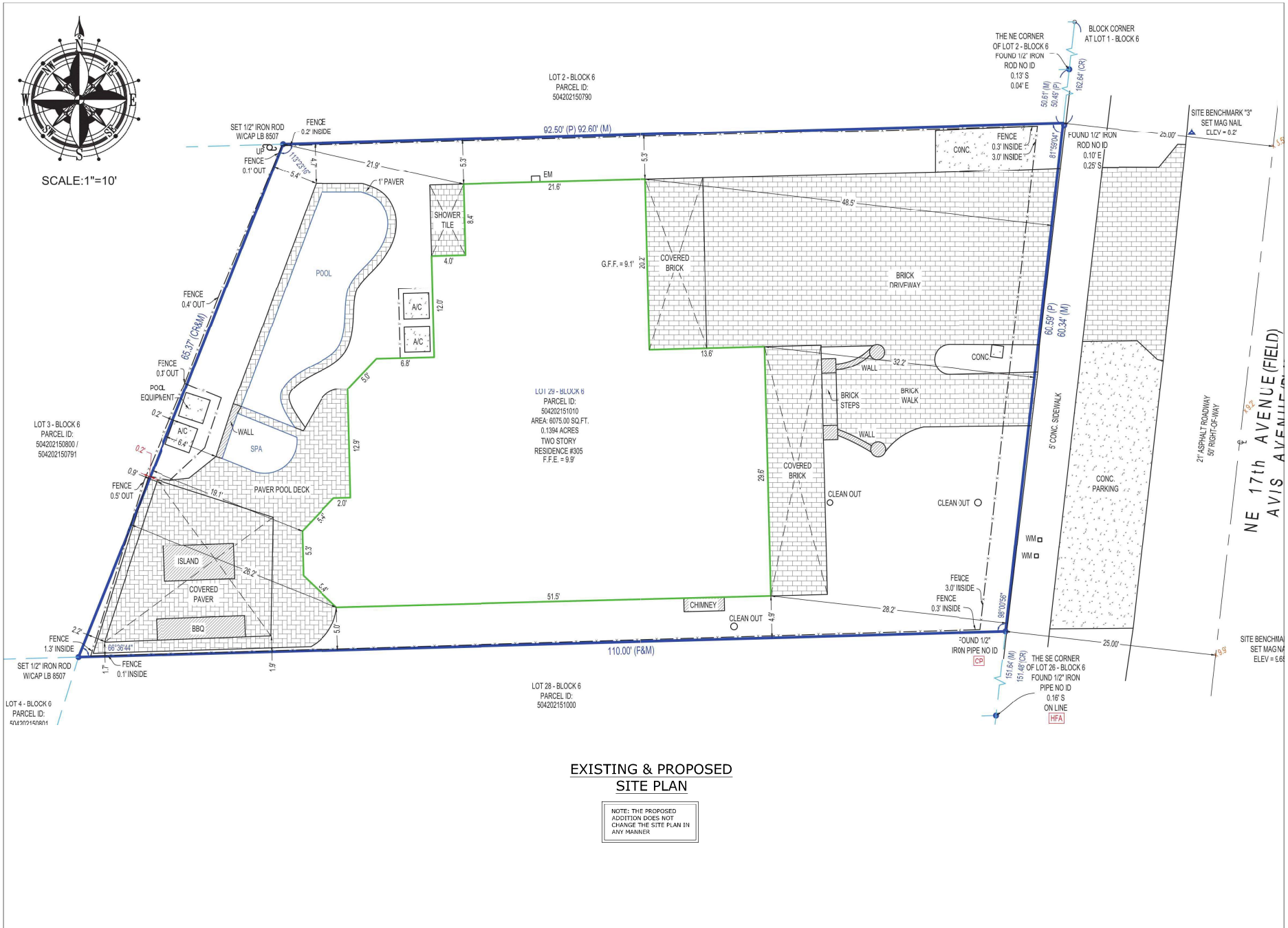
BOUNDARY SURVEY

SCALE: 1"=10'





SCALE: 1"=10'

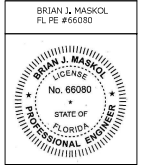


EXISTING & PROPOSED SITE PLAN

NOTE: THE PROPOSED
ADDITION DOES NOT
CHANGE THE SITE PLAN IN
ANY MANNER

SUMMIT
DESIGN & FORENSICS, INC.

1814 SE PORT SAINT LUCIE BLVD.
PORT SAINT LUCIE, FL 34952
(772) 285-5577



Brian J. Maskol
Digitally signed by Brian J. Maskol
Date: 2025.01.09 13:27:48 -05'00'

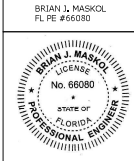
REVISION	DATE	DESCRIPTION
1	1-4-25	BUILDING DEPARTMENT COMMENTS
2		
3		

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
EXISTING & PROPOSED
SITE PLAN

DESIGNED	DATE
GHW	10-10-24
DRAWN	
GHW	10-10-24
CHECKED	

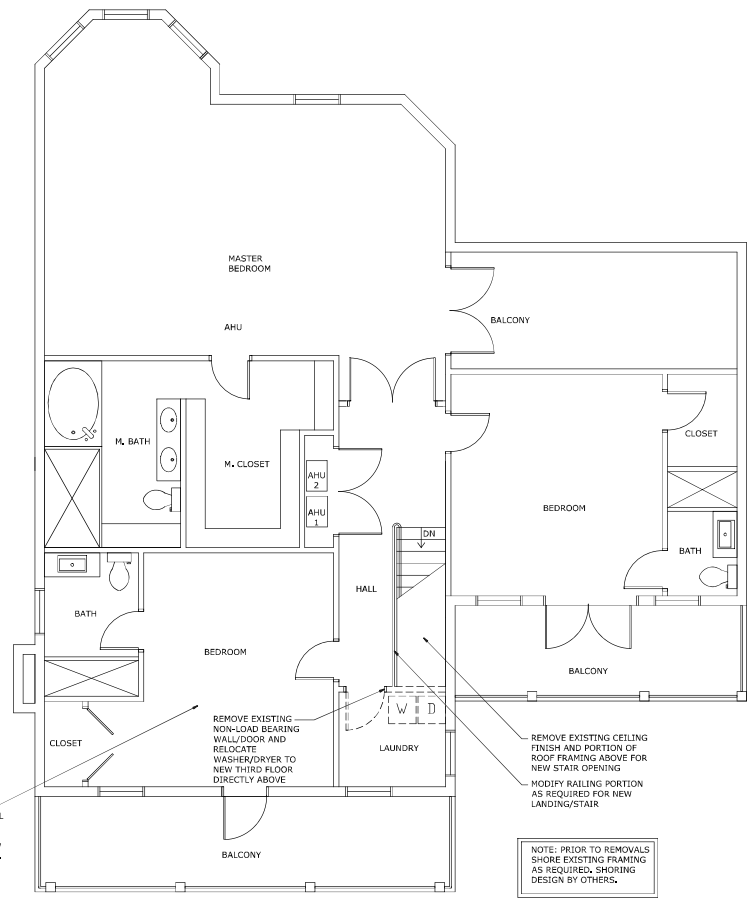
JOB NO.
2025-015

3
SP-1



Brian J
Maskol

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Date: 2026.01.09
13:28:03 -05'00'



SECOND FLOOR DEMO PLAN
1/2" = 1' SCALE

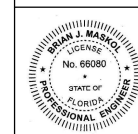
REVISION	DATE	DESCRIPTION

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
SECOND FLOOR DEMO PLAN

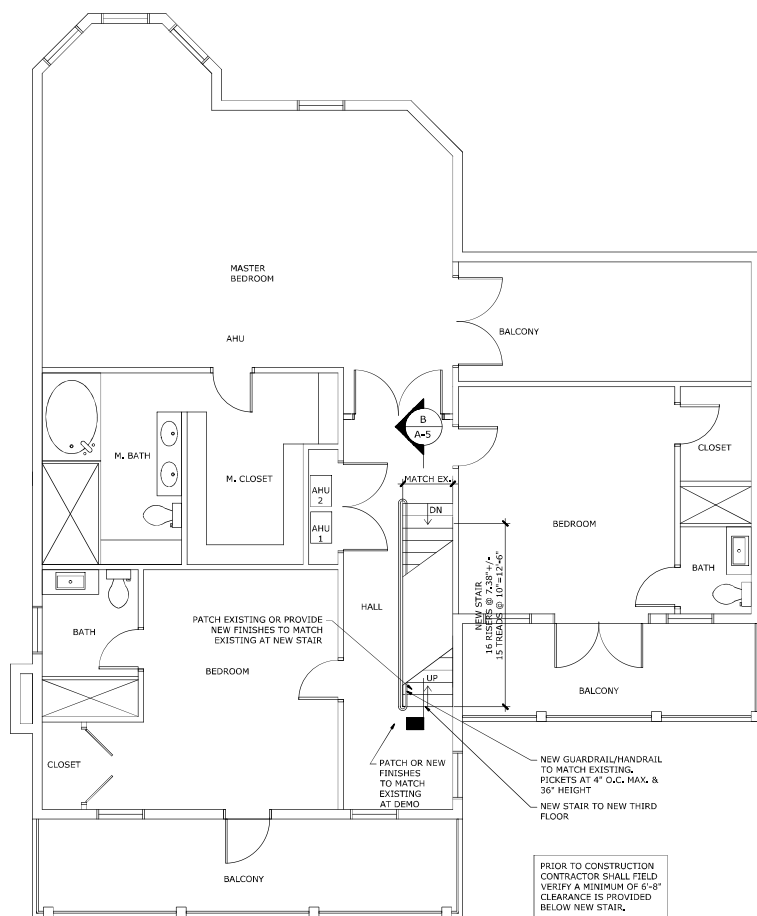
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GHW	10-10-24
DRAWN	
GHW	10-10-24
CHECKED	

