

**BOARD OF ADJUSTMENT (BOA)
ELECTRONIC CASE PACKAGE**

DATE: Wednesday, May 13, 2026

AGENDA ITEM #:4

CASE #: PLN-BOA-26040004

NOTES: New Case

Board of Adjustment (BOA)

- **CODE SECTION(S)**
- **PROPERTY DETAILS**

Board of Adjustment (BOA)

PLN-BOA-26040004

Section Code 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 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	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 abutting a waterway	See Section 47-18.33 20 ft. when 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)

Record

Showing 1-18 of 18

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #
<input type="checkbox"/>	PLN-BOA-26040004	Request for set back to reduced to 0'	1244 Variance	Z- Board of Adjustment (BOA)	0		1244
<input type="checkbox"/>	BLD-GEN-26020191	Patio Enclosure	Alteration Permit	Structural Permit	0		1244
<input type="checkbox"/>	BLD-ROOF-WT-25100133	New Shingle roof	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		1244
<input type="checkbox"/>	PM-18042597	REPLC 200 AMP MAIN BREAKER PANEL AND ADD NEW 90 ~...	REPLC 200 AMP MAIN BREAKER P...	Electrical Services Permit	0		1244
<input type="checkbox"/>	CE16081045	OVERGROWTH IS OBSTRUCTING VISIBILITY OF A, NORTHB...	HUBBARD,LARRY J/THORNE,SCOTT D	Code Case	0		1244
<input type="checkbox"/>	VIO-CE16081045_1	OVERGROWTH IS OBSTRUCTING VISIBILITY OF A	HUBBARD,LARRY J/THORNE,SCOTT D	Violation-CODE Hearing	0		1244
<input type="checkbox"/>	PM-16071806	REPLACE 10 WINDOWS 4 DOORS W IMPACT SIZE FOR SIZE...	REPLACE 10 WINDOWS 4 DOORS W...	Window and Door Permit	0		1244
<input type="checkbox"/>	PM-16070995	REPLACE 1 DOOR	REPLACE 1 DOOR	Window and Door Permit	0		1244
<input type="checkbox"/>	AB-0084513		HUBBARD,LARRY J/THORNE,SCOTT D	Resident/Business Alarm Registration	0		1244
<input type="checkbox"/>	PM-09072190	REPLACE & REPAIR APPROX 30% OF SFR WOOD FENCE...	REPLACE & REPAIR APPROX 30% ...	Fence Permit	0		1244
<input type="checkbox"/>	PM-06070196	REROOF 1370 SF SHINGLE 130 SF FLAT REQUIRES ~ENGI...	REROOF 1370 SF SHINGLE 130 S...	Re-Roof Permit	0		1244
<input type="checkbox"/>	PM-05052674	INSTALL HURRICANE SHUTTERS ON 13 OPENINGS ~BP0310...	INSTALL HURRICANE SHUTTERS O...	Shutter Permit	0		1244
<input type="checkbox"/>	PM-04040573	VENTILATION HOOD FOR ISLAND STOVE BP03101251	VENTILATION HOOD FOR ISLAND ...	Mechanical Residential Permit	0		1244
<input type="checkbox"/>	PM-04030914	PLUMBING FOR KITCHEN REMODEL BP 03101251	PLUMBING FOR KITCHEN REMODEL...	Plumbing Residential Permit	0		1244
<input type="checkbox"/>	PM-04030613	INSTALL GAS LINE AND SET TANK	INSTALL GAS LINE AND SET TANK	Storage Tank Permit	0		1244
<input type="checkbox"/>	PM-04011613	ELECTRIC KITCHEN RELOCATION #03101251	ELECTRIC KITCHEN RELOCATION ...	Electrical Residential Permit	0		1244
<input type="checkbox"/>	PM-03101246	CONC.PATIO DECK, CONC. LIP AROUND POOL & PAVE...	CONC.PATIO DECK, CONC. LIP A...	Accessory Structure Permit	0		1244
<input type="checkbox"/>	PM-03101251	KITCHEN RELOCATION - ELECTRIC - PLUMBING SFR ~B-R...	KITCHEN RELOCATION - ELECTRI...	Residential Alteration Permit	0		1244

- **PUBLIC NOTICE**
- **APPLICATION FORM**
- **PROOF OF OWNERSHIP**
- **MAIL NOTIFICATION**
- **AGENT AUTHORIZATION FORM (IF APPLICABLE)**

Board of Adjustment (BOA)



BOARD OF ADJUSTMENT MEETING NOTICE

Date: May 1st, 2026

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, May 13th, 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-26040004
OWNER:	HUBBARD,LARRY J
AGENT:	TODD LONG
ADDRESS:	1244 NORTH EAST 17 WAY, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	NORTH HALF OF LOT 17, AND ALL OF LOT 18, BLOCK 4, OF "LAKE RIDGE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24 PAGE 47, 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>Section Code 47-5.33: Table of dimensional requirements for the RC-15 and RCs-15 districts. (Note A)</u>

Requesting a variance to permit a new screened-in patio at a corner yard setback of 5 feet whereas the code requires a minimum corner yard setback of 15 feet, a total variance request of 10 feet.

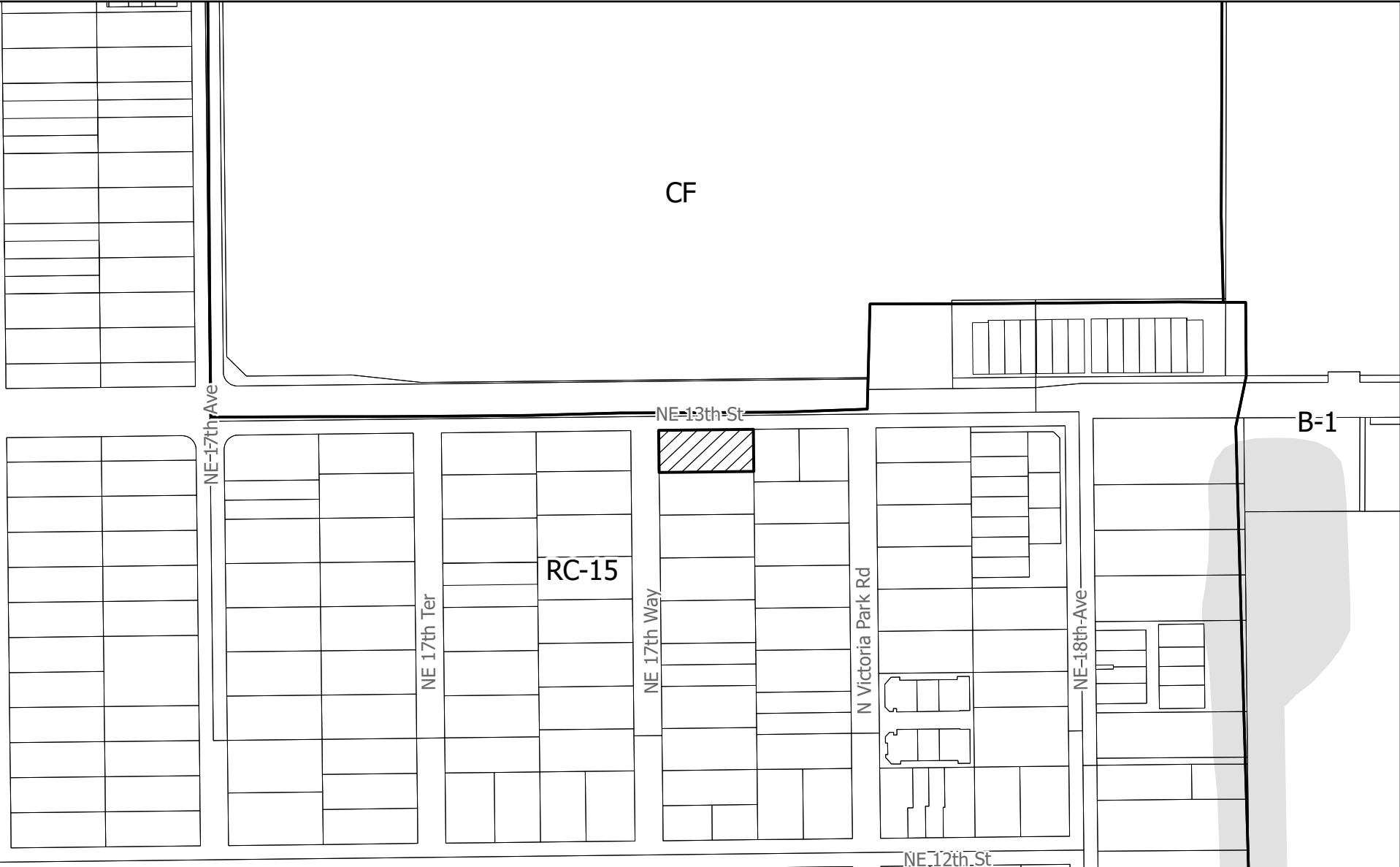
To watch and listen to the Board of Adjustment Meeting:
www.fortlauderdale.gov/fltv , www.youtube.com/cityoffortlauderdale
Cable Television - Comcast Channel 78 and AT&T U-verse Channel 99

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-26040004

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet

Graphic Scale



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: May 13th, 2026

TIME: 6:00 P.M.

