



BOARD OF ADJUSTMENT MEETING NOTICE

March 29, 2022

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, April 13, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE: PLN-BOA-22030007

OWNER: THRIVE DEVELOPMENT GROUP LLC

AGENT: CRUSH LAW, P.A. – JASON S. CRUSH, ESQ.

ADDRESS: 701-745 N.W. 5th AVENUE, FORT LAUDERDALE., FL 33311

LEGAL DESCRIPTION:

Parcel 1 Lots 7, 8, 9, 10, and 11, Block 281, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; sold lands now situate, lying and being in Broward County, Florida.

Parcel 2 Lots 12, 13, 14, 15 and 16, Block 281, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; sold land now situate, lying and being in Broward County, Florida.

Parcel 3 Lots 17, 18, 19, and 20, Block 281, "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; sold land now situate, lying and being in Broward County, Florida.

Parcel 4 Lots 21, 22, 23, and 24, Block 281, of "PROGRESSO", according to the Plat Thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; sold lands now situate, lying and being in Broward County, Florida.

ZONING DISTRICT: B-3 - Heavy Commercial/Light Industrial Business

COMMISSION DISTRICT: 2

REQUESTING:

Sec. 47-19.2. Z.1.- Roof mounted structures.

- Requesting a variance to omit the required roof top equipment screening required to be of materials matching the construction of the building. The Developer wishes to paint murals matching the motif of the muralized building and roof.

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

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

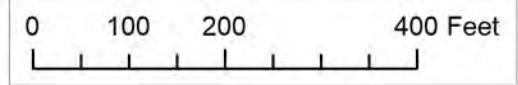
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-22030007



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22030007

REQUESTING: Section 47-19.2. Z.1.- Roof mounted structures.

Requesting a variance to omit the required roof top equipment screening required to be of materials matching the construction of the building. The Developer wishes to paint murals matching the motif of the moralized building and roof.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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



BOA

DATE: 04/13/2022

AGENDA ITEM: 11

CASE:

PLN-BOA-22030007



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Variance Request Criteria
Page 3:	Required Documentation & Mail Notice Requirements
Page 4:	Sign Notice Requirements & Affidavit
Page 5:	Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 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 plans do not meet the submittal requirements and if changes are required.

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

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, or special advertising costs 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.

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- Variance/Special Exception/Interpretation (Before)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$650**
- Variance/Special Exception/Interpretation (After)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$850**
- Request for Continuance: **\$900**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested 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 requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

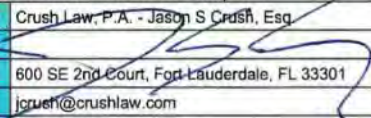
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Thrive Development Group, LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	9232 ABBOTT AVE MIAMI FL 33154
E-mail Address	jcrush@crushlaw.com
Phone Number	954.522.2010
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Crush Law, P.A. - Jason S Crush, Esq
Applicant / Agent's Signature	
Address, City, State, Zip	600 SE 2nd Court, Fort Lauderdale, FL 33301
E-mail Address	jcrush@crushlaw.com
Phone Number	954.522.2010
Letter of Consent Submitted	YES

Development / Project Name	Thrive West
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 701-745 NW 5 AVENUE, FORT LAUDERDALE FL 33311
Legal Description	PROGRESSO 2-18 D LOTS 7 THRU 24 BLK 281
Tax ID Folio Numbers (For all parcels in development)	4942 34 06 9460
Request / Description of Project	Variance to ULDR Sec 47-19.2.Z.1 - to use alternate method to screening for rooftop A/C equipment for renovated buildings
Applicable ULDR Sections	ULDR Sec 47-19.2.Z.1

Current Land Use Designation	RAC
Current Zoning Designation	B-3
Current Use of Property	Art District uses
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>	Existing - No Change	Existing - No Change
Side <input type="checkbox"/>	Existing - No Change	Existing - No Change
Side <input type="checkbox"/>	Existing - No Change	Existing - No Change
Rear <input type="checkbox"/>	Existing - No Change	Existing - No Change

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

Complete this page and an attached narrative.

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

See attached Narrative

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

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

See attached Narrative

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

See attached Narrative

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

See attached Narrative

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

See attached Narrative

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

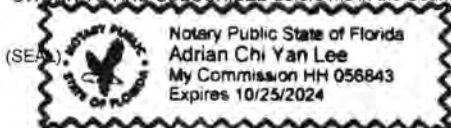
See attached Narrative

AFFIDAVIT: I, Jason S Crush the Owner/Agent of said property ATTEST that I am aware of the following

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

(Signature)

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



Adrian Chi Yan Lee
NOTARY PUBLIC
MY COMMISSION EXPIRES:

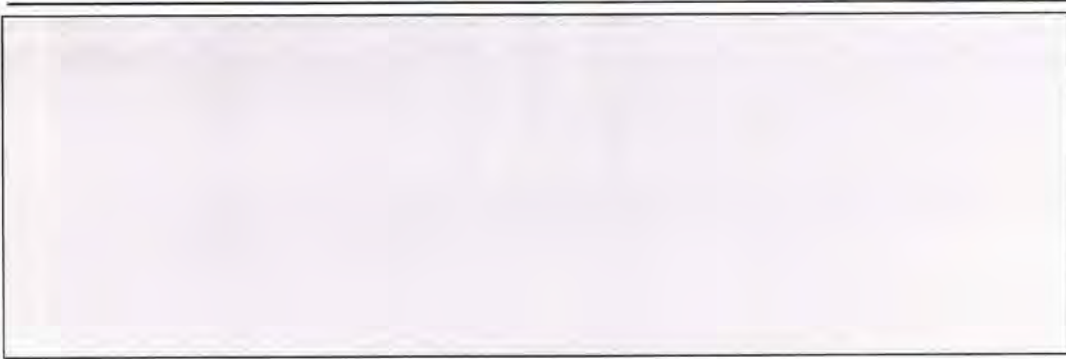
Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, 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 lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional Plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - o **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - o **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - o **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled, no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

**City of Fort Lauderdale
Urban Design & Development -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311**

- o **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- o **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.

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. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, 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 City's Urban Design & Development 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 j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit _____ (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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



**THRIVE WEST
NARRATIVE
Variance Request
701-745 NW 5 Avenue
Fort Lauderdale, FL 33311**

Background:

Thrive West is a rehabilitation project converting once dilapidated warehouses to a multi-use art district located at 701-745 NW 5 Avenue. The property is located in the City's B-3 Light Industrial/Heavy Commercial zoning district and is mostly surrounded by industrial uses. The property owner seeks a variance to Section 47-19.2.Z.1 of the ULDR to allow an alternative to strict compliance with the City of Fort Lauderdale's ("City") rooftop screening requirements.

Thrive West is being developed with Thrive East – which is across the street from Thrive West and both properties work in conjunction to create an "Art District" in this industrial area.

Thrive West is comprised of single-story buildings with artistic murals around the entirety. The change of use and renovation was approved by the City's Development Review Committee ("DRC") on November 13, 2020. Roof top equipment screening was not requested by the DRC at that time.

The intention for the project is to create an art district feel for multiple uses providing vibrant murals and an artistic feel. The owner's intention for the rooftop equipment is to complement the building murals with artistic mini-murals on the equipment in keeping with the murals on the facades of the buildings. This project is located in the City's B-3 (Light Industrial) zoning district and the "Industrial" turned Artistic feel is the motif that is desired.

Code Provision:

Specifically, Section 47-19.2.Z.1 provides:

1. *Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.*

Variance Criteria:

4. *Criteria—Variance. A variance from the terms of the ULDR shall be granted only upon demonstrating a unique hardship attributable to the land by proving by a preponderance of the evidence all of the following criteria:*

- a. *That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and*



Response: The purpose of Sections 47-19.2.Z.1 in the ULDR is to mitigate the visibility of rooftop mechanical equipment. Here, visual impact of muralized rooftop mechanical equipment is what is desired to complement the overall “vibe” of the entire project. Providing generic screening would detract from the intended aesthetic of the project.

- b. *That the 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*

Response: Thrive West is a renovation of an existing structure in a light industrial district. Here, the screening requirements of Sec 47-19.Z.1 are being retroactively applied to this exiting building due to its change of use from industrial uses to it proposed desirable uses.

- c. *That the 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.*

Response: In this instance, literal application of the ULDR provision would increase the mass of the buildings and thwart the intention of providing an alternative method to the screening requirement to mitigate the appearance of the equipment. Further, surrounding industrial properties have un-screened rooftop mounted equipment.

- d. *That 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*

Response: This unique hardship is not self-created by the applicant, nor is it the result of mere disregard for the ULDR. Rather, the property owner diligently submitted a site plan and City staff reviewed and approved the application. Further, the literal application of the ULDR would prevent the intended muralizing of the roof top equipment to create the intended look and feel of the project.

- e. *That 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.*

Response: The variance is the minimum variance that will make possible a reasonable use of the property. The variance will be in harmony with the general purpose and intent of the ULDR, as the purpose of the code section is to mitigate mechanical equipment where hear the art mitigates the equipment by providing a cohesive look and feel to the project.

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-22030007

APPLICANT: Thrive Development Group, LLC

PROPERTY: 701-745 NW 5th Avenue

PUBLIC HEARING DATE: April 13, 2022

BEFORE ME, the undersigned authority, personally appeared Jason S. Crush who upon being duly sworn and cautioned, under oath deposes and says:

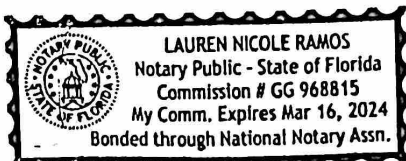
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the 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 City's Urban Design & Development 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.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of March, 2022

(SEAL)



Lauren N. Ramos

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 16, 2024

E1

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: 08/12/2024 TIME: 6:00 PM
LOCATION: 1000 S. 10th St., Suite 100, Phoenix, AZ 85006
AGENDA: Review of Application for Special Use Variance (SUV) for the proposed development of a multi-family residential building at 1000 S. 10th St., Phoenix, AZ 85006.
The Board of Adjustment will meet on the date and time listed above to consider the application for a Special Use Variance (SUV) for the proposed development of a multi-family residential building at 1000 S. 10th St., Phoenix, AZ 85006. The Board of Adjustment will also consider any other matters that may come before it at that time.
If you have any questions or need more information, please contact the Planning Department at (602) 259-3333 or visit our website at www.phoenix.gov/planning.

F2

NO
TRESPASSING

CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: APRIL 13, 2022 TIME: 9:00 AM CASE: PUL-BOA-2020092

REQUESTING: Section 47.19.2.1.1 - Roof mounted structures.

Requesting a variance to omit the required roof top equipment screening required to be of materials matching the construction of the building. The Developer wishes to paint metals matching the metal of the moralized building and roof.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 100 N ANDREWS AVENUE

INFORMATION: CONTACT FRANK BISH
http://www.fortlauderdale.gov

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
BLD-CALT-21040001.R004	Alteration of interior and exterior existing building	701 NW 5 AVE - Thrive Development group	Plan Revision	0		701 NW		5 AVE		3/23/2022	Awaiting Client Reply
PLN-BOA-22030007		Thrive West	Z- Board of Adjustment (BOA)	0		701 NW		5 AVE		3/7/2022	Open
BLD-CALT-21040003.R003	Alterations interior and exterior existing warehouse use buildings	Thrive Development group	Plan Revision	52.5		701 NW		5 AVE		1/31/2022	Awaiting Issuance Revision
BLD-CALT-21040002.R004	Alterations of interior and exterior existing buildings	Thrive Development group	Plan Revision	52.5		701 NW		5 AVE		1/31/2022	Awaiting Issuance Revision
BLD-CALT-21040003.R004	Alteration interior and exterior existing buildings	Thrive Development group	Plan Revision	0		701 NW		5 AVE		1/27/2022	Awaiting Client Reply
BLD-CALT-21040002.R003	Alterations interior and exterior existing buildings.	Thrive Development group	Plan Revision	0		701 NW		5 AVE		1/27/2022	Awaiting Client Reply
BLD-CALT-21040001.R003	Alteration interior and exterior of existing buildings	701 NW 5 AVE - Thrive Development group	Plan Revision	52.5		701 NW		5 AVE		1/27/2022	Awaiting Issuance Revision
BLD-CALT-21030034.R004	Alterations interior and exterior of existing buildings	Thrive Development group	Plan Revision	26.25		701 NW		5 AVE		1/27/2022	Awaiting Client Reply
BLD-CALT-21040003.R002	#F2 REVISION 2- STOREFRONT DOORS AND WINDOWS	Thrive Development group	Plan Revision	26.25		701 NW		5 AVE		1/26/2022	Awaiting Issuance Revision
BLD-CALT-21040002.R002	#F1 REVISION 2- STOREFRONT DOORS AND WINDOWS	Thrive Development group	Plan Revision	26.25		701 NW		5 AVE		1/26/2022	Awaiting Issuance Revision
BLD-CALT-21040001.R002	#E2 REVISION 2- STOREFRONT WINDOWS AND DOORS	Thrive Development group	Plan Revision	26.25		701 NW		5 AVE		1/26/2022	Awaiting Issuance Revision
BLD-CALT-21030034.R003	REVISION 3- STOREFRONT DOORS AND WINDOWS	Thrive Development group	Plan Revision	26.25		701 NW		5 AVE		1/25/2022	Awaiting Issuance Revision
BLD-ROOF-22010144	#F2 RE-ROOFING BP BLD-CALT-21040003	THRIVE PROGRESSO F2	Re-Roof Permit	0		701 NW		5 AVE		1/21/2022	Issued
BLD-ROOF-22010143	#F1 Re-roofing BP BLD-CALT-21040002	Thrive Progresso F1	Re-Roof Permit	0		701 NW		5 AVE		1/21/2022	Issued
BLD-ROOF-22010133	#E2 Re-roofing BP BLD-CALT-21040001	701 NW 5 AVE - Thrive Progresso Bldg E2	Re-Roof Permit	0		701 NW		5 AVE		1/21/2022	Awaiting Client Reply
BLD-ROOF-22010119	#E1 Recovery flat roof system and reroof existing flat system BP BLD-CALT-21030034	Thrive Progresso	Re-Roof Permit	0		701 NW		5 AVE		1/14/2022	Issued
FIR-ALARM-22010006	New System Installation	Thrive Development	Fire Alarm System Permit	0		701 NW		5 AVE		1/6/2022	Void