JOB NO.
2025-015

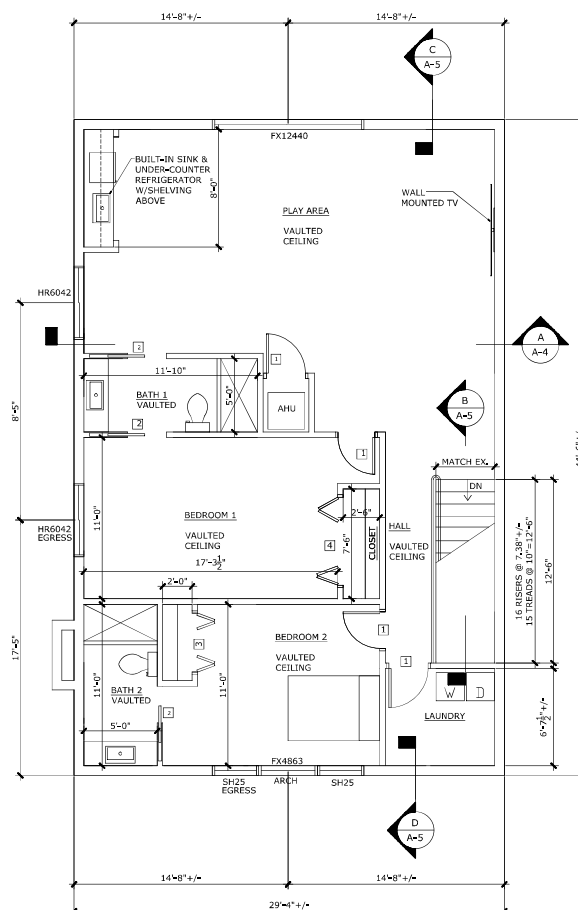
A-1



Brian J Masko Digitally signed by Brian J Masko
Date: 2026.01.09 13:28:15 -05'00'



**PROPOSED SECOND
FLOOR PLAN**
 $\frac{1}{8}" = 1'$ SCALE



PROPOSED THIRD
FLOOR PLAN
1/4"=1' SCALE

Scope of Work

Existing two story CBS single family residence
with new third floor addition

Building Code

2023 Florida Building Code: Residential
2020 National Electric Code

Design Loads

Roof Live Load: 20.0 p.s.f.
Floor Live Load: 40.0 p.s.f.
Wind Speed: 170 MPH (3 second gusts)
Wind Importance Factor: 1.0
Building Category: II
Wind Exposure: C
Internal Pressure Coefficient: $+/-0.18$
Structure Designed: Enclosed
Assumed soil bearing capacity: 2,500 p.s.f.

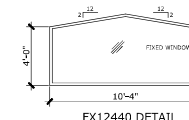
DOOR SCHEDULE		
☐	Exterior Doors	☐ Interior Doors
	Size	Type
1	2568	Hollow Core Swing Door
2	2568	Solid Core Pocket Door
3	4068	Hollow Core Bifold Door
4	4068	Hollow Core Bifold Door

4 6055 FOLLOW CURE BOND

WINDOW SCHEDULE			
MARK	SIZE WxH	TYPE	REMARKS
SH25	36" x 63"	Singlehung	IMPACT
PX12440	124" x VARIETS	Fixed	IMPACT, SEE
PX4882	48" x 82"	Fixed	IMPACT
HS0542	60" x 42"	Horizontal Slider	IMPACT
ARCH	124" x 18" FIELD VERIFY	Fixed	IMPACT

All windows to have white aluminum frames with colored grilles to match exterior.

AREA SCHEDULE	
LIVING AREA 1st FLOOR	1474 SQ. FT.
LIVING AREA 2nd FLOOR	1794 SQ. FT.
LIVING AREA 3rd FLOOR (NEW)	1305 SQ. FT.
GARAGE	320 SQ. FT.
ENTRY	180 SQ. FT.
BALCONY 1	180 SQ. FT.
BALCONY 2	140 SQ. FT.
BALCONY 3	160 SQ. FT.
NEW TOTAL	5553 SQ. FT.



FX12440 DETAIL

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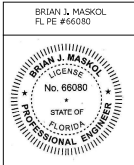
**PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL**

**PROPOSED SECOND & THIRD
FLOOR PLANS**

	DATE
DESIGNED GMW	10-10-24
DRAWN GMW	10-10-24
CHECKED	

JOB NO.
2025-015

A-2



**Brian J
Maskol**

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Date: 2026.01.15
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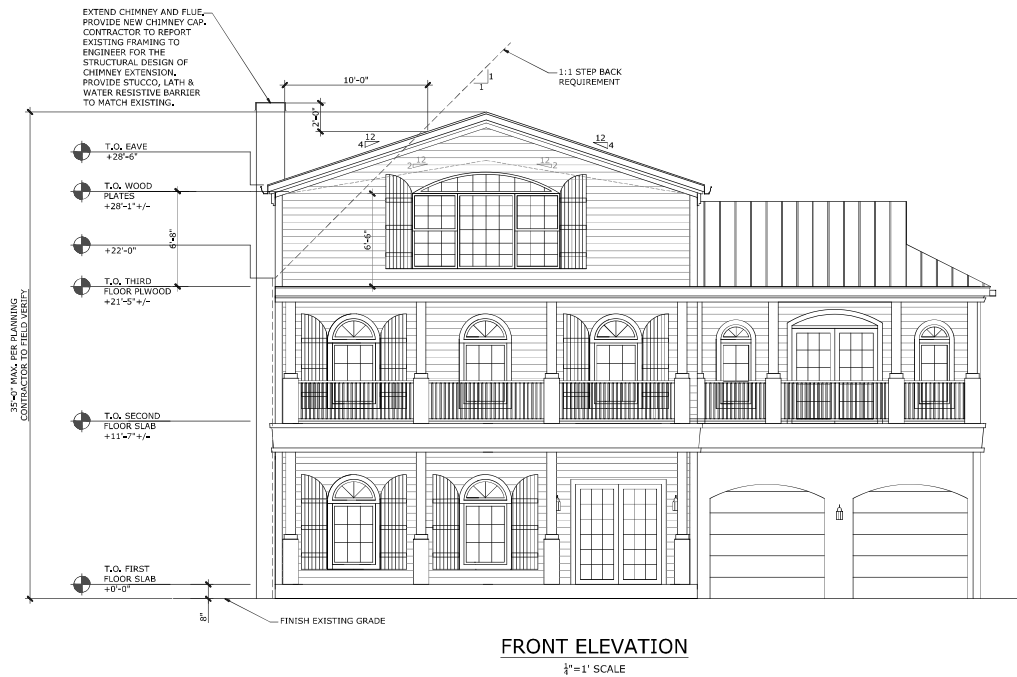
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3	1-15-26	BUILDING DEPARTMENT COMMENTS

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
LEFT ELEVATION

DESIGNED GMW	DATE 10-10-24
DRAWN GMW	10-10-24
CHECKED	

JOB NO.
2025-015

3
A-3B



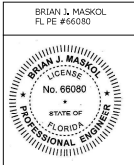
REVISION	DATE	DESCRIPTION

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
FRONT ELEVATION

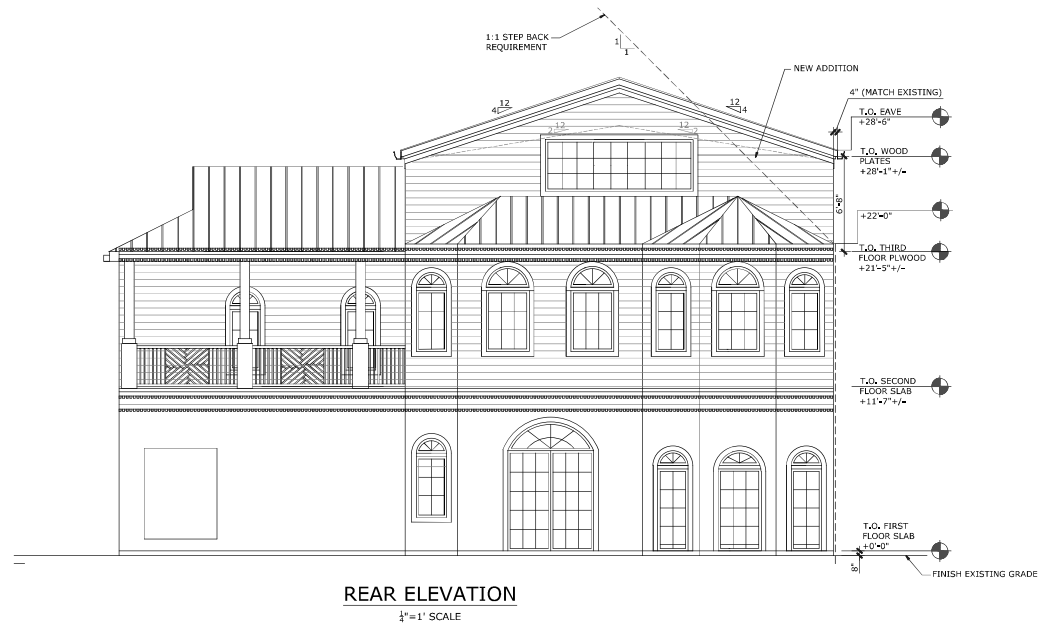
DESIGNED	DATE
GMW	10-10-24
DRAWN	DATE
GMW	10-10-24
CHECKED	DATE

JOB NO.
2025-015

A-3



Brian J.
Maskol
Digitally signed
by Brian J.
Maskol
Date: 2024.01.15
15:22:27 -0500