CASE: PLN-BOA-26040004

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

- **Requesting a variance to permit a new screened-in patio at a corner yard setback of 5 feet whereas the code requires a minimum corner yard setback of 15 feet, a total variance request of 10 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:
www.fortlauderdale.gov/government/BOA**

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

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



SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-26040004

APPLICANT: LARRY HUBBARD / TODD LONG

PROPERTY: 1244 NE 17th WAY FORT LAUDERDALE, FL

PUBLIC HEARING DATE: 5/13/2026

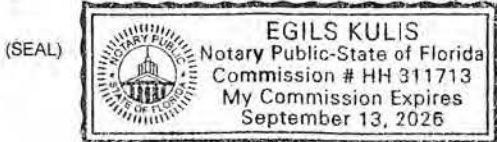
BEFORE ME, the undersigned authority, personally appeared TODD LONG, who upon being duly sworn and cautioned, under oath deposes and says:

- 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. (initial here)

TODD LONG
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23 day of April, 2026



NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF FORT CALDWAY
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: May 13th, 2026 TIME: 6:00 P.M. CASE #IN-BOA-26040004
Section Code 47-5.33 Table of dimensional requirements for the RC-15 and
RC-15 Attach (Note A)
Requesting a variance to permit a new screened-in patio at a corner yard setback of 3 feet whereas the code requires a minimum corner yard setback of 15 feet, a total variance request of 10 feet.

FOR MORE INFORMATION CONTACT THE BOARD OF ADJUSTMENT
CITY OF FORT CALDWAY
1000 W. CALDWAY BLVD.
FORT CALDWAY, FL 32117
PH: 386.329.2200
WWW.FORTCALDWAYFLORIDA.GOV

THE BOARD WILL MEET IN THE BOARD OF ADJUSTMENT HEARING ROOM
CITY OF FORT CALDWAY, 1000 W. CALDWAY BLVD., FORT CALDWAY, FL 32117
ON MONDAY, MAY 13, 2026 AT 6:00 P.M. THE MEETING WILL BE OPEN TO THE PUBLIC.
ALL VARIANCE REQUESTS WILL BE HEARD AT THE MEETING. THE BOARD OF ADJUSTMENT
MAY GRANT, DENY, OR APPROVE WITH CONDITIONS ANY VARIANCE REQUEST.
IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY ENGINEER AT 386.329.2200.



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING
 DATE: May 13th 2025 TIME: 6:00 P.M. CASE FILE NO.: 24040004

Section Code: 42-5.23. State of dimensional requirements for the RC-15 and
 RC-15 (d)(1)(a), (b)(2)

- Requesting a variance to permit a new screened-in patio of a corner yard
 setback of 3 feet whereas the code requires a minimum corner yard setback
 of 15 feet across variance request of 10 feet.

FOR MORE INFORMATION CONTACT THE CITY PLANNING DEPARTMENT
 200 N. GULF BLVD., SUITE 200
 FORT LAUDERDALE, FL 33301
 TEL: 772-246-2000
 WWW.FORTLAUDERDALEFL.GOV



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.

A APPLICANT / PROPERTY OWNER (For purpose of Identification, the Property Owner is the Applicant) Name: Larry Hubbard Address: 1244 NE 17th Way City, State, Zip: Fort Lauderdale, Florida 33304 Phone: 954-410-5187 Email: info@floridasbestservices Proof of Ownership: Attach Tax Record/Warranty Deed

B AGENT (if agent will be representing the Property Owner, an agent authorization form is required) Name: Todd Long Address: 1314 E Las Olas City, State, Zip: Fort Lauderdale, Florida 33301 Phone: 954-410-5187 Email: todd@floridasbestservices Agent Authorization Form: Attach Agent Authorization Form

C BUSINESS OWNER (if applicable, e.g. Hotel, Restaurant, etc.) Name: N/A Address/Email/Phone:

D PARCEL INFORMATION Project Address: 1244 NE 17th Way Folio Number(s): 4942 35 22 0460 Legal Description (per survey): LAKE RIDGE 24-47 B LOT 17 N 25,18 LESS N 15 FOR RD BLK 4

E LAND USE INFORMATION Current Land Use Designation: Single Family Current Zoning Designation: RC-15 Current Use of Property: Same Site Adjacent to Waterway?: no Provide Related Case/Project #:

F PROJECT INFORMATION This Request is: Existing New Applicable ULDR Sections: REQUESTING CORNER YARD SETBACK TO BE 5' FOR INSTALLATION OF SCREEN PATIO (Describe current request) SETBACK CODE 47.5.33

G DIMENSIONAL REQUIREMENTS (indicate direction N, S, E, W) Table with columns: Required Per ULDR, Proposed. Rows include Lot Size, Lot Density, Lot Width, Building Height, Structure Length, Lot Coverage, and SETBACKS.

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.

Table of application types and fees. Includes: Variance/Interpretation Request (Before/After), Variance/Interpretation Request-Homesteaded Property (Before/After), Special Exception Request (Before/After), **Administrative Variance Request (Existing Only), Request for Continuance, Rehearing Request Before the Board, Request for Rehearing, De Novo Hearing Request, and Appeal Request.

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



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.

- Checklist items: Preliminary Meeting Date, Application Form, Proof of Ownership, Narrative, Color Photographs, Survey, Site Plan, Elevations, Landscape Plans, Additional Plans, Agent Authorization Form, Mail Notification Documentation, Envelopes.

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

- Checklist items: Tax Map, Property Owners Notice List.

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.

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.

- 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 (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 a

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.

requesting 0' set back for north side yard (NE 13th Street) to erect screen enclosure. AND DESIGN WITH EXISTING SMO CURVES

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

Previous side set back removed due to increase width of NE 13th Street.

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:

Previous side yard was removed to widen street. Asking to erect new screen enclosure to

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

CORRECT NEIGHBORING PROPERTIES HAVE FULL USE OF SETBACKS

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

CORRECT HARDSHIP WAS NOT SELF CREATED

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

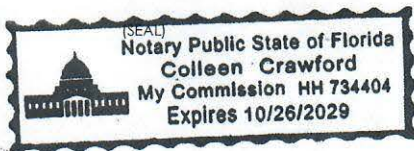
THE VARIANCE WILL MAKE THE EXISTING PROPERTY HAVE SIMILAR FUNCTION

AFFIDAVIT: Larry Hubbard 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 of Larry Hubbard

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 3 day of April 2024



Signature of Notary Public, MY COMMISSION EXPIRES:



TECHNICAL SPECIFICATIONS

A. SITE PLAN

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

Please note: Additional site plan information may be necessary to fully address the requested variance.

B. BUILDING ELEVATIONS (as applicable)

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



GENERAL INFORMATION

BOARD OF ADJUSTMENT & ADMINISTRATIVE VARIANCE

REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT and ADMINISTRATIVE VARIANCE MEETING REQUEST: Prior to the submittal of the Board of Adjustment/Administrative Variance application, applicants will need to request a meeting with staff to obtain feedback regarding the proposed variance, special exception, administrative variance or other applications. The meeting includes general guidance on the application submittal and process for the application type. To request a meeting with staff, [email your request to: boardofadjustment@fortlauderdale.gov](mailto:boardofadjustment@fortlauderdale.gov)

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

ONLINE APPLICATION SUBMITTAL PROCESS: Board of Adjustment and Administrative Variance Application submittals must be conducted through the [City's online citizen access portal and payment of fees LauderBuild](#). LauderBuild requires the creation of an online account to submit a complete application. To view plan and document requirements and standards please visit the [LauderBuild Plan Room](#). Staff will provide guidance once an application has been submitted to the City. No hard copy application submittals will be accepted.

DETERMINATION OF COMPLETENESS: All submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with determination of completeness for all application submittal to Board of Adjustment. The City will notify the applicant within thirty (30) days from application submittal with a determination of completeness for all applications submittal for Administrative Variances. The notification will be sent via email and/or lauderbuild and will indicate application completeness or incompleteness with required changes.

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

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

EXAMPLE VARIANCE SUBMITTAL [Click to access the Board of Adjustment \(BOA\) page to view previous Board of Adjustment \(BOA\) agendas, case backup, minutes and results](#). This applies to Board of Adjustment applications only.

QUESTIONS: Questions regarding the Board of Adjustment (BOA) process or Lauderbuild, contact us by phone at 954-828-6520 or by email at boardofadjustment@fortlauderdale.gov

IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount. If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you. If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).



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Property Address	1244 NE 17 WAY, FORT LAUDERDALE FL 33304	ID #	4942 35 22 0460
Property Owner	HUBBARD, LARRY J	Millage	0312
Mailing Address	1244 NE 17 WAY FORT LAUDERDALE FL 33304	Use	01-01

Abbreviated Legal Description	LAKE RIDGE 24-47 B LOT 17 N 25,18 LESS N 15 FOR RD BLK 4
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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\(8\)](#).

! It'S IMPORTANT THAT YOU KNOW:
 The 2026 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 Values
[Click here to see 2025 Exemptions and Taxable Values as reflected on the Nov. 1, 2025 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$24,310	\$505,890	\$530,200	\$241,060	
2025	\$24,310	\$506,150	\$530,460	\$234,730	\$4,339.81
2024	\$24,310	\$527,220	\$551,530	\$228,120	\$4,119.26

2026 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$530,200	\$530,200	\$530,200	\$530,200
Portability	0	0	0	0
Assessed/SOH 10	\$241,060	\$241,060	\$241,060	\$241,060
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$26,411	0	\$26,411	\$26,411
Wid/Vet/Dis 1	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$184,649	\$211,060	\$184,649	\$184,649

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
4/18/2009	WD-Q	\$190,000	46253 / 1562
12/31/2001	WD	\$186,000	32669 / 1887
3/1/1985	WD	\$73,000	12420 / 854
6/1/1979	D	\$45,000	

Land Calculations

Price	Factor	Type
\$3.00	8,102	SF
Adj. Bldg. S.F. (Card, Sketch)		1609
Units		1
Eff./Act. Year Built: 1950/1945		

Special Assessments

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

If you see a factual error on this page, please [click here to notify us](#).

