



BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 1st, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, November 13th, 2024 at 6:00 pm.**

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

CASE:	PLN-BOA-24090003
OWNER:	GUERRERO, JUAN CARLOS
AGENT:	N/A
ADDRESS:	817 NORTH EAST 16 STREET, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	LOT 13 AND 14, BLOCK 7, OF LAUDERDALE PARK, ACCORDING TO THE PLAT THREEOF, AS RECORDED IN PLAT BOOK 6, PAGE 33 ½, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT:	2
REQUESTING:	<p><u>Sec. 47-3.3. B.3 - Nonconforming lot</u></p> <ul style="list-style-type: none"> Requesting a variance to allow two non-conforming lots with continuous frontage which have been joined in a single ownership to be re-divided to their original non-conforming dimensions and used for new individual development permits. <p><u>Sec. 47-5.31- Table of dimensional requirements for the RS-8 district. (Note A)</u></p> <ul style="list-style-type: none"> Requesting a variance to allow two lots which are joined in single ownership to be re-divided to their originally platted widths of 47.5 feet each, whereas the code requires a minimum width of 50 feet, a total variance request in width of 2.5 feet per lot. Requesting a variance to allow two lots which are joined in single ownership to be re-divided back to their originally platted lot sizes of 5,225 square feet each, whereas the code requires a minimum lot size of width of 6,000 square feet, a total variance request in size of 775 square feet per lot.

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

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


MOHAMMED MALIK
ZONING ADMINISTRATOR
Florida Statutes, Sec. 286.0105

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




PLN-BOA-24090003

LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200
US Feet

PLN-BOA- 24090003

Sec. 47-3.3. B.3 - Nonconforming lot

A. *Generally.* A nonconforming lot is a lot of record as shown on the latest recorded plat of property or described by deed recorded in the public records of the county which met the width, area and length requirements in effect when the lot first became of record, which lot would be prohibited or further restricted under the ULDR or would otherwise not conform to the ULDR.

B. *Continuation of a nonconforming lot.* A nonconforming lot may continue in existence subject to the following:

1. A nonconforming lot may not be further subdivided or consolidated in whole or in part with another parcel, in a manner which increases the nonconformity. The nonconforming lot may be subdivided or consolidated if such subdivision does not increase the nonconformity, subject to the subdivision regulations in [Sec. 47-24.5](#).

2. A nonconforming lot in any residentially zoned district may be used for a standard single family or duplex structure or building only where a permitted use by the ULDR. Minimum five (5) foot side yards shall be required and front and rear yards shall meet the yard requirements in the zoning district where the parcel is located.

3. If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

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

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.: Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J. Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16. Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18;	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height 25 ft. when abutting a waterway Special side yard setbacks as provided in RS-8

	<p>Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>				
Minimum rear yard	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>	25 ft.	<p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>		
Minimum distance between buildings	None		None		
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

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

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

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

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

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

Record

Showing 1-18 of 18

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type
<input type="checkbox"/>	PLN-BOA-24090003		Variance	Z- Board of Adjustment (BOA)	0		817	NE	16	ST
<input type="checkbox"/>	LND-TREE-24040130	TREE REMOVAL- Total replacement to be 17 canopy ...	Tree Removal	Landscape Tree Removal-Recreation Permit	0		817	NE	16	ST
<input type="checkbox"/>	CE24031026	HAT RACKING TREES		Code Case	0	Manuel Garcia	817	NE	16	ST
<input type="checkbox"/>	BT-SLP-REN-20076537		GUERRERO,JUAN CARLOS	Professional Business Tax Renewal (State,County,Federal,Registered, etc.)	0		817	NE	16	ST
<input type="checkbox"/>	PM-19071829			Residential Alteration Permit	281.31		817	NE	16	ST
<input type="checkbox"/>	PM-19071205	REROOF SHINGLE AND FLAT 2571 SF ~ 8/14/19 B200	REROOF SHINGLE AND FLAT 2571 SF	Re-Roof Permit	0		817	NE	16	ST
<input type="checkbox"/>	CE17032767	HOST COMPLIANCE - VACATION RENTAL OPERATING, WITH...	GUERRERO,JUAN CARLOS	Code Case	0		817	NE	16	ST
<input type="checkbox"/>	VIO-CE17032767_1	HOST COMPLIANCE - VACATION RENTAL OPERATING	GUERRERO,JUAN CARLOS	Violation-CODE Hearing	0		817	NE	16	ST
<input type="checkbox"/>	CE15070632	TREE OVERGROWN PUSHING DOWN NEIGHBORS FENCE DENISE	GUERRERO,JUAN CARLOS	Code Case	0		817	NE	16	ST
<input type="checkbox"/>	VIO-CE15070632_1		GUERRERO,JUAN CARLOS	Violation-CODE Hearing	0		817	NE	16	ST
<input type="checkbox"/>	CE15051038	MIDDLE RIVER TERRACE- BULK TRASH PILE FOUND OUT O...	GUERRERO,JUAN CARLOS	Bulk Trash Case	0		817	NE	16	ST
<input type="checkbox"/>	VIO-CE15051038_1	MIDDLE RIVER TERRACE- BULK TRASH PILE FOUND OUT ON	GUERRERO,JUAN CARLOS	Bulk Trash Case	0		817	NE	16	ST
<input type="checkbox"/>	PM-05070045	ELECTRICX FOR NEW A/C SYSTEM #05040598	ELECTRICX FOR NEW A/C SYSTEM...	Electrical Residential Permit	0		817	NE	16	ST
<input type="checkbox"/>	PM-05040598	INSTALL SOFFIT FOR AC DUCT INSTALL	INSTALL SOFFIT FOR AC DUCT I...	Residential Alteration Permit	0		817	NE	16	ST
<input type="checkbox"/>	PM-05040599	INSTALL 1.5 TON AC SYST BP 05040598	INSTALL 1.5 TON AC SYST BP 0...	Mechanical HVAC New Installation Permit	0		817	NE	16	ST
<input type="checkbox"/>	BL-9700501	GENERAL CONTRACTOR	GUERRERO,JUAN CARLOS	Professional Business Tax Receipt (State,County,Federal,Registered, etc.)	0		817	NE	16	ST
<input type="checkbox"/>	CE98031263	BULK TRASH - 48 HR. NV - POSTED	GUERRERO,JUAN CARLOS	Code Case	0		817	NE	16	ST
<input type="checkbox"/>	VIO-CE98031263_1	BULK TRASH - 48 HR. NV - POSTED	GUERRERO,JUAN CARLOS	Violation-CODE Hearing	0		817	NE	16	ST



CITY OF FORT LAUDERDALE

PUBLIC NOTICE 2 of 2

BOARD OF ADJUSTMENT MEETING

DATE: November 13, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24090003

Sec. 47-3.3.B.3 - Nonconforming lot

- Requesting a variance to allow two non-conforming lots with continuous frontage which have been joined in a single ownership to be re-divided to their original non-conforming dimensions and used for new individual development permits.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

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

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





CITY OF FORT LAUDERDALE

PUBLIC NOTICE

1 OF 2

BOARD OF ADJUSTMENT MEETING

DATE: November 13, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24090003

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

- Requesting a variance to allow two lots which are joined in single ownership to be re-divided to their originally platted widths of 47.5 feet each, whereas the code requires a minimum width of 50 feet, a total variance request in width of 2.5 feet per lot.
- Requesting a variance to allow two lots which are joined in single ownership to be re-divided back to their originally platted lot sizes of 5,225 square feet each, whereas the code requires a minimum lot size of width of 6,000 square feet, a total variance request in size of 775 square feet per lot.

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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-24090003

APPLICANT: JUAN CARLOS GUERRERO

PROPERTY: 817 NORTHEAST 16th STREET, FORT LAUDERDALE, FLORIDA 33304

PUBLIC HEARING DATE: NOVEMBER 13, 2024

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

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

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

JUAN CARLOS GUERRERO
Affiant


SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 29th day of OCTOBER, 2024



JUAN C. FERNANDEZ
Notary Public
State of Florida
Comm# HH462029
Expires 11/13/2027

[Handwritten Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/13/2027

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 CITY OF FORT LAUDERDALE
PUBLIC NOTICE 2 of 2
BOARD OF ADJUSTMENT MEETING
DATE: November 13, 2024 TIME: 4:00 P.M. CASE: FR-2024-0479002
Sec. 47-3.3.3 - Nonconforming Int

Requesting a variance to allow two non-conforming lots with continuous frontage which have been zoned in a single ownership to be re-divided to their original non-conforming dimensions and used for new individual development permits.

For more information, please contact the City Clerk's Office at (954) 350-2200 or visit our website at www.fortlauderdale.gov.
This notice is posted in accordance with the provisions of the City of Fort Lauderdale Code of Ordinances, Chapter 47, Section 3.3.3.



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CITY OF FORT LAUDERDALE
PUBLIC NOTICE 1 OF 2
BOARD OF ADJUSTMENT MEETING
 DATE: November 13, 2024 TIME: 10:00 AM CASE FILE NO.: 20230001
 Section 47-5.21: Table of dimensional requirements for the R1-A district.
 (Vote A.)

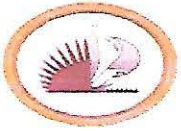
Proposed applications to alter use laws which are subject to single amendments to be reviewed by the Board are subject to the provisions of the City of Fort Lauderdale Ordinance 2019-010, which requires a minimum number of 25% of the registered voters of the City of Fort Lauderdale to appear at the meeting to vote on the proposed application.

Depending on whether the other use laws which are subject to single amendments to be reviewed by the Board are subject to the provisions of the City of Fort Lauderdale Ordinance 2019-010, which requires a minimum number of 25% of the registered voters of the City of Fort Lauderdale to appear at the meeting to vote on the proposed application, a total minimum of 25% of the registered voters of the City of Fort Lauderdale must appear at the meeting to vote on the proposed application.

For more information, please contact the City of Fort Lauderdale Planning and Zoning Department at (954) 350-2200 or visit our website at www.fortlauderdale.gov.

BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

ONLINE SUBMITTAL PROCESS Submittals must be conducted through the LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the Staff will provide guidance once an application has been submitted to the City.