FIR-ALARM-22010005	New System Installation	Thrive Development	Fire Alarm System Permit	0	701 NW	5 AVE	1/6/2022	Void	
FIR-ALARM-22010004	New System Installation	Thrive Development	Fire Alarm System Permit	0	701 NW	5 AVE	1/6/2022	Void	
FIR-ALARM-22010003	New System Installation	Thrive Development	Fire Alarm System Permit	0	701 NW	5 AVE	1/6/2022	Void	
ELE-COM-22010016	Electrical Remodeling	Thrive Development	Electrical Commercial Permit	0	701 NW	5 AVE	1/6/2022	Void	
ELE-COM-22010015	Electrical Remodeling	Thrive Development	Electrical Commercial Permit	0	701 NW	5 AVE	1/6/2022	Void	
ELE-COM-22010014	Electrical Remodeling	Thrive Development	Electrical Commercial Permit	0	701 NW	5 AVE	1/6/2022	Void	
ELE-COM-22010013	Electrical Remodeling	Thrive Development	Electrical Commercial Permit	0	701 NW	5 AVE	1/6/2022	Void	
BLD-CALT-21040003.R001	#F2 (CHANGE OF ARCHITECT) Alterations of interior and exterior existing buildings	Thrive Development group	Plan Revision	0	701 NW	5 AVE	1/5/2022	Awaiting Client Reply	
BLD-CALT-21040002.R001	#F1 (CHANGE OF ARCHITECT) Alterations interior and exterior existing buildings	Thrive Development group	Plan Revision	0	701 NW	5 AVE	1/5/2022	Awaiting Client Reply	
BLD-CALT-21040001.R001	#E2 (CHANGE OF ARCHITECT) Alterations of interior and exterior existing buildings	Thrive Development group	Plan Revision	0	701 NW	5 AVE	1/5/2022	Awaiting Client Reply	
BLD-CALT-21030034.R002	#E1 (CHANGE OF ARCHITECT) Alteration interior and exterior existing buildings	Thrive Development group	Plan Revision	0	701 NW	5 AVE	1/5/2022	Awaiting Client Reply	
BLD-CALT-21030034.R001	Alteration of Interior and Exterior existing buildings	Thrive Development group	Plan Revision	26.25	701 NW	5 AVE	1/4/2022	Awaiting Revision Issuance	
BE21120143	CONSTRUCTION NOISE BEFORE 8AM		Building Code Case	0	Linda Holloway	701 NW	5 AVE	12/30/2021	Closed
ELE-COM-22010088	Electrical Remodeling	Thrive West	Electrical Commercial Permit	406.25	701 NW	5 AVE	12/28/2021	Open	
MEC-COM-21120021	New Construction	Thrive Development	Mechanical Commercial Permit	0	701 NW	5 AVE	12/16/2021	Void	
BLD-ROOF-21110208	Interior and exterior alterations of existing buildings	Thrive Development group	Re-Roof Permit	0	701 NW	5 AVE	11/24/2021	Void	

BLD-CDEM-21100006	Interior and exterior alterations of existing buildings	Thrive Development group	Commercial Demolition Permit	150	701 NW	5 AVE	10/18/2021	Awaiting Client Reply
BLD-ROOF-21100115	ROOF FOR BLD-CALT-21040003	Thrive development	Re-Roof Permit	0	701 NW	5 AVE	10/15/2021	Void
PLB-COM-21090018	#E1 Onsite Storm for BLD-CALT-21030034	Thrive development	Commercial Plumbing Permit	0	701 NW	5 AVE	9/15/2021	Awaiting Client Reply
ENG-SITE-21090001	SITE PREP AND EROSION FOR BLD-CALT-21030034	Thrive	Site Prep and Erosion Control Permit	0	701 NW	5 AVE	9/1/2021	Issued
ENG-SW-21080013	SIDEWALK FOR BLD-CALT-21030034	Thrive developemnt	ROW Sidewalk and Curb Permit	0	701 NW	5 AVE	8/31/2021	Awaiting Client Reply
LND-INST-21080019	Interior and exterior alterations to existing buildings	Thrive Development	Landscape Installation Permit	0	701 NW	5 AVE	8/17/2021	Void
LND-INST-21080016	LANDSCAPE FOR BLD-CALT-21030034	Thrive West	Landscape Installation Permit	350	701 NW	5 AVE	8/16/2021	Awaiting Client Reply
BLD-FEN-21090043	Alteration of existing buildings, interior and exterior	Thrive Development group	Fence Permit	0	701 NW	5 AVE	8/4/2021	Awaiting Client Reply
ENG-PAV-21080001	#E1 ROW Paving For BLD-CALT-21030034	Thrive	ROW Paving Permit	820	701 NW	5 AVE	8/4/2021	Awaiting Client Reply
PLB-RES-21070133	Interior and exterior modifications to existing buildings	Thrive	Plumbing Residential Permit	0	701 NW	5 AVE	7/19/2021	Open
PLB-COM-21040008	#F2 701-745 PLUMBING FOR BLD-CALT-21040003	701-745 THRIVE WEST BLDG F-2 PLUMBING BP BLD-CALT-21040003	Plumbing Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
MEC-HVCHG-21040025	#F2 701-745 MECHANICAL CHANGE OUT BLD-CALT-21040003	THRIVE WEST BLG F-2 BP BLD-CALT-21040003 701-745 THRIVE WEST	Mechanical HVAC Changeout Permit	0	701 NW	5 AVE	4/5/2021	Void
MEC-COM-21040010	#F-2 701-745 MECHANICAL FOR BLD-CALT-21040003	BLDG F-2 BP BLD-CALT-21040003 701-745 THRIVE WEST	Commercial Mechanical Permit	0	701 NW	5 AVE	4/5/2021	Issued
FIR-ALARM-21040010	#F2 701-745 FIRE ALARM FOR BLD-CALT-21040003	BLDG F-2 BP BLD-CALT-21040003 701-745 THRIVE WEST	Fire Alarm System Permit	0	701 NW	5 AVE	4/5/2021	Issued
ELE-COM-21040013	#F2 701-745 ELECTRICAL FOR BLD-CALT-21040003	BLDG F-2 BP BLD-CALT-21040003 701-745 THRIVE WEST	Electrical Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
PLB-COM-21040007	701-745 PLUMBING PERMIT FOR BUILDING F-1 BP BLD-CALT-21040002	701-745 THRIVE WEST BLDG F-1 PLUMBING BP BLD-CALT-21040002	Plumbing Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued

MEC-HVCHG-21040023	701-745 NEW MECHANICAL UNIT BLDG F-1 BP BLD-CALT-21040002	701-745 THRIVE WEST BLDG F-1 BP BLD-CALT-21040002	Mechanical HVAC Changeout Permit Mechanical	0	701 NW	5 AVE	4/5/2021	Void
MEC-COM-21040009	701-745 MECHANICAL PERMIT FOR BUILDING F-1 BP	701-745 THRIVE WEST BLDG F-1 BP	Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
FIR-ALARM-21040009	701-745 FIRE ALARM FOR BUILDING F-1 BP BLD-CALT-21040002	701-745 THRIVE WEST BLDG F-1 BP BLD-CALT-21040002	Fire Alarm System Permit	0	701 NW	5 AVE	4/5/2021	Issued
ELE-COM-21040012	701-745 ELECTRICAL FOR BUILDING F-1 BP BLD-CALT-21040002	701-745 THRIVE WEST ELECTRICAL FOR BUILDING F-1 BP BLD-CALT-21040002	Electrical Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
FIR-ALARM-21040008	701-745 FIRE ALARM FOR BUILDING E-2 BP BLD-CALT-21040001	701-745 THRIVE WEST BLDG E-2 BP BLD-CALT-21040001	Fire Alarm System Permit	0	701 NW	5 AVE	4/5/2021	Issued
PLB-COM-21040006	701-745 PLUMBING FOR BUILDING E-2 BP BLD-CALT-21040001	701-745 THRIVE WEST BLDG E-2 PLUMBING BP	Plumbing Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
ELE-COM-21040010	701-745 ELECTRICAL FOR BLDG E-2 BP BLD-CALT-21040001	701-745 THRIVE WEST ELECTRICAL FOR BLDG E-2 BP BLD-CALT-21040001	Electrical Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
MEC-HVCHG-21040020	701-745 NEW MECHANICAL UNIT FOR BLDG E-2 BP BLD-CALT-21040001	701-745 THRIVE WEST BLDG E-2 BP BLD-CALT-21040001	Mechanical HVAC Changeout Permit	0	701 NW	5 AVE	4/5/2021	Void
MEC-COM-21040006	701-745 THRIVE WEST BUILDING E-2 MECHANICAL FOR BP BLD-CALT-21040001	701-745 THRIVE WEST BLDG E-2 BP BLD-CALT-21040001	Mechanical Commercial Permit	0	701 NW	5 AVE	4/5/2021	Issued
BLD-CALT-21040003	#F2 701-745 COMMERCIAL REMODEL - INTERIOR & EXTERIOR MODIFICATIONS TO EXISTING BUILDINGS	IMA 701-745 THRIVE WEST BLDG F-2	Commercial Alteration Permit	0	701 NW	5 AVE	3/31/2021	Issued
BLD-CALT-21040002	701-745 COMMERCIAL REMODEL OF EXISTING BUILDING F-1	IMA 701-745 THRIVE WEST BLDG F-1	Commercial Alteration Permit	0	701 NW	5 AVE	3/31/2021	Issued
BLD-CALT-21040001	MASTER BUILDING PERMIT FOR E-2 ONLY	IMA 701 NW 5 AVE - THRIVE WEST	Commercial Alteration Permit	0	701 NW	5 AVE	3/31/2021	Issued
PLB-IRR-21040001	#E1 IRRIGATION FOR LANDSCAPE FOR BLD-CALT-21030034	THRIVE WEST BLDG E-1 BP BLD-CALT-21030034	Plumbing Irrigation Permit	0	701 NW	5 AVE	3/31/2021	Issued
BLD-CPAV-21040001	#E1 ONSITE PAVERS FOR BLD-CALT-21030034	THRIVE WEST	Commercial Paving Permit	150	701 NW	5 AVE	3/31/2021	Awaiting Client Reply
PLB-COM-21040001	#E1 PLUMBING FOR BLD-CALT-21030034	THRIVE WEST	Plumbing Commercial Permit	0	701 NW	5 AVE	3/31/2021	Issued

MEC-HVNEW-21040001	#E1 NEW MECHANICAL FOR BLD-CALT-21030034	THRIVE WEST	Mechanical HVAC New Install Permit	0		701 NW	5 AVE	3/31/2021 Issued
MEC-COM-21040002	MECHANICAL FOR BLD-CALT-21030034	THRIVE WEST	Commercial Permit	0		701 NW	5 AVE	3/31/2021 Void
FIR-ALARM-21040002	FIRE ALARM FOR BLD-CALT-21030034	THRIVE WEST	Fire Alarm System Permit	0		701 NW	5 AVE	3/31/2021 Issued
ELE-COM-21040001	#E1 ELECTRICAL FOR BLD-CALT-21030034	THRIVE WEST	Commercial Permit	0		701 NW	5 AVE	3/31/2021 Issued
ENG-LAND-21030027	#E1 OFFSITE ROW LANDSCAPE FOR BLD-CALT-21030034	THRIVE WEST BLDG E-1 BP BLD-CALT-21030034	ROW Landscaping Permit	0		701 NW	5 AVE	Awaiting 3/31/2021 Client Reply
BLD-CALT-21030034	#E-1 "VANILLA BOX"- FUTURE TENANT BUILD-OUT	IMA BLDG E-1 THRIVE WEST- "VANILLA BOX"	Commercial Alteration Permit	105		701 NW	5 AVE	3/26/2021 Issued
PLN-SITE-20030007	Site Plan Level I - Renovation of Existing Warehouse Into A Modern Building For B-3 Tenant Uses	Progresso Thrive Duplicate submittal of the West project	DRC- Site Plan (Level II, III, IV)/Planned Development District	0	Yvonne Redding	701 NW	5 AVE	3/13/2020 Approved
PLN-SITE-20030006	Site Plan Level I - Renovation of Existing Warehouse into a Modern highly functional building for B-3 Uses	Thrive Progresso West	DRC- Site Plan (Level II, III, IV)/Planned Development District	0	Yvonne Redding	701 NW	5 AVE	3/13/2020 Approved
PLN-REZ-19120001	Rezone from General Industrial (I) to Heavy Commercial/Light Industrial (B-3)	Thrive Progresso	M- Rezoning Violation-CODE	0	Yvonne Redding	701 NW	5 AVE	12/12/2019 Approved
VIO-CE18100215_1		BAYIT INVESTMENTS LLC	Hearing	0		701 NW	5 AVE	10/2/2018 Closed
CE18100215	STORAGE UNIT OCCUPIED INTO A BUSINESS, NO, VENTILATION, NO WINDOWS, NO A/C, SHOULD NOT BE, OPERATIONG AS BUSINESS.	BAYIT INVESTMENTS LLC	Code Case	0		701 NW	5 AVE	10/2/2018 Closed
PM-18051303	PATCH SEALCOAT AND RESTRIPE PARKING LOT	PATCH SEALCOAT AND RESTRIPE PARKING LOT	Commercial Paving Permit	0		701 NW	5 AVE	5/11/2018 Void
VIO-CE18010652_7	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0		701 NW	5 AVE	1/9/2018 Complied
VIO-CE18010652_6	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0		701 NW	5 AVE	1/9/2018 Complied
VIO-CE18010652_5	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0		701 NW	5 AVE	1/9/2018 Complied

VIO-CE18010652_4	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/9/2018 Complied
VIO-CE18010652_3	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/9/2018 Complied
VIO-CE18010652_2	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/9/2018 Complied
VIO-CE18010652_1	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/9/2018 Complied
CE18010652	CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT, OUTLINING THE CODE VIOLATION(S) AND THE TERMS AND, CONDITIONS OF THE COMPLIANCE CONTRACT., CASE OPENED TO MEMORIALIZE A COMPLIANCE CONTRACT, OUTLINING THE CODE VIOLATION(S) AND THE TERMS AND, CONDITIONS OF THE COMPLIANCE CONTRACT.	BAYIT INVESTMENTS LLC	Code Case Violation-CODE	0	701 NW	5 AVE	1/9/2018 Closed
VIO-CE17062537_1	THERE WAS A DERELICT SILVER SUZUKI AND A BLUE	BAYIT INVESTMENTS LLC	Hearing	0	701 NW	5 AVE	6/28/2017 Complied
CE17062537	THERE WAS A DERELICT SILVER SUZUKI AND A BLUE, HONDA, PARKED ON THE RIGHT OF WAY AT THIS, BUSINESS. HONDA WAS MOVED. SUZUKI WAS TOWED BY, WESTWAY VIA CODE OFFICERS REYES AND WINGATE., PROPERTY WAS POSTED WITH A RED TAG NOTICE., PICTURES ATTACHED.	BAYIT INVESTMENTS LLC	Code Case Violation-CODE	0	701 NW	5 AVE	6/28/2017 Closed
VIO-CE17021236_4	TRASH & DEBRIS PILED BEHIND HARRY'S PLACE	BAYIT INVESTMENTS LLC	Hearing	0	701 NW	5 AVE	2/16/2017 Complied
VIO-CE17021236_3	TRASH & DEBRIS PILED BEHIND HARRY'S PLACE	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	2/16/2017 Complied
VIO-CE17021236_2	TRASH & DEBRIS PILED BEHIND HARRY'S PLACE	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	2/16/2017 Complied
VIO-CE17021236_1	TRASH & DEBRIS PILED BEHIND HARRY'S PLACE	BAYIT INVESTMENTS LLC	Violation-CODE Hearing	0	701 NW	5 AVE	2/16/2017 Complied