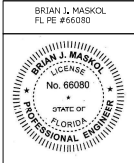
REVISION	DATE	DESCRIPTION
3	1-26-25	BUILDING DEPARTMENT COMMENTS

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
REAR ELEVATION

DESIGNED	DATE
GMW	10-10-24
DRAWN	
GMW	10-10-24
CHECKED	

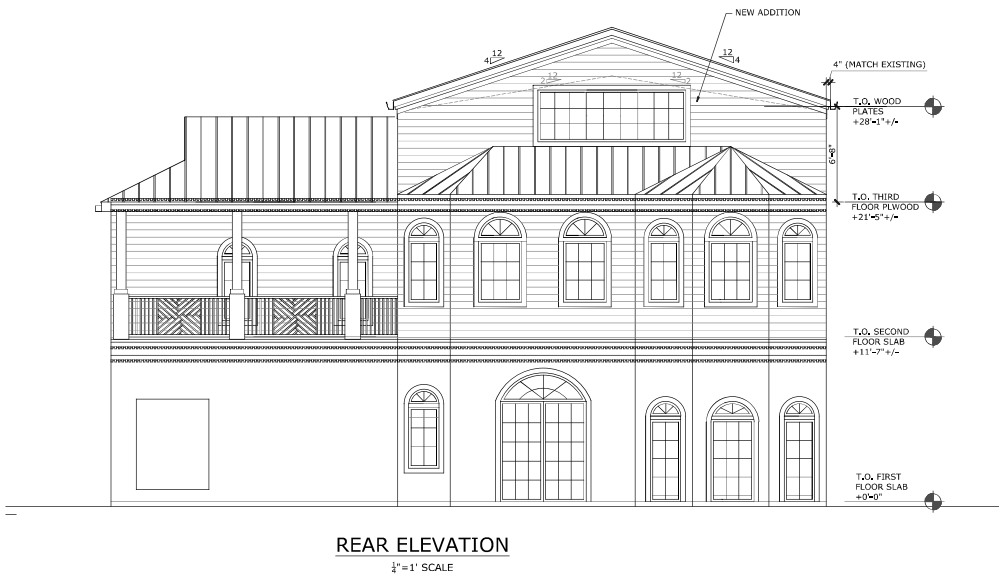
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2025-015





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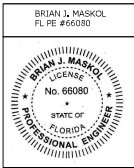


REVISION	DATE	DESCRIPTION
1	1-4-25	BUILDING DEPARTMENT COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
REAR ELEVATION

DESIGNED	DATE
GHW	10-10-24
DRAWN	
GHW	10-10-24
CHECKED	

JOB NO.
2025-015



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Maskol

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13:28:58 -0500



REVISION	DATE	DESCRIPTION
3	1-4-25	BUILDING DEPARTMENT COMMENTS

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
LEFT ELEVATION

DESIGNED	DATE
GHW	10-10-24
DRAWN	
GHW	10-10-24
CHECKED	

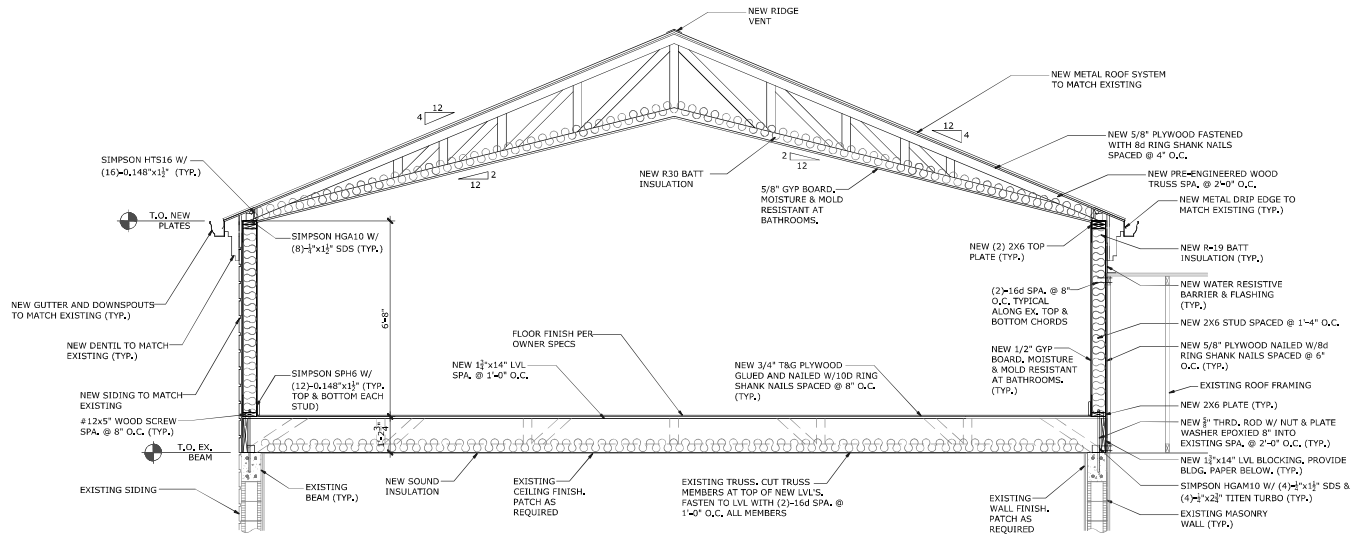
JOB NO.
2025-015

3
A-3B

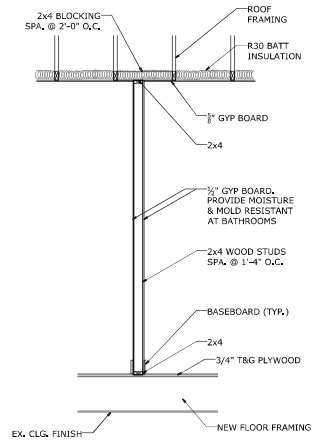
BRIAN J. MASKOL
FL PE #66080



Brian J Maskol
Digitally signed by Brian J Maskol
Date: 2025.01.09 13:20:09 -05'00'



SECTION A



TYPICAL NEW INTERIOR NON-LOAD BRG. WALL SECTION

1/2" = 1' SCALE

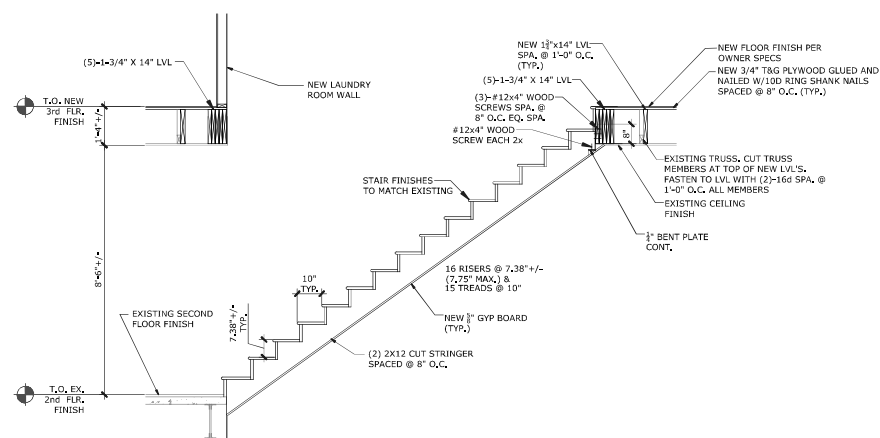
REVISION	DATE	DESCRIPTION

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
SECTIONS

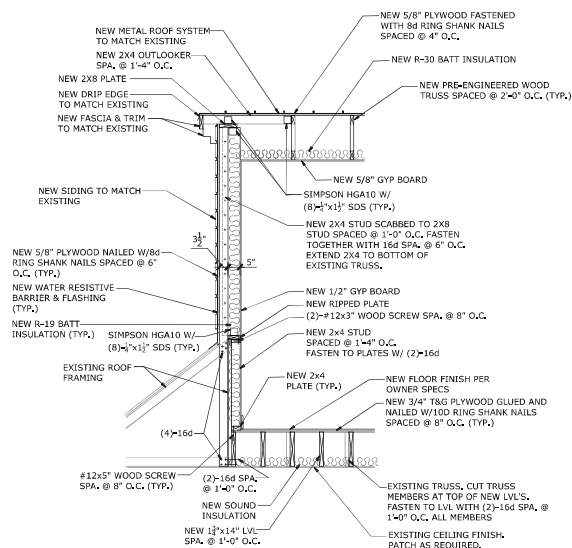
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DRAWN	
GMW	10-10-24
CHECKED	