FOLIO_NUMB	NAME_LINE_
494235220320	DESORMEAUX,REBECCA H/E
494235220310	DAYAN,DAVID
494235220460	HUBBARD,LARRY J
494235220160	MBIZ GROUP 1245 LLC
494235220300	CONCIO,FRANCESCO M
494235220450	TSCHAPEK,MARCUS
494235220170	REVERAND,STEPHEN
494235220330	LEONARD,EMMA A
494235220290	BLANAR,CHRISTOPHER
494235220440	MOODY,TRAVIS & MEAGAN
494235220180	MANCINI,RICHARD & GENIE
494235220340	BORODAY,ADRIAN
494235220280	HUSSAIN,SYED
494235220430	WILLIAMS,HERBERT H II
494235220350	CHRISTENSEN,DANIEL F &
494235220600	BERNSTEIN,SHLOMO
494235220420	SUAREZ,NICOLE
494235220200	JMKR INVESTMENTS LLC
494235220360	MOCARSKI,ERIC J
494235220260	LEE,THOMAS J IV
494235220590	GLENN,CHESTER A & DEBRA J GABLE
494235220210	SOARES,ADELIO C
494235220370	SUGGS,ANTHONY LAMARR
494235220410	VANDEVENTER,GINGER
494235220411	LEVY,JEFFREY H/E
494235220640	MARCELINO,MARC R EST
494235220630	MAKEN INVESTMENT GROUP LLC
494235220620	MAKEN INVESTMENT GROUP LLC
494235220610	GARAY,JAVIER ENRIQUE
494235220270	1232 NE 17 TERR LLC
494235220190	FERRERA,LISA H/E
494235220650	PUBLIC LAND
494235220271	1232 NE 17 TERR LLC
494235640010	TERRACES DEVELOPMENT LLC
494235500010	SCHOOL BOARD OF BROWARD COUNTY
494235000040	CITY OF FORT LAUDERDALE

NAME_LINE1	ADDRESS_LI
DESORMEAUZ,SARE-JEAN	1760 NE 13 ST 1756 NE 13 1244 NE 17 WAY
MORRISON,MATTHEW GAZDAR,KERSI J	1919 NE 45 ST #214 1244 NE 17 TER 1238 NE 17 WAY 1239 NE 17 WAY 1239 N VICTORIA PARK RD
MCBRIDE,JESSICA IRENE WILLIS,EDWARD	1240 NE 17 TER 1232 NE 17 WAY 1235 NE 17 WAY
KERN,GUSTAVE-ANDREW	1235 VICTORIA PARK RD 3016 WEBER PL 1228 NE 17 WAY
CHRISTENSEN,DOREEN R	4840 NE 13 TER 1226-1228 N VICTORIA PARK RD 512 N MCCLURG APT 2704 2700 NE 26 TER 1225 N VICTORIA PARK ROAD 1228 NE 17 TER 1224 N VICTORIA PARK ROAD 1217 NE 17 WAY PO BOX 100498 1220 NE 17 WAY 1222 NE 17 WAY PO BOX 1151 11570 SW 72 ST 1234 N VICTORIA PARK RD 1230 N VICTORIA PARK RD 2521 CENTER AVE
BASILONE,NICOLE	1229 NE 17 WAY 101 NE 3 AVE STE 2100 2521 CENTER AVE 18851 NE 29 AVE STE 1011
GUERRA,JOSE JR % CITY OF FORT LAUDERDALE	600 SE 3 AVE 528 NW 2 ST
ATTN:FACILITY MANAGEMENT	

CITY	ST/ZIP	ADDRESS__1	
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33308	FORT LAUDERDALE	FL33308
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
OAKTON	VA 22124	OAKTON	VA22124
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
OAKLAND PARK	FL 33334	OAKLAND PARK	FL33334
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
CHICAGO	IL 60611	CHICAGO	IL60611
FORT LAUDERDALE	FL 33306	FORT LAUDERDALE	FL33306
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33310	FORT LAUDERDALE	FL33310
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33302	FORT LAUDERDALE	FL33302
MIAMI	FL 33173	MIAMI	FL33173
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
FORT LAUDERDALE	FL 33304	FORT LAUDERDALE	FL33304
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
FORT LAUDERDALE	FL 33305	FORT LAUDERDALE	FL33305
AVENTURA	FL 33180	AVENTURA	FL33180
FORT LAUDERDALE	FL 33301	FORT LAUDERDALE	FL33301
FORT LAUDERDALE	FL 33311	FORT LAUDERDALE	FL33311

LEGAL_L_12

LEGAL_L_13

ZIP4 MILLA US US MA C
0312 01 01 3B
1846 0312 01 01 3B
0312 01 01 3B
0312 01 01 3B
2430 0312 08 06 3B
2434 0312 01 01 3B
0312 01 01 3B
2417 0312 01 02 3B
2430 0312 01 01 3B
0312 01 01 3B
0312 01 01 3B
0312 01 02 3B
1753 0312 01 01 3B
2434 0312 01 01 3B
4208 0312 01 01 3B
2418 0312 08 03 3B
0312 01 01 3B
1708 0312 01 01 3B
2417 0312 01 01 3B
0312 01 01 3B
2418 0312 01 01 3B
0312 01 01 3B
0498 0312 01 01 3B
0312 01 04 3B
2434 0312 01 04 3B
0312 08 02 3B
2668 0312 01 01 3B
0312 01 01 3B
0312 01 01 3B
0312 00 01 3B
2433 0312 01 01 3B
0312 94 3B
0312 00 01 3B
0312 09 3B 1
3125 0312 83 03 3B
9108 0312 94 3B

SAME AS OR 2264/915, LESS R/W

AKA: SUNRISE MIDDLE

JUST_LAND_	JUST_BUILD	JUST_OTHER	LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V
15760	572060	0	587940	0	0	580560
14630	427110	0	441420	0	0	306010
24310	505890	0	530460	0	0	234730
23090	925800	0	949230	0	0	942530
44580	675120	0	689680	44580	45520	333970
24710	475160	0	499450	0	0	494050
25120	642590	0	667940	0	0	450600
24310	664420	0	688880	11590	231130	442090
25520	577550	0	602960	0	0	420260
24720	870180	0	895130	0	0	895130
24310	759480	0	783410	0	0	461870
24310	798940	0	823160	0	0	496820
25540	594950	0	620690	0	0	620690
24710	566170	0	591200	0	0	143650
24320	424920	0	448910	0	0	448910
44540	525360	0	554220	44540	254840	554220
24710	582020	0	606750	0	0	606750
25110	561440	0	586540	0	0	586540
24310	632190	0	656930	0	0	277460
25520	681160	0	706280	0	0	555900
24290	560960	0	584750	0	0	139590
25120	566450	0	591050	0	0	354370
24310	434970	0	459040	0	0	459040
49420	803880	0	853300	0	0	853300
49440	803880	0	853320	0	0	853320
37100	600050	0	577250	0	0	502890
24280	516420	0	541150	0	0	541150
24280	628180	0	652380	0	0	652380
24280	626830	0	650360	0	0	363040
170160	0	0	170160	0	0	170160
24730	736450	0	761660	0	0	675060
48200	0	0	48200	0	0	48200
170160	0	0	170160	0	0	170160
10	0	0	1044160	0	0	1044160
4865830	20553140	0	25418970	0	0	25418970
920	0	0	910	0	0	910

NEW_SOH_V/	NEW_SB_SOF	HE1_AMOU	HE2_AMOU	WVD_AMOU	EXEMPTION_	COUNTY_MEX	SCHOOL_ME
587820	587820	25000	26411	0	0	0	0
314270	314270	25000	26411	0	0	0	0
241060	241060	25000	26411	5000	0	0	0
948890	948890	0	0	0	0	0	0
359580	541410	25000	26411	5000	0	0	0
499870	499870	25000	26411	0	0	0	0
462760	462760	25000	26411	0	0	0	0
448590	448590	25000	26411	5000	0	0	0
431600	431600	25000	26411	0	0	0	0
894900	894900	0	0	0	0	0	0
474340	474340	25000	26411	0	0	0	0
510230	510230	25000	26411	0	0	0	0
620490	620490	0	0	0	0	0	0
147520	147520	25000	26411	0	0	0	0
449240	449240	0	0	0	0	0	0
568940	568940	25000	26411	0	0	0	0
606730	606730	0	0	0	0	0	0
586550	586550	0	0	0	0	0	0
284950	284950	25000	26411	0	0	0	0
570900	570900	25000	26411	0	0	0	0
143350	143350	25000	26411	0	0	0	0
363930	363930	25000	26411	0	0	0	0
459280	459280	0	0	0	0	0	0
853300	853300	25000	26411	0	0	0	0
853320	853320	25000	26411	0	0	0	0
553170	637150	0	0	0	0	0	0
540700	540700	0	0	0	0	0	0
652460	652460	0	0	0	0	0	0
372840	372840	25000	26411	0	0	0	0
170160	170160	0	0	0	0	0	0
693280	693280	25000	26411	0	0	0	0
48200	48200	0	0	0	0	48200	48200
170160	170160	0	0	0	0	0	0
10	10	0	0	0	0	10	10
25418970	25418970	0	0	0	25074370	25418970	25418970
920	920	0	0	0	0	920	920