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

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

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

EXAMPLE VARIANCE SUBMITTAL
Click to access the Board of Adjustment (BOA) page to view previous

QUESTIONS Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at:
Phone: 954-828-6520, Option 5.

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

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

Page 1: BOA - Applicant Information Sheet

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

Case Number	PLN-BOA-24090003
Date of complete submittal	

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

Property Owner's Name	JUAN CARLOS GUERRERO
Property Owner's Signature	
Address, City, State, Zip	817NE 16th STREET, FORT LAUDERDALE, FLORIDA, 33304
E-mail Address	JCCONDESIGN@AOL.COM
Phone Number	954-895-5200
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

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

Include ANY Related code case/permit #

Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 817 NE 16th STREET, FORT LAUDERDALE, FL. 33304
Legal Description	LOT 13 AND 14, BLOCK 7, LAUDERDALE PARK, ACCORDING TO PLAN THEREOF, RECORDED IN PLAT BOOK 6, PAGE 33 1/2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
Tax ID Folio Numbers <i>(For all parcels in development)</i>	494235-04-0890
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	FOR EACH LOT TO HAVE OWN FOLIO NUMBER, ALLOW LOT 13 TO BE A SEPARATE PLOT FROM LOT 14, TO DEVELOP A SINGLE FAMILY HOME ON EACH LOT
Applicable ULDR Sections <i>(Include all code sections)</i>	VARIANCE TO ULDR 47-3.3.B.3 AND 47-5.31

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

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	25'-0"	25'-0"
Side	5'-0"	5'-0"
Side	5'-0"	5'-0"
Rear	15'-0"	15'-0"

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

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

APPLICANT IS SEEKING A VARIANCE ON THE LOT WIDTH AND SIZE REQUIREMENTS IN AN RS-8 DISTRICT (ULDR 47-5.31)

STATE THE HARDSHIP : 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

THE ORIGINALLY PLATTED LOTS 13 AND 14 WERE PREVIOUSLY UNIFIED THROUGH LEGISLATION RATHER THAN THROUGH PRIOR OWNER REQUEST OR ACTION. THE REASONABLE USE OF THE PROPERTY, IN THE RS-8 ZONING DISTRICT, IS TO DEVELOP 2 S.F. HOMES AS ORIGINALLY PLOTTED

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:

MANY OF THE LOTS IN THE SURROUNDING NEIGHBORHOOD ARE ALSO NONCONFORMING LOTS AS ORIGINALLY PLOTTED

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

LITERAL APPLICATION

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

GIVING THE ORIGINAL PLATTING, THE HARDSHIP STEMS FROM SUBSEQUENT REQUIREMENTS OF THE ULDR

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

THE VARIANCE IS SUBSTANTIALLY MINIMAL SINCE ITS RETURNING THE LOT TO THE PREVIOUSLY PLATTED SIZE OF 47.5' IN THE FRONT, 2.5' LESS THAN THE REQUIRED 50'

ATTEST : I, JUAN CARLOS GUERRERO 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]
(Signature)

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

(SEAL)



SAMUEL JOSEPH GRANT
Notary Public
State of Florida
Comm# HHS09257
Expires 3/27/2028

Samuel Joseph Grant
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/27/2028

Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via **Lauderbuild**. *Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

Preliminary BOA Meeting - The applicant and/or agent met with staff on the following date: _____

Board of Adjustment Application Form- The Board of Application form must be complete with the applicable information, signatures, and notarizations. *Submit the complete application form along with your submittal. **Page 4** of the BOA application is due **AFTER** sign(s) are posted.

Proof of Ownership- Warranty deed or tax record including corporation documents and Sunbiz verification name.

Agent Authorization Form- Authorization from **ALL** Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.

Narrative- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author).

Color Photographs- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.

Survey- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. *Must be the most recent survey and the date on the survey should not exceed one (1) year. **Copy sets of Survey must be at half-size scale 11x17"**.

Site Plan- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. **Copy sets of Plans must be at half-size scale 11x17"**.

Elevations- If applicable (Elevations may be required by staff upon application submittal).

Landscape Plans- If applicable (Landscape Plans may be required by staff upon application submittal).

Additional Plans- If applicable (Additional Plans may be required by staff upon application submittal).

Mail Notification Documents- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:

- **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: **City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19th Avenue, Fort Lauderdale, Florida 33311**

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

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

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

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

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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



Site Address	817 NE 16 STREET, FORT LAUDERDALE FL 33304-4824	ID #	4942 35 04 0890
Property Owner	GUERRERO, JUAN CARLOS	Millage	0312
Mailing Address	817 NE 16 ST FORT LAUDERDALE FL 33304-4824	Use	01-01
Abbr Legal Description	LAUDERDALE PARK 6-33 1/2 B LOT 13,14 BLK 7		

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)**.

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$51,910	\$687,830	\$739,740	\$165,100	
2023	\$51,910	\$646,010	\$697,920	\$160,300	\$2,863.04
2022	\$51,910	\$538,170	\$590,080	\$155,640	\$2,689.68

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$739,740	\$739,740	\$739,740	\$739,740
Portability	0	0	0	0
Assessed/SOH 99	\$165,100	\$165,100	\$165,100	\$165,100
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	\$50,000	0	\$50,000	0
Exempt Type	0	0	0	0
Taxable	\$65,100	\$140,100	\$65,100	\$115,100

Sales History			
Date	Type	Price	Book/Page or CIN
1/5/2007	QCD-T	\$100	43443 / 935
4/14/1998	WD	\$84,000	28061 / 189
2/1/1984	WD	\$75,000	11497 / 580
10/1/1979	D	\$46,900	

Land Calculations		
Price	Factor	Type
\$5.00	10,381	SF
Adj. Bldg. S.F. (Card, Sketch)		2793
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1960/1947		

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



0 37.5 75 150 225 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

817 NE 16 ST
DATE OF PRINT: 07/17/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1
494235020010	EDUCE CONSTRUCTION CORP	
494235020020	BARROSO,GUSTAVO	
494235020030	ALLEN,CLINTON WYLIE	
494235040680	MUNOZ AGRO FARMING LLC	
494235040720	BEABOUT,MARK EDWARD & LORI ANNE	
494235040730	LOUIS,ROSNEJ JEAN & ERITA	
494235040740	LOCKWOOD,COLLEEN C	
494235040750	GUNDERSON,CHRISTOPHER	
494235040760	HEUBEL,SALVATORE	MERVIN,LAWRENCE EARL
494235040770	TITAN MIDDLE RIVER 8 LLC	
494235040790	MENDEZ,LIZZIE	
494235040800	MILAM,JACK	
494235040810	CATAN LUU INVESTMENTS LLC	
494235040820	LOPEZ,MARK F	
494235040830	HARTMAN,MARK E	HAMILTON,CHRISTOPHER S
494235040840	SPINA,JAMES	JAMES SPINA REV TR
494235040841	KOCH,MARCUS	
494235040850	JANET J JOHNSON REV TR	JOHNSON,JANET J TRSTEE ETAL
494235040860	LITTLE,MATTHEW JAY	RIOS,DIEGO
494235040870	SUNSET TR	
494235040880	LAPHAM,JOHN SPENCER	JOHN SPENCER LAPHAM REV TR
494235040890	GUERRERO,JUAN CARLOS	
494235040900	813-815 N E 16TH STREET LLC	
494235040901	809-811 NE 16TH STREET LLC	
494235040910	RETTIG,RODERIC	
494235040920	MATTFELD,SCOTT W	
494235040930	RIPA,LORENZO	
494235040940	UNDERWOOD,JOHN R	
494235040950	GOFF,JAMIE LEE	JAMIE LEE GOFF REV TR ETAL
494235040960	SHARKEY,STEVEN A	
494235040970	NOETZEL,KENNETH	BORTOLUSSI,GIANLUCA
494235040980	FERNANDEZ,MIGUEL	
494235040990	KINNEY,DAVID F	DAVID F KINNEY REV TR
494235041000	HMP INVESTMENTS LP	% BROWARD PROPERTIES INC
494235041030	SINDER,LUIS & SENADA	
494235041040	HATCHETT,DILVERT D	
494235041050	MASSING,MARY ELLEN	
494235041070	BARRY,RANDI PATRICIA	DALTON,DARYN LIONAL
494235041080	BERNARD,GREGG	GB MEDICAL TR
494235041090	RIGUET,PATRICIO	
494235041100	LOWDER,JAMES D III	GREENHILL,SHAWN L
494235041110	FIGUEROA-PEGGS,ANTHONY & ROBERTO	
494235041120	HARDY,ANGELO	
494235041130	JB SFL INVESTMENTS LLC	
494235041140	BENTON,JOHN B	
494235041150	1516 NORTH DIXIE HWY LLC	
494235041151	FLCTRUST LLC	
494235041160	LA SIESTA APARTMENTS I LLC	

494235041530 COHEN,ANDREW BAXTER
494235110020 THE HAINSLEY FLORIDA LLC
494235140050 SCIRE,GIANPIERO B
494235150010 KROG,KATHLEEN
494235150020 WIEDEMANN,FRANK G
494235150150 KOSKI,DOUGLAS N
494235150160 CHOCLIN,EMILIO ALEJANDRO
494235150250 TICE,CLAUDE FRANKLIN
494235150260 PUBLIC LAND