JOB NO.
2025-015

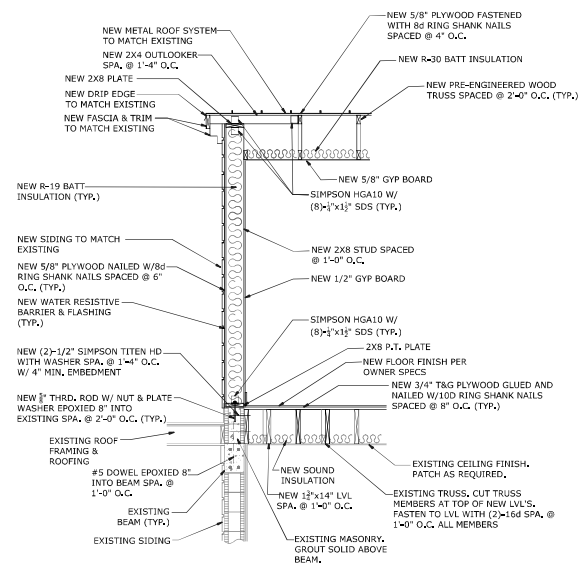
A-4



SECTION B

 $\frac{1}{2}'' = 1'$ SCALE

SECTION C

 $\frac{1}{2}'' = 1'$ SCALE

SECTION D

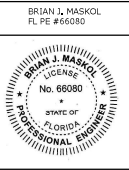
$\frac{1}{2}" = 1'$ SCALE

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PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
SECTIONS

	DATE
DESIGNED GMW	10-10-24
DRAWN GMW	10-10-24
CHECKED	

JOB NO.
2025-015



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Date: 2025.01.09
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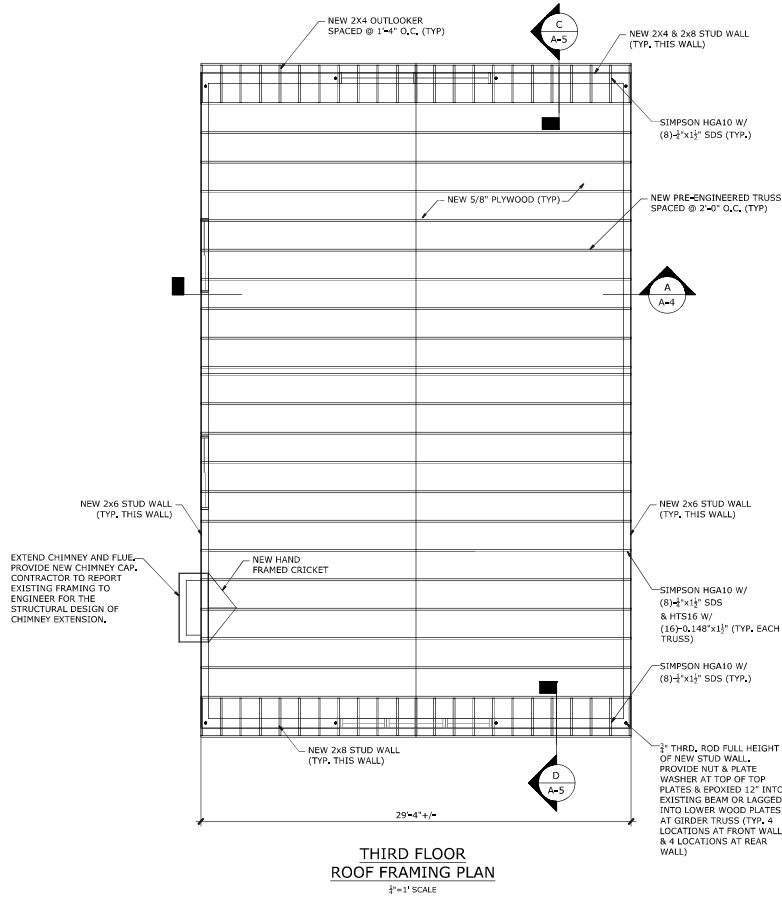
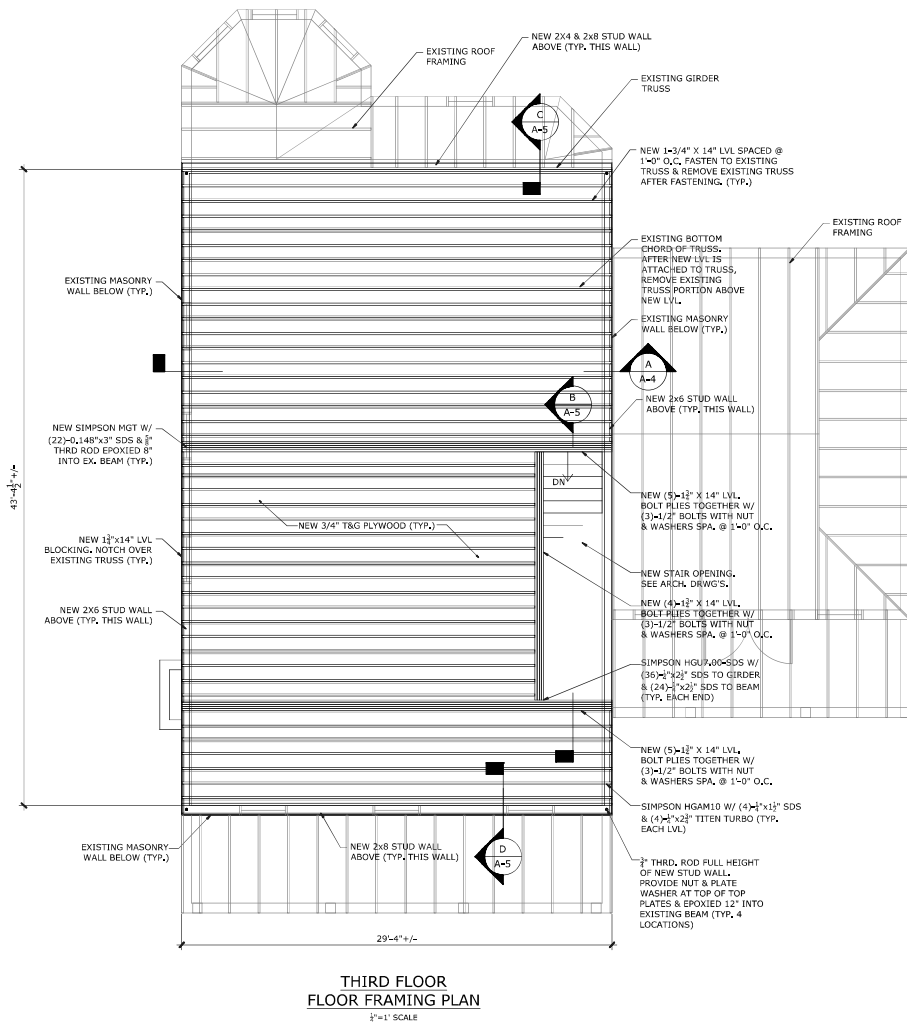
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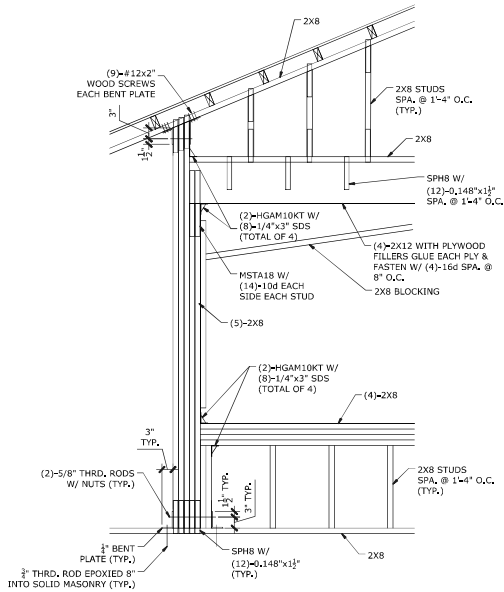
PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
THIRD FLOOR & ROOF
FRAMING PLANS