CITY_MEX_A	INDEP_MEX_	COUNTY_TAX	SCHOOL_TAX	CITY_TAXAB	INDEP_TAXA	HE_ LY_F	ME_ W EXI	SO CO
0	0	536409	562820	536409	536409	50% 50%		25 23
0	0	262859	289270	262859	262859	100 100		20 20
0	0	184649	211060	184649	184649	100 100	1	10 10
0	0	948890	948890	948890	948890			22
0	0	303169	511410	303169	303169	100 100	2	99 08
0	0	448459	474870	448459	448459	100 100		23 23
0	0	411349	437760	411349	411349	100 100		17 17
0	0	342179	418590	342179	392179	1/1 1/1	1	94 08
0	0	380189	406600	380189	380189	100 100		18 12
0	0	894900	894900	894900	894900			26
0	0	422929	449340	422929	422929	100 100		15 15
0	0	458819	485230	458819	458819	2/2 2/2		08 08
0	0	620490	620490	620490	620490			22
0	0	96109	122520	96109	96109	1/1 1/1		94 08
0	0	449240	449240	449240	449240			08
0	0	517529	543940	517529	517529	100 100		22 22
0	0	606730	606730	606730	606730			18
0	0	586550	586550	586550	586550			26
0	0	233539	259950	233539	233539	1/1 1/1		03 08
0	0	519489	545900	519489	519489	100 100		19 19
0	0	91939	118350	91939	91939	1/1 1/1		94 08
0	0	312519	338930	312519	312519	100 100		17 17
0	0	459280	459280	459280	459280			08
0	0	801889	828300	801889	801889	100 100		26 26
0	0	801909	828320	801909	801909	100 100		24 24
0	0	553170	637150	553170	553170			08
0	0	540700	540700	540700	540700			19
0	0	652460	652460	652460	652460			20
0	0	321429	347840	321429	321429	100 100		19 19
0	0	170160	170160	170160	170160			25
0	0	641869	668280	641869	641869	100 100		25 25
48200	48200	0	0	0	0		100 14	12
0	0	170160	170160	170160	170160			25
10	10	0	0	0	0		100 20	20
25418970	25418970	0	0	0	0		100 05	08
920	920	0	0	0	0		100 14	10

FID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIR	FI	FIRE_ASSES	SAI	SAFE_NEI_1	DR	DRAINAGE_1	IMI
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	21.96	03	R	3	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	18.88	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	18.88	03	R	2	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	21.96	03	R	3	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	14.64	03	R	2	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0	F	0.00	03	L	1	0	0	0.00		
Y	0	0	F	9.44	03	R	1	0	0	0.00		
Y	0	0		0.00	03	X	1	0	0	0.00		
Y	0	0		0.00	03	L	1	0	0	0.00		
L Y	0	0		0.00	03	V	1	0	0	0.00		
Y	0	0		0.00	03	X	176608	0	0	0.00		
Y	0	0		0.00	03	X	1	0	0	0.00		

IMPROVEM_1	SALE_DATE	DEE	STAMP_AMOU	BOOK_1	PAGE_1	SALE_DATE
0.00	9/16/24	DRR	0.70	0.0000000000	0.0000000000	1/19/22
0.00	5/30/19	QCC	0.70	0.0000000000	0.0000000000	6/2/16
0.00	4/18/09	WD	1330.00	46253.0000000000	1562.0000000000	12/31/01
0.00	5/26/22	DRR	0.70	0.0000000000	0.0000000000	3/10/22
0.00	4/7/04	QCC	0.70	37647.0000000000	1199.0000000000	11/12/98
0.00	12/8/21	WD	4039.00	0.0000000000	0.0000000000	9/24/15
0.00	1/28/16	SWC	2736.30	0.0000000000	0.0000000000	9/15/15
0.00	6/6/12	QCC	0.70	48806.0000000000	436.0000000000	11/1/72
0.00	10/19/18	QCC	980.00	0.0000000000	0.0000000000	8/8/11
0.00	12/11/25	WD	8750.00	0.0000000000	0.0000000000	2/2/23
0.00	1/9/17	QCC	0.70	0.0000000000	0.0000000000	8/27/14
0.00	4/13/07	WD	3325.00	43956.0000000000	1557.0000000000	9/16/03
0.00	5/21/21	WD	4025.00	0.0000000000	0.0000000000	5/2/05
0.00	10/5/22	SWC	0.70	0.0000000000	0.0000000000	8/1/90
0.00	5/1/88	WD	0.55	15496.0000000000	739.0000000000	3/1/80
0.00	9/1/20	WD	3283.00	0.0000000000	0.0000000000	1/18/96
0.00	11/10/17	WD	2695.00	0.0000000000	0.0000000000	7/1/93
0.00	1/23/25	QCC	0.70	0.0000000000	0.0000000000	12/20/16
0.00	2/13/02	WD	1281.00	32768.0000000000	439.0000000000	7/15/98
0.00	9/12/14	WD	2695.00	51097.0000000000	1477.0000000000	9/22/04
0.00	3/1/85	PRD	283.50	12414.0000000000	56.0000000000	
0.00	7/27/16	WD	2240.00	0.0000000000	0.0000000000	10/18/04
0.00	2/1/90	PRD	459.25	17226.0000000000	54.0000000000	12/1/86
0.00	1/3/25	WD	6895.00	0.0000000000	0.0000000000	8/28/06
0.00	1/31/23	WD	6650.00	0.0000000000	0.0000000000	3/21/19
0.00	12/1/93	WD	609.00	21479.0000000000	697.0000000000	
0.00	12/31/19	DRR	0.70	0.0000000000	0.0000000000	10/23/18
0.00	12/28/19	WD	3465.00	0.0000000000	0.0000000000	7/18/14
0.00	9/17/18	QCC	0.70	0.0000000000	0.0000000000	2/5/10
0.00	4/29/24	WD	3731.00	0.0000000000	0.0000000000	2/14/24
0.00	7/13/23	WD	5460.00	0.0000000000	0.0000000000	11/22/96
0.00			0.00	0.0000000000	0.0000000000	
0.00			0.00	0.0000000000	0.0000000000	
0.00			0.00	0.0000000000	0.0000000000	
0.00			0.00	0.0000000000	0.0000000000	
0.00			0.00	0.0000000000	0.0000000000	

DEE STAMP_AM_1 BOOK_2		PAGE_2		SALE_DAT_ DEE STAMP_AM_2	
WD	3171.00	0.0000000000	0.0000000000	9/24/15 QCD	0.70
WD	1575.00	0.0000000000	0.0000000000	11/5/08 QCD	584.50
WD	1302.00	32669.0000000000	1887.0000000000	3/1/85 WD	328.50
SWC	0.70	0.0000000000	0.0000000000	7/30/21 WD	5845.00
WD	1113.00	29028.0000000000	969.0000000000	6/1/86 SWC	50.00
WD	2030.00	0.0000000000	0.0000000000	8/17/01 WD	1155.00
CET	1891.40	0.0000000000	0.0000000000	8/29/06 WD	3850.00
WD	72.00	0.0000000000	0.0000000000		0.00
WD	1400.00	48128.0000000000	98.0000000000	2/26/07 PRD	0.70
WD	5740.00	0.0000000000	0.0000000000	10/17/08 SWC	1980.30
WD	2380.00	51079.0000000000	1058.0000000000	6/5/13 WD	1939.00
WD	2310.00	36191.0000000000	1747.0000000000	3/12/99 WD	1007.30
WD	2905.00	39578.0000000000	1538.0000000000	8/8/03 DRR	0.70
WD	0.55	17683.0000000000	168.0000000000	6/1/89 WD	418.00
WD	196.00	0.0000000000	0.0000000000	1/1/62 WD	26.00
WD	612.50	24506.0000000000	99.0000000000	5/1/87 WD	425.00
WD	644.00	20946.0000000000	200.0000000000	7/1/90 WD	456.50
QCD	1415.40	0.0000000000	0.0000000000	11/5/13 WD	0.70
WD	735.00	28623.0000000000	974.0000000000	3/1/94 WD	546.00
WD	2730.00	38339.0000000000	852.0000000000	8/16/95 WD	630.00
	0.00	0.0000000000	0.0000000000		0.00
WD	2345.00	38401.0000000000	270.0000000000	9/1/77 WD	138.00
WD	400.00	0.0000000000	0.0000000000	2/1/85 WD	279.00
WD	5005.00	42711.0000000000	505.0000000000	4/14/04 WD	2135.00
WD	3937.50	0.0000000000	0.0000000000	4/24/15 WD	3815.00
	0.00	0.0000000000	0.0000000000		0.00
QCD	0.70	0.0000000000	0.0000000000	9/20/13 WD	2240.00
WD	1785.00	50985.0000000000	136.0000000000	6/6/02 QCD	0.70
SWC	1050.00	46889.0000000000	689.0000000000	11/24/09 CET	0.70
WD	3395.00	0.0000000000	0.0000000000	5/14/21 WD	0.70
WD	770.00	25737.0000000000	910.0000000000	12/1/88 QCD	0.55
	0.00	0.0000000000	0.0000000000		0.00
	0.00	0.0000000000	0.0000000000		0.00
	0.00	0.0000000000	0.0000000000		0.00
	0.00	0.0000000000	0.0000000000		0.00
	0.00	0.0000000000	0.0000000000		0.00