WIEDEMANN,THOMAS

LOPES DA SILVA,ROSIVALDO

% CITY OF FORT LAUDERDALE

ADDRESS_LI	CITY	ST ZIP
100 SW 132 WAY #K213	PEMBROKE PINES	FL 33027
836 NE 16 CT	FORT LAUDERDALE	FL 33305
1617 N DIXIE HWY	FORT LAUDERDALE	FL 33305
5661 NE 6 AVE	OAKLAND PARK	FL 33334
832 NE 16 PL	FORT LAUDERDALE	FL 33305
824 NE 16 PL	FORT LAUDERDALE	FL 33305
820 NE 16 PL	FORT LAUDERDALE	FL 33305
9261 SPRING RUN BLVD APT 2404	ESTERO	FL 34135
812 NE 16 PL	FORT LAUDERDALE	FL 33305
PO BOX 2004	FORT LAUDERDALE	FL 33303
PO BOX 23903	FORT LAUDERDALE	FL 33307
805 NE 16 CT	FORT LAUDERDALE	FL 33305
596 DE MEGEVE	*LAVAL QC	CAH7N 5
813 NE 16 CT	FORT LAUDERDALE	FL 33305
819 NE 16 CT	FORT LAUDERDALE	FL 33305
827 NE 16 CT #1-2	FORT LAUDERDALE	FL 33305
831 NE 16 CT	FORT LAUDERDALE	FL 33305
16 MELROSE AVE	SAVANNAH	GA31410
1611 N DIXIE HWY	FORT LAUDERDALE	FL 33305
2761 N CYPRESS RD	POMPANO BEACH	FL 33064
821 NE 16 ST #1-2	FORT LAUDERDALE	FL 33305
817 NE 16 ST	FORT LAUDERDALE	FL 33304
16100 NE 16 AVE #A	NORTH MIAMI BEACH	FL 33162
16100 NE 16 AVE #A	NORTH MIAMI BEACH	FL 33162
801 NE 16 ST	FORT LAUDERDALE	FL 33304
1604 NE 8 AVE	FORT LAUDERDALE	FL 33305
800 NE 16 CT	FORT LAUDERDALE	FL 33305
804 NE 16 CT	FORT LAUDERDALE	FL 33305
810 NE 16 CT	FORT LAUDERDALE	FL 33305
816 NE 16 CT	FORT LAUDERDALE	FL 33305
822 NE 16 CT	FORT LAUDERDALE	FL 33305
530 NE 16 ST	FORT LAUDERDALE	FL 33304
832 NE 16 CT	FORT LAUDERDALE	FL 33305
2014 S ANDREWS AVE	FORT LAUDERDALE	FL 33316
1519 N DIXIE HWY	FORT LAUDERDALE	FL 33304
1513 N DIXIE HWY	FORT LAUDERDALE	FL 33304
1505 N DIXIE HWY	FORT LAUDERDALE	FL 33304
801 NE 15 ST	FORT LAUDERDALE	FL 33304
1516 NE 8 AVE	FORT LAUDERDALE	FL 33304
800 NE 16 ST	FORT LAUDERDALE	FL 33304
808 NE 16 ST	FORT LAUDERDALE	FL 33304
812 NE 16 ST	FORT LAUDERDALE	FL 33304
816 NE 16 ST	FORT LAUDERDALE	FL 33304
6030 SW 8 ST	PLANTATION	FL 33317
2832 NE 9 TER	WILTON MANORS	FL 33334
605 NE 9 AVE #3	FORT LAUDERDALE	FL 33304
10711 SW 61 AVE	MIAMI	FL 33156
1027 NE 46 CT	OAKLAND PARK	FL 33334

1314 E LAS OLAS BLVD #9
2374 WILTON DR
1530 GOUGH ST APT 704
1617 NE 8 AVE
AM KLINGENTAL 56 63619
731 NE 16 ST
1724 NW 7TH AVE
746 NE 16 TER
100 N ANDREWS AVE

FORT LAUDERDALE
WILTON MANORS
SAN FRANCISCO
FORT LAUDERDALE
*BAD ORB
FORT LAUDERDALE
FORT LAUDERDALE
FORT LAUDERDALE
FORT LAUDERDALE

FL 33301
FL 33305
CA 94109
FL 33305
DE
FL 33304
FL 33311
FL 33304
FL 33301

ADDRESS__1		LEGAL_LINE
PEMBROKE PINES	FL33027	SUNNYSIDE 2-12 B
FORT LAUDERDALE	FL33305	SUNNYSIDE 2-12 B
FORT LAUDERDALE	FL33305	SUNNYSIDE 2-12 B
OAKLAND PARK	FL33334	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
ESTERO	FL34135	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33303	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33307	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
*LAVAL QC	CAH7N 5	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
SAVANNAH	GA31410	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
POMPANO BEACH	FL33064	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
NORTH MIAMI BEACH	FL33162	LAUDERDALE PARK 6-33 1/2 B
NORTH MIAMI BEACH	FL33162	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33305	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33316	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
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FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
PLANTATION	FL33317	LAUDERDALE PARK 6-33 1/2 B
WILTON MANORS	FL33334	LAUDERDALE PARK 6-33 1/2 B
FORT LAUDERDALE	FL33304	LAUDERDALE PARK 6-33 1/2 B
MIAMI	FL33156	LAUDERDALE PARK 6-33 1/2 B
OAKLAND PARK	FL33334	LAUDERDALE PARK 6-33 1/2 B

FORT LAUDERDALE	FL33301	LAUDERDALE PARK 6-33 1/2 B
WILTON MANORS	FL33305	MIDDLE RIVER TERRACE 10-13 B
SAN FRANCISCO	CA94109	NORFOLK GARDENS AMD PLAT 15-3E
FORT LAUDERDALE	FL33305	RESUB OF POR OF NORFOLK GARDE
*BAD ORB	DE	RESUB OF POR OF NORFOLK GARDE
FORT LAUDERDALE	FL33304	RESUB OF POR OF NORFOLK GARDE
FORT LAUDERDALE	FL33311	RESUB OF POR OF NORFOLK GARDE
FORT LAUDERDALE	FL33304	RESUB OF POR OF NORFOLK GARDE
FORT LAUDERDALE	FL33301	RESUB OF NORFOLK GARDENS 23-8

LEGAL_LI_1

LOTS 1,2 E 108.05,3 N 20 OF
LOTS 2,3,4,ALL LESS E 108.05
LOT 3 S 30 OF E 108.05,4 E
LOT 11 BLK 5
LOT 1,2 BLK 6
LOT 3 BLK 6
LOT 4 BLK 6
LOT 5 BLK 6
LOT 6 BLK 6
LOT 7,8 BLK 6
LOT 10 BLK 6
LOT 11 BLK 6
LOT 12 BLK 6
LOT 13 BLK 6
LOT 14,15 BLK 6
LOT 16 BLK 6
LOT 17 BLK 6
LOT 18 BLK 6
LOT 5 TO 7 BLK 7
LOT 8 TO 11 BLK 7
LOT 12 BLK 7
LOT 13,14 BLK 7
LOT 15 BLK 7
LOT 16 BLK 7
LOTS 17,18,LESS N 55 BLK 7
LOTS 17,18,N 55 BLK 7
LOT 19,20 LESS E 27.5 BLK 7
LOT 20 E 27.5,21 LESS E 15 BLK 7
LOT 21 E 15,22 LESS E 2.5 BLK 7
LOT 22 E 2.5,23,24 LESS E 37.5
LOT 24 E 37.5,25 LESS E 25
LOT 25 E 25,26 LESS E 12.5 BLK 7
LOT 26 E 12.5,27 BLK 7
LOT 1,2,3 BLK 8
LOT 4 TO 6 BLK 8
LOT 7 TO 9 BLK 8
LOT 10 TO 13 BLK 8
LOT 14,15 BLK 8
LOT 16,17 BLK 8
LOT 18,19 W 25 BLK 8
LOT 19 LESS W 25,20 BLK 8
LOT 21 BLK 8
LOT 22 BLK 8
LOT 1 TO 4 BLK 9
LOT 5,6 BLK 9
LOT 7,8 BLK 9
LOT 9,10 BLK 9
LOTS 11 THRU 14 BLK 9

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E 108.05 BLK 7
LOT 25 BLK 7
108.05 BLK 7

BLK 7

BLK 7

LOT 10 TO 12 BLK 12

LOT 18 TO 20 BLK 7

BLK 6B LESS W 105

23-8 B

23-8 B

23-8 B

23-8 B

23-8 B

ROAD RIGHT OF WAYS DEDICATED FPLAT

LOT 1,2 E 7 BLK 1

LOT 2 W 46,3 E 14 BLK 1

LOT 16 E 14,17 W 46 BLK 1

LOT 17 E 7,18 BLK 1

LOT 1 BLK 5

LEGAL_LI_3

LEGAL_LI_4

LEGAL_LI_5

LEGAL_LI_6

LEGAL_LI_7

LEGAL_LI_8

LEGAL_LI_9

LEGAL_L_10

LEGAL_L_11

LEGAL_L_12

LEGAL_L_13

ZIP4	MILL	USUS	MAC	JUST_LANI	JUST_BUIL	JUST_OTH	
	0312	71	01	3B	68540	260050	0
3038	0312	01	01	3B	38730	432150	0
	0312	01	01	3B	47740	438190	0
	0312	01	01	3B	27500	365270	0
	0312	01	01	3B	54990	918550	0
3040	0312	01	01	3B	27490	469860	0
	0312	01	01	3B	27490	793620	0
3610	0312	01	02	3B	27490	464890	0
	0312	01	01	3B	27490	642950	0
	0312	08	05	3B	87980	1000590	0
	0312	01	01	3B	27490	479500	0
	0312	01	01	3B	27490	543950	0
X7	0312	01	01	3B	27490	696790	0
	0312	01	01	3B	27490	510110	0
	0312	01	02	3B	54980	847110	0
	0312	01	02	3B	43980	376030	0
	0312	01	01	3B	27490	957890	0
	0312	01	01	3B	27490	354920	0
	0312	01	01	3B	46050	416270	0
3651	0312	01	01	3B	56240	426260	0
	0312	08	02	3B	102140	359660	0
4824	0312	01	01	3B	51910	687830	0
	0312	08	02	3B	41600	360260	0
	0312	08	02	3B	41660	360260	0
4824	0312	01	01	3B	25440	375440	0
3030	0312	01	01	3B	25350	643010	0
3038	0312	01	01	3B	35700	343380	0
	0312	01	01	3B	32910	366130	0
	0312	01	01	3B	32850	584940	0
	0312	01	01	3B	32800	406030	0
3038	0312	01	01	3B	32750	491280	0
	0312	01	01	3B	32700	381160	0
	0312	01	01	3B	32520	604590	0
	0312	08	05	3B	78070	624460	0
	0312	01	01	3B	48450	606860	0
4841	0312	01	01	3B	48450	503820	0
4841	0312	01	02	3B	64130	750600	0
	0312	01	01	3B	70790	562740	0
	0312	01	01	3B	72750	783310	0
	0312	01	01	3B	38590	484350	0
4820	0312	01	01	3B	38670	497870	0
4820	0312	01	01	3B	26200	407730	0
4820	0312	01	01	3B	25460	404140	0
	0312	08	05	3B	74630	1080480	0
3743	0312	08	02	3B	36400	359860	0
	0312	08	04	3B	38600	419330	0
	0312	08	02	3B	38700	360060	0
	0312	08	04	3B	115700	759630	0