DESIGNED	DATE
GMW	10-10-24
DRAWN	
GMW	10-10-24
CHECKED	

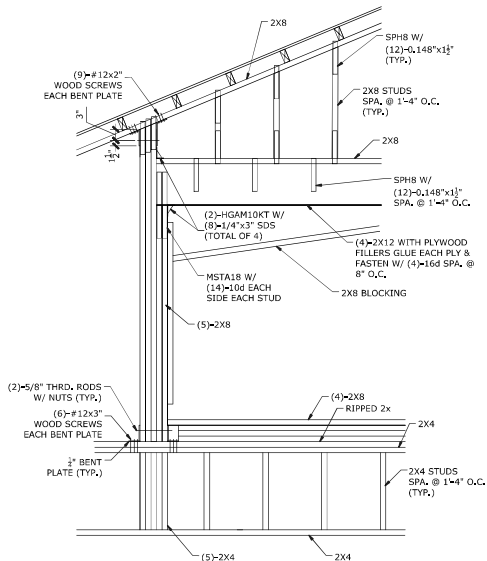
JOB NO.
2025-015

S-1





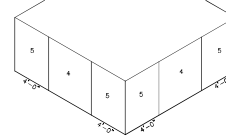
HEADER DETAIL AT FRONT WALL
3/4" = 1' SCALE



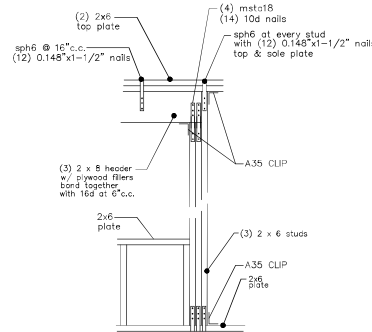
HEADER DETAIL AT REAR WALL
3/4" = 1' SCALE

WIND DESIGN PRESSURES		WIND SPEED	TRI.B. AREA	ZONES - PSF				
				1	2	3	4	5
4 FT.	170 MPH EXP. C	20 S.F.	<10 S.F.	-62.2	-59.1	-117.7	+43.8 +17.4	+43.8 +56.7
				-56.1	-64.7	-99.8	+41.8 +15.9	+41.8 +54.6
				-48.3	-65.5	-76.3	+39.1 +12.9	+39.1 +51.9
				-42.3	-51.1	-58.5	+37.2 +0.9	+37.2 +15.5
		50 S.F.					+32.7 -36.4	+32.7 -36.4
		100 S.F.						
		500 S.F.						

Gross pressures are for windows, siding, roofing, and other building components and cladding.
Roof Zones: 1 thru 3
Wall Zones: 4 and 5



WIND ZONES - WALLS



Header Detail At Side Walls

GENERAL STRUCTURAL NOTES:

GENERAL:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE RESIDENTIAL ALONG WITH AMENDMENTS, MATERIALS AND SERVICES PROVIDED BY THE CONTRACTOR SHALL CONFORM TO THE ABOVE MENTIONED CODES AND THE CONTRACT SPECIFICATIONS.

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE JOB CONDITIONS AND RESTRICTIONS.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO WORK, NOTIFY ENGINEER IF A CONFLICT EXISTS.

INSTALL ALL PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

LOADINGS:

ROOF LOADS:

LIVE LOAD: 20 PSF

DEAD LOAD: 20 PSF

FLOOR LOADS:

LIVE LOAD: 40 PSF

DEAD LOAD: 40 PSF (INCLUDES ALLOWANCE FOR PARTITIONS)

WIND LOADS:

ULTIMATE WIND SPEED, 3 SECOND GUST: 170 MPH

BUILDING CATEGORY: II

EXPOSURE CATEGORY: C

INTERNAL PRESSURE COEFFICIENT: +/-0.18

STRUCTURAL STEEL:

STRUCTURAL STEEL SHALL CONFORM TO AISC, LATEST EDITION.

ALL STEEL SHALL BE SHOP PRIMED.

PLATES: ASTM A36 (FY = 36 KSI)

THRD. RODS: ASTM A36 (FY = 36KSI)

BOLTS: ASTM A307

WOOD FRAMING:

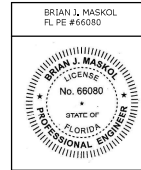
WOOD FRAMING SHALL BE SOUTHERN PINE NO. 2

LVL'S SHALL BE TRUSS JOIST MICROLAM LVL 2.0 BY WEYERHAEUSER

PRE-ENGINEERED WOOD TRUSSES:

SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS DETAILING ALL TRUSSES AND TRUSS TO TRUSS CONNECTIONS FOR APPROVAL PRIOR TO FABRICATION.

PROVIDE TEMPORARY AND/OR PERMANENT TRUSS BRACING AS REQUIRED TO SATISFY OSHA, THE DESIGN REQUIREMENTS AND PROVIDE ERECTION STABILITY, PROVIDE AT A MINIMUM 2X4 BOTTOM CHORD BRACING SPACED AT 6'-0" O.C. MAX.



Brian J
Maskol
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Date: 2025.01.09
13:29:45 -05'00'

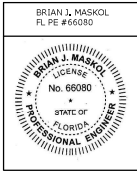
REVISION	DATE	DESCRIPTION

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
STRUCTURAL NOTES &
DETAILS

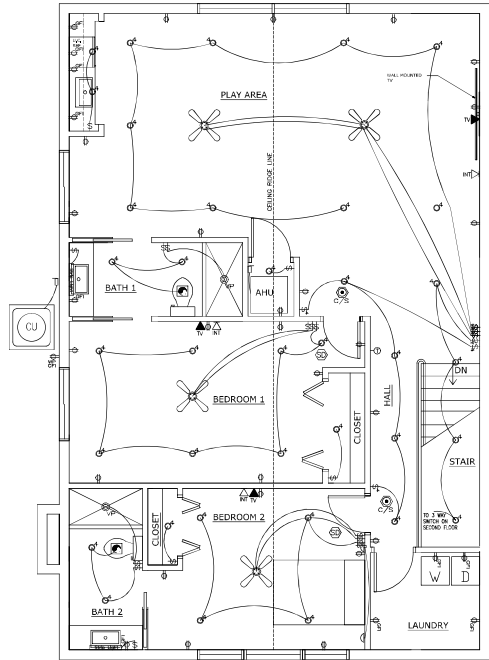
DESIGNED	DATE
GMW	10-10-24
DRAWN	
GMW	10-10-24
CHECKED	

JOB NO.
2025-015

S-2



Brian J Maskol Digitally signed by Brian J Maskol
Date: 2025.01.09 13:29:57 -05'00'



**PROPOSED THIRD FLOOR
ELECTRICAL PLAN**
1/8"=1' SCALE

ELECTRICAL LEGEND

- VAPOR PROOF SURFACE MOUNTED LIGHT
- 4" RECESSED LED CAN LIGHT
- UNDER CABINET FLUORESCENT FIXTURE
- BATHROOM STRIP LIGHT
- CEILING FAN WITH LIGHT
- EXHAUST FAN
- DUPLEX OUTLET
- GROUND FAULT INTERRUPTER
- SWITCH
- THREE WAY SWITCH
- SMOKE DETECTOR
- CARBON/SMOKE DETECTOR
- TELEVISION
- INTERNET
- 220 V OUTLET GROUND FAULT INTERRUPTER
- WALL SCONCE

NOTE: ALL NEW RECEPTACLES IN KET BAR & BATH AREAS TO BE 46" A.F.F.
ALL 120V BRIDGE PHASE 1S & 2S AMP BRANCH CIRCUITS SUPPLYING
OUTLETS THAT ARE NOT GFCI MUST BE AFCI.
"FAMPER PROOF" RECEPTACLES MUST BE INSTALLED IN 120 VOLT, SINGLE
PHASE 1S & 2S AMP BRANCH CIRCUITS

Electrical Load Calculations

3268 Living S.F. at 3 VA	9,804 VA
1305 Added Living S.F. at 3 VA	3,915 VA
(4) Two 20 Amp Appliance Ckts.	6,000 VA
Laundry	1,500 VA
Dryer	5,000 VA
Dishwasher	1,200 VA
Oven (GAS)	100 VA
CookTop (GAS)	100 VA
Hood	400 VA
Disposal	800 VA
3rd Fl Disposal	800 VA
Microwave	1,200 VA
Garage Door Opener	900 VA
Ref. Circuit	1,200 VA
Ref. Circuit	1,200 VA
Water Heater	4,500 VA
Landscape Lighting	1,500 VA
Bgr. GFCI's	1,200 VA
Wine Cooler	1,200 VA
3rd Fl UC Ref	1,200 VA
Jacuzzi	1,600 VA
Garage Fan	1,200 VA
Total	45,058 VA
First 10 KVA at 100%	10,000 VA
Remainder at 40%	14,023 VA
Total	24,023 VA
AC Heat at 100%	18,000 VA
AC Heat at 100%	10,500 VA
AC Heat at 100% 3rd Flr	10,500 VA
Total	63,023 VA

GENERAL ELECTRICAL NOTES

ALL BEDROOM, FAMILY ROOM, DIN, DRINK ROOM, LIVING ROOM, CLOSETS, AND HALLWAY CIRCUITS TO BE ON ONE FAULT BREAKER
PROVIDE PHONE AND TV OUTLETS- VERIFY LOCATIONS AND TYPING WIRING AS REQUIRED
ALL BATH, GAR, EIT, AND KITCHEN OUTLETS WHERE NOTED TO HAVE GROUND FAULT INTERRUPT
SMOKE DETECTORS TO BE HARD WIRED TO MAIN HOUSE WITH BATTERY BACK UP
MICROWAVE OUTLETS TO HAVE DEDICATED CIRCUITS
PROVIDE USER'S DIRECTORY @ PANEL, INDICATING INDIVIDUAL CIRCUITS
DO NOT SCALE DRAWINGS REFER TO FLOOR PLAN
ALL NEW WIRING SHALL COMPLY W/ ALL LOCAL STATE AND NATIONAL CODES