CE17021236	TRASH & DEBRIS PILED BEHIND HARRY'S PLACE, TRASH & DEBRIS PILED BEHIND HARRY'S PLACE	BAYIT INVESTMENTS LLC	Code Case	0	701 NW	5 AVE	2/16/2017 Closed
VIO-CE17011939_1	WHITE NISSAN SUV PARKED ON SWALE/R.O.W. WITHOUT	HARRY'S PLACE LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/30/2017 Closed
CE17011939	WHITE NISSAN SUV PARKED ON SWALE/R.O.W. WITHOUT, TAG., (VEHICLE TAGGED IN PAST)	HARRY'S PLACE LLC	Code Case	0	701 NW	5 AVE	1/30/2017 Closed
PL-ZL16169	ZVL -	GRANER PLATZEK & ALLISON PA	Z- Zoning Verification Letter	0	701 NW	5 AVE	11/3/2016 Closed
VIO-CE16100276_1		HARRY'S PLACE LLC	Violation-CODE Hearing	0	701 NW	5 AVE	10/10/2016 Closed
CE16100276	L/S LIEN ONE - 1 OPEN CASES FOUND, CE16090925	HARRY'S PLACE LLC	Code Case	0	701 NW	5 AVE	10/10/2016 Closed
VIO-CE16010022_3	INDIVIDUALS ACTUALLY LIVING IN SEVERAL OF THE BAYS	HARRY'S PLACE LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/4/2016 Closed
VIO-CE16010022_2	INDIVIDUALS ACTUALLY LIVING IN SEVERAL OF THE BAYS	HARRY'S PLACE LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/4/2016 Closed
VIO-CE16010022_1	INDIVIDUALS ACTUALLY LIVING IN SEVERAL OF THE BAYS	HARRY'S PLACE LLC	Violation-CODE Hearing	0	701 NW	5 AVE	1/4/2016 Closed

	INDIVIDUALS ACTUALLY LIVING IN SEVERAL OF THE BAYS, ON THIS WAREHOUSE PROPERTY. THEY ARE URINATING,, DEFECATING AND SHOWERING OUTSIDE! ALSO PAINTING, VEHICLES AFTER HOURS, RUNNING ELECTRICAL CORDS, FROM ONE BAY TO ANOTHER, AND TRASH ALL AROUND THE, PROPERTY., INDIVIDUALS ACTUALLY LIVING IN SEVERAL OF THE BAYS, ON THIS WAREHOUSE PROPERTY. THEY ARE URINATING,, DEFECATING AND SHOWERING OUTSIDE! ALSO PAINTING, VEHICLES AFTER HOURS, RUNNING ELECTRICAL CORDS, FROM ONE BAY TO ANOTHER, AND TRASH ALL AROUND THE, PROPERTY.						
CE16010022		HARRY'S PLACE LLC	Code Case	0	701 NW	5 AVE	1/4/2016 Closed
BL-1401418		EXPERT AUTO CARE	General Business Tax Receipt	0	701 NW	5 AVE	4/28/2015 Closed
CE15031440	L/S TITLE SUPPORT 2- OPEN CASES FOUND, CE05080989, CE12021614	HARRY'S PLACE LLC	Code Case Violation-CODE	0	701 NW	5 AVE	3/18/2015 Closed
VIO-CE15031440_1		HARRY'S PLACE LLC	Hearing	0	701 NW	5 AVE	3/18/2015 Closed
PM-14042500	RESTRIPE THE FRONT PARKING LOT	RESTRIPE THE FRONT PARKING LOT	Commercial Paving Permit	0	701 NW	5 AVE	4/30/2014 Complete
BL-1301305		EXPERT AUTOMOTIVES	General Business Tax Receipt	0	701 NW	5 AVE	4/15/2014 Closed
	ATF (BAYS# 3/8/16/30/43/737) DEMO PARTITION WALLS ~FOR OFFICES /PERMIT WILL EXPIRE IN 60 DAYS FROM ~ISSUE ~ALL DEMO MUST BE COMPLETED AND DEBRIS HAULED AWAY ~WITHIN 60 DAYS / FBC 103.6.9						
PM-13051713		ATF (BAYS# 3/8/16/30/43/737) DEMO PARTITION WALLS	Commercial Demolition Permit	0	701 NW	5 AVE	5/22/2013 Complete

PM-13051711	ATF 3 220v OUTLETS FOR CARLIFTS (BAY # ~701-703/743/30) AND 5 220v OUTLETS FOR AIR ~COMPRESSORS (BAY# 7/9/743/739/727) 6 110 OUTLETS ~FOR AC WALL UNITS(BAY#3/8/16/30/43/737) BP ~13051707	ATF 3 220v OUTLETS FOR CARLIFTS (BAY #	Electrical Commercial Permit	0	701 NW	5 AVE	5/22/2013 Complete
PM-13051707	ATF 3 CARLIFTS (BAYS#701- 703/743/30 AND 5 AIR ~COMPRESSORS INSTALLED (BAYS#7/9/743/739/727) ~B400 RENEW 4/9/14 ~ ~ ~V0E120216140PENED#23 4069460743 NW 5 AVE # ~A0AR LIFT WAS INSTALLED WITHOUT A PERMIT. A#ORG ~HRUSCHKA, 954-828- 6514#E#1/12/2012 ~ ~V0E050809890PENED#23 4069460701 NW 5 ~AVE#01,703,705,711,719,72 1,727,733,735,739,741,74 ~3#L LOVINGSHIMER / RETIRED#TL#1/09/2008	ATF 3 CARLIFTS (BAYS#701-703/743/30 AND 5 AIR	Commercial Alteration Permit	0	701 NW	5 AVE	5/22/2013 Complete
PM-13051705	RESTRIPE PARKING LOT	RESTRIPE PARKING LOT	Commercial Paving Permit	0	701 NW	5 AVE	5/22/2013 Complete
AB-0075359		RICK'S AUTO SERVICE	Resident/Business Alarm Registration	2025	701 NW	5 AVE	4/18/2011 Active
PM-10110963	BURGLAR ALARM (1 PANEL &#amp; 6 DEVICES) RENEWAL ~2-13-2012 RENEWAL 9-29- 2011	BURGLAR ALARM (1 PANEL & 6 DEVICES) RENEWAL	Electrical Burglar Alarm	0	701 NW	5 AVE	11/15/2010 Complete
PM-09030425	INSTALL BACKFLOW PREVENTER 1"	INSTALL BACKFLOW PREVENTER 1"	Plumbing Backflow Installation Permit	0	701 NW	5 AVE	3/5/2009 Complete
PM-09030349	restripe parking lot; include handicap spaces	restripe parking lot; include handicap spaces	Commercial Paving Permit	0	701 NW	5 AVE	3/5/2009 Complete

PM-08072377	-sealcoat & re-stripe parking lot - code violation ~ce 08051223	#NAME?	Commercial Paving Permit	95.6	701 NW	5 AVE	7/31/2008 Void
FS-06070017		BAYIT INVESTMENTS LLC	Account Fire Safety	0	701 NW	5 AVE	7/5/2006 Inactive
FS-06070014		BAYIT INVESTMENTS LLC	Account Fire Safety	51.03	701 NW	5 AVE	7/5/2006 Inactive
FS-06070013		BAYIT INVESTMENTS LLC	Account Fire Safety	83.26	701 NW	5 AVE	7/5/2006 Inactive
FS-06070012		MARSTON BROS AUTO BODY #22,23,24	Account Fire Safety	0	701 NW	5 AVE	7/5/2006 Inactive
FS-06070011		BAYIT INVESTMENTS LLC	Account Fire Safety	134.29	701 NW	5 AVE	7/5/2006 Inactive
FS-06070008		BAYIT INVESTMENTS LLC	Account Fire Safety	166.52	701 NW	5 AVE	7/5/2006 Inactive
FS-06070007		BAYIT INVESTMENTS LLC	Account Fire Safety	166.52	701 NW	5 AVE	7/5/2006 Inactive
FS-06070006		BAYIT INVESTMENTS LLC	Account Fire Safety	166.52	701 NW	5 AVE	7/5/2006 Inactive
FS-06070005		BAYIT INVESTMENTS LLC	Account Fire Safety	0	701 NW	5 AVE	7/5/2006 Inactive
FS-06070004		BAYIT INVESTMENTS LLC	Account Fire Safety	0	701 NW	5 AVE	7/3/2006 Inactive
FS-06070003		BAYIT INVESTMENTS LLC	Account Fire Safety	0	701 NW	5 AVE	7/3/2006 Inactive
FS-06070002		BAYIT INVESTMENTS LLC	Account Fire Safety	166.52	701 NW	5 AVE	7/3/2006 Inactive
FS-06050014		BAYIT INVESTMENTS LLC	Account Violation-CODE	0	701 NW	5 AVE	5/15/2006 Inactive
VIO-CE05080989_5	#####	HARRY'S PLACE LLC	Hearing Violation-CODE	0	701 NW	5 AVE	8/15/2005 Complied
VIO-CE05080989_4	#####	HARRY'S PLACE LLC	Hearing Violation-CODE	0	701 NW	5 AVE	8/15/2005 Complied
VIO-CE05080989_3	#####	HARRY'S PLACE LLC	Hearing Violation-CODE	0	701 NW	5 AVE	8/15/2005 Complied
VIO-CE05080989_2	#####	HARRY'S PLACE LLC	Hearing Violation-CODE	0	701 NW	5 AVE	8/15/2005 Complied
VIO-CE05080989_1	#####	HARRY'S PLACE LLC	Hearing	0	701 NW	5 AVE	8/15/2005 Complied
CE05080989	701,703,705,711,719,721,727, 733,735,739,741,743, ARE ALL IN VIOLATION. MAILED N.O.V. TO OWNER, ABRAHAM NARKES.	HARRY'S PLACE LLC	Code Case Fire Emergency	0	701 NW	5 AVE	8/15/2005 Closed
PM-05052063	INSTALL 24 EXIT LIGHTS 701-711 NW 5 AV FLAT GO	INSTALL 24 EXIT LIGHTS 701-711 NW 5 AV FLAT	Lights Permit	183.04	701 NW	5 AVE	5/20/2005 Void
PM-00071415	OVER 3600 SQ FT	GO OVER 3600 SQ FT	Re-Roof Permit	0	701 NW	5 AVE	7/20/2000 Complete

PLN-BOA-22030007

Sec. 47-19.2. Z.1.- Roof mounted structures.

(Z). *Roof mounted structures.*

(1). Roof mounted structures such as air conditioners and satellite dish antennae shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. Vent pipes, skylights, cupolas, solar collectors and chimneys shall not be subject to this provision.



0 37.575 150 225 300
Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



THRIVE WEST
DATE OF PRINT: 03/03/2022

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494234064140	DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
494234064150	BEMBANASTE,JAMES		1808 SW 10 AVE	FORT LAUDERDALE	FL	33315
494234064160	320 HENDRICKS ISLES LLC		2030 INTRACOASTAL DR	FORT LAUDERDALE	FL	33305
494234064570	MARLENE THOMAS REV TR	THOMAS,MARLENE TRSTEE	1990 SW 30 TER	FORT LAUDERDALE	FL	33312
494234064580	JPG 800 LLC		PO BOX 950	FORT LAUDERDALE	FL	33302
494234064610	JPG 800 LLC		PO BOX 950	FORT LAUDERDALE	FL	33302
494234069210	MILLER,PARRIS		PO BOX 327	FORT LAUDERDALE	FL	33302
494234069220	MILLER,PARRIS		PO BOX 327	FORT LAUDERDALE	FL	33302
494234069230	MILLER,PARRIS		PO BOX 327	FORT LAUDERDALE	FL	33302
494234069240	MIJENSUE CORP		724 NW 7 AVE	FORT LAUDERDALE	FL	33311
494234069250	MIJENSUE CORP		724 NW 7 AVE	FORT LAUDERDALE	FL	33311
494234069260	723 NW 6TH AVE LLC		900 NW 6 ST STE 201	FORT LAUDERDALE	FL	33311
494234069270	719 WAREHOUSE LLC		3200 S ANDREWS AVE #104	FORT LAUDERDALE	FL	33316
494234069280	MISCHIEVOUS JACK LLC		422 GLENBROOK DR	ATLANTIS	FL	33462
494234069290	711 WAREHOUSE INC		3200 S ANDREWS AVE STE 104	FORT LAUDERDALE	FL	33316
494234069300	CHRISTIE ROCIO PROPERTY LLC		10459 SW 185 TER	CUTLER BAY	FL	33157
494234069310	GADDIS PROPERTIES LLC		PO BOX 950	FORT LAUDERDALE	FL	33311
494234069410	JPG BELL PROPERTY LLC		PO BOX 950	FORT LAUDERDALE	FL	33302
494234069460	THRIVE DEVELOPMENT GROUP LLC		9232 ABBOTT AVE	MIAMI	FL	33154
494234069630	DREAM BUILDERS TR	LAND TRUST SERVICE CORP TRSTEE	PO BOX 186	LAKE WALES	FL	33859
494234069640	724 NW 6TH AVE LLC		746 NW 5 AVE	FORT LAUDERDALE	FL	33311
494234069641	708 NW 6TH AVE LLC		746 NW 5 AVE	FORT LAUDERDALE	FL	33311
494234069650	CASALE,ROSANNE D		1271 NW 95 AVE	PLANTATION	FL	33322
494234069760	JPG BELL PROPERTY LLC		PO BOX 950	FORT LAUDERDALE	FL	33302
494234070010	1004 NW 6TH ST LLC		746 NW 5 AVE	FORT LAUDERDALE	FL	33311
494234070020	VIGNATI,MARIA		444 NE 9 AVE	FORT LAUDERDALE	FL	33301
494234070030	JFX4 INVESTMENTS LLC		400 BONAVENTURE BLVD	WESTON	FL	33326
494234070060	CECH,CHRISTIAN		731 NW 4 AVE #4	FORT LAUDERDALE	FL	33311
494234070080	HEGU LLC		5772 SW 31 ST	MIAMI	FL	33155
494234070100	THRIVE DEVELOPMENT GROUP LLC		9232 ABBOTT AVE	MIAMI	FL	33154
494234070110	THRIVE DEVELOPMENT GROUP LLC		9232 ABBOTT AVE	SURFSIDE	FL	33154
494234070120	THRIVE DEVELOPMENT GROUP LLC		9232 ABBOTT AVE	SURFSIDE	FL	33154
494234070200	THRIVE DEVELOPMENT GROUP LLC		746 NW 5 AVE	FORT LAUDERDALE	FL	33311
494234076950	DIXIE INVESTMENTS IV LLC		101 S FT LAUD BEACH BLVD #1103	FORT LAUDERDALE	FL	33316
494234077250	CFP 500 LLC		PO BOX 967	FORT LAUDERDALE	FL	33302
494234077380	GADDIS PROPERTIES LLC		PO BOX 950	FORT LAUDERDALE	FL	33311
494234077410	SUNSHINE SHIPYARD LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL	33311
494234110150	MERIDIAN PARTNERS 2 LLC		PO BOX 670867	CORAL SPRINGS	FL	33067
494234110180	STS GROUP USA INC		1001 N FEDERAL HWY # 318	HALLANDALE BEACH	FL	33009
494234110190	REAL ESTATE SERVICES & MGMT INC	% BRIAN FRIEDMAN	151 N NOB HILL RD #373	PLANTATION	FL	33324
504203190010	JPG 800 LLC		PO BOX 950	FORT LAUDERDALE	FL	33302