0312 08 02 3B	76810	540140	0
0312 08 05 3B	132000	625020	0
5360 0312 08 03 3B	49880	329880	0
3031 0312 01 01 3B	30230	424570	0
0312 01 01 3B	30910	339780	0
1138 0312 01 01 3B	30870	339500	0
0312 01 01 3B	30210	493820	0
2967 0312 01 01 3B	26850	616490	0
0312 94 3B	35890	0	0

LY_JUSTV/LY_SOHL	LY_SOHB	PREV_SOF	NEW_SOH	NEW_SB_ξ	HE1_AMOL	HE2_AMOL	
382600	0	0	382600	328590	328590	0	0
424530	0	0	291660	300400	300400	25000	25000
444780	0	0	444780	485930	485930	0	0
370920	0	0	220420	392770	392770	0	0
918700	0	0	918700	946260	946260	25000	25000
468900	0	0	94010	96830	96830	25000	25000
773230	0	0	268490	276740	276740	25000	25000
464410	0	0	357720	393490	492380	0	0
630640	0	0	196990	204560	204560	0	0
1049260	0	0	942080	1036280	1088570	0	0
478000	0	0	168900	173960	173960	25000	25000
360250	0	0	283630	571440	571440	25000	25000
683280	0	0	239580	246760	246760	25000	25000
506840	0	0	180480	185890	185890	25000	25000
851380	0	0	316400	325890	325890	25000	25000
381760	0	0	238350	246500	246500	25000	25000
927940	0	0	675890	696160	696160	25000	25000
361160	0	0	284200	312620	382410	0	0
437140	0	0	260440	268250	268250	25000	25000
455750	0	0	370520	407570	482500	0	0
432160	0	0	302930	312010	312010	25000	25000
697920	0	0	160300	165100	165100	25000	25000
371760	0	0	341780	375950	401860	0	0
371820	0	0	341850	376030	401920	0	0
378220	0	0	135750	139820	139820	25000	25000
629470	0	0	375990	387260	387260	25000	25000
357000	0	0	230730	237650	237650	25000	25000
376970	0	0	140960	145180	145180	25000	25000
582790	0	0	211350	217690	217690	25000	25000
417780	0	0	310070	319370	319370	25000	25000
498460	0	0	389310	428240	524030	0	0
435090	0	0	275400	413860	413860	0	0
600490	0	0	301900	311410	311410	25000	25000
678130	0	0	521670	573830	702530	0	0
618840	0	0	188150	193790	193790	25000	25000
521930	0	0	95550	98410	98410	0	0
766730	0	0	157820	162550	162550	25000	25000
599770	0	0	392680	404460	404460	25000	25000
792100	0	0	692080	733530	733530	25000	25000
493660	0	0	389100	428010	522940	0	0
505080	0	0	133160	137150	137150	25000	25000
409250	0	0	255240	262890	262890	25000	25000
405230	0	0	81690	84140	84140	25000	25000
674140	0	0	674140	1155110	1155110	0	0
366500	0	0	298670	328530	396260	0	0
458240	0	0	458240	457930	457930	0	0
368570	0	0	368570	398760	398760	0	0
676340	0	0	676340	875330	875330	0	0

406720	0	0	406720	616950	616950	0	0
731400	0	0	731400	757020	757020	0	0
365210	0	0	352120	379760	379760	0	0
430630	0	0	110990	114310	114310	25000	25000
364160	0	0	321570	353720	370690	0	0
351070	0	0	127470	131290	131290	25000	25000
496070	0	0	496070	524030	524030	0	0
608520	0	0	588970	643340	643340	0	0
35890	0	0	35890	35890	35890	0	0

WVD_AMO	EXEMPTIO	COUNTY_M	SCHOOL_M	CITY_MEX	INDEP_ME	COUNTY_T	SCHOOL_T
0	0	0	0	0	0	328590	328590
0	0	0	0	0	0	250400	275400
0	0	0	0	0	0	485930	485930
0	0	0	0	0	0	392770	392770
0	0	0	0	0	0	896260	921260
0	0	0	0	0	0	46830	71830
0	0	0	0	0	0	226740	251740
0	0	0	0	0	0	393490	492380
0	204400	204560	204560	204560	204560	0	0
0	0	0	0	0	0	1036280	1088570
0	0	0	0	0	0	123960	148960
0	0	0	0	0	0	521440	546440
0	0	0	0	0	0	196760	221760
0	0	0	0	0	0	135890	160890
0	0	0	0	0	0	275890	300890
0	0	0	0	0	0	196500	221500
0	0	0	0	0	0	646160	671160
0	0	0	0	0	0	312620	382410
0	0	0	0	0	0	218250	243250
0	0	0	0	0	0	407570	482500
0	0	0	0	0	0	262010	287010
0	0	0	0	0	0	115100	140100
0	0	0	0	0	0	375950	401860
0	0	0	0	0	0	376030	401920
0	0	0	0	0	0	89820	114820
0	0	0	0	0	0	337260	362260
0	0	0	0	0	0	187650	212650
0	0	0	0	0	0	95180	120180
0	0	0	0	0	0	167690	192690
0	0	0	0	0	0	269370	294370
0	0	0	0	0	0	428240	524030
0	0	0	0	0	0	413860	413860
0	0	0	0	0	0	261410	286410
0	0	0	0	0	0	573830	702530
0	0	0	0	0	0	143790	168790
0	0	98410	98410	98410	98410	0	0
0	0	0	0	0	0	62550	137550
0	0	0	0	0	0	354460	379460
0	0	0	0	0	0	683530	708530
0	0	0	0	0	0	428010	522940
0	0	0	0	0	0	87150	112150
0	0	0	0	0	0	212890	237890
0	0	0	0	0	0	34140	59140
0	0	0	0	0	0	1155110	1155110
0	0	0	0	0	0	328530	396260
0	0	0	0	0	0	457930	457930
0	0	0	0	0	0	398760	398760
0	0	0	0	0	0	875330	875330

0	0	0	0	0	0	616950	616950
0	0	0	0	0	0	757020	757020
0	0	0	0	0	0	379760	379760
0	0	0	0	0	0	64310	89310
0	0	0	0	0	0	353720	370690
0	0	0	0	0	0	81290	106290
0	0	0	0	0	0	524030	524030
0	0	0	0	0	0	643340	643340
0	0	35890	35890	35890	35890	0	0

CITY_TAX#	INDEP_TA)	HE_LY_	ME_W	EX	SC	CC	FID	DEL_VALU	ADD_VALU	LIG	GARBAGE_AS	FIF	
328590	328590				24	S	Y	0	0	F	12.36	03	
250400	250400	100	100		19	19	Y	0	0	F	9.44	03	
485930	485930				22		Y	0	0	F	9.44	03	
392770	392770				24		Y	0	0	F	9.44	03	
896260	896260	100	100		23	23	Y	0	0	F	9.44	03	
46830	46830	1/1	1/1		96	08	Y	0	0	F	9.44	03	
226740	226740	100	100		12	12	Y	0	200	F	9.44	03	
393490	393490				13		Y	0	0	F	18.88	03	
0	0	1/1	1/1	100	03	04	08	Y	0	1670	F	9.44	03
1036280	1036280				16		Y	0	0	F	58.56	03	
123960	123960	100	100		05	08	Y	0	0	F	9.44	03	
521440	521440	100			24	24	O	Y	0	0	F	9.44	03
196760	196760	1/1	1/1		03	08	Y	0	0	F	9.44	03	
135890	135890	1/1	1/1		03	08	Y	0	0	F	9.44	03	
275890	275890	100	100		00	08	Y	0	0	F	9.44	03	
196500	196500	100	100		22	22	Y	0	1000	F	18.88	03	
646160	646160	100	100		21	21	Y	0	0	F	9.44	03	
312620	312620				15		Y	0	0	F	9.44	03	
218250	218250	100	100		17	17	Y	0	0	F	9.44	03	
407570	407570				17		Y	0	0	F	9.44	03	
262010	262010	100	100		16	16	Y	0	0	F	14.64	03	
115100	115100	1/1	1/1		99	08	Y	0	0	F	9.44	03	
375950	375950				21		Y	0	0	F	14.64	03	
376030	376030				21		Y	0	0	F	14.64	03	
89820	89820	1/1	1/1		03	08	Y	0	0	F	9.44	03	
337260	337260	100	100		17	17	Y	0	0	F	9.44	03	
187650	187650	100	100		20	20	Y	0	0	F	9.44	03	
95180	95180	100	100		13	13	Y	0	0	F	9.44	03	
167690	167690	100	100		16	16	Y	0	0	F	9.44	03	
269370	269370	100	100		21	21	Y	0	0	F	9.44	03	
428240	428240				20		Y	0	0	F	9.44	03	
413860	413860	100			24	O	Y	0	0	F	9.44	03	
261410	261410	100	100		15	15	Y	0	460	F	9.44	03	
573830	573830				08		Y	0	0	F	36.60	03	
143790	143790	100	100		11	11	Y	0	0	F	9.44	03	
0	0	1/1	1/1	100	03	94	08	Y	0	0	F	9.44	03
62550	112550	1/1	1/1		94	08	Y	0	0	F	9.44	03	
354460	354460	100	100		20	20	Y	0	0	F	9.44	03	
683530	683530	100	100		22	22	Y	0	20690	F	9.44	03	
428010	428010				17		Y	0	0	F	9.44	03	
87150	87150	1/1	1/1		98	08	Y	0	0	F	9.44	03	
212890	212890	100	100		18	18	Y	0	0	F	9.44	03	
34140	34140	1/1	1/1		94	08	Y	0	0	F	9.44	03	
1155110	1155110				24		Y	0	0	F	43.92	03	
328530	328530				19		Y	0	0	F	14.64	03	
457930	457930				15		Y	0	0	F	29.28	03	
398760	398760				22		Y	0	0	F	14.64	03	
875330	875330				24		Y	0	0	F	29.28	03	