LAND_CALC_	LAND_CALC1	LAI	LAND_CALC_2	LAND_CALC_3	LAI	LAND_CALC_5	LAND_CALC_6	LAI
3.00	5253.00	SF	0.00	0.00		0.00	0.00	
3.00	4876.00	SF	0.00	0.00		0.00	0.00	
3.00	8102.00	SF	0.00	0.00		0.00	0.00	
3.00	7698.00	SF	0.00	0.00		0.00	0.00	
5.50	8106.00	SF	0.00	0.00		0.00	0.00	
3.00	8237.00	SF	0.00	0.00		0.00	0.00	
3.00	8373.00	SF	0.00	0.00		0.00	0.00	
3.00	8102.00	SF	0.00	0.00		0.00	0.00	
3.00	8505.00	SF	0.00	0.00		0.00	0.00	
3.00	8240.00	SF	0.00	0.00		0.00	0.00	
3.00	8103.00	SF	0.00	0.00		0.00	0.00	
3.00	8102.00	SF	0.00	0.00		0.00	0.00	
3.00	8513.00	SF	0.00	0.00		0.00	0.00	
3.00	8237.00	SF	0.00	0.00		0.00	0.00	
3.00	8105.00	SF	0.00	0.00		0.00	0.00	
5.50	8098.00	SF	0.00	0.00		0.00	0.00	
3.00	8238.00	SF	0.00	0.00		0.00	0.00	
3.00	8369.00	SF	0.00	0.00		0.00	0.00	
3.00	8103.00	SF	0.00	0.00		0.00	0.00	
3.00	8507.00	SF	0.00	0.00		0.00	0.00	
3.00	8095.00	SF	0.00	0.00		0.00	0.00	
3.00	8372.00	SF	0.00	0.00		0.00	0.00	
3.00	8103.00	SF	0.00	0.00		0.00	0.00	
12.00	4118.00	SF	0.00	0.00		0.00	0.00	
12.00	4120.00	SF	0.00	0.00		0.00	0.00	
5.50	6745.00	SF	0.00	0.00		0.00	0.00	
3.00	8094.00	SF	0.00	0.00		0.00	0.00	
3.00	8094.00	SF	0.00	0.00		0.00	0.00	
3.00	8094.00	SF	0.00	0.00		0.00	0.00	
40.00	4254.00	SF	0.00	0.00		0.00	0.00	
3.00	8243.00	SF	0.00	0.00		0.00	0.00	
0.51	94512.00	SF	0.00	0.00		0.00	0.00	
40.00	4254.00	SF	0.00	0.00		0.00	0.00	
0.51	18570.00	SF	0.00	0.00		0.00	0.00	
270926.00	17.96	AC	0.00	0.00		0.00	0.00	
0.51	1805.00	SF	0.00	0.00		0.00	0.00	

LAND_CAL_8	LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT	SITUS_ST_4	SITUS	SIT
0.00	0.00	1760			NE	13	ST	FL
0.00	0.00	1756			NE	13	ST	FL
0.00	0.00	1244			NE	17	WAY	FL
0.00	0.00	1245			NE	17	WAY	FL
0.00	0.00	1244			NE	17	TER	FL
0.00	0.00	1238			NE	17	WAY	FL
0.00	0.00	1239			NE	17	WAY	FL
0.00	0.00	1239			N	VICTORIA PARK	RD	FL
0.00	0.00	1240			NE	17	TER	FL
0.00	0.00	1232			NE	17	WAY	FL
0.00	0.00	1235			NE	17	WAY	FL
0.00	0.00	1235			N	VICTORIA PARK	RD	FL
0.00	0.00	1236			NE	17	TER	FL
0.00	0.00	1228			NE	17	WAY	FL
0.00	0.00	1229			N	VICTORIA PARK	RD	FL
0.00	0.00	1226	1228		N	VICTORIA PARK	RD	FL
0.00	0.00	1224			NE	17	WAY	FL
0.00	0.00	1225			NE	17	WAY	FL
0.00	0.00	1225			N	VICTORIA PARK	RD	FL
0.00	0.00	1228			NE	17	TER	FL
0.00	0.00	1224			N	VICTORIA PARK	RD	FL
0.00	0.00	1217			NE	17	WAY	FL
0.00	0.00	1219			N	VICTORIA PARK	RD	FL
0.00	0.00	1220			NE	17	WAY	FL
0.00	0.00	1222			NE	17	WAY	FL
0.00	0.00	1770	1772		NE	13	ST	FL
0.00	0.00	1236			N	VICTORIA PARK	RD	FL
0.00	0.00	1234			N	VICTORIA PARK	RD	FL
0.00	0.00	1230			N	VICTORIA PARK	RD	FL
0.00	0.00	1232			NE	17	TER	FL
0.00	0.00	1229			NE	17	WAY	FL
0.00	0.00				NE	13	ST	FL
0.00	0.00	1234			NE	17	TER	FL
0.00	0.00				NE	13	ST	FL
0.00	0.00	1750			NE	14	ST	FL
0.00	0.00				NE	13	ST	FL

SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S
33304		15760	572180	0	529838	1076701	580560
33305		14630	426790	0	255288	565469	306010
33304		24310	506150	0	184008	433981	234730
#####		23090	926140	0	942530	1820848	942530
#####		44580	645100	0	278248	880429	333970
33304		24710	474740	0	443328	912336	494050
33304		25120	642820	0	399878	832187	450600
#####		24310	664570	0	336368	794762	442090
#####		25520	577440	0	369538	776218	420260
33304		24720	870410	0	895130	1729069	895130
33304		24310	759100	0	411148	852973	461870
33304		24310	798850	0	446098	995319	496820
#####		25540	595150	0	620690	1222825	620690
#####		24710	566490	0	92928	265974	143650
33304		24320	424590	0	448910	905952	448910
#####		44540	509680	0	503498	1175198	554220
#####		24710	582040	0	606750	1197110	606750
33304		25110	561430	0	586540	1159830	586540
#####		24310	632620	0	226738	512803	277460
33304		25520	680760	0	505178	1026425	555900
#####		24290	560460	0	88868	258484	139590
33304		25120	565930	0	303648	654675	354370
33304		24310	434730	0	459040	924638	459040
33304		49420	803880	0	390688	815233	441410
#####		49440	803880	0	802598	1575059	853320
33304		37100	540150	0	502890	1129033	502890
33304		24280	516870	0	541150	1076103	541150
#####		24280	628100	0	652380	1281280	652380
33304		24280	626080	0	312318	670667	363040
#####		170160	0	0	170160	329992	170160
#####		24730	736930	0	624338	1246233	675060
33301		48200	0	0	0	0	48200
33304		170160	0	0	170160	313883	170160
33304		1044160	0	0	1044160	1982590	1044160
33304		4865830	20553140	0	0	0	25418970
33304		910	0	0	0	0	910

TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO	BLDG_ADJ_S
15760	596040	0	521080	1090378	521080	1578
14630	444630	0	247390	540375	297390	1102
24310	527220	0	178120	411926	228120	1609
23090	846680	0	856850	1662706	856850	2860
64850	629930	0	275790	848794	330790	2482
24710	494420	0	430130	879238	480130	1335
25120	669740	0	387910	800946	437910	1637
24310	692250	0	227150	578018	332150	1908
25520	601600	0	358420	746263	408420	1559
24720	803650	0	828370	1601542	828370	1886
24310	790740	0	398860	821252	448860	1990
24310	832130	0	432820	949695	482820	2321
25540	620010	0	636970	1252170	636970	1478
24710	590080	0	89610	247800	139610	1438
24320	478080	0	434390	914944	434390	993
64780	509680	0	516150	1166319	566150	1995
24710	606140	0	615450	1216674	615450	1518
25110	523470	0	537940	1069868	537940	1730
24310	658870	0	219650	488936	269650	1450
25520	706940	0	490240	990701	540240	1474
24290	583740	0	85660	240476	135660	1568
25120	589430	0	294390	627531	344390	1576
24310	452910	0	471610	943616	471610	1138
49420	795650	0	378970	784368	428970	2744
49440	795650	0	795090	1555992	845090	2744
53960	540150	0	457180	1064988	457180	2271
24280	538540	0	550060	1093714	550060	1470
24280	738400	0	652240	1346343	652240	1485
24280	516600	0	302810	643145	352810	2054
25520	691010	0	716530	1394154	716530	0
24730	714920	0	739650	1437025	739650	1309
48200	0	0	0	0	48200	0
0	0	0	0	0	0	0
1044160	0	0	1044160	1985339	1044160	0
4865830	20553140	0	0	0	25418970	170848
910	0	0	0	0	910	0