ADDRESS__1		LEGAL_LINE	LEGAL_LI_1	LEGAL_LI_2
FORT LAUDERDALE	FL33312	PROGRESSO 2-18 D	LOT 23,24 BLK 263	
FORT LAUDERDALE	FL33315	PROGRESSO 2-18 D	LOT 25,26 BLK 263	
FORT LAUDERDALE	FL33305	PROGRESSO 2-18 D	LOTS 27 THRU 48 & VAC S1/2	OF W 127.50 OF NW 9 ST
FORT LAUDERDALE	FL33312	PROGRESSO 2-18 D	LOTS 18 THRU 24 BLK 264	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 25,26,27 BLK 264	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 28,29 BLK 264	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 1,2 BLK 280	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 3 BLK 280	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 4 BLK 280	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 5 BLK 280	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 6,7 BLK 280	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 8 TO 13 BLK 280	
FORT LAUDERDALE	FL33316	PROGRESSO 2-18 D	LOT 14,15 BLK 280	
ATLANTIS	FL33462	PROGRESSO 2-18 D	LOT 16,17 BLK 280	
FORT LAUDERDALE	FL33316	PROGRESSO 2-18 D	LOT 18,19 BLK 280	
CUTLER BAY	FL33157	PROGRESSO 2-18 D	LOT 20,21 BLK 280	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 22 TO 24 BLK 280	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 1 THRU 6 BLK 281	
MIAMI	FL33154	PROGRESSO 2-18 D	LOTS 7 THRU 24 BLK 281	
LAKE WALES	FL33859	PROGRESSO 2-18 D	LOT 25,26 BLK 281	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 33 LESS S 12 1/2,34 THRU 36	BLK 281
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOTS 27 THRU 32,33 S1/2	BLK 281
PLANTATION	FL33322	PROGRESSO 2-18 D	LOT 37 TO 42 BLK 281	
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOTS 43 THRU 48 BLK 281	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 1 TO 3 BLK 282	
FORT LAUDERDALE	FL33301	PROGRESSO 2-18 D	LOTS 4 & 5 BLK 282	
WESTON	FL33326	PROGRESSO 2-18 D	LOT 6,7,8 BLK 282	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 9,10 BLK 282	
MIAMI	FL33155	PROGRESSO 2-18 D	LOT 11,12 BLK 282	
MIAMI	FL33154	PROGRESSO 2-18 D	LOTS 21,28 THRU 37 AND E1/2 OF	LOTS 38 THRU 42 BLK 282
SURFSIDE	FL33154	PROGRESSO 2-18 D	LOT 22 TO 24 BLK 282	
SURFSIDE	FL33154	PROGRESSO 2-18 D	LOT 25 TO 27 BLK 282	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOTS 43 THRU 48 AND W1/2 OF	LOTS 38 THRU 42 BLK 282
FORT LAUDERDALE	FL33316	PROGRESSO 2-18 D	LOTS 1 THRU 16 & 32 THRU 48	BLK 323
FORT LAUDERDALE	FL33302	PROGRESSO 2-18 D	LOT 1 TO 13,36 TO 48 BLK 324	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOT 1 BLK 325	
FORT LAUDERDALE	FL33311	PROGRESSO 2-18 D	LOTS 2 THRU 14 BLK 325	
CORAL SPRINGS	FL33067	PROGRESSO 1-107 D	LOT 13,14,15 BLK 282	
HALLANDALE BEACH	FL33009	PROGRESSO 1-107 D	LOT 16,17,N1/2 18 BLK 282	
PLANTATION	FL33324	PROGRESSO 1-107 D	LOT 18 S1/2,19,20 BLK 282	
FORT LAUDERDALE	FL33302	PEPSI-COLA BOTTLING CO OF	FT LAUD-PALM BCH INC 79-41 B	TR A

LEGAL_LI_3

LEGAL_LI_4

LEGAL_LI_5

LEGAL_LI_6

ABUTTING SAID LOT,AND 79-40

BLK 263

LEGAL_LI_7

LEGAL_LI_8

LEGAL_LI_9

LEGAL_L_10

LEGAL_L_11

LEGAL_L_12

LEGAL_L_13

ZIP4	MILL	US	US	MA	C	JUST_LAND	JUST_BUILD	JUST_OTHE
	0312	01	01	02		13500	37850	0
	0312	08	02	02		33750	210090	0
	0312	48	01	02		768010	3182990	0
	0312	48	01	02		236250	799460	0
0950	0312	28	01	02		131630	15500	0
0950	0312	48	01	02		67500	428480	0
0327	0312	48	01	02		67500	216810	0
0327	0312	28	01	02		43880	5620	0
0327	0312	28	01	02		43880	5240	0
7309	0312	48	01	02		33760	172830	0
7309	0312	48	01	02		67500	377150	0
	0312	48	01	02		202500	1051280	0
	0312	48	01	02		67500	383020	0
	0312	48	01	02		67500	256150	0
4121	0312	48	01	02		67500	439780	0
	0312	48	01	02		67500	435740	0
	0312	48	01	02		101250	375350	0
	0312	48	01	02		202510	861020	0
	0312	48	01	02		1209580	680630	0
	0312	48	01	02		67500	515890	0
	0312	48	01	02		118130	964040	0
	0312	48	01	02		219380	1130350	0
	0312	48	01	02		202500	842070	0
	0312	49	01	02		263250	31670	0
	0312	01	01	02		50630	219170	0
	0312	01	01	02		33750	133800	0
	0312	08	02	02		50630	189910	0
	0312	08	04	02		33750	500060	0
4014	0312	08	04	02		33750	480460	0
	0312	48	01	02		820130	360290	0
	0312	00		02		202500	0	0
3012	0312	10		02		182250	0	0
	0312	48	01	02		294040	741050	0
	0312	48	01	02		1113750	2302240	0
	0312	48	01	02		899440	546100	0
	0312	40		02		54000	0	0
	0312	49	03	02		570390	189000	0
	0312	08	04	02		50630	340130	0
	0312	08	03	02		42190	315200	0
	0312	08	03	02		42190	314620	0
0950	0312	27	04	02		687800	1171490	0

SCHOOL_TA	CITY_TAXAE	INDEP_TAX	HE_LY_F	ME_W	EXISO	CO FID	DEL_VALUE	ADD_VALUE	LI G	GARBAGE_AS	FIR FI	FIRE_ASSES	SAI	SAFE_NEI_1	DR DRAINAGE_1	IM IMPROVEM_
51350	51350	51350				10 Y	0	0	F	9.44 03 R	1	0	0.00	0.00		
243840	243840	243840				18 Y	0	0	F	14.64 03 R	2	0	0.00	0.00		
3951000	3946750	3946750				16 Y	0	0	F	76.56 03 V	43998	0	0.00	0.00		
1035710	1035710	1035710				08 E Y	0	0	F	18.95 03 V	10893	0	0.00	0.00		
147130	147130	147130				08 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
495980	459890	459890				08 Y	0	0	F	9.57 03 V	5500	0	0.00	0.00		
284310	284310	284310				08 Y	0	0	F	5.49 03 V	3153	0	0.00	0.00		
49500	49500	49500				08 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
49120	49120	49120				08 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
206590	206590	206590				08 Y	0	0	F	4.22 03 V	2425	0	0.00	0.00		
444650	444650	444650				08 E Y	0	0	F	8.44 03 V	4850	0	0.00	0.00		
1253780	1253780	1253780				19 Y	0	0	F	24.25 03 S	13938	0	0.00	0.00		
450520	433970	433970				15 Y	0	0	F	8.70 03 V	5000	0	0.00	0.00		
323650	323650	323650				10 Y	0	0	F	6.26 03 V	3600	0	0.00	0.00		
507280	482580	482580				08 Y	0	0	F	9.79 03 V	5625	0	0.00	0.00		
503240	503240	503240				17 Y	0	0	F	8.35 03 V	4800	0	0.00	0.00		
476600	476600	476600				19 Y	0	0	F	9.22 03 V	5301	0	0.00	0.00		
1063530	1063530	1063530				19 Y	0	0	F	16.12 03 V	9262	0	0.00	0.00		
1890210	1890210	1890210				17 S Y	0	0	F	56.03 03 V	32202	0	0.00	0.00		
583390	583390	583390				19 Y	0	0	F	11.27 03 V	6476	0	0.00	0.00		
1082170	780650	780650				20 Y	0	0	F	11.77 03 V	6764	0	0.00	0.00		
1349730	1349730	1349730				21 Y	0	0	F	22.21 03 V	12767	0	0.00	0.00		
1044570	1044570	1044570				13 E Y	0	0	F	20.95 03 V	12042	0	0.00	0.00		
294920	294920	294920				19 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
269800	269800	269800				20 Y	0	0	F	9.44 03 R	1	0	0.00	0.00		
167550	167550	167550				18 Y	0	0	F	9.44 03 R	1	0	0.00	0.00		
240540	240540	240540				18 Y	0	0	F	14.64 03 R	2	0	0.00	0.00		
533810	533810	533810				22 Y	0	0	F	29.28 03 R	4	0	0.00	0.00		
514210	514210	514210				22 Y	0	0	F	29.28 03 R	4	0	0.00	0.00		
1180420	1180420	1180420				18 S Y	0	0	F	30.06 03 V	17277	0	0.00	0.00		
202500	85450	85450				19 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
182250	182250	182250				19 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
1035090	1035090	1035090				19 Y	0	0	F	18.74 03 V	10770	0	0.00	0.00		
3415990	3415990	3415990				08 Y	0	0	F	108.87 03 V	62568	0	0.00	0.00		
1445540	1445540	1445540				19 Y	0	0	F	19.35 03 V	11119	0	0.00	0.00		
54000	44910	44910				19 Y	0	0	F	0.00 03 L	1	0	0.00	0.00		
759390	759390	759390				19 Y	0	0	F	6.11 03 C	3512	0	0.00	0.00		
390760	346590	346590				16 Y	0	0	F	29.28 03 R	4	0	0.00	0.00		
357390	228260	228260				16 Y	0	0	F	21.96 03 R	3	0	0.00	0.00		
356810	208530	208530				13 Y	0	0	F	21.96 03 R	3	0	0.00	0.00		
1859290	1859290	1859290				08 Y	0	0	F	320.91 03 C	19712	0	0.00	0.00		

SALE_DATE	DEE	STAMP_AMC	BOOK_1	PAGE_1	SALE_DATE	DEE	STAMP_AM	BOOK_2	PAGE_2	SALE_DATE	DEE	STAMP_AM
#####	DRR	0.00	46383.0000000000	1772.0000000000	6/1/2009	WD	217.00	46308.0000000000	1769.0000000000	#####	D	1169.00
#####	WD	1679.30	0.0000000000	0.0000000000	#####	QCD	0.70	0.0000000000	0.0000000000	#####	QCD	0.70
#####	SWI	32830.00	0.0000000000	0.0000000000	#####	WD	25200.00	44968.0000000000	1845.0000000000	#####	SWI	215.60
#####	QCD	0.70	0.0000000000	0.0000000000	#####	WD	5250.00	41394.0000000000	314.0000000000	9/9/2003	QCD	0.70
2/1/2007	QC*	0.70	43539.0000000000	1896.0000000000	#####	QC*	0.70	22762.0000000000	799.0000000000	#####	QC*	0.50
2/1/2007	QC*	0.70	43539.0000000000	1896.0000000000	#####	QC*	0.70	22762.0000000000	799.0000000000	#####	QC*	0.50
#####	WD'	1540.00	35458.0000000000	130.0000000000	2/9/1990	WD'	770.00	17165.0000000000	763.0000000000			0.00
#####	WD'	1540.00	35458.0000000000	130.0000000000	2/9/1990	WD'	770.00	17165.0000000000	763.0000000000			0.00
#####	WD'	1540.00	35458.0000000000	130.0000000000	2/9/1990	WD'	770.00	17165.0000000000	763.0000000000			0.00
1/1/1982	WD'	1282.50	9975.0000000000	166.0000000000			0.00	0.0000000000	0.0000000000			0.00
1/1/1982	WD'	1282.50	9975.0000000000	166.0000000000			0.00	0.0000000000	0.0000000000			0.00
#####	WD	8120.00	0.0000000000	0.0000000000	#####	WD	4655.00	38922.0000000000	866.0000000000	#####	WD	1225.00
#####	ACT	0.00	51346.0000000000	502.0000000000	#####	CET	700.70	51304.0000000000	1143.0000000000	1/9/2006	WD	3500.00
#####	WD	2116.80	46472.0000000000	1348.0000000000	#####	WD	1470.00	40576.0000000000	1012.0000000000	#####	TD	0.70
#####	WD	875.00	32309.0000000000	817.0000000000			0.00	0.0000000000	0.0000000000			0.00
#####	WD	3307.50	0.0000000000	0.0000000000	#####	WD	2030.00	40576.0000000000	1486.0000000000	#####	TD	0.70
2/5/2019	DR*	0.70	0.0000000000	0.0000000000	#####	PR*	2800.00	0.0000000000	0.0000000000	#####	PRD	0.00
4/5/2018	WD'	8505.00	0.0000000000	0.0000000000	#####	WD'	3609.20	45219.0000000000	790.0000000000	#####	D*	2800.00
#####	WD	18900.00	0.0000000000	0.0000000000	#####	QC*	0.70	45861.0000000000	1597.0000000000	#####	WD'	11608.80
#####	WD	2520.00	0.0000000000	0.0000000000	#####	WD	171.00	10249.0000000000	812.0000000000			0.00
#####	WD	5250.00	0.0000000000	0.0000000000	#####	QCD	0.70	28361.0000000000	485.0000000000	#####	WD	660.00
6/5/2020	WD	10500.00	0.0000000000	0.0000000000	2/1/1989	WD	1237.50	16249.0000000000	71.0000000000	6/1/1987	WD	1200.00
6/8/2012	PRD	0.00	48881.0000000000	394.0000000000	#####	QCD	0.70	31477.0000000000	672.0000000000	8/1/1993	WD	1225.00
4/5/2018	WD'	8505.00	0.0000000000	0.0000000000	#####	WD'	3609.20	45219.0000000000	790.0000000000	#####	D*	2800.00
#####	WD	1120.00	0.0000000000	0.0000000000	#####	D	280.00	31897.0000000000	723.0000000000	#####	SWI	0.00
#####	WD	1120.00	0.0000000000	0.0000000000	#####	TXD	323.40	0.0000000000	0.0000000000	3/1/1992	QCD	0.60
#####	QCD	0.70	0.0000000000	0.0000000000	#####	WD	1512.00	0.0000000000	0.0000000000	#####	WD	882.00
#####	WD	4368.00	0.0000000000	0.0000000000	#####	WD	1890.00	0.0000000000	0.0000000000	#####	QCD	0.70
#####	WD	3990.00	0.0000000000	0.0000000000	#####	WD	2520.00	0.0000000000	0.0000000000	6/6/2016	WD	1820.00
#####	WD	9100.00	0.0000000000	0.0000000000	#####	WD	5775.00	36877.0000000000	304.0000000000	#####	WD	4655.00
#####	WD	1575.00	0.0000000000	0.0000000000	#####	WD	728.00	49850.0000000000	1712.0000000000	#####	WD	588.00
#####	WD	1260.00	0.0000000000	0.0000000000	5/6/2013	QCD	0.70	49790.0000000000	284.0000000000	#####	TXD	364.00
#####	WD	10500.00	0.0000000000	0.0000000000	#####	WD	3570.00	0.0000000000	0.0000000000	#####	TD	0.70
#####	WD'	0.70	40341.0000000000	157.0000000000	#####	WD	6680.10	20485.0000000000	846.0000000000			0.00
4/4/2018	WD	18427.50	0.0000000000	0.0000000000	2/9/2007	QCD	0.70	43603.0000000000	334.0000000000	3/1/1994	QCD	0.70
2/5/2019	DR*	0.70	0.0000000000	0.0000000000	#####	PR*	2800.00	0.0000000000	0.0000000000	#####	PRD	0.00
6/6/2018	SW*	27300.00	0.0000000000	0.0000000000	#####	WD'	3570.00	29093.0000000000	1698.0000000000	3/2/1988	WD	3300.00
#####	QCD	0.70	0.0000000000	0.0000000000	5/2/2014	WD	1235.50	50784.0000000000	246.0000000000	#####	WD	476.00
9/9/2015	WD	1029.00	0.0000000000	0.0000000000	#####	SWI	490.70	47922.0000000000	657.0000000000	9/8/2010	CET	0.70
#####	SWI	360.50	49162.0000000000	469.0000000000	#####	CET	0.70	47300.0000000000	499.0000000000	#####	WD	1802.50
2/1/2007	QC*	0.70	43539.0000000000	1896.0000000000	#####	QCD	0.70	22762.0000000000	799.0000000000	2/1/1986	QCD	0.50