616950	616950			24	Y	0	0	F	14.64 03	
757020	757020			22	Y	0	0	F	36.60 03	
379760	379760			20	Y	0	0	F	21.96 03	
64310	64310	1/1	1/1	94	08	Y	0	0	F	9.44 03
353720	353720			14	Y	0	0	F	9.44 03	
81290	81290	100	100	09	09	Y	0	0	F	9.44 03
524030	524030			23	Y	0	0	F	9.44 03	
643340	643340			22	Y	0	0	F	9.44 03	
0	0	100	14	12	Y	0	0		0.00 03	

FIRE_ASSE	SA SAFE_NEI	DR DRAINAGE_	IMI IMPROVEM_	SALE_DATE	DEE STAMP_AMC
I	1778	0	0.00	0.00 5/9/2024	WD 3290.00
R	1	0	0.00	0.00 9/21/2018	WD 1995.00
R	1	0	0.00	0.00 12/6/2021	WD 3045.00
R	1	0	0.00	0.00 11/8/2023	QC[2597.00
R	1	0	0.00	0.00 6/21/2021	WD 3500.00
R	1	0	0.00	0.00 6/6/1995	WD 521.50
R	1	0	0.00	0.00 1/10/2011	WD 1855.00
R	2	0	0.00	0.00 4/25/2012	WD 1085.00
R	1	0	0.00	0.00 4/26/2017	QC[0.70
R	8	0	0.00	0.00 8/28/2015	WD 3990.00
R	1	0	0.00	0.00 #####	WD 1959.30
R	1	0	0.00	0.00 12/5/2023	WD 4613.00
R	1	0	0.00	0.00 6/24/2024	WD 4270.00
R	1	0	0.00	0.00 5/24/2002	WD 1057.00
R	1	0	0.00	0.00 9/6/2013	QC[210.00
R	2	0	0.00	0.00 5/23/2023	WD 0.70
R	1	0	0.00	0.00 6/4/2020	WD 5110.00
R	1	0	0.00	0.00 9/26/2015	QC[0.70
R	1	0	0.00	0.00 4/19/2016	WD 1750.00
R	1	0	0.00	0.00 1/14/2016	QC[0.70
R	2	0	0.00	0.00 2/19/2018	QC[0.70
R	1	0	0.00	0.00 1/5/2007	QC[0.70
R	2	0	0.00	0.00 7/8/2020	WD 1673.70
R	2	0	0.00	0.00 7/8/2020	WD 1680.70
R	1	0	0.00	0.00 2/28/2002	WD 1071.00
R	1	0	0.00	0.00 9/6/2016	WD 2345.00
R	1	0	0.00	0.00 2/16/2022	WD 0.70
R	1	0	0.00	0.00 #####	WD 910.70
R	1	0	0.00	0.00 5/30/2018	QC[0.70
R	1	0	0.00	0.00 4/24/2019	WD 1925.00
R	1	0	0.00	0.00 4/25/2019	WD 2275.00
R	1	0	0.00	0.00 #####	WD 3080.00
R	1	0	0.00	0.00 7/13/2021	QC[0.70
R	5	0	0.00	0.00 6/5/2000	QC[0.70
R	1	0	0.00	0.00 2/12/2002	WD 1022.00
R	1	0	0.00	0.00 12/1/1990	WD 329.45
R	1	0	0.00	0.00 7/18/1983	QC[0.45
R	1	0	0.00	0.00 1/17/2019	WD 2660.00
R	1	0	0.00	0.00 #####	WD 2800.00
R	1	0	0.00	0.00 7/26/2011	SWI 808.50
R	1	0	0.00	0.00 4/30/2001	WD 0.70
R	1	0	0.00	0.00 3/22/2017	WD 1813.00
R	1	0	0.00	0.00 7/1/1993	WD 433.30
R	6	0	0.00	0.00 5/25/2023	TD 9100.00
R	2	0	0.00	0.00 #####	WD 1386.00
R	4	0	0.00	0.00 4/23/2024	WD 5607.00
R	2	0	0.00	0.00 5/13/2024	AFF 0.00
R	4	0	0.00	0.00 6/14/2023	WD 31500.00

R	2	0	0.00	0.00	4/18/2023 WD	4809.00
R	5	0	0.00	0.00	9/15/2021 QC*	0.70
R	3	0	0.00	0.00	9/27/2019 WD	2831.50
R	1	0	0.00	0.00	##### D	0.70
R	1	0	0.00	0.00	4/30/2013 WD	1225.00
R	1	0	0.00	0.00	5/12/2000 QC[175.00
R	1	0	0.00	0.00	8/5/2019 WD	2457.00
R	1	0	0.00	0.00	1/4/2021 WD	3465.00
X	1	0	0.00	0.00		0.00

BOOK_1	PAGE_1	SALE_DATE	DEE	STAMP_AM	BOOK_2
0.0000000000	0.0000000000	5/16/2023	WD	3290.00	0.0000000000
0.0000000000	0.0000000000	9/30/2016	WD	1914.50	0.0000000000
0.0000000000	0.0000000000	12/1/1989	WD	335.50	17055.0000000000
0.0000000000	0.0000000000	9/16/2011	SWI	541.10	48204.0000000000
0.0000000000	0.0000000000	8/24/2020	SWI	210.00	0.0000000000
23550.0000000000	285.0000000000	1/1/1994	WD	483.00	21674.0000000000
47652.0000000000	1883.0000000000	3/5/2009	QCI	0.70	46037.0000000000
48723.0000000000	750.0000000000	6/1/1993	WD	560.00	20792.0000000000
0.0000000000	0.0000000000	5/14/2003	SWI	973.00	35215.0000000000
0.0000000000	0.0000000000	12/8/2003	QCI	0.70	36561.0000000000
0.0000000000	0.0000000000	#####	QCI	1834.00	0.0000000000
0.0000000000	0.0000000000	4/24/2013	QCI	0.70	49821.0000000000
0.0000000000	0.0000000000	#####	WD	1274.00	32310.0000000000
33196.0000000000	1536.0000000000	7/25/2000	WD	763.00	30734.0000000000
50191.0000000000	1906.0000000000	2/25/1999	DRF	0.00	29666.0000000000
0.0000000000	0.0000000000	10/3/2017	SWI	1995.00	0.0000000000
0.0000000000	0.0000000000	#####	WD	1183.00	0.0000000000
0.0000000000	0.0000000000	1/16/2014	QCI	0.70	50494.0000000000
0.0000000000	0.0000000000	8/26/2011	QCI	0.70	48153.0000000000
0.0000000000	0.0000000000	7/16/2015	WD	522.90	0.0000000000
0.0000000000	0.0000000000	8/8/2014	WD	1820.00	51009.0000000000
43443.0000000000	935.0000000000	4/14/1998	WD	588.00	28061.0000000000
0.0000000000	0.0000000000	10/3/2018	WD	2310.00	0.0000000000
0.0000000000	0.0000000000	10/3/2018	WD	2310.00	0.0000000000
32838.0000000000	1216.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	7/2/2012	WD	0.70	48911.0000000000
0.0000000000	0.0000000000	5/25/2019	WD	1820.00	0.0000000000
49212.0000000000	395.0000000000	7/14/2008	SWI	822.50	45541.0000000000
0.0000000000	0.0000000000	10/8/2015	WD	1855.00	0.0000000000
0.0000000000	0.0000000000	3/8/2010	WD	945.00	46937.0000000000
0.0000000000	0.0000000000	#####	WD	1225.00	0.0000000000
0.0000000000	0.0000000000	5/31/2016	WD	1708.00	0.0000000000
0.0000000000	0.0000000000	7/13/2021	QCI	0.70	0.0000000000
30566.0000000000	619.0000000000	6/5/2000	QCI	0.70	30566.0000000000
32817.0000000000	413.0000000000	9/6/2001	WD	798.00	32102.0000000000
18008.0000000000	579.0000000000	9/1/1966	WD	34.50	0.0000000000
11319.0000000000	715.0000000000	5/18/1971	WD	81.00	4504.0000000000
0.0000000000	0.0000000000	7/17/2017	WD	1600.20	0.0000000000
0.0000000000	0.0000000000	7/9/2014	WD	2714.60	50923.0000000000
48113.0000000000	543.0000000000	2/24/2011	CET	651.70	47778.0000000000
31569.0000000000	1661.0000000000	6/20/1997	WD	612.50	26637.0000000000
0.0000000000	0.0000000000	5/1/1994	WD	483.00	22265.0000000000
20902.0000000000	650.0000000000	8/1/1985	WD	275.00	0.0000000000
0.0000000000	0.0000000000	4/4/2023	QCI	0.70	0.0000000000
50424.0000000000	1600.0000000000	3/13/2012	WD	910.00	48577.0000000000
0.0000000000	0.0000000000	4/8/2014	WD	1953.00	50685.0000000000
0.0000000000	0.0000000000	8/5/2021	QCI	0.70	0.0000000000
0.0000000000	0.0000000000	#####	WD	9240.00	0.0000000000

0.0000000000	0.0000000000	1/23/2020 WD	2975.00	0.0000000000
0.0000000000	0.0000000000	7/1/2019 QC*	0.70	0.0000000000
0.0000000000	0.0000000000	7/1/2019 QCI	0.70	0.0000000000
0.0000000000	0.0000000000	11/1/1985 WD	350.00	12978.0000000000
49756.0000000000	68.0000000000	3/3/2001 WD	896.00	31452.0000000000
32579.0000000000	438.0000000000	5/7/1998 QCI	157.50	30323.0000000000
0.0000000000	0.0000000000	##### QCI	0.70	0.0000000000
0.0000000000	0.0000000000	##### WD	1064.00	48306.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000