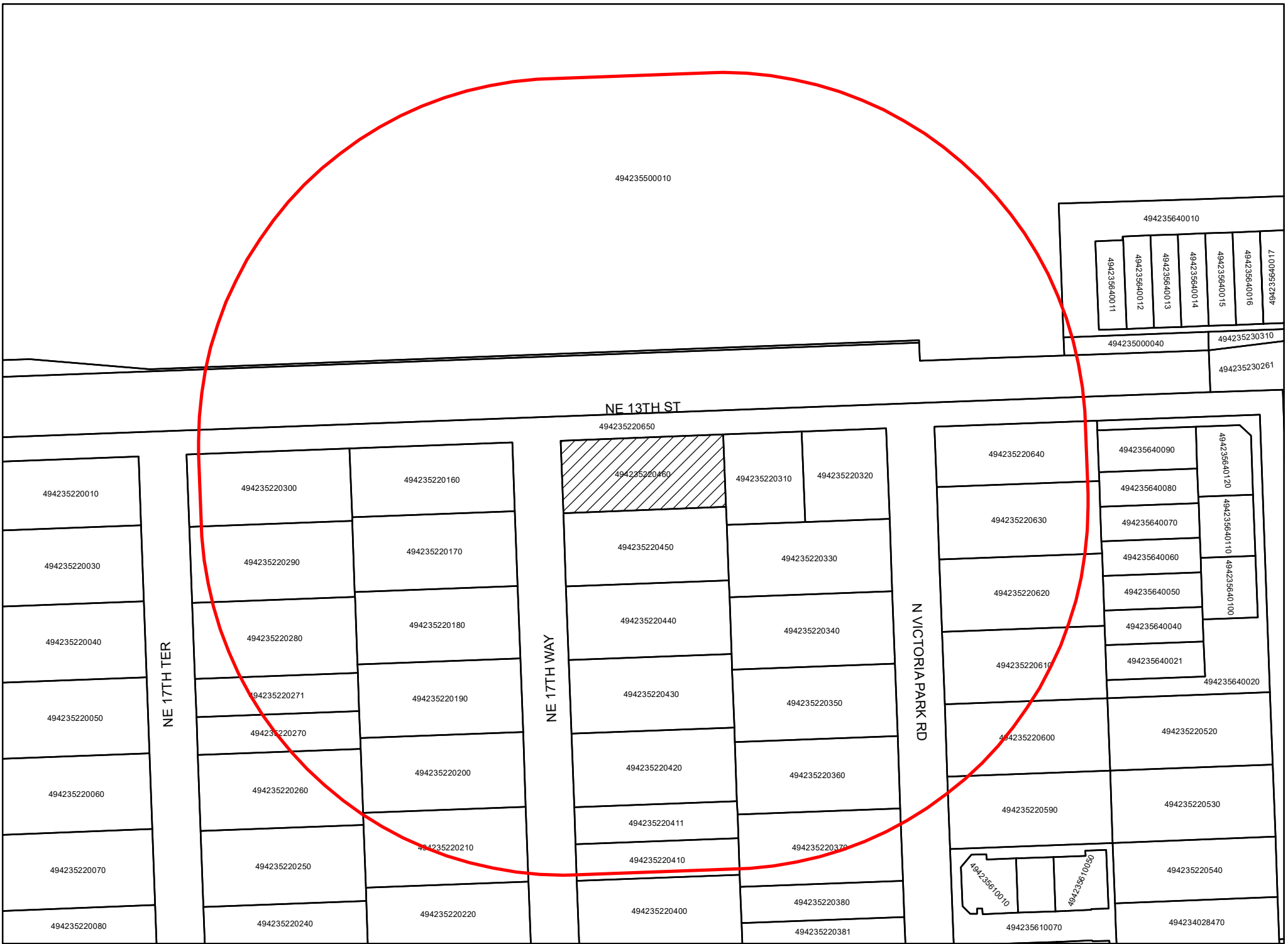
BLDG_TOT_S	BLDG_UNITS	BLDG	BLD	B	BLDG	BLD	H	NCU_LAND	NCU_BLDG	NCU	LY	MA_DATE
1930	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1373	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1625	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
3060	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
2482	3	####	003	2	2	102	N	44580	46740	1/3	1/3	101009
1537	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1933	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
2514	2	####	003	2	2	102	N	11900	237370	70%	70%	101009
1785	1	####	003	2	1	001	N	0	0	1/1	1/1	101021
2338	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
2280	1	####	005	2	1	001	N	0	0	1/1	1/1	101009
2544	2	####	003	2	2	001	N	0	0	1/1	1/1	101009
1803	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1527	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1220	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1995	3	####	003	2	1	100	N	44540	261720	1/2	1/2	101009
2127	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1980	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1716	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1606	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1873	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1918	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1404	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
3326	1	####	005	2	1	001	N	0	0	1/1	1/1	101009
3326	1	####	005	2	1	001	N	0	0	1/1	1/1	101009
2271	2	####	003	2	1	100	N	0	0	1/1	1/1	101009
1698	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
1746	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
2966	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
0	0	0	003	2	0	001	N	0	0	1/1	1/1	101215
1450	1	####	003	2	1	001	N	0	0	1/1	1/1	101009
0	0	0			0		N	0	0	1/1	1/1	0
0	0	0			0		N	0	0	1/1	1/1	0
0	0	####	005	2	0	000	N	0	0	1/1	1/1	0
170848	0	####	004	2	4	702	N	0	0	1/1	1/1	101009
0	0	0			0		N	0	0	1/1	1/1	101009

L_DATE	B_DATE	S, S, S, S, D	DISA	SEN_EX_COU	SEN_EX_CIT	P, POR	PORTED_VAL	P, PORT_PMARK
100506	100326	T E T	0	0	0	0	0	0
100506	100326	T Q D	0	0	0	0	0	0
100506	100601	Q	0	0	0	0	0	0
100506	100601	T T Q Q	0	0	0	0	0	0
100520	100426		0	0	0	0	0	0
100506	100326	Q Q	0	0	0	0	0	0
100506	100326	C D	0	0	0	0	0	0
100506	100326	T	0 Y	50000	50000	0	0	0
100506	100326	D Q T	0	0	0	0	0	0
100506	100610	Q Q Q T	0	0	0	0	0	0
100506	100326	T Q Q	0	0	0	0	0	0
100520	100426	Q	0	0	0	0	0	0
100506	100326	Q	0	0	0	0	0	0
100506	100326	T	0	0	0	0	0	0
100506	100326		0	0	0	0	0	0
100520	100426	Q	0	0	0	0	0	0
100506	100326	Q	0	0	0	0	0	0
100506	100326	T T T	0	0	0	0	0	0
100506	100326		0	0	0	0	0	0
100506	100326	Q	0	0	0	0	0	0
100506	100326		0	0	0	0	0	0
100506	100326	Q	0	0	0	0	0	0
100506	100326		0	0	0	0	0	0
100302	100326	Q	0	0	0	0	0	0
100302	100326	Q Q Q	0	0	0	0	0	0
100520	100426		0	0	0	0	0	0
100506	100326	T T Q	0	0	0	0	0	0
100506	100326	Q Q	0	0	0	0	0	0
100506	100326	T C T	0	0	0	0	0	0
100506	100326	E D T	0	0	0	0	0	0
100506	100326	Q	0	0	0	0	0	0
0	0		0	0	0	0	0	0
0	0		0	0	0	0	0	0
0	0		0	0	0	0	0	0
80508	90330		0	0	0	0	0	0
100210	0		0	0	0	0	0	0

GIS_SQUARE	ACTU	LAST_	OM	CENSUS_BLO	SAI	SAI	SAI	SAI	SAI	SAI	PAIF	LAI	MI	MISC_DIST_	NCU_LAND2
5253	1950	0326		120110407022	11	01	11				D46	21		0.00	293910
4876	1949	0326	FL	120110407022	11	01					D46	21		0.00	0
8102	1945	0326		120110407022	02						D46	21		0.00	0
7698	1951	0326		120110407022	11	11	01	01	02		D46	21		0.00	0
8106	1950	0923	FL	120110407022							F06	56		0.00	0
8237	1950	0326	FL	120110407022	01	01					D46	21		0.00	0
8373	1951	0326	FL	120110407022	02	12					D46	21		0.00	0
8102	1949	0326	FL	120110407022	11						D46	21		0.00	0
8505	1951	0326	FL	120110407022	30	01	11				D46	21		0.00	0
8240	1950	0326		120110407022	01	01		11			D46	21		0.00	0
8103	1950	0723		120110407022	11	01	01				D46	21		0.00	0
8102	1979	0326	FL	120110407022							D46	21		0.00	0
8513	1951	0326	FL	120110407022	01						D46	21		0.00	0
8237	1951	0326	FL	120110407022	11						D46	21		0.00	0
8105	1949	0326		120110407022							D46	21		0.00	0
8098	1959	0923	FL	120110407022	01						F06	59		0.00	0
8238	1950	0326	FL	120110407022	01						D46	21		0.00	0
8369	1950	0326	FL	120110407022	11	30	11				D46	21		0.00	0
8103	1949	0326	FL	120110407022							D46	21		0.00	0
8507	1951	0326	FL	120110407022	01						D46	21		0.00	0
8095	1951	0326	FL	120110407022							D46	21		0.00	0
8372	1950	0326		120110407022	01						D46	21		0.00	0
8103	1949	0326		120110407022							D46	21		0.00	0
4118	2006	0422	FL	120110407022	01						D46	23		0.00	0
4120	2006	0422		120110407022	01	01	01				D46	23		0.00	0
6745	1953	0923		120110407022							F06	56		0.00	0
8094	1951	0326		120110407022	11	11	01				D46	21		0.00	0
8094	1951	0326	FL	120110407022	01	01					D46	21		0.00	0
8094	1951	0326		120110407022	11	02	11				D46	21		0.00	0
4254		1225	FL	120110407022	03	37	11				D46	23		0.00	0
8243	1951	0326	FL	120110407022	01						D46	21		0.00	0
94512		1221		120110407022							75			0.00	0
4254		1225		120110407022							D46	23		0.00	0
18570	2020	0126		120110407013							D46	29		0.00	0
782182	2002	1221		120110407013							56			0.00	0
1805		1223		120110407013							75			0.00	0