Electrical Load Calculation Main Panel

Pool Pump	1,600 VA
Outside Pool Lights	1,400 VA
Inside Pool Lights	1,200 VA
Blower Motor	1,600 VA
Pool Heater	9,000 VA
Total	14,800 VA
First 10 KVA at 100%	10,000 VA
Remainder at 40%	1,920 VA
Total	11,920 VA

Electrical Panel Total	63,023 VA / 240V = 263A
Main Panel Elect. Total	11,920 VA / 240V = 50A
Total	74,943 VA / 240 = 313A

400 Amp Existing Service

Smoke detectors wired to 120V Bathroom lights
Non Switchable, Non GFI

Electrical contractor to verify all equipment loads prior to start of construction. Electrical contractor to recalculate electrical schedule if loads are to be modified

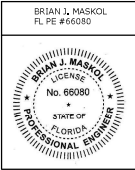
REVISION	DATE	DESCRIPTION

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
ELECTRICAL PLAN, LEGEND
AND CALCULATIONS

DESIGNED	DATE
GMW	10-10-24
DRAWN	
GMW	10-10-24
CHECKED	

JOB NO.
2025-015

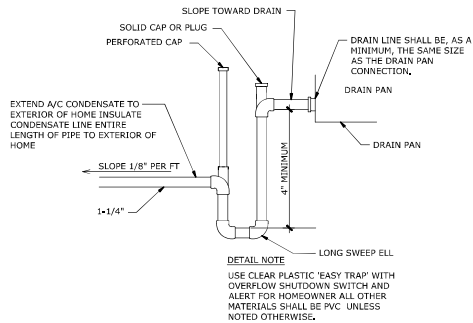
E-1



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Maskol

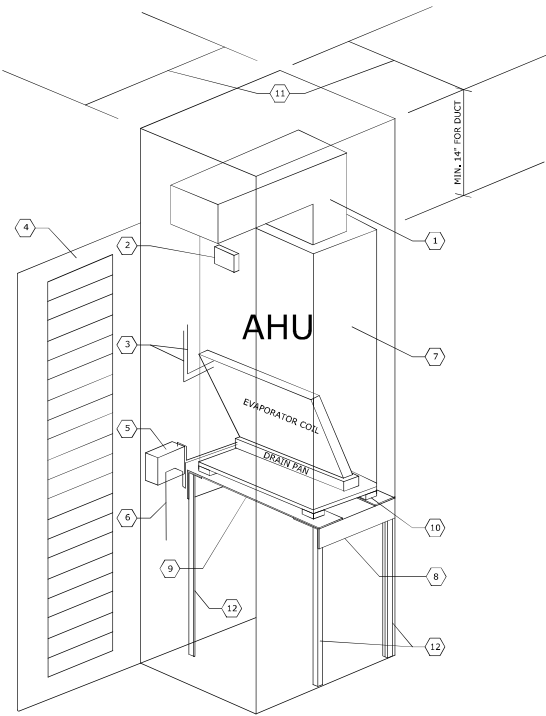
Digitally signed
by Brian J Maskol
Date: 2025.01.09
13:30:12 -05'00'

MAINSS: ■ LOADCENTER □ PANELBOARD				PANEL DESIGN:				MOUNTING:			
■ W/O □ TOP				□ MOTION PHASE: 1				□ SURFACE			
■ W/O □ TOP				■ FLUSH				■ FLUSH			
FED FROM:				LOCATION:				VOLTAGE: 120/240			
SUPPLY FEEDER:				LOAD DESCRIPTION				NEMA TYPE: 1			
EXISTING				GARAGE				FEEDER			
ARC	FEEDER	WIRE	EG	LOAD DESCRIPTION	BOBT	DRY	DRY	BOBT	DRY	DRY	BOBT
					TRIP	TRIP	TRIP	TRIP	TRIP	TRIP	TRIP
				AC #1	30	1	1	30	1	1	30
				WATER HEATER	30	3	3	30	3	3	30
					30	5	5	30	5	5	30
				BIR GFI	20	7	7	20	7	7	20
				KITCHEN HOOD	20	9	9	20	9	9	20
				POOL LIGHT	20	11	11	20	11	11	20
				OFFICE RECEPTIONS	20	13	13	20	13	13	20
				REFRIGERATOR	20	15	15	20	15	15	20
				REFRIGERATOR	20	17	17	20	17	17	20
				REFRIGERATOR	20	19	19	20	19	19	20
				GARAGE GFI	15	21	21	15	21	21	15
				LIVING ROOM LIGHTS	15	23	23	15	23	23	15
				LANDSCAPE	15	25	25	15	25	25	15
				LIVING ROOM RECEPTALS	15	27	27	15	27	27	15
				NEW BATH GFI	20	29	29	20	29	29	20
				NEW PLAYROOM OUTLETS	20	31	31	20	31	31	20
				NEW PLAYROOM HALL & STAIR LIGHTS	20	33	33	20	33	33	20
				NEW BATH FAN & LIGHTS	20	35	35	20	35	35	20
				NEW BATH GFI	20	37	37	20	37	37	20
				SPACE	20	39	39	20	39	39	20
				SPACE	20	41	41	20	41	41	20
				SPACE	20	43	43	20	43	43	20
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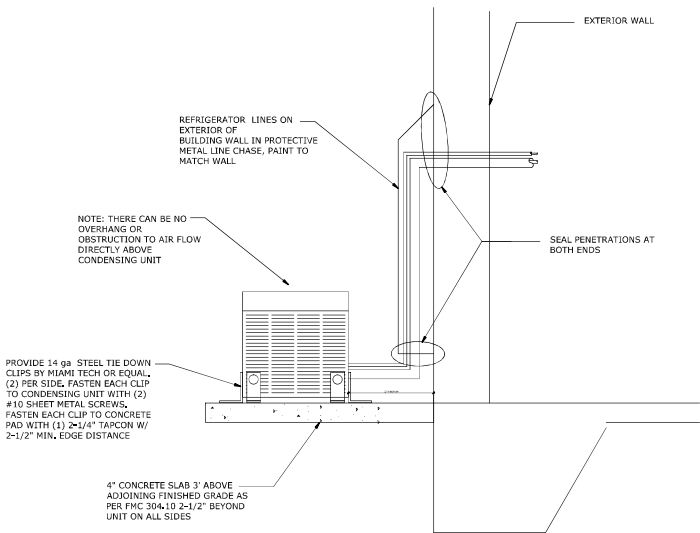
AIR HANDLER CONDENSATE DETAIL
NOT TO SCALE

- 1 SUPPLY DUCT, SEE PLANS FOR SIZE
- 2 FACTORY MOUNTED DISCONNECT
- 3 REFRIGERANT LINES, INSULATE SUCTION
- 4 FULLY LOUVERED DOOR, SEE ARCH. PLANS
- 5 SECONDARY DRAIN W/ FLOAT SWITCH PER FBC PLUMBING
- 6 PRIMARY DRAIN, SEE PLUMB, FOR CONT.
- 7 AHU W/BOTTOM OR FRONT AIR INLET PROVIDE MIN. 4" CLEARANCE AROUND UNIT
- 8 ALUMINUM OR NON-CORROSIVE (COATED) 2"x2"x 1/4" ANGLE ATTACHED TO WALL STUDS, FIELD COORDINATE EXACT DIMENSIONS
- 9 1/4" x 2" WIDE METAL SUPPORT BAND, WELD OR BOLT TO SUPPORT ANGLES, SECURE UNIT TO SUPPORT BAND WITH BRACKETS MIN 2 POINTS.
- 10 VIBRATION ISOLATION NEOPRENE PADS
- 11 SEE PLANS FOR CLOSET SIZE
- 12 METAL SUPPORT LEGS

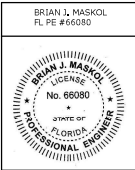


GENERAL NOTE:
ARRANGEMENT OF AHU IN R/A PLENUM CLOSET
ALL MATERIALS, ETC. SHALL BE PLENUM RATED PER FBC MECHANICAL

AHU MOUNTING DETAIL
NOT TO SCALE



CONDENSING UNIT DETAIL
NOT TO SCALE



Brian J Maskol
FL PE #66080

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by Brian J Maskol
Date: 2025.07.09
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REVISION	DATE	DESCRIPTION
1	07/28/25	BUILDING DEPARTMENT COMMENTS

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
DETAILS

DESIGNED	DATE
GMW	10-10-24
DRAWN	
GMW	10-10-24
CHECKED	

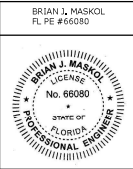
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2025-015