BOOK_3	PAGE_3	SALE_DAT_DEE	STAMP_AM_	BOOK_4	PAGE_4	SALE_DAT_DEE	STAMP_AM_	BOOK_5
45521.0000000000	887.0000000000	#####	WD	1225.00	40588.0000000000	1634.0000000000	7/7/2004	WD 909.30 37819.0000000000
0.0000000000	0.0000000000	#####	QCD	21.00	0.0000000000	0.0000000000	#####	SWI 644.00 0.0000000000
26281.0000000000	119.0000000000	7/1/1994	SWI	7700.00	22496.0000000000	388.0000000000	2/1/1993	TD* 5600.00 0.0000000000
36084.0000000000	265.0000000000	#####	PRD	0.70	35495.0000000000	224.0000000000	#####	QCD 0.70 35495.0000000000
13312.0000000000	910.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
13312.0000000000	910.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
24842.0000000000	732.0000000000	8/1/1994	WD	1001.00	22618.0000000000	735.0000000000	#####	WD 900.00 0.0000000000
41303.0000000000	577.0000000000	#####	WD	1130.50	36367.0000000000	750.0000000000	#####	TD 0.70 35444.0000000000
35444.0000000000	117.0000000000	#####	WD	0.70	30449.0000000000	923.0000000000	6/1/1972	WD 66.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
35444.0000000000	120.0000000000	#####	WD	0.70	30449.0000000000	920.0000000000	7/1/1975	WD 165.00 6296.0000000000
30970.0000000000	1188.0000000000	8/1/1983	WD	562.50	11047.0000000000	690.0000000000	#####	WD 105.00 0.0000000000
28898.0000000000	1471.0000000000	9/3/1985	WD	0.00	12803.0000000000	722.0000000000		0.00 0.0000000000
38559.0000000000	1800.0000000000	9/8/1993	QCD	0.70	21098.0000000000	567.0000000000		0.00 0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
15410.0000000000	763.0000000000	3/1/1985	WD	407.70	0.0000000000	0.0000000000	#####	SD 48.15 0.0000000000
0.0000000000	0.0000000000	#####	WD	255.00	0.0000000000	0.0000000000		0.00 0.0000000000
21141.0000000000	616.0000000000	#####	WD	1314.50	0.0000000000	0.0000000000	2/1/1983	WD 1012.50 0.0000000000
28898.0000000000	1471.0000000000	#####	QC*	0.70	22762.0000000000	799.0000000000	2/1/1971	WD 10.74 3312.0000000000
31163.0000000000	691.0000000000	4/3/2000	CET	0.70	30404.0000000000	1907.0000000000	#####	QCD 0.70 21262.0000000000
19230.0000000000	306.0000000000	#####	QCD	0.55	17679.0000000000	471.0000000000	#####	WD 70.50 0.0000000000
34209.0000000000	280.0000000000	#####	WD	598.50	29230.0000000000	1647.0000000000	6/4/1996	WD 280.00 24999.0000000000
44794.0000000000	544.0000000000	9/7/2004	WD	1840.30	38182.0000000000	657.0000000000	#####	WD 1656.20 36639.0000000000
0.0000000000	0.0000000000	#####	SWI	840.00	47079.0000000000	135.0000000000	#####	SWI 595.00 46123.0000000000
33744.0000000000	942.0000000000	#####	QCD	0.70	29140.0000000000	1490.0000000000	2/6/1996	QC* 0.70 24531.0000000000
49459.0000000000	467.0000000000	#####	SWI	325.50	47484.0000000000	1645.0000000000	#####	CET 0.70 47007.0000000000
49253.0000000000	871.0000000000	2/8/2002	WD	469.00	32762.0000000000	1698.0000000000	7/1/1989	CET 0.55 16604.0000000000
0.0000000000	0.0000000000	3/2/2005	QCD	0.70	39183.0000000000	205.0000000000	#####	WD 1925.00 29600.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
21827.0000000000	952.0000000000	6/1/1989	WD	2123.00	0.0000000000	0.0000000000	#####	SWI 3162.50 0.0000000000
30970.0000000000	1186.0000000000	8/1/1983	WD	45.00	11047.0000000000	694.0000000000	1/1/1968	PRO 10.50 0.0000000000
15280.0000000000	344.0000000000			0.00	0.0000000000	0.0000000000		0.00 0.0000000000
31036.0000000000	23.0000000000	#####	CET	0.70	30784.0000000000	671.0000000000	#####	WD 1351.00 27994.0000000000
47397.0000000000	448.0000000000	#####	WD	1802.50	38687.0000000000	1852.0000000000	1/5/2004	WD 1330.00 36795.0000000000
38687.0000000000	1889.0000000000	1/5/2004	WD	1330.00	36795.0000000000	1105.0000000000	#####	WD 595.00 32479.0000000000
13312.0000000000	910.0000000000	#####	WD	232.40	0.0000000000	0.0000000000		0.00 0.0000000000

PAGE_5	LAND_CALC_	LAND_CALC1	LAI LAND_CALC_2	LAND_CALC_3	LAI LAND_CALC_5	LAND_CALC_6	LAI LAND_CALC_8	LAND_CALC_9	LAI	SITUS_S	SITUS_S	SIT
1458.0000000000	2.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	801		NW
0.0000000000	5.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	477		NW
0.0000000000	10.00	76801.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	820	880	NW
222.0000000000	10.00	23625.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	805		NW
0.0000000000	13.00	10125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	800		NW
0.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	800		NW
0.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	747		NW
0.0000000000	13.00	3375.00	SF	0.00	0.00	0.00	0.00	0.00	0.00			NW
0.0000000000	13.00	3375.00	SF	0.00	0.00	0.00	0.00	0.00	0.00			NW
0.0000000000	10.00	3376.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	739		NW
0.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	737	739	NW
0.0000000000	10.00	20250.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	723	731	NW
114.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	719		NW
0.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	717		NW
0.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	711	713	NW
152.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	707		NW
0.0000000000	10.00	10125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	703		NW
0.0000000000	10.00	20251.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	520		NW
0.0000000000	18.00	60749.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	701	745	NW
0.0000000000	10.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	702		NW
0.0000000000	10.00	11813.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	724		NW
0.0000000000	10.00	21938.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	708	718	NW
0.0000000000	10.00	20250.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	728		NW
910.0000000000	13.00	20250.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	750		NW
316.0000000000	5.00	10126.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	745		NW
0.0000000000	5.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	741		NW
367.0000000000	5.00	10125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	733	735	NW
1952.0000000000	5.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	731		NW
1268.0000000000	5.00	6750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	725		NW
525.0000000000	18.00	45563.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	710	726	NW
105.0000000000	20.00	10125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	405		NW
198.0000000000	18.00	10125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	413	415	NW
1307.0000000000	10.25	20250.00	SF	10.25	8437.00 SF	0.00	0.00	0.00	0.00	744	748	NW
0.0000000000	10.00	111375.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	635	695	NW
0.0000000000	10.25	87750.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	520		NW
0.0000000000	16.00	3375.00	SF	0.00	0.00	0.00	0.00	0.00	0.00			NW
0.0000000000	13.00	43876.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	639		NW
866.0000000000	5.00	10125.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	721		NW
1481.0000000000	5.00	8437.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	713		NW
1258.0000000000	5.00	8438.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	711		NW
0.0000000000	9.00	76422.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	800		NW

SIT	SITUS_ST_4	SITUS	SITUS_ZIP_	SITUS_LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_S	TWO_YRS_J	TWO_YRS_	TWO_YRS_
/	4	AVE	FL 33311	13500	37730	0	49130	149407	49130	13500	37000	0
/	8	ST	FL 33311 1-2	33750	190880	0	224630	528715	224630	33750	188220	0
/	5	AVE	FL 33311	768010	3182990	0	3587960	7633810	3587960	768010	2742390	0
/	5	AVE	FL 33311	236250	799460	0	1035710	2130131	1035710	236250	751970	0
/	6	AVE	FL 33311	131630	15500	0	141260	318632	141260	136690	15500	0
/	6	AVE	FL 33311	67500	428480	0	418090	904030	418090	67500	400890	0
/	6	AVE	FL 33311	67500	216810	0	284310	580455	284310	67500	200240	0
/	6	AVE	FL 33311	43880	5620	0	47630	107162	47630	45560	5620	0
/	6	AVE	FL 33311	43880	5240	0	47160	106348	47160	45560	5240	0
/	6	AVE	FL 33311	33760	172830	0	203070	413910	203070	33760	172830	0
/	6	AVE	FL 33311	67500	377150	0	406150	844255	406150	67500	345000	0
/	6	AVE	FL 33311	202500	1051280	0	1253780	2566814	1253780	202500	984780	0
/	6	AVE	FL 33311	67500	383020	0	394520	845803	394520	67500	358090	0
/	6	AVE	FL 33311	67500	256150	0	323650	665444	323650	67500	239080	0
/	6	AVE	FL 33311	67500	439780	0	438710	936345	438710	67500	410870	0
/	6	AVE	FL 33311	67500	435740	0	460500	947767	460500	67500	365370	0
/	6	AVE	FL 33311	101250	375350	0	476600	979686	476600	101250	350200	0
/	8	ST	FL 33311	202510	861020	0	1041090	2096919	1041090	202510	815880	0
/	5	AVE	FL 33311	607490	2613620	0	3221110	6470723	3221110	607490	2469510	0
/	6	AVE	FL 333117332	67500	515890	0	583390	1153205	583390	67500	482410	0
/	6	AVE	FL 333117332	118130	964040	0	709690	1662592	709690	118130	527050	0
/	6	AVE	FL 33311	219380	1130350	0	1349730	2705135	1349730	219380	994760	0
/	6	AVE	FL 33311	202500	842070	0	1044570	2129794	1044570	202500	769050	0
/	6	AVE	FL 33311	263250	31670	0	283330	638671	283330	243000	31670	0
/	4	AVE	FL 33311	50630	213060	0	263690	546013	263690	50630	208850	0
/	4	AVE	FL 333117344	33750	121930	0	155680	345677	155680	33750	119520	0
/	4	AVE	FL 33311	50630	170290	0	220920	521834	220920	50630	167190	0
/	4	AVE	FL 33311 1-4	33750	245700	0	279450	690208	279450	33750	246010	0
/	4	AVE	FL 33311 1-4	33750	263950	0	297700	724060	297700	33750	263950	0
/	5	AVE	FL 33311	455630	1441070	0	1756830	3712365	1756830	455630	1195240	0
/	7	ST	FL 33311	131630	0	0	77690	192135	77690	55690	164310	0
/	7	ST	FL 33311	182250	0	0	167060	332855	167060	151880	0	0
/	5	AVE	FL 33311	294040	729500	0	1023540	2133886	1023540	294040	729800	0
/	4	AVE	FL 33311	1113750	2302240	0	3415990	7429993	3415990	1113750	2311650	0
/	7	ST	FL 33311	899440	546100	0	1445540	3225055	1445540	899440	546330	0
/	7	ST	FL 33311	54000	0	0	40830	88634	40830	45560	0	0
/	6	AVE	FL 33311	570390	189000	0	759390	1806312	759390	526510	188880	0
/	4	AVE	FL 33311 1-4	50630	264460	0	315090	773923	315090	50630	264490	0
/	4	AVE	FL 33311 1-3	42190	272930	0	207510	622539	207510	42190	251260	0
/	4	AVE	FL 33311 1-3	42190	264090	0	189580	595156	189580	42190	250490	0
/	7	AVE	FL 33311	687800	1171490	0	1859290	4623313	1859290	687800	1129600	0

SI	SEN_EX_CO	SEN_EX_CIT	PI	POR	PORTED_VA	PI	PORT_PMA	PORT_PSO	PO	PORT_PFO	PORT	PORT_INTE	S/	S/	S/	S/	S/	S/	S/	PRELIM_JU	PI	GIS_SQUAR	ACTU	LAST
0	0	0	0	0	0	0	0	0	0	0	0	0	I	0	6750	1953	0821							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1976	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76801	1982	0820							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23625	1974	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	1953	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1950	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1954	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375	1997	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375	1997	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3376	1952	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1952	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20250	1953	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1952	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1953	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1953	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1955	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	1953	0120							
0	0	0	0	0	0	0	0	0	0	0	0	I	0	0	20251	1945	0120							
0	0	0	0	0	0	0	0	0	0	0	0	I	0	0	60749	1973	0122							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1956	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11813	1957	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21938	1957	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20250	1958	0120							
0	0	0	0	0	0	0	0	0	0	0	0	I	0	0	20250	1989	1220							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10126	1953	1021							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1956	1021							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	1957	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1954	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6750	1962	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45563	1983	0122							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	1120								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10125	1220								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28687	1952	0222							
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0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8438	1959	0120							
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76422	1959	0319							