0.0000000000	3/10/2022	WD	3010.00	0.0000000000	0.0000000000
0.0000000000	3/5/2013	WD	1099.00	49584.0000000000	80.0000000000
325.0000000000	5/1/1989	QCI	275.00	0.0000000000	0.0000000000
278.0000000000	1/27/2011	CET	588.70	47735.0000000000	547.0000000000
0.0000000000	8/8/2020	PRC	0.00	0.0000000000	0.0000000000
946.0000000000	10/1/1991	QCI	0.60	0.0000000000	0.0000000000
1440.0000000000	#####	QCI	0.70	36675.0000000000	998.0000000000
712.0000000000	10/1/1991	QCI	0.60	0.0000000000	0.0000000000
125.0000000000	8/2/2002	CET	778.40	33668.0000000000	1304.0000000000
368.0000000000	12/1/1978	WD	525.00	7953.0000000000	443.0000000000
0.0000000000	#####	WD	1260.00	0.0000000000	0.0000000000
1636.0000000000	4/1/2011	SWI	839.30	47876.0000000000	1746.0000000000
1365.0000000000	#####	WD	1015.00	30172.0000000000	184.0000000000
1177.0000000000	2/9/2000	SWI	385.00	30314.0000000000	1301.0000000000
829.0000000000	2/25/1999	DRF	0.00	29589.0000000000	1629.0000000000
0.0000000000	3/14/2017	CET	7.70	0.0000000000	0.0000000000
0.0000000000	3/25/2007	WD	700.00	43820.0000000000	856.0000000000
1498.0000000000	1/16/2014	WD	0.70	50487.0000000000	1072.0000000000
1006.0000000000	7/18/2003	WD	1645.00	35670.0000000000	1251.0000000000
0.0000000000	7/9/2012	QCI	0.70	48923.0000000000	1447.0000000000
1791.0000000000	2/1/1991	WD	456.50	18144.0000000000	865.0000000000
189.0000000000	2/1/1984	WD	337.50	11497.0000000000	580.0000000000
0.0000000000	6/4/2015	WD	1837.50	0.0000000000	0.0000000000
0.0000000000	6/4/2015	WD	1837.50	0.0000000000	0.0000000000
0.0000000000	#####	WD	924.00	32375.0000000000	896.0000000000
1704.0000000000	4/11/2005	WD	2170.00	39436.0000000000	1873.0000000000
0.0000000000	8/1/1979	WD	117.00	8404.0000000000	183.0000000000
160.0000000000	2/5/2008	CET	0.70	45119.0000000000	728.0000000000
0.0000000000	2/11/2005	WD	2065.00	39123.0000000000	492.0000000000
640.0000000000	3/22/2010	QCI	0.70	46979.0000000000	1669.0000000000
0.0000000000	1/9/2012	ODF	0.00	48462.0000000000	890.0000000000
0.0000000000	5/4/2007	WD	1330.00	44059.0000000000	60.0000000000
0.0000000000	#####	WD	0.70	0.0000000000	0.0000000000
615.0000000000	8/1/1976	WD	255.00	6694.0000000000	63.0000000000
561.0000000000	7/1/1977	WD	93.00	7137.0000000000	157.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
248.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	#####	WD	1540.00	34123.0000000000	703.0000000000
618.0000000000	#####	WD	2065.00	48341.0000000000	1951.0000000000
1262.0000000000	4/9/2001	QCI	0.70	31534.0000000000	1783.0000000000
308.0000000000	12/4/1995	QCI	0.70	24300.0000000000	833.0000000000
229.0000000000	10/1/1982	WD	135.00	0.0000000000	0.0000000000
0.0000000000	8/1/1977	D	85.50	0.0000000000	0.0000000000
0.0000000000	#####	QCI	0.70	0.0000000000	0.0000000000
547.0000000000	12/1/1970	WD	24.00	0.0000000000	0.0000000000
642.0000000000	7/30/2010	WD	728.00	47311.0000000000	158.0000000000
0.0000000000	4/26/2018	WD	1750.00	0.0000000000	0.0000000000
0.0000000000	12/1/2015	DRF	0.70	0.0000000000	0.0000000000

0.0000000000	4/5/2005 WD	2107.00	39419.0000000000	1.0000000000
0.0000000000	10/1/2015 WD	2373.00	0.0000000000	0.0000000000
0.0000000000	6/29/2016 WD	451.50	0.0000000000	0.0000000000
407.0000000000	11/1/1982 WD	303.75	0.0000000000	0.0000000000
1477.0000000000	6/18/1999 WD	525.00	29623.0000000000	1671.0000000000
1502.0000000000	8/1/1981 QCI	301.70	9920.0000000000	961.0000000000
0.0000000000	7/23/2015 WD	1190.00	0.0000000000	0.0000000000
1492.0000000000	3/14/2011 VCT	0.00	47803.0000000000	1644.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

SALE_DATE	DEE	STAMP_AM	BOOK_4	PAGE_4	SALE_DATE	DEE
9/1/1989	WD	0.00	16792.0000000000	372.0000000000	3/1/1989	WD
2/12/1999	WD	556.50	29248.0000000000	1698.0000000000	6/1/1993	QC
1/1/1983	WD	189.00	0.0000000000	0.0000000000		
6/8/2001	WD	0.00	31845.0000000000	25.0000000000	6/27/1996	QC
9/12/2008	WD	2415.00	45691.0000000000	91.0000000000	#####	QC
4/1/1989	WD	0.55	0.0000000000	0.0000000000	6/1/1986	WD
3/5/2003	WD	1645.00	34794.0000000000	1488.0000000000	#####	WD
4/1/1989	WD	0.55	0.0000000000	0.0000000000	8/1/1979	D
#####	WD	805.00	30168.0000000000	1715.0000000000	3/25/1998	WD
4/1/1977	WD	354.00	0.0000000000	0.0000000000	12/1/1976	WD
12/4/2000	WD	665.00	0.0000000000	0.0000000000	5/1/1990	WD
1/20/2011	CET	0.70	47743.0000000000	34.0000000000	6/19/2003	QC
#####	WD	555.10	25580.0000000000	457.0000000000	7/31/1996	WD
11/8/1999	CET	0.00	30027.0000000000	1098.0000000000	#####	WD
2/25/1999	WD	889.00	29306.0000000000	1192.0000000000	9/12/1995	WD
#####	WD	1694.00	43046.0000000000	959.0000000000	5/3/2004	WD
5/3/2004	WD	210.00	37432.0000000000	230.0000000000	3/21/2001	WD
5/1/1993	WD	0.70	20675.0000000000	556.0000000000	5/1/1983	WD
10/7/2002	WD	1230.60	33959.0000000000	294.0000000000	2/14/2002	WD
6/6/2012	SWI	875.00	48846.0000000000	1292.0000000000	#####	CET
6/1/1975	WD	110.10	0.0000000000	0.0000000000	2/1/1975	QC
10/1/1979	D	187.60	0.0000000000	0.0000000000		
3/16/2005	WD	3500.00	39283.0000000000	3.0000000000	3/1/1963	WD
3/16/2005	WD	3500.00	39283.0000000000	3.0000000000	1/29/1975	WD
4/17/2000	SWI	584.50	30438.0000000000	1429.0000000000	7/1/1983	WD
10/2/2001	PRC	980.00	32216.0000000000	18.0000000000	12/1/1992	WD
8/1/1971	WD	42.00	0.0000000000	0.0000000000	1/1/1966	WD
#####	WD	1603.00	38785.0000000000	228.0000000000	2/6/1998	WD
9/24/2004	WD	1715.00	38266.0000000000	1852.0000000000	6/20/1997	WD
7/19/2005	QC	0.70	41791.0000000000	1239.0000000000	7/8/2003	QC
7/8/2009	WD	0.70	46395.0000000000	1254.0000000000	11/1/1977	WD
7/1/1979	WD	120.00	8349.0000000000	765.0000000000	3/1/1974	WD
1/17/2014	WD	1995.00	50491.0000000000	189.0000000000	#####	DRF
2/1/1974	WD	225.00	0.0000000000	0.0000000000	1/1/1972	WD
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		
3/18/2002	WD	1198.40	32913.0000000000	1551.0000000000	3/27/2001	WD
12/2/2003	WD	1750.00	36533.0000000000	1881.0000000000	2/18/2000	TD
5/31/2000	WD	672.00	30585.0000000000	359.0000000000	3/1/1987	WD
10/1/1993	WD	243.60	21240.0000000000	644.0000000000	2/1/1993	SWI
		0.00	0.0000000000	0.0000000000		
12/1/1974	WD	43.50	0.0000000000	0.0000000000		
2/24/2006	QC	0.70	43656.0000000000	1381.0000000000	1/25/2006	PRC
		0.00	0.0000000000	0.0000000000		
4/13/2005	WD	1974.00	40551.0000000000	708.0000000000	3/26/1999	WD
4/26/2018	WD	1505.00	0.0000000000	0.0000000000	3/17/2005	WD
#####	WD	2800.00	0.0000000000	0.0000000000	#####	WD

1/16/2004 WD	1627.50	36821.0000000000	1041.0000000000	11/1/2002 WD
9/13/2013 WD	1400.00	50189.0000000000	972.0000000000	7/25/2005 WD
9/11/2009 WD	1134.00	46527.0000000000	1811.0000000000	8/28/2002 WD
9/1/1975 WD	81.00	0.0000000000	0.0000000000	
5/31/1995 WD	444.50	23519.0000000000	997.0000000000	4/1/1989 WD
1/1/1981 WD	220.00	0.0000000000	0.0000000000	12/1/1975 WD
4/6/2000 QCI	0.70	30411.0000000000	1044.0000000000	4/1/1976 PRC
2/23/2011 CET	911.40	47830.0000000000	1735.0000000000	5/3/2005 WD
	0.00	0.0000000000	0.0000000000	