PLUMBING GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCE. ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS, AND OF AMERICAN MANUFACTURE. ALL REQUIREMENTS AND MATERIALS SHALL BE PROVIDED FOR ORIGINAL BUILDING AS INDICATED IN THESE DRAWINGS AND SPECIFICATIONS.
2. SANITARY, WASTE, VENT AND STORM PIPING SHALL BE CENTRIFUGAL CAST IRON BELL AND SPIGOT BELOW GRADE AND NO HUB SYSTEM WITH STAINLESS STEEL COUPLINGS ABOVE GRADE. EXCEPT VENTS ABOVE GRADE MAY BE SCHEDULE 40 GALVANIZED IRON, WHERE ALLOWED NY LOCAL AUTHORITIES DWV PVC MAY BE USED INSTEAD OF CAST IRON AND GALVANIZED.
3. CONDENSATE DRAINS ABOVE GROUND SHALL BE INSULATED COPPER TYPE "L" OR DWV BELOW GROUND AS SPECIFIED FOR SANITARY PIPING.
4. POTABLE WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT TEMPER AND HOT AND COLD WATER PIPING ABOVE GROUND SHALL BE TYPE "L" OR HARD TEMPERED COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SOLDER FREE JOINTS. POTABLE WATER PIPING SHALL NOT BE INSTALLED BELOW ANY FLOOR OR GRADE OR FULL TYPE "L" COPPER IS ACCEPTABLE. FLORIDA BUILDING CODE APPROVED PEX PIPING MAY BE SUBSTITUTED FOR ALL HOT & COLD WATER LINES
5. PIPE SUPPORTS SHALL BE PROVIDED TO BE COMPATIBLE WITH PIPING, INSULATION, STRUCTURE, AND COMPENSATE FOR EXPANSION AND CONTRACTION.
6. THE CONTRACTOR SHALL CONNECT ALL EQUIPMENT FURNISHED BY THE OWNER.
7. EACH NEW FIXTURE AND EQUIPMENT SUPPLY SHALL BE PROVIDED WITH A SUPPLY STOP OR SHUT OFF VALVE AS APPLICABLE.
8. WATER HAMMER ARRESTORS MAY BE PROVIDED AT EACH FIXTURE SUPPLY AT CONTRACTORS OPTION AND AT NO ADDITIONAL COST TO THE OWNER.
9. PROVIDE DIELECTRIC FITTINGS IN ALL PIPING SYSTEMS WHERE CONNECTING DISSIMILAR MATERIALS AND PROTECT AGAINST CONTACT OF DISSIMILAR THRU-OUT THE INSTALLATION.
10. INSULATE ALL HOT WATER, CONDENSATE DRAINS, AND WATER COOLER WASTES PROVIDED.
11. INSULATE HOT WATER PIPING WITH 1" ARMAFLEX INSULATION.
12. INSULATE ALL AIR CONDITIONING AND REFRIGERATION CONDENSATE DRAINS IN PLENUM AREAS, FINISH WHERE EXPOSED WITH 2 COATS OF LATEX PAINT ALL AS PER THE MANUFACTURERS INSTRUCTIONS.
13. ALL HOSE BIBS ABS HOSE CONNECTIONS THIS PROJECT SHALL BE PROVIDED WITH VACUUM BREAKERS.
14. ALL WATER PIPING SHALL BE TESTED AT 100 PSIG MINIMUM HYDROSTATIC PRESSURE FOR A MINIMUM OF 4 HOURS AND SANITIES AS PER FPC 610.1.
15. ALL SOIL, WASTE, VENT, AND STORM PIPING PROVIDED SHALL BE TESTED WITH A 10 FOOT HEAD OF WATER, WATER LEVEL POINT OR HYDROSTATIC PRESSURE GAUGE, WHERE ALLOWED BY LOCAL AUTHORITIES, SHALL REMAIN UNCHANGED FOR A MINIMUM OF 4 HOURS.
16. CONTRACTOR SHALL OBTAIN APPROVED MANUFACTURERS INSTALLATION DRAWINGS FOR ALL EQUIPMENT AND CASEWORK DIMENSIONED ROUGH-IN LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIXTURE, CASEWORK AND EQUIPMENT ROUGH-IN DIMENSIONS AND CORRECT FLOOR AND WALL PENETRATIONS.
18. SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
19. CONTRACTOR SHALL PROVIDE ALL SYSTEMS INDICATED IN THESE SPECIFICATIONS ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH LOCAL CODES AND ORDINANCES AS APPLICABLE TO COMPLETING WORK FOR INTENDED OCCUPANCY. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS FOR THE CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING INSTALLATION ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH ITEMS ARE NOT INCLUDED ON THE DRAWINGS OR IN THE SPECIFICATIONS
20. THE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID COMPLETELY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
21. PROVIDE TEMPORARY POTABLE WATER SERVICE AS REQUIRED ON SITE FOR ALL TRADES.
22. VERIFY ALL DIMENSIONS WITH STRUCTURE PRIOR TO ANY FABRICATION OR INSTALLATION.
23. CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK BY THIS CONTRACTOR, AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO LANDLORD AND STRUCTURAL REQUIREMENTS, AND FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP REQUIRED OF APPLICABLE TRADES FOR THE BUILDING.
24. PROVIDE AN ACCURATE LAYOUT, GRADES AND ELEVATIONS; SET SLEEVES AND OPENINGS IN AMPLE TIME; TAKE PROPER PRECAUTIONS TO PROTECT ALL WORK AND EQUIPMENT FROM DAMAGE INCLUDING EXISTING.
25. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS
27. CONTRACTOR SHALL PERFORM AND/OR PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS INDICATED AND REQUIRED FOR ALL SYSTEMS PROVIDED.
28. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TAXES REQUIRED TO INSTALL AND COMPLETE SYSTEMS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
29. AT COMPLETION OF WORK REMOVE ALL RUBBISH AND DEBRIS CAUSED BY THIS WORK AND THOROUPLY CLEAN ALL RELATED FIXTURES AND EQUIPMENT.
30. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN 1 (ONE) YEAR FROM DATE OF ACCEPTANCE.
31. CONTRACTOR TO KEEP ACCURATE AS-BUILTS AND SHALL SUBMIT THREE (3) COPIES TO THE ARCHITECT/ENGINEER SEVENTY TWO (72) HOURS PRIOR TO FINAL INSPECTION.
32. CONTRACTOR TO NOTIFY ARCHITECT/ ENGINEER IMMEDIATELY UPON ANY DISCREPANCIES, IF FOUND.
33. ALL PLUMBING FIXTURES TO COMPLY WITH FPC TABLE 604.4
34. THE FIRST 8'-0" OF OUTLET PIPING FOR A CONSTANT TEMPERATURE NON-RECIRCULATING STORAGE SYSTEM, AND THE INLET PIPE BETWEEN THE STORAGE TANK AND A HEAT TRAP IN A NON-RECIRCULATING STORAGE SYSTEM SHALL BE INSULATED TO LEVELS SHOWN IN THE 404.5 AND FPC 607.2.1
35. NO DEAD ENDS SHALL BE PERMITTED, THE REMOVAL OF PLUMBING FIXTURES SHALL COMPLY WITH FPC 704.5
36. ALL EQUIPMENT CONNECT FOR CONSUMPTION TO HAVE BACK FLOW PREVENTER.
37. ALL EXPOSED PIPING UNDER LAVATORIES SHALL BE INSULATED AS PER FPC 404.6.4.
38. ALL VALVES SHALL BE IDENTIFIED AS PER FPC 606.4.
39. ALL HOSE BIBS AS TO BE SEPARATELY VALVED AS PER FPC 606.2.