OV CENSUS_BLO	SAISAI SAI SAI SAI PAIF LAI MI	MISC_DIST_	NCU_LAND	NCU_BLDG	BEDS	BATH	LY_NCU_LA	LY_NCU_BL	LY_SB_SOH	CBROW	LYCBROW	GRANNY_FL	CRA	
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DAMA	ST	STORM_ASSE	CL	CLEAN_ASSE	EXI	COMB_SPI	GRANNY_F_W	B	SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
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F2		76801.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
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F2		10125.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		6750.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		6750.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		3375.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		3375.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
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F2		6750.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		20250.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
F2		6750.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
F2		6750.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		6750.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		6750.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
F2		10125.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
F2		20251.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
REMD F2		60749.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
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F2		11813.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
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F2		20250.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000
F2		20250.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
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F1		1.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
F1		2.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
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F2		6750.00		0.00		0 0 0	#####	#####	#####		0.000000000	0.000000000
REMD F2		45563.00		0.00		0 0 0	#####		0.000000000	0.000000000	0.000000000	0.000000000
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F3		10125.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
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F3		3375.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
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F2		10125.00		0.00		0 0 0	#####	#####		0.000000000	0.000000000	0.000000000
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F2		76422.00		0.00		0 0 0			0.000000000	0.000000000	0.000000000	0.000000000

SALES_CIN	S/A	AFFI	COUNTY_AF	SCHOOL_AF	CITY_AH_AF	INDEP_AH_	TIPOR	BLDG_UNDER	HE3_AMOU	SCHOOL_EX	ESRI_OID
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##### D								0	0	0	150
0.000000000								0	0	0	151
0.000000000								0	0	0	152
0.000000000								0	0	0	153
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0.000000000								0	0	0	185
0.000000000								0	0	0	186
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THRIVE WEST
701-745 NW 5 Avenue
Fort Lauderdale, FL 33311
Variance Request
Board of Adjustment



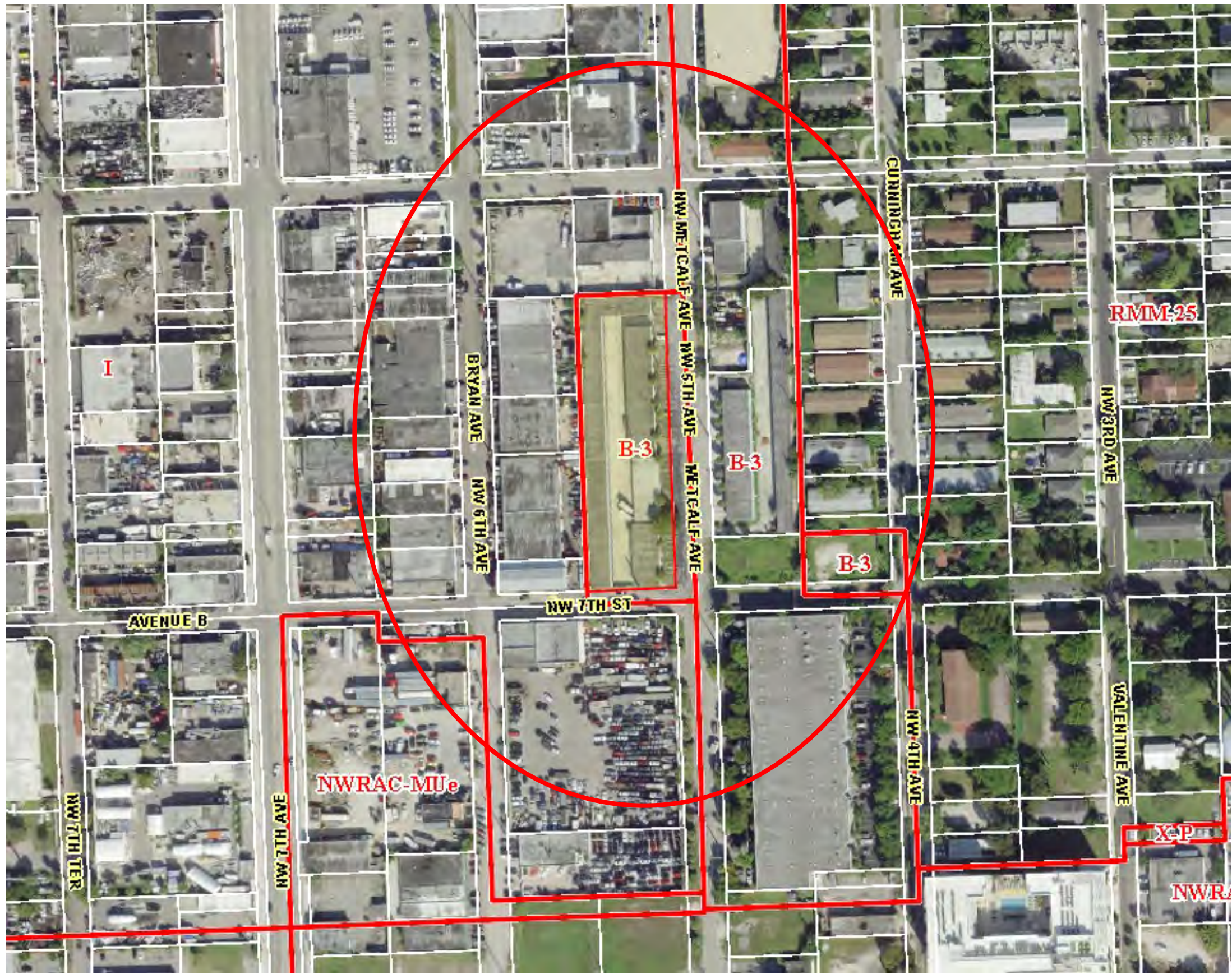
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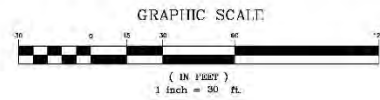
Page 1	Aerial
Page 2	Survey
Page 3	Approved DRC Site Plan
Page 4	Equipment Location Plan
Pages 5 & 6	Elevations
Pages 7 & 8	Concept Renderings
Page 9	Concept Roof Render
Pages 10 & 11	Surrounding Properties

Jason Crush
Crush Law, P.A.
600 SE 2nd Court
Fort Lauderdale, FL 33311

954.522.2010
jcrush@crushlaw.com







LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line
- Existing Conditions
- Catch Basin
- Water Meter
- Electric Stop
- Sanitary Manhole
- Speaker Pans
- Wood Pole
- Conc. Pole
- Light Pole
- Fire Hydrant
- Water Valve
- Manhole
- Cable To Box
- Electric Meter Box
- Traffic Signal Box
- Gas Valve
- Manhole Valve
- Manhole
- AC = Air Conditioner
- Conc. = Concrete
- C.B. = Concrete Block & Slucco
- D = Deck
- D.E. = Drainage Easement
- D.M.E. = Drainage Manometer Easement
- F.D.L. = Found Drill Hole
- F.F.C. = Fresh Floor Elevation
- F.I.F. = Found Iron Pipe/Fit
- F.I.R. = Found Iron Rebar
- F.N. = Found Nail
- F.M.E. = Found Metal Easement
- F.P.L. = Found Power Light
- F.S. = Height
- F.W.O. = Found Wall 4' dia.
- F.O.C. = Point of Commencement
- R = Record
- Res. = Reseal
- S.I.P. = Set Iron Pipe/Fit
- S = Spread
- U.Z. = Utility Easement

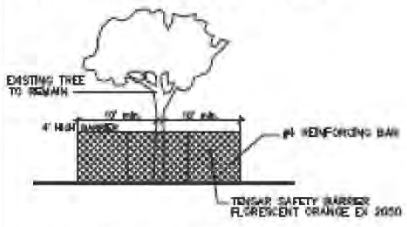
TREE TABULATION DATA:

TREE ID #	TYPE	DIAMETER (IN.) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	SPREAD (FT)
550	PALM	15	20	10
581	PALM	13	20	10
582	PALM	12	20	10
583	PALM	11	18	5
584	TREE	18	30	35
593	PALM	15	25	10
594	PALM	16	25	10
595	PALM	13	18	10
604	COCONUT	10	18	10
605	PALM	13	15	10
606	PALM	12	18	10
607	PALM	14	20	10

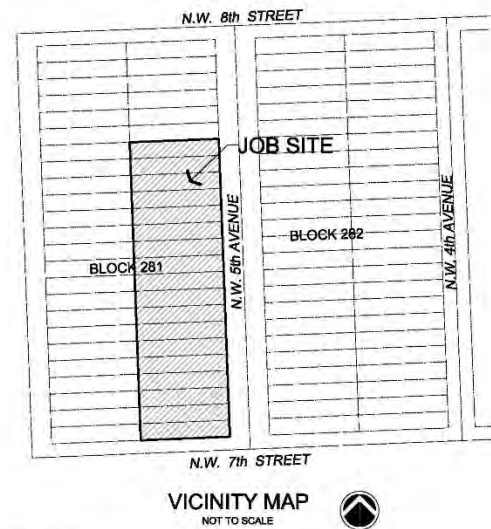
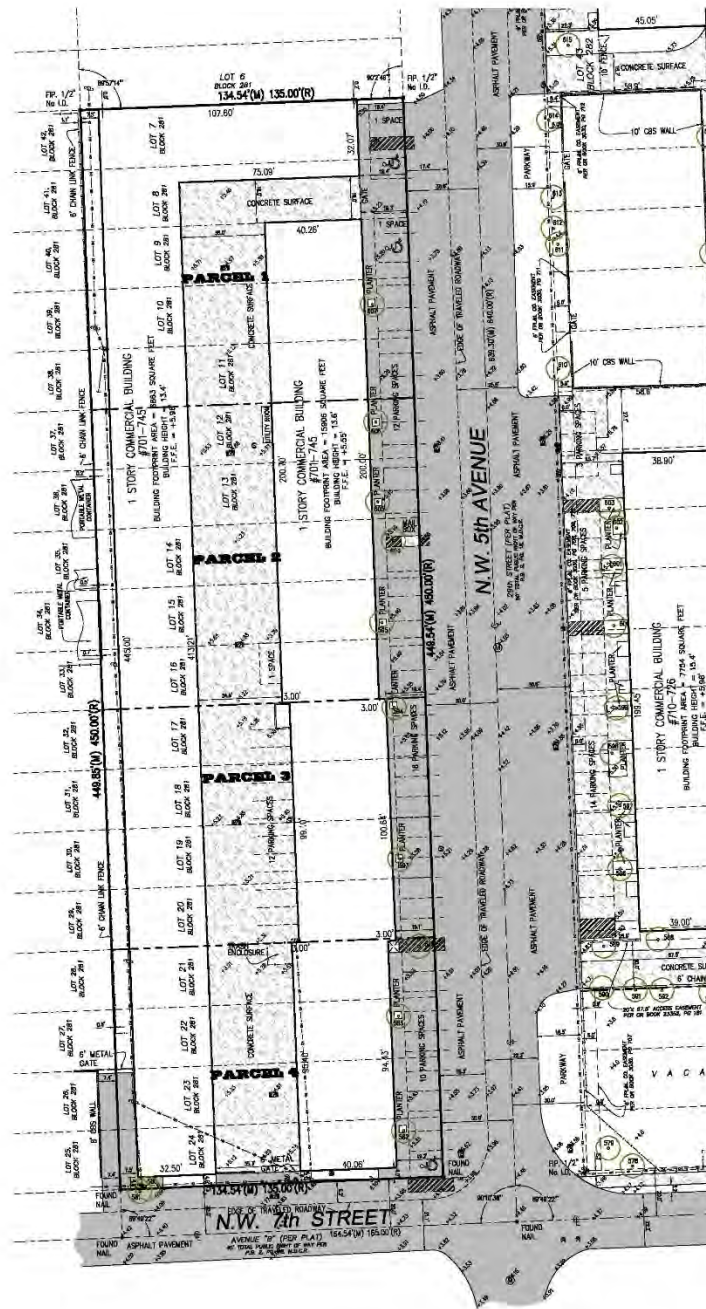
A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.

TREE BARRIER DIMENSIONS TO COMPLY W/ ANSI A300 STANDARDS. BARRIER DIMENSIONS SHALL BE MEASURED AT DBH.

BARRIER SHALL BE LOCATED A MINIMUM OF 10' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.



TREE PROTECTION BARRIER DETAIL N.T.S.



PROPERTY ADDRESS / FOLIO:

710-726 NW 5 AVENUE, FORT LAUDERDALE, FLORIDA 33311 (FOLIO #4942-34-07-0100)
 744-748 NW 5 AVENUE, FORT LAUDERDALE, FLORIDA 33311 (FOLIO #4942-34-07-0200)
 701-745 NW 5 AVENUE, FORT LAUDERDALE, FLORIDA 33311 (FOLIO #4942-34-06-2460)

LEGAL DESCRIPTION:

PARCEL 1
 Lots 7, 8, 9, 10, and 11, Block 281, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said once now situate, lying and being in Broward County, Florida.

PARCEL 2
 Lots 12, 13, 14, 15, and 16, Block 281, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said once now situate, lying and being in Broward County, Florida.

PARCEL 3
 Lots 17, 18, 19, and 20, Block 281, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said once now situate, lying and being in Broward County, Florida.

PARCEL 4
 Lots 21, 22, 23, and 24, Block 281, of "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said once now situate, lying and being in Broward County, Florida.