STAMP_AM_BOOK_5		PAGE_5	LAND_CALC_	LAND_CALC1	LA
370.15	0.0000000000	0.0000000000	5.50	12462.00	SF
0.00	20773.0000000000	325.0000000000	5.50	7042.00	SF
0.00	0.0000000000	0.0000000000	5.50	8680.00	SF
0.70	25215.0000000000	978.0000000000	5.00	5500.00	SF
0.70	43251.0000000000	549.0000000000	5.00	10997.00	SF
290.00	0.0000000000	0.0000000000	5.00	5498.00	SF
1050.00	32317.0000000000	608.0000000000	5.00	5498.00	SF
127.50	0.0000000000	0.0000000000	5.00	5498.00	SF
420.00	27980.0000000000	591.0000000000	5.00	5498.00	SF
336.00	0.0000000000	0.0000000000	8.00	10997.00	SF
379.50	0.0000000000	0.0000000000	5.00	5498.00	SF
0.70	35435.0000000000	688.0000000000	5.00	5498.00	SF
346.50	25361.0000000000	895.0000000000	5.00	5498.00	SF
381.50	22984.0000000000	810.0000000000	5.00	5498.00	SF
661.50	23931.0000000000	303.0000000000	5.00	10995.00	SF
1386.00	37435.0000000000	483.0000000000	8.00	5498.00	SF
1029.00	31437.0000000000	658.0000000000	5.00	5498.00	SF
157.50	0.0000000000	0.0000000000	5.00	5498.00	SF
840.00	32840.0000000000	331.0000000000	5.00	9210.00	SF
637.70	48433.0000000000	1524.0000000000	5.00	11247.00	SF
21.00	0.0000000000	0.0000000000	8.00	12767.00	SF
0.00	0.0000000000	0.0000000000	5.00	10381.00	SF
34.00	0.0000000000	0.0000000000	8.00	5200.00	SF
0.30	6096.0000000000	748.0000000000	8.00	5207.00	SF
247.50	11013.0000000000	936.0000000000	5.00	5088.00	SF
472.50	20248.0000000000	218.0000000000	5.00	5070.00	SF
33.00	0.0000000000	0.0000000000	5.00	7140.00	SF
560.00	27697.0000000000	453.0000000000	5.00	6581.00	SF
541.80	26620.0000000000	716.0000000000	5.00	6570.00	SF
0.70	35549.0000000000	366.0000000000	5.00	6560.00	SF
86.40	7327.0000000000	670.0000000000	5.00	6549.00	SF
97.50	0.0000000000	0.0000000000	5.00	6539.00	SF
0.70	41113.0000000000	1835.0000000000	5.00	6503.00	SF
216.00	0.0000000000	0.0000000000	8.00	9759.00	SF
0.00	0.0000000000	0.0000000000	5.00	9690.00	SF
0.00	0.0000000000	0.0000000000	5.00	9690.00	SF
0.00	0.0000000000	0.0000000000	5.00	12826.00	SF
595.00	31418.0000000000	1221.0000000000	5.00	14158.00	SF
910.00	30322.0000000000	1112.0000000000	5.00	14550.00	SF
305.00	14295.0000000000	56.0000000000	5.00	7717.00	SF
0.70	0.0000000000	0.0000000000	5.00	7734.00	SF
0.00	0.0000000000	0.0000000000	5.00	5239.00	SF
0.00	0.0000000000	0.0000000000	5.00	5091.00	SF
3745.00	42315.0000000000	1379.0000000000	8.00	9329.00	SF
0.00	0.0000000000	0.0000000000	6.00	6066.00	SF
630.00	29355.0000000000	1262.0000000000	6.00	6433.00	SF
2009.00	39328.0000000000	153.0000000000	6.00	6450.00	SF
906.50	24303.0000000000	825.0000000000	8.00	14462.00	SF

1680.00	34113.0000000000	672.0000000000	8.00	9601.00 SF
0.70	40609.0000000000	888.0000000000	8.00	16500.00 SF
1526.00	33758.0000000000	1540.0000000000	8.00	6235.00 SF
0.00	0.0000000000	0.0000000000	5.00	6046.00 SF
324.50	16374.0000000000	298.0000000000	5.00	6182.00 SF
85.50	0.0000000000	0.0000000000	5.00	6174.00 SF
87.00	6564.0000000000	605.0000000000	5.00	6042.00 SF
2100.00	39590.0000000000	131.0000000000	5.00	5370.00 SF
0.00	0.0000000000	0.0000000000	0.51	70366.00 SF

LA	SITUS_	SITUS_	SITUS_ST_4	SITU:	SITUS_	SITUS	LAST_YRS
1621		N	DIXIE	HWY	FL	333053138	68540
836		NE	16	CT	FL	333053038	38730
1617		N	DIXIE	HWY	FL	33305	47740
901		NE	16	CT	FL	33305	27500
832		NE	16	PL	FL	33305	54990
824		NE	16	PL	FL	333053040	27490
820		NE	16	PL	FL	33305	27490
814	816	NE	16	PL	FL	33305	27490
812		NE	16	PL	FL	33305	27490
806		NE	16	PL	FL	33305 1-8	87980
1622		NE	8	AVE	FL	33305	27490
805		NE	16	CT	FL	33305	27490
809		NE	16	CT	FL	333053039	27490
813		NE	16	CT	FL	33305	27490
819		NE	16	CT	FL	33305	54980
827		NE	16	CT	FL	33305 1-2	43980
831		NE	16	CT	FL	33305	27490
833		NE	16	CT	FL	33305	27490
1611		N	DIXIE	HWY	FL	33305	46050
835		NE	16	ST	FL	33305	56240
821		NE	16	ST	FL	33305 1-2	102140
817		NE	16	ST	FL	333044824	51910
813	815	NE	16	ST	FL	33305 1-2	41600
809	811	NE	16	ST	FL	33305 1-2	41660
801		NE	16	ST	FL	333044824	25440
1604		NE	8	AVE	FL	333053030	25350
800		NE	16	CT	FL	333053038	35700
804		NE	16	CT	FL	33305	32910
810		NE	16	CT	FL	33305	32850
816		NE	16	CT	FL	33305	32800
822		NE	16	CT	FL	333053038	32750
828		NE	16	CT	FL	33305	32700
832		NE	16	CT	FL	333053038	32520
824	832	NE	16	ST	FL	33304 1-5	78070
1519		N	DIXIE	HWY	FL	33304	48450
1513		N	DIXIE	HWY	FL	333044841	48450
1505		N	DIXIE	HWY	FL	333044841	64130
801		NE	15	ST	FL	33304	70790
1516		NE	8	AVE	FL	33304	72750
800		NE	16	ST	FL	33304	38590
808		NE	16	ST	FL	333044820	38670
812		NE	16	ST	FL	333044820	26200
816		NE	16	ST	FL	333044820	25460
900		NE	16	ST	FL	33304 1-6	74630
1520		N	DIXIE	HWY	FL	333044840 1-2	36400
1516		N	DIXIE	HWY	FL	33304 1-4	38600
1512		N	DIXIE	HWY	FL	33304 1-2	38700
899		NE	15	ST	FL	33304 1-4	115700

901	NE	16	ST	FL	33305	76810
1623	NE	8	AVE	FL	33305	132000
737	NE	15	CT	FL	33304	49880
1617	NE	8	AVE	FL	333053031	30230
732	NE	16	CT	FL	33305	30910
731	NE	16	ST	FL	333041138	30870
737	NE	16	ST	FL	333041138	30210
736	NE	16	ST	FL	33304	26850
	NE	7	AVE	FL	33305	35890

LAST_YRS	LAST_YRS	LAST_YRS	LAST_YRS	LAST_YRS	TWO_YRS	TWO_YRS	TWO_YRS
314060	0	382600	850874	382600	68540	253790	0
385800	0	241660	533485	291660	38730	347150	0
397040	0	444780	899161	444780	47740	357420	0
343420	0	220420	576545	220420	27500	286270	0
863710	0	868700	1713401	918700	54990	719830	0
441410	0	44010	161563	94010	27490	367790	0
745740	0	218490	489886	268490	27490	621520	0
436920	0	357720	868129	357720	27490	363930	0
603150	0	0	62210	196990	27490	502600	0
961280	0	942080	2204156	942080	87980	881310	0
450510	0	118900	302484	168900	27490	375380	0
332760	0	283630	646610	283630	27490	277270	0
655790	0	189580	435486	239580	27490	546450	0
479350	0	130480	324278	180480	27490	399520	0
796400	0	266400	580038	316400	54980	663460	0
337780	0	188350	495380	238350	43980	281520	0
900450	0	625890	1256500	675890	27490	750550	0
333670	0	284200	647909	284200	27490	278060	0
391090	0	210440	474739	260440	46050	325820	0
399510	0	370520	815810	370520	56240	332960	0
330020	0	252930	614948	302930	102140	309790	0
646010	0	110300	286304	160300	51910	538170	0
330160	0	341780	785434	341780	41600	310260	0
330160	0	341850	785556	341850	41660	310260	0
352780	0	85750	240106	135750	25440	293940	0
604120	0	325990	692171	375990	25350	503300	0
321300	0	180730	418833	230730	35700	267790	0
344060	0	90960	249911	140960	32910	286730	0
549940	0	161350	382364	211350	32850	458220	0
384980	0	260070	568127	310070	32800	320780	0
465710	0	389310	866992	389310	32750	388040	0
402390	0	225400	502889	275400	32700	335410	0
567970	0	251900	552754	301900	32520	473310	0
600060	0	521670	1327033	521670	78070	475020	0
570390	0	138150	338708	188150	48450	475210	0
473480	0	0	62210	95550	48450	394660	0
702600	0	57820	231327	157820	64130	585420	0
528980	0	342680	723577	392680	70790	440840	0
719350	0	642080	1286965	692080	72750	599180	0
455070	0	389100	863561	389100	38590	379180	0
466410	0	83160	235232	133160	38670	388730	0
383050	0	205240	464954	255240	26200	319230	0
379770	0	31690	138380	81690	25460	316480	0
599510	0	547340	1390423	547340	74630	569830	0
330100	0	298670	729352	298670	36400	259960	0
419640	0	458240	1047903	458240	38600	400110	0
329870	0	368570	816011	368570	38700	310270	0
560640	0	670180	1496868	670180	115700	519310	0

329910	0	387970	864921	387970	76810	310000	0
599400	0	731400	1656871	731400	132000	550390	0
315330	0	352120	854948	352120	49880	270230	0
400400	0	60990	193517	110990	30230	349820	0
333250	0	321570	695489	321570	30910	291230	0
320200	0	77470	224525	127470	30870	279910	0
465860	0	496070	995675	496070	30210	407250	0
581670	0	588970	1183420	588970	26850	508580	0
0	0	0	0	35890	35890	0	0