1. A. SCOPE OF WORK:
THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY SHOWN ON THE DRAWINGS, SPECIFIED HEREIN AND/OR AS NEEDED FOR A COMPLETE SYSTEM, INCLUDING BUT NOT LIMITED TO:
1. DOMESTIC COLD AND HOT WATER PIPING SYSTEMS
2. SANITARY DRAIN AND VENT SYSTEMS
3. PLUMBING FIXTURES AND TRIM
4. PRESSURE AND TEMPERATURE RELIEF AND PAN DRAIN FROM HOT WATER HEATER
5. PIPING INSULATION
6. SUPPORTS AND HANGERS
8. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "FLORIDA BUILDING CODE" AND LOCAL ORDINANCES AND IN COMPLIANCE WITH THE "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION" AND "HRS" REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
2. CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLING ANY PIPING.
3. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING.
4. WATER HAMMER ARRESTERS SHALL BE INSTALLED WHERE QUICK - CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.
5. ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.
6. PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH THE APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES, AND SHALL BE FREE FROM DEFECTS AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED, FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS ETC.
7. WASTE LINES 3" OR MORE SLOPE AT 1/8" PER FOOT AND 2" AND UNDER SLOPE AT 1/4" PER FOOT.
8. PROVIDE ACCESSIBLE CLEANOUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN-OUT LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE. WALL CLEAN-OUT, SHALL NOT BE SEEN FROM ANY LIVING SPACE ROOMS, THEY MUST BE LOCATED UNDER SINKS, LAVATORIES AND CABINETS.
9. VENT LINES TO EXTEND 9" MINIMUM ABOVE ROOF AND FLASH WITH LEAD.
10. THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES FITTINGS SHALL BE IN ACCORDANCE WITH TABLE 604.4 FBC.
11. CONTRACTOR SHALL COORDINATE WITH OWNER AMOUNT AND LOCATION OF HOSE BIBS PRIOR TO INSTALLATION
12. PIPING
- A. SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.
- B. PROVIDE SLEEVES FOR ALL PIPING PASSING THRU FOUNDATION SLABS OR MASONRY WALLS, CALK OPENINGS BETWEEN PIPE AND SLEEVES.
- C. WHERE EXPOSED PIPES PASS THRU FLOORS, WALLS OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE FIRMEST OUTSIDE DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE PIPES, PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS.
- D. LOCATION OF FULL OPEN VALVES AS PER FPC 606.1.
- F. LOCATION OF SHUT OFF VALVES AS PER FPC 606.2.
- G. SANITARY WASTE, VENTS AND STORM DRAIN SHALL BE STANDARD WEIGHT CAST IRON NO-HUB PER CIPB STANDARDS 301, WITH STAINLESS STEEL ONE PIECE NEOPRENE GASKETS, OR A B.L. "BEST" COUPLING, WHERE PERMITTED BY LOCAL AUTHORITY, APPROVED PVC OR ABS PLASTIC PIPE AND FITTINGS PER ASTM D2661-89 OR D 2665089 MAY BE USED.
- H. CONDENSATE DRAINS FROM AIR CONDITIONING UNITS, PVC SCHEDULE 40 PIPE AND FITTINGS.
- I. DOMESTIC WATER ABOVE GROUND, TYPE L COPPER PIPE WITH WROUGHT COPPER SOLDERED JOINT FITTINGS, TYPE K COPPER BELOW GROUND PIPE ACCORDING TO ASTM B-42, TUBE ACCORDING TO ASTM B-88, ALTERNATE FOR UNDERGROUND PIPE: CAST IRON WATER PIPE ACCORDING TO ANSI A 21.6, STEEL PIPE (SCHEDULE 40, GALVANIZED) ACCORDING TO ASTM A 120-68.
- J. ALL CONTROL VALVES FOR DOMESTIC WATER SHALL BE CAST BRASS OR B-88 BRONZE GATE VALVES.
- K. PROVIDE DIELECTRIC FITTINGS FOR ALL JOINING DISSIMILAR METALS.
13. INSPECTIONS AND TESTS
- A. CONTRACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION, AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BY CODE AND/OR LOCAL REGULATIONS.
- B. DRAINAGE PIPING: BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO THE HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN OWNER REPRESENTATIVE.
- C. STERILIZE ALL WATER LINES WITH A MIXTURE TWO (2) POUNDS OF CHLORINATED LIME TO EACH 1,000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE), RETAIN MIXTURE IN PIPES 48 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- D. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION
- 1) FIXTURES TO COMPLY WITH REFERENCE STANDARDS AS PER FBC 2020 PLUMBING SECTION 406 THRU 421.
- 2) RESIDENTIAL FIXTURES SHALL COMPLY WITH 2020 FBC SECTION P2701.
- 3) ANTI SCALD VALVE- ALL SHOWERS AND BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COMBINATION TYPE SET, HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT THE TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 110 DEGREES F.
- 4) ALL DRAINS 3" IN DIAMETER OR ABOVE SHOULD HAVE 1/8" SLOPE AND BELOW 3" DIAMETER SHOULD HAVE 1/4" SLOPE.
- 5) FIXTURES TO COMPLY WITH REFERENCE STANDARDS AS PER FBC 2020 PLUMBING SECTION 406 THRU 421.
- 6) RESIDENTIAL FIXTURES SHALL COMPLY WITH FBC 2020 SECTION P2701.
- 7) ICE MAKERS, REFRIGERATORS AND DRINKING FOUNTAINS TO BE IN LINE BACKFLOW DEVICE AND FILTER.
- 8) DISHWASHING MACHINES SHALL CONFORM TO ASSE 1004 AND NSF3, WATER SUPPLY SHALL BE PROTECTED WITH A BACKFLOW DEVICE AND PROVIDE INDIRECT WASTE W/AN AIR BREAK. HAVE 1/4" SLOPE.



Brian J Maskol
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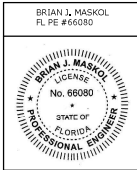
REVISION	DATE	DESCRIPTION

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
GENERAL NOTES

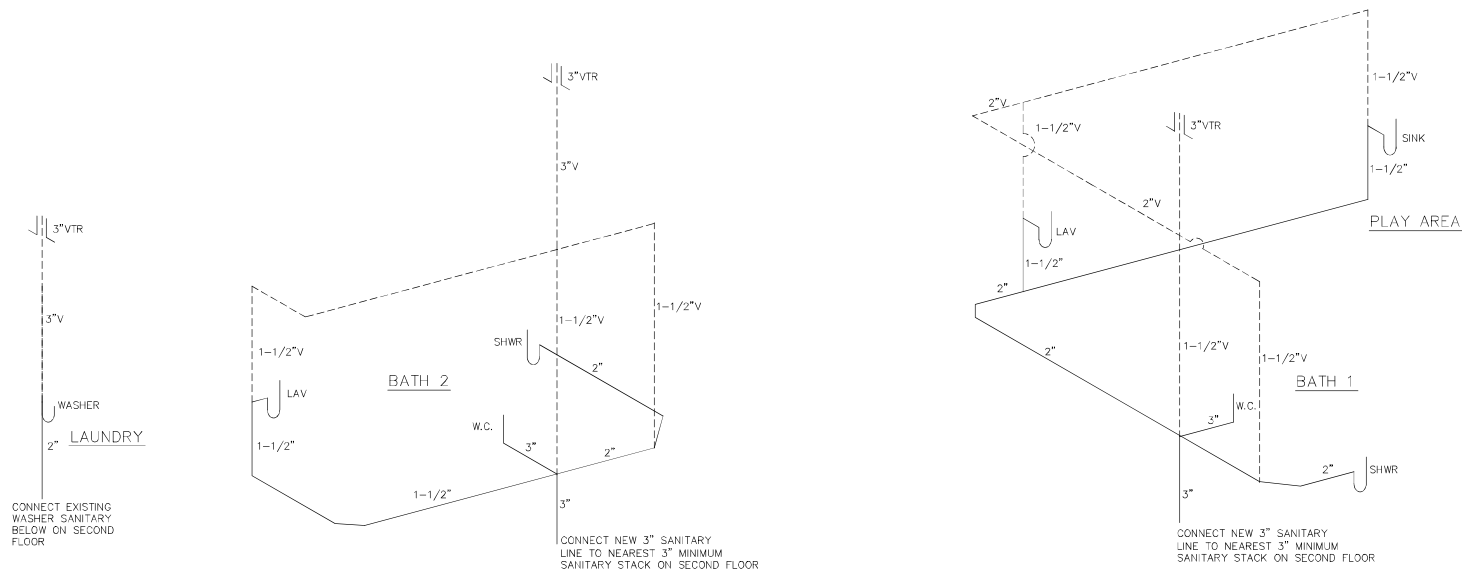
DESIGNED	DATE
GMW	10-10-24
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JOB NO.
2025-015





Brian J Maskol
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Date: 2025.01.09 13:31:07 -05'00'



SANITARY RISER DIAGRAM

* PLUMBER TO LOCATE TIE IN LOCATIONS
PLUMBING CONTRACTOR TO PROVIDE A WATER HAMMER & SHUT OFF VALVE AT EACH FIXTURE
INSULATE ALL HOT WATER LINES

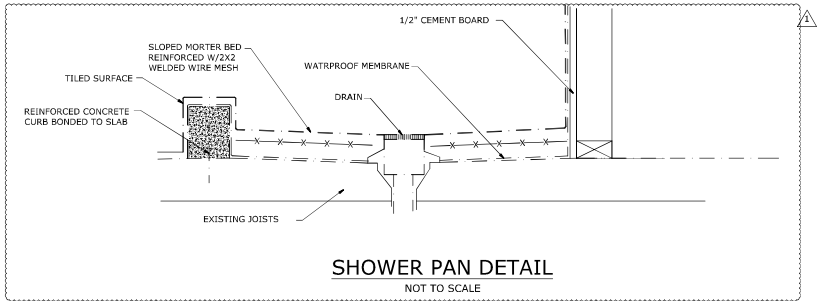


TABLE 604.4 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE SETTINGS	
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
LAVATORY PRIVATE	
LAVATORY PUBLIC (METERING)	
LAVATORY PUBLIC (OTHER THAN METERING)	
SHOWER HEAD ^a	
SINK FAUCET	
URNIAL	
WATER CLOSET	

FOR SI: 1 GALLON = 3.785 L/M, 1 POUND PER SQ INCH = 6.895 KPA,
^a, A HAND HELD SHOWER SPRAY IS A SHOWER HEAD,
^b, CONSUMPTION TOLERANCES SHALL BE DETERMINED FROM REFERENCED STANDARDS.

REVISION	DATE	DESCRIPTION
1	07/28/25	BUILDING DEPARTMENT COMMENTS

PERSICOT RESIDENCE
305 NE 17th AVE
FORT LAUDERDALE, FL
SANITARY RISER

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