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from CHICAGO TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, OPINION OF TITLE.
- An examination of Commitment issued by CHICAGO TITLE INSURANCE COMPANY, Agent's File Number 5375442, effective date: July 23, 2015 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
 The Horizontal positional accuracy of well-defined improvement on this survey is +/- 0.2'.
 The Vertical accuracy of elevations of well-defined improvement on this survey is +/- 0.1'.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning Information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- The North arrow shown shown hereon is based on record plat of "PROGRESSO", as recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida.
- ZONING INFORMATION:
 Zoning Classification: B-3 (Heavy Commercial/Light Industrial District)
 Information obtained from City of Fort Lauderdale Zoning Department.
 Building Setbacks: Front & Street Side = 5 feet/ Rear & Side = 0 feet
 Number of Parking Spaces = 42 Standard spaces & 3 handicap spaces
- All measurements shown hereon are made in accordance with the United States Standard Foot.
- Flood Zone Data: Community/ Panel #125/05/0369/H. Dated: 08/18/2014
 Flood Zone: "AH" Base Flood Elevation = +6'
- Elevations shown hereon are relative to North American Vertical Datum of 1988
- Benchmark Used: Broward County Benchmark
- Subject Property has access to the following Public Right-of-Way: NW 7 Street and NW 5 Avenue
- Total Area of Subject Property = 80,004 square feet (1.8898 +/- acres)
- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
 that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Jacob Gomis
 Digitally signed by Jacob Gomis
 DN: cn=US, o=Jacob Gomis, ou=Land Surveyors Inc., email=jacob.gomis@royalpoint.com, c=US
 Date: 2021.01.02 09:56:21 -0500

- For the Firm Royal Point Land Surveyors, Inc. L.B.# 7282
- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L5# 6231 STATE OF FLORIDA
- PABLO J. ALONSO, PROFESSIONAL SURVEYOR AND MAPPER L5# 5660 STATE OF FLORIDA

ROYAL POINT
 LAND SURVEYORS, INC. L.B.# 7282
 info@royalpoint.com
 8175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

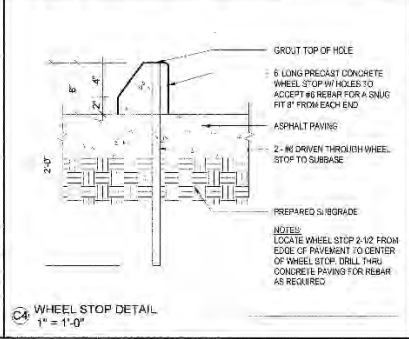
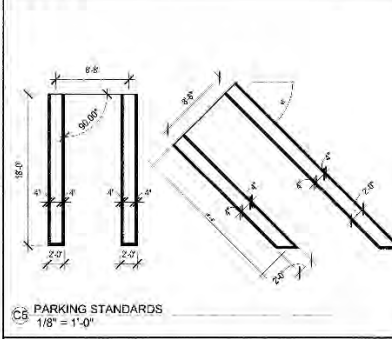
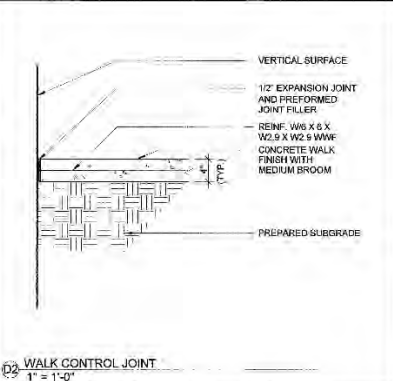
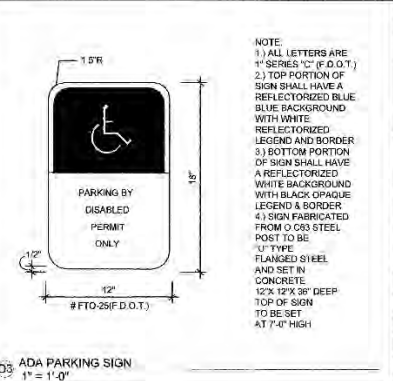
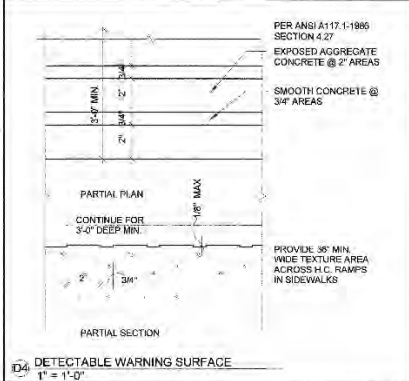
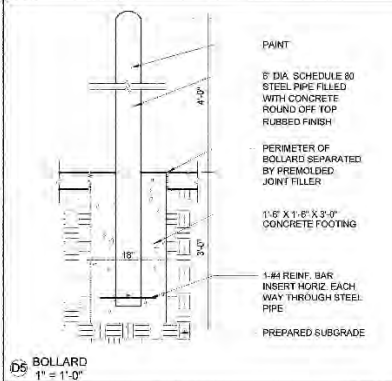
BOUNDARY SURVEY

PREPARED FOR: FISH PROPERTY MANAGEMENT
 701-745 NW 5 AVENUE, FORT LAUDERDALE, FLORIDA
 710-726 NW 5 AVENUE, FORT LAUDERDALE, FLORIDA
 744-748 NW 5 AVENUE, FORT LAUDERDALE, FLORIDA

NO.	DATE	DESCRIPTION	BY APP. NO. & DATE	RECORD OF REVISION

DRAWN: JG
 CHECKED: P.J.A.
 SCALE: 1" = 30'
 FIELD DATE: 10/31/2019
 JOB No.: RP19-1320
 SHEET:
1
 OF 1 SHEET

BINDING EDGE



ZONING INFORMATION

PROPOSED ZONING DISTRICT: B-3 - GENERAL BUSINESS
 TOTAL SITE AREA: 80,749 S.F. (1.39 ACRES)
 TOTAL BUILDING AREA: 31,495 S.F.
 EXISTING PARKING SPACES: 57
 TOTAL PARKING PROPOSED: 46
 FOLIO NUMBERS: 494234084460

SITE PLAN LEGEND

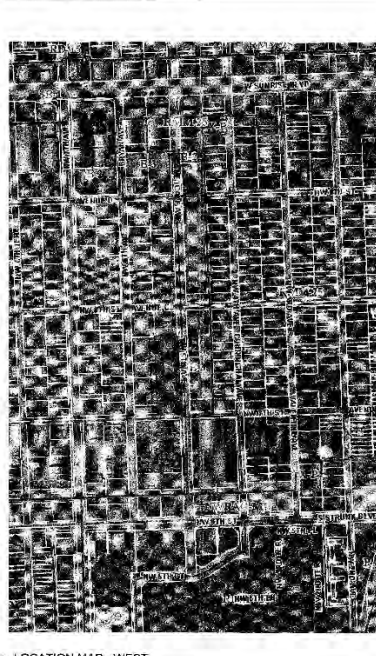
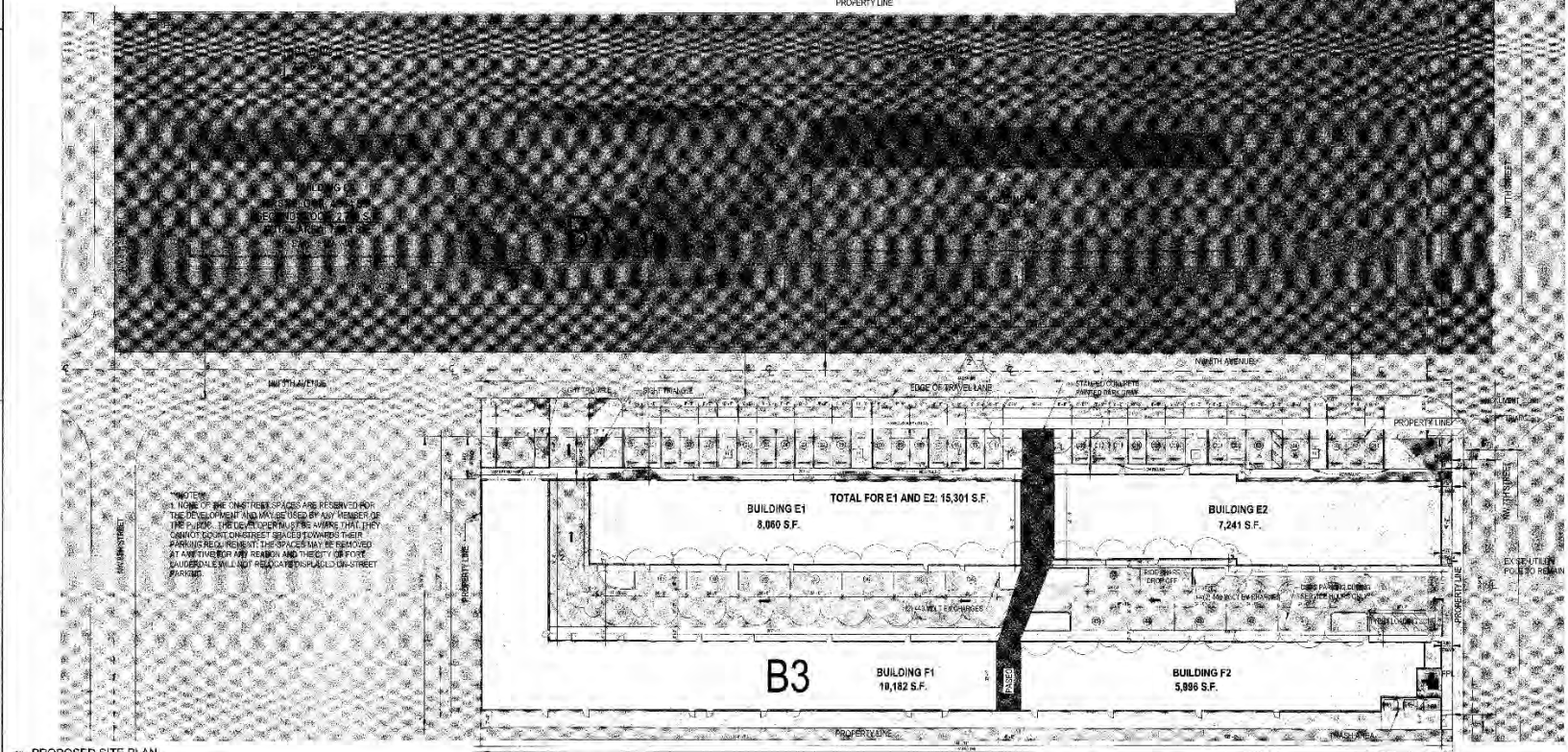
- 800
- PEDESTRIAN PAVERS
- ASPHALTIC CONCRETE
- EXISTING BUILDINGS
- MOBILITY TRIANGLES
- PARKING PAVERS
- DRIVEWAY PAVERS
- SHADE TREE
- FPL TRANSFORMER

PARCEL INFORMATION

Folio Number: 49423408460
 Owner: THRIVE DEVELOPMENT GROUP LLC
 Site Address: 701 NW 5 AVE FORT LAUDERDALE FL 33311
 Legal: PROCESS 2019-08 PLOTS 7 THRU 24 BLK 251
 Mileage Code: 3112
 Job Code: 45
 Lot Value: \$ 997,485
 Building Value: \$2,312,000
 Other Value: 0
 Total Value: \$ 3,309,485
 SCH Capped Value: \$ 2,312,000
 Homestead Exempt Area: \$ 0
 WVD Exempt Area: \$ 0
 Other General Area: \$ 0
 Taxable Value: \$ 2,312,000
 Sale Date 1: 10/18/2019
 Sale Price 1: \$ 2,300,000
 Deed Type 1: HO
 Sale Date 2: 10/18/2019
 Sale Price 2: \$ 100
 Deed Type 2: CO
 Ad Reg. S.F.: 32,332
 Neighborhood:
 Land Tag: 06

ZONING INFORMATION

EXISTING: B-3 - GENERAL BUSINESS
 1 - GENERAL INDUSTRIAL
 PROPOSED: UNIFIED B-3 - GENERAL BUSINESS



ARCHITECT:
BRAGA FL
 ARCHITECTURE + PLANNING + INTERIORS + BRANDING
 2700 NW 3RD AVENUE, SPACE 6
 MIAMI, FLORIDA 33127
 AIA/BCA/IFBB (2020/15/25)

THIS DRAWING IS THE PROPERTY OF BRAGA FL, LLC AND SHALL BE KEPT CONFIDENTIAL BY THE CLIENT. THE CLIENT'S USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BRAGA FL, LLC IS STRICTLY PROHIBITED.

CLIENT:
NATIONAL WATER RESTORATION

CONSULTANT:
Kimley Horn
 ENGINEERS, ARCHITECTS, PLANNERS

CONSULTANT:
DRC SUBMITTAL

THRIVE DEVELOPMENT GROUP LLC
 701-748 NW 5TH AVENUE, FORT LAUDERDALE, 33311

Number	Description	Date
1	RESPONSE TO DRC COMMENTS	1/22/20
2	RESPONSE TO DRC COMMENTS 2	3/2/20

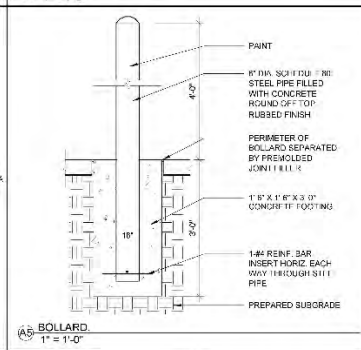
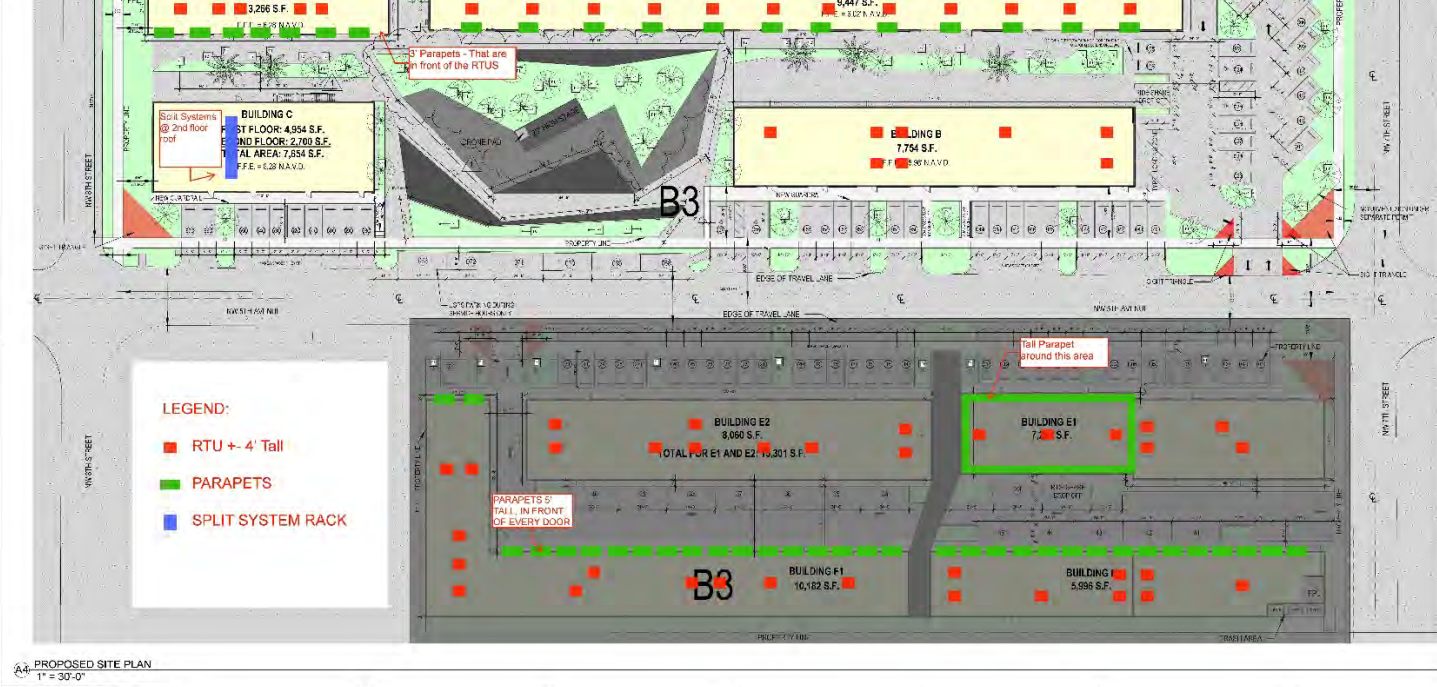
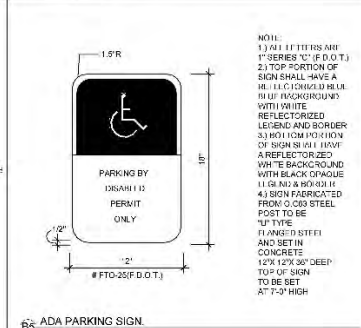
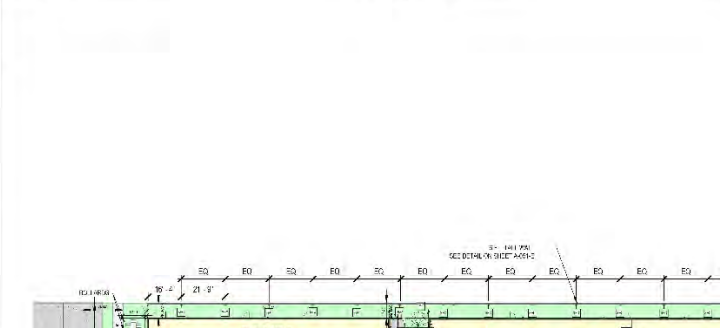
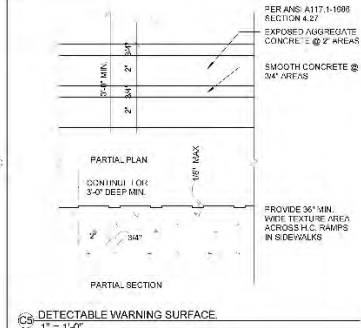
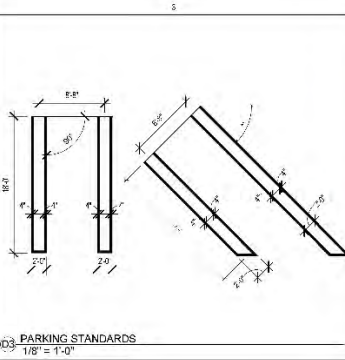
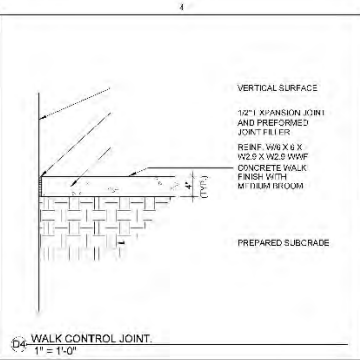
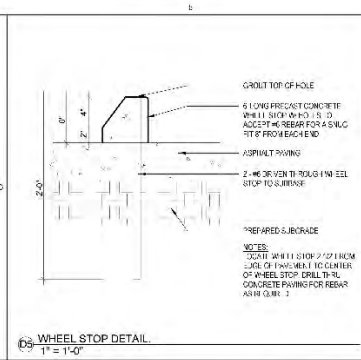
Date: 07/21/2020
 Scale: As indicated
 Drawn: JMF
 Checked: JMF
 Approved: JMF