NCU_BLDG2	BEDS	BATH:	LY_NCU_LAN	LY_NCU_BLD	LY_SB_SOH_	CBROW	LYCBROW	LAST_CHAI
293910	0.0	0.0	293970	286590	587940		0	0 3/16/26
0	2.0	0.0	0	0	306010		0	0 3/16/26
0	2.0	0.0	0	0	234730		0	0 3/16/26
0	0.0	0.0	0	0	949230		0	0 3/16/26
268260	2.0	0.0	0	243870	520160		0	0 2/10/26
0	2.0	0.0	0	0	494050		0	0 3/16/26
0	2.0	0.0	0	0	450600		0	0 3/16/26
199320	3.0	3.0	0	199370	442090		0	0 3/16/26
0	2.0	1.0	0	0	420260		0	0 3/16/26
0	3.0	2.5	0	0	895130		0	0 3/16/26
0	2.0	2.0	0	0	461870		0	0 3/14/26
0	0.0	0.0	0	0	496820		0	0 3/16/26
0	3.0	2.0	0	0	620690		0	0 3/16/26
0	2.0	0.0	0	0	143650		0	0 3/16/26
0	0.0	0.0	0	0	448910		0	0 3/16/26
262680	0.0	0.0	0	254840	554220		0	0 2/10/26
0	0.0	0.0	0	0	606750		0	0 3/16/26
0	3.0	2.0	0	0	586540		0	0 3/16/26
0	2.0	1.0	0	0	277460		0	0 3/16/26
0	3.0	2.0	0	0	555900		0	0 3/16/26
0	0.0	0.0	0	0	139590		0	0 3/16/26
0	0.0	0.0	0	0	354370		0	0 3/16/26
0	2.0	2.0	0	0	459040		0	0 3/16/26
0	0.0	0.0	0	0	441410		0	0 1/17/26
0	3.0	2.0	0	0	853320		0	0 1/17/26
0	0.0	0.0	0	0	577250		0	0 2/10/26
0	0.0	0.0	0	0	541150		0	0 3/16/26
0	2.0	2.0	0	0	652380		0	0 3/16/26
0	0.0	0.0	0	0	363040		0	0 3/16/26
0	3.0	2.0	0	0	170160		0	0 12/16/25
0	3.0	2.0	0	0	675060		0	0 3/16/26
0	0.0	0.0	0	0	48200		0	0 10/5/25
0	0.0	0.0	0	0	170160		0	0 12/16/25
0	0.0	0.0	0	0	1044160		0	0 3/6/26
0	0.0	0.0	0	0	25418970		0	0 3/11/26
0	0.0	0.0	0	0	910		0	0 3/6/26

GRANNY_FL	CRA	DAMAC ST	(STORM_ASSE	CL	CLEAN_ASSE	EXI	COMB_SPL	GRANNY_F_1	W BI
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	3.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	2.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	2.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	3.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	2.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0		F3	8507.00		0.00				0 # #
0		F1	1.00		0.00				0 # #
0			0.00		0.00				0 # #
0		F3	0.00		0.00				0 # #
0			0.00		0.00		1/15/26		0 # #
0			0.00		0.00				0 # #
0			0.00		0.00				0 # #



0 75 150 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

1244 NE 17 Way





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

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

AGENT AUTHORIZATION FORM

I, Larry Hubbard ("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 1244 NE 17th Way Fort Lauderdale Florida 33304 ("Property"), do hereby authorize
[Print Property Address]
Todd Long ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
 of a variance/special exception application to the City of Fort Lauderdale and appear at any and all
 scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and
 location specified on the Hearing Notice.

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

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

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



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

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

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

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

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

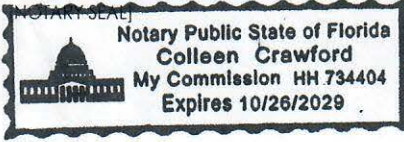
WITNESS:

Witness Signature
DANA HONES
Print Name
4/3/26
Date

Signature - Owner/Authorized Individual
LARRY HUBBARD
Print Name - Owner/ Authorized Individual
OWNER
Print Title - Authorized Individual

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of April, 2026, by LARRY HUBBARD, an individual who is personally known to me or has produced _____ as identification



(Signature of Notary Public - State of Florida)
My Commission Expires:
Colleen Crawford
Print, Type, or Stamp Commissioned Name of Notary Public)



- **NARRATIVE**

Board of Adjustment (BOA)



4/7/2026

Board of Adjustment

Narrative for 1244 NW 17th Way

We are requesting a variance for 0' setback to restore the initial use of the affected property. The original setback was removed due to the expansion of 13th Street. The section code we are requesting a variance for is 47-5.33 (set back). We are not asking to extend any portion of the enclosure roof past the current property lines like the current roof does. We appreciate your consideration for this exception.

Thank You,

Todd Long

- **COLOR PHOTOGRAPHS**

Board of Adjustment (BOA)



Rear of property



Looking West



- **SURVEY**

Board of Adjustment (BOA)

LEGAL DESCRIPTION:

NORTH HALF OF LOT 17, AND ALL OF LOT 18, BLOCK 4, OF "LAKE RIDGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE NORTH 15 FEET THEREOF..

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO.

PROPERTY ADDRESS: 1244 NE 17TH WAY
FORT LAUDERDALE, FL 33304

Scale: 1" = 20'

SYMBOL

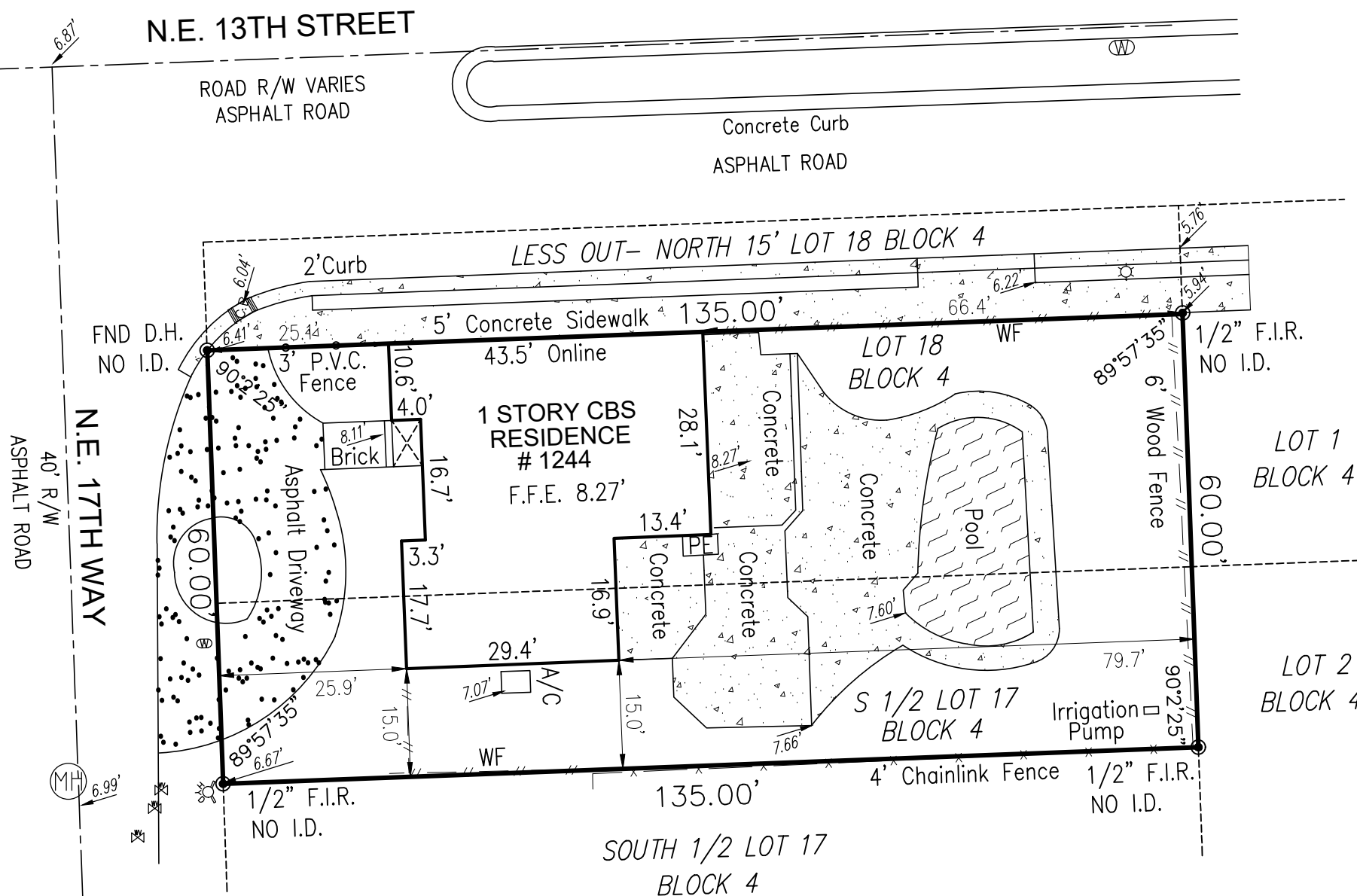
- ⊕ WATER METER
- ⊙ UTILITY POLE
- ⊠ ELECTRIC BOX
- ⊗ WATER VALVE
- x — CHAIN LINK FENCE (C.L.F)
- // — WOOD FENCE (W.F)
- ↙ 0.00' EXISTING ELEVATION

LEGEND:

- F.I.R. DENOTES FOUND IRON ROD
- NO ID. DENOTES NO IDENTIFICATION
- CONC. DENOTES CONCRETE
- D.H. DENOTES DRILL HOLE
- R/W DENOTES RIGHT OF WAY
- CO DENOTES CLEANOUT
- LS DENOTES LICENSED LAND SURVEYOR
- P.E. DENOTES POOL EQUIPMENT
- P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
- N/A DENOTES NOT APPLICABLE
- A/C DENOTES AIR CONDITIONER
- NAVD88 DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- U.E. DENOTES UTILITY EASEMENT
- CBS DENOTES CONCRETE BLOCK STRUCTURE

SURVEYORS NOTES:

1. ANGLES SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
2. BENCHMARK REFERENCE: FORT LAUDERDALE BENCHMARK NE568, ELEVATION=3.621 NAVD88 ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO TITLE INFORMATION WAS SUPPLIED OR REVIEWED IN THE PREPARATION OF THIS SURVEY WITH THE EXCEPTION OF THE LEGAL DESCRIPTION.
5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
6. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
7. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.



FLOOD ZONE: AE/X500
BASE FLOOD ELEV.=6'/ N/A
FEMA MAP # 12011C 0388 J
DATE OF FIRM: 07/31/24

CERTIFIED TO:
LARRY J. HUBBARD

DATE OF SURVEY 11/14/25

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

- **SITE PLAN**

Board of Adjustment (BOA)

1244 NE 17 WAY

LESS OUT- NORTH 15' LOT 18 BLOCK 4

Concrete Sidewalk 135.00'

66.4' 6.22'

43.5' Online

1 STORY CBS
RESIDENCE
1244

F.F.E. 8.27'

LOT 18

WF

ORANGE - SCREEN WALL
GREEN - OVERHANG
ENCLOSURE SET BACK 5'
OVERHANG SET BACK 4'

28.1'

8.27'

13.4'

16.9'

Concret

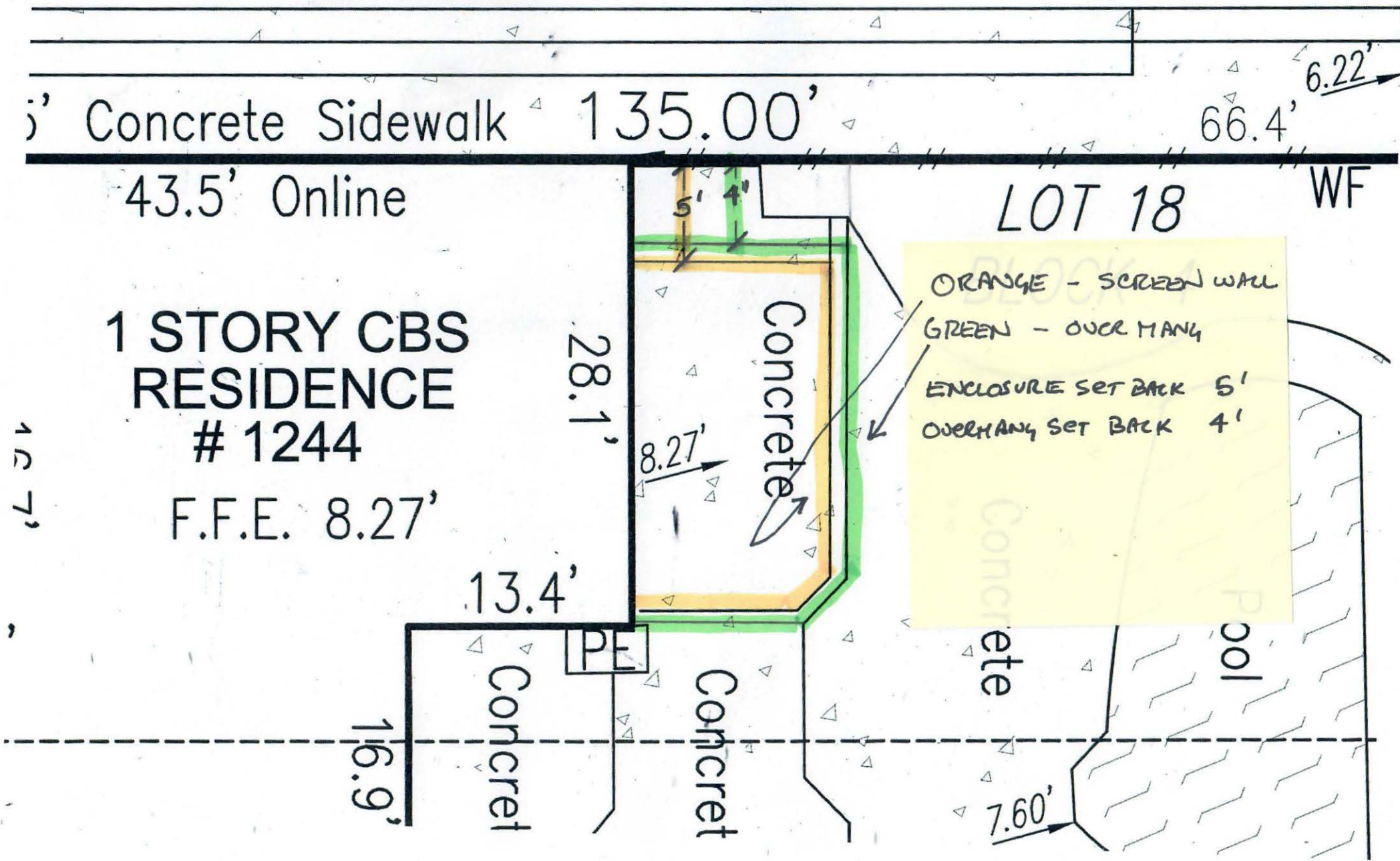
Concret

Concrete

Pool

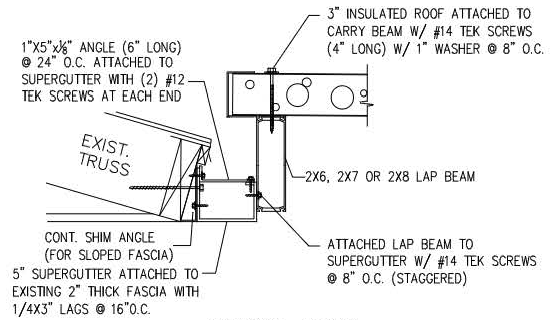
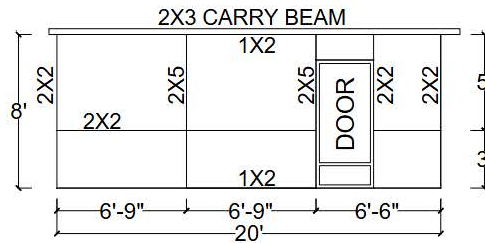
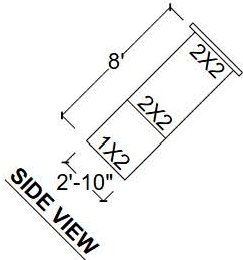
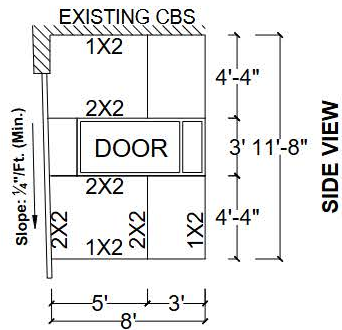
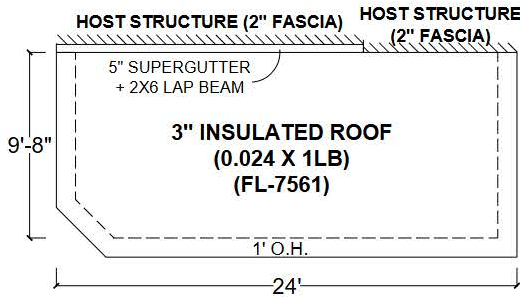
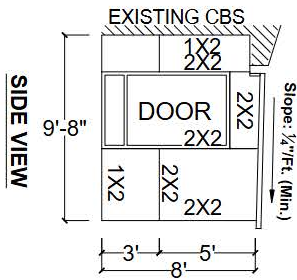
7.60'

12.7'



ENCLOSURE PLANS ENGINEERED

Board of Adjustment (BOA)



- 170 MPH & Exposure "C"
- Existing 4" concrete slab and 8"x8" footing with (1) #5 continuous
- Self latching, self closing doors (36"x80" and 42"x80"). Location is optional and determined by the contractor/homeowner
- According to the rational analysis, the provided attachment to the host structure is adequate to support gravity, uplift, and lateral loads imposed by the new structure
- This design complies with F.B.C. 2023 8th Edition & ASCE 7-22

Project Site Address:
Ginette Jean-Pierre
1244 NE 17th Way
Fort Lauderdale, FL 33004

Engineer Seal:
No 62565
Date: 2/27/2026
MYOUNGHO KIM, P.E., FL Re J.# 62565
2653 Baccarat Dr., Cooper City, FL 33026
TEL: 954-559-7441 FAX: 305-816-5970
Date: 2026.02.07 11:00:47 -05'00'

Project #: 4196-2026 Larry Hubbard

Digitally signed by Myoung-ho Kim
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C00000198C00