SEAL & SIGNATURE:

 JORGE ALBERTO PERRAS, P.E.
 FL LICENSE NO. AR 9394

PROJECT NAME: THRIVE DEVELOPMENT GROUP
 PROJECT NUMBER: 2020-01
 DESCRIPTION: PROPOSED SITE PLAN WEST
C-01-W

BINDING EDGE



ARCHITECT
JMKDA FL
 ARCHITECTURE - PLANNING - INTERIOR - LANDSCAPE
 2100 NW 30th AVE, SUITE 5
 MIAMI, FL 33132
 (305) 555-1111
 www.jmkda.com

CLIENT
[THRIVE]

OWNER
Kimley»Horn
 Expert. Mature. Experience. Better.

CONSULTANT
MCE

CONSULTANT
erpe engineering inc

CONSULTANT
IKOHN CONSULTANT

PERMIT SUBMITTAL

THRIVE DEVELOPMENT
 701-745 NW 5TH AVENUE, FORT LAUDERDALE, 33311

Number	Description	Date
1	PERMIT SUBMITTAL	3/20/21

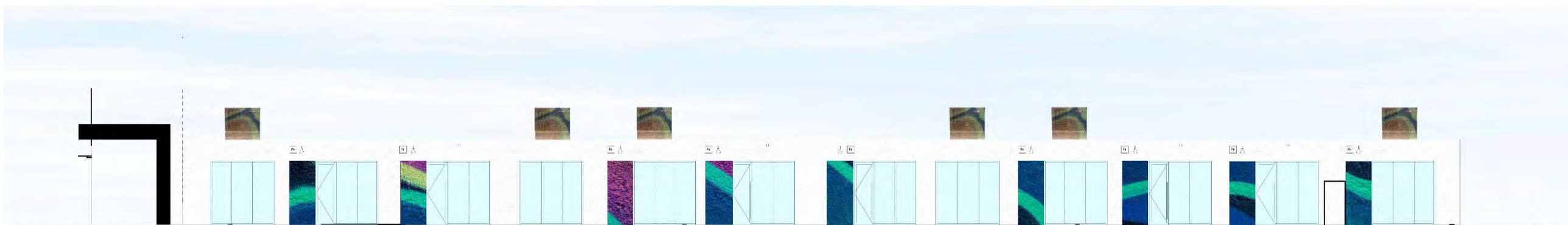
Digitally signed by Jorge A. Perron
 DN: cn=Jorge A. Perron, o=JMKDA FLORIDA, ou=JMKDA FLORIDA, email=jperron@jmkda.com, c=US
 Date: 2021.03.02 17:59:29 -0500
 JORGE ALBERTO PERRON, S.A.
 FL LICENSE NO. AR 15284

PROJECT NAME: THRIVE DEVELOPMENT DRIFT
PROJECT NUMBER: 1978
DESCRIPTION: 1978

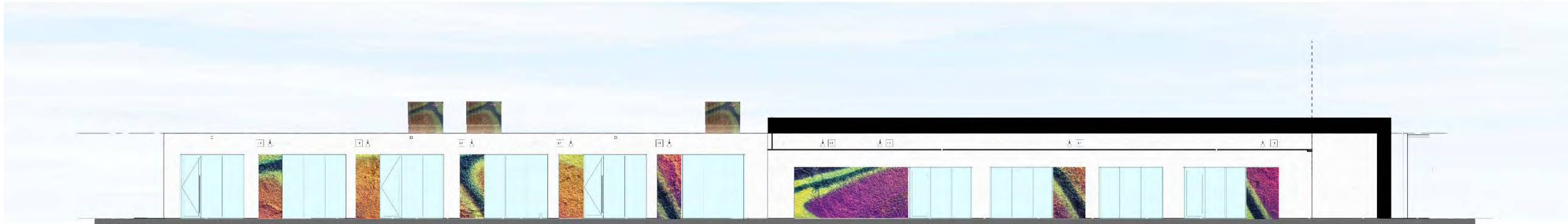
SITE PLAN
A-050E



BUILDING E2 (NORTH FACADE)



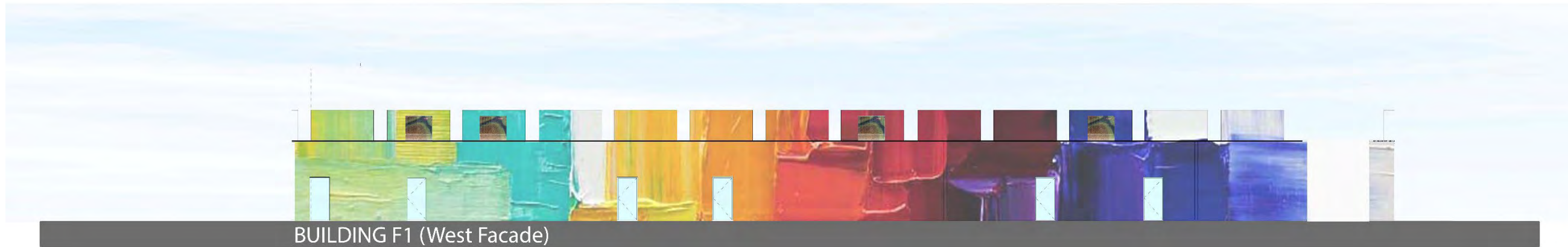
BUILDING E1 (EAST FACADE)



BUILDING E2 (EAST FACADE)



BUILDING F1 (West Facade)



BUILDING F1 (West Facade)



BUILDING F2 (West Facade)



BUILDING E1
EAST FACADE



BUILDING E2
EAST FACADE

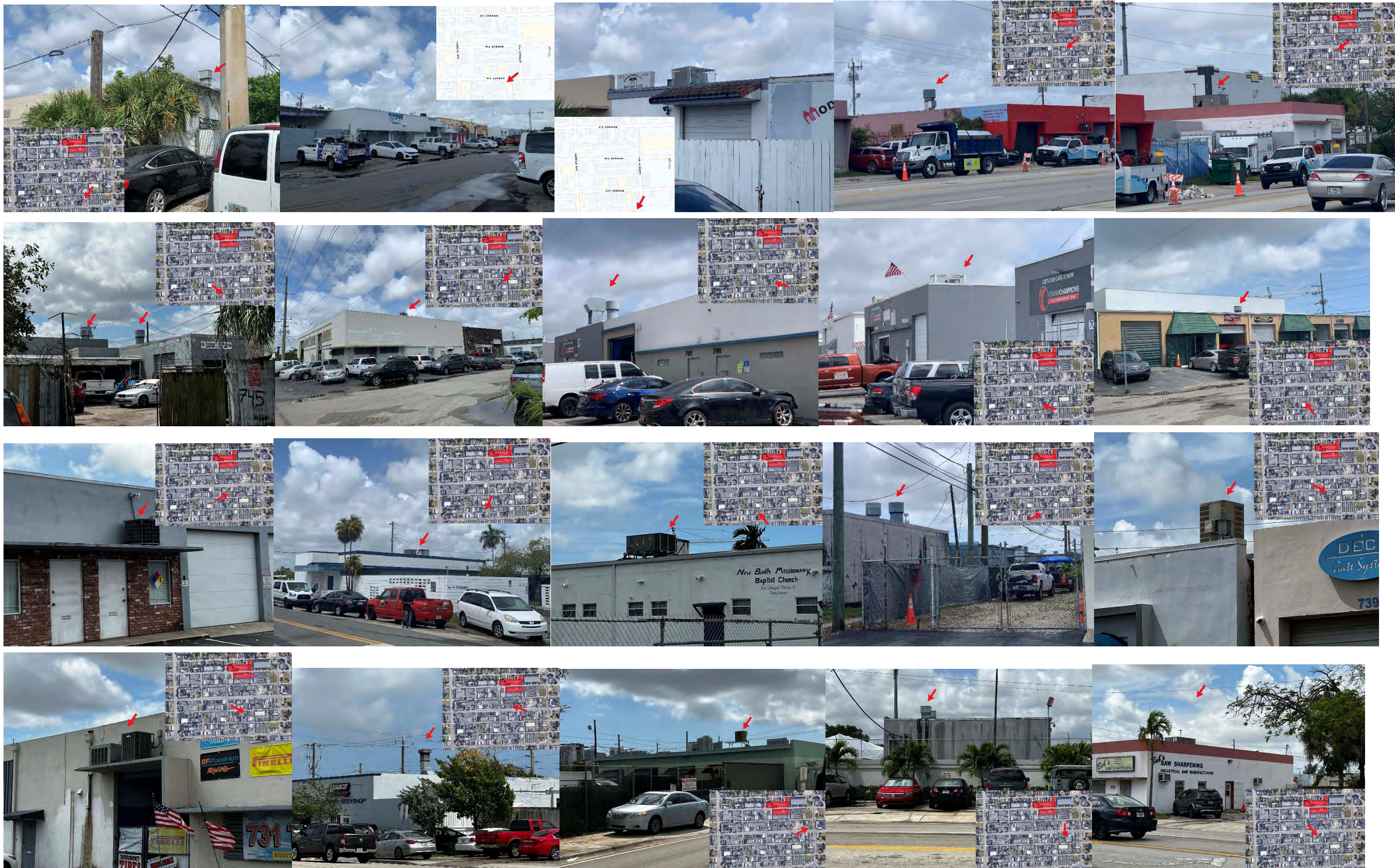


BUILDING F2 (LEFT) E2 (RIGHT)
SOUTH FACADE



BUILDING F2
WEST FACADE















TENANT



MARTY KIARD
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	701-745 NW 5 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 06 9460
Property Owner	THRIVE DEVELOPMENT GROUP LLC	Millage	0312
Mailing Address	9232 ABBOTT AVE MIAMI FL 33154	Use	48
Abbr Legal Description	PROGRESSO 2-18 D LOTS 7 THRU 24 BLK 281		

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\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,209,580	\$680,630	\$1,890,210	\$1,890,210	
2021	\$607,490	\$2,613,620	\$3,221,110	\$3,221,110	\$64,707.23
2020	\$607,490	\$2,469,510	\$3,077,000	\$3,077,000	\$61,733.06

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,890,210	\$1,890,210	\$1,890,210	\$1,890,210
Portability	0	0	0	0
Assessed/SOH	\$1,890,210	\$1,890,210	\$1,890,210	\$1,890,210
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,890,210	\$1,890,210	\$1,890,210	\$1,890,210

Sales History			
Date	Type	Price	Book/Page or CIN
10/18/2016	WD-Q	\$2,700,000	114056335
12/8/2008	QC*-T	\$100	45861 / 1597
11/10/2004	WD*	\$1,658,400	38559 / 1800
9/8/1993	QCD	\$100	21098 / 567

Land Calculations		
Price	Factor	Type
\$18.00	60,749	SF
Adj. Bldg. S.F. (Card, Sketch)		32202

* Denotes Multi-Parcel Sale (See Deed)

Eff./Act. Year Built: 1974/1973

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
32202						60749		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THRIVE DEVELOPMENT GROUP LLC

Filing Information

Document Number	L19000197129
FEI/EIN Number	84-3072111
Date Filed	08/06/2019
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	09/11/2019
Event Effective Date	NONE

Principal Address

746 NW 5TH AVENUE
FT LAUDERDALE, FL 33311

Mailing Address

746 NW 5TH AVENUE
FT LAUDERDALE, FL 33311

Registered Agent Name & Address

THE TARICH LAW FIRM P.A.
1946 TYLER STREET
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title MGR

FISH, JONATHAN
746 NW 5TH AVENUE
FT LAUDERDALE, FL 33311

Title MGR

FISH, ABRAHAM
746 NW 5TH AVENUE
FT LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2020	03/18/2020
2021	03/31/2021
2022	01/31/2022

Document Images

01/31/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
09/11/2019 -- Merger	View image in PDF format
08/06/2019 -- Florida Limited Liability	View image in PDF format