TWO_YRS	TWO_YRS_	TWO_YRS	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNI	BLDG	BLDB	BLDC
167400	526414	167400	1778	1778	0	1954	001	2 1
233170	505217	283170	949	1172	1	1957	003	2 1
405160	808482	405160	1312	1398	1	1954	003	2 1
200390	498744	200390	1344	1660	1	1952	003	4 1
774820	1493274	774820	1839	2349	1	1953	003	2 1
41280	149741	91280	1377	1544	1	1956	003	2 1
210670	463534	260670	1313	1486	1	1957	003	2 1
325200	758931	325200	1714	1986	2	1961	003	2 3
0	57926	191260	1451	1620	1	1964	003	2 1
856440	1994540	856440	6606	6606	8	1975	003	2 1
113990	284437	163990	1429	1619	1	1955	003	2 1
257850	564386	257850	942	1095	1	1961	003	2 1
182610	411554	232610	1306	1448	1	1957	003	2 1
125230	305260	175230	809	918	1	1953	003	2 1
257190	549714	307190	2430	2430	2	1972	003	2 2
181410	467258	231410	1260	1356	2	1969	003	4 2
606210	1196271	656210	2992	3717	1	2020	005	2 1
258370	565515	258370	985	1134	1	1959	003	2 1
202860	449068	252860	1142	1249	1	1958	003	2 1
336840	714060	336840	1497	1633	1	1957	003	2 1
244110	581631	294110	1944	1944	2	1967	003	2 1
105640	268968	155640	2793	3116	1	1960	003	4 1
310710	714922	310710	1528	1528	2	1961	003	2 1
310780	715045	310780	1528	1528	2	1961	003	2 1
81800	224804	131800	1101	1259	1	1957	003	2 1
315040	656880	365040	1323	1644	1	1990	003	2 1
174010	395623	224010	925	1122	1	1953	003	2 1
86860	234179	136860	891	1144	1	1953	003	2 1
155200	360779	205200	941	1072	1	1965	003	2 1
251040	538321	301040	863	1096	1	1953	003	2 1
353920	754605	353920	897	1212	1	1954	003	2 1
217380	475966	267380	1162	1594	1	1954	003	2 1
243110	523631	293110	1015	1292	1	1954	003	2 1
474250	1153699	474250	3344	3344	5	1973	003	2 1
132670	319043	182670	1552	1838	1	1954	003	2 1
0	57926	92770	1290	1330	1	1954	003	2 1
53230	214147	153230	2478	2894	2	1956	003	2 2
331250	686910	381250	1555	1769	1	1954	003	2 1
621930	1225392	671930	2867	2944	1	1970	003	2 1
353730	752517	353730	1214	1667	1	1954	003	2 1
79290	220155	129290	988	1072	1	1969	003	2 1
197810	439713	247810	1338	1732	1	1958	003	2 1
29320	127588	79320	1353	1647	1	1955	003	2 1
497590	1271617	497590	3185	3185	6	1964	003	2 2
271520	632312	271520	1331	1331	2	1959	003	2 1
425650	970765	425650	1944	1944	4	1969	003	2 1
348970	760538	348970	1557	1557	2	1962	003	2 1
609260	1360581	609260	3189	3189	4	1987	003	2 1

352700	788387	352700	1690	1690	2 1963 003 2	1
682390	1526055	682390	3533	3533	5 1961 003 2	1
320110	764114	320110	1588	1588	3 1966 003 2	1
57760	180271	107760	1210	1388	1 1954 003 2	1
292340	617774	292340	1118	1388	1 1954 003 2	1
73760	209912	123760	1055	1359	1 1954 003 2	1
287920	606639	337920	1023	1307	1 1954 003 2	1
535430	1049805	535430	1635	1946	1 1998 004 2	1
0	0	35890	0	0	0 0	0

BLDH	NCU_LAN	NCU_BLDG	NCU_LY	A_DATE	L_DATE	B_DATE	S	S	S	S	D	DISA	S	SEN_EX_C
707	Y	0	0 1/1 1/1	101009	100528	100326	Q	Q	Q			0		0
001	N	0	0 1/1 1/1	101009	100528	100326	Q	Q	Q			0		0
001	N	0	0 1/1 1/1	101009	100528	100326	Q					0		0
001	N	0	0 1/1 1/1	101009	100506	100326	D	C	D			0		0
001	N	0	0 1/1 1/1	101009	100506	100610	E	D	T	Q		0		0
001	N	0	0 1/1 1/1	101009	100506	100326						0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q	T				0		0
001	N	0	0 1/1 1/1	101009	100520	100426	Q					0		0
001	N	0	0 1/1 1/1	101009	100506	100326	T					0		0
100	N	0	0 1/1 1/1	101009	100520	100426	Q					0		0
001	N	0	0 1/1 1/1	101009	100506	100326						0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q	T	C	T		0		0
001	Y	0	0 1/1 1/1	101009	100506	100326	Q					0		0
001	N	0	0 1/1 1/1	101009	100506	100412						0		0
102	N	0	0 1/1 1/1	101009	100506	100326	T					0		0
102	N	0	0 1/1 1/1	101009	100520	100426	T	C	D			0		0
001	N	0	0 1/1 1/1	101009	100611		0	Q	Q	Q		0		0
001	N	0	0 1/1 1/1	101009	100506	100326	T	T	T			0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q	T				0		0
001	N	0	0 1/1 1/1	101009	100506	100326	T	D	T	C		0		0
100	N	0	0 1/1 1/1	101009	100520	100426	T	Q				0		0
001	N	0	0 1/1 1/1	101009	100506	101101	T					0		0
100	N	0	0 1/1 1/1	101009	100520	100426	D	Q	Q			0		0
100	N	0	0 1/1 1/1	101009	100520	100426	D	Q	Q			0		0
001	N	0	0 1/1 1/1	101009	100506	100326						0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q	T				0		0
001	N	0	0 1/1 1/1	101009	100506	100412	T	Q				0		0
001	N	0	0 1/1 1/1	101009	100506	100607	Q	O	T			0		0
001	N	0	0 1/1 1/1	101009	100506	100326	T	Q				0		0
001	N	0	0 1/1 1/1	110103	100506	100326	Q	Q	T			0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q	D	T	T		0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q	Q	Q			0		0
001	N	0	0 1/1 1/1	101009	100506	100326	T	T	T	Q		0		0
100	N	0	0 1/1 1/1	101009	100319	100426						0		0
001	N	0	0 1/1 1/1	101215	100506	100326						0		0
001	N	0	0 1/1 1/1	101009	100506	100326						0		0
102	N	0	0 1/1 1/1	101009	100506	100326					0 Y		50000	
001	N	0	0 1/1 1/1	101009	100506	100326	Q	D				0		0
001	N	0	0 1/1 1/1	101009	100506	100326	E	Q	Q			0		0
001	N	0	0 1/1 1/1	101009	100506	100326	C	D				0		0
001	N	0	0 1/1 1/1	101009	100506	100326						0		0
001	N	0	0 1/1 1/1	101009	100506	100326	Q					0		0
001	N	0	0 1/1 1/1	101009	100506	100326						0		0
100	N	0	0 1/1 1/1	101009	100319	100426	Q	T	T			0		0
100	N	0	0 1/1 1/1	101009	100319	100426	Q	Q				0		0
100	Y	0	0 1/1 1/1	101009	100319	100426	Q	Q	S			0		0
100	N	0	0 1/1 1/1	101009	100319	100426	T	T	D	Q		0		0
100	N	0	0 1/1 1/1	101009	100319	100426	E	D	T	Q		0		0

100 N	0	0 1/1	1/1	101009	100506	100326 Q Q	0	0
100 N	0	0 1/1	1/1	101009	100520	100426 T T Q Q	0	0
100 N	0	0 1/1	1/1	101009	100520	100525 Q T T Q	0	0
001 N	0	0 1/1	1/1	101009	100506	100326 T	0	0
001 N	0	0 1/1	1/1	101215	100506	100326 Q	0	0
001 N	0	0 1/1	1/1	101009	100506	100326	0	0
001 N	0	0 1/1	1/1	101215	100506	100326 Q T Q	0	0
001 N	0	0 1/1	1/1	101009	100506	100326 Q C T D	0	0
N	0	0 1/1	1/1	0	0	0	0	0

PORT_INT	S	S	S	S	S	S	S	S	S	PRELIM_JL	P	GIS_SQUA	ACTU	LAST	OV	CENSUS_BLO	SA	SA
0												328590	12462	1953	0524	120110408022	01	01
0												470880	7042	1956	0623	FL 120110408022	01	01
0												485930	8680	1953	0623	120110408022	01	
0												392770	5500	1949	0923	120110408022	11	02
0												973540	10997	1952	0923	120110408022	01	37
0												497350	5498	1955	0923	FL 120110408022		
0												821110	5498	1956	0923	FL 120110408022	01	11
0												492380	5498	1960	1223	FL 120110408022	01	
0												670440	5498	1953	0923	FL 120110408022	11	
0												1088570	10997	1970	0823	120110408022	01	
0												506990	5498	1954	1123	FL 120110408022		
26420												571440	5498	1956	0923	FL 120110408022	01	11
0												724280	5498	1952	0923	FL 120110408022	01	
0												537600	5498	1952	0923	FL 120110408022		
0												902090	10995	1951	0923	FL 120110408022	30	
0												420010	5498	1939	0224	FL 120110408022	11	02
0												985380	5498	2019	0923	120110408022	01	01
0												382410	5498	1954	0923	120110408022	11	11
0												462320	9210	1953	0923	FL 120110408022	01	11
0												482500	11247	1952	0923	120110408022	11	30
0												461800	12767	1957	0823	120110408022	11	01
0												739740	10381	1947	0923	FL 120110408022	11	
0												401860	5200	1960	0823	120110408022	30	01
0												401920	5207	1960	0823	120110408022	30	01
0												400880	5088	1956	0923	FL 120110408022		
0												668360	5070	1956	0923	FL 120110408022	01	11
0												379080	7140	1952	0923	FL 120110408022	11	01
0												399040	6581	1952	0923	FL 120110408022	01	
0												617790	6570	1952	0923	FL 120110408022	11	01
0												438830	6560	1952	0923	120110408022	01	01
0												524030	6549	1953	0923	FL 120110408022	01	37
0												413860	6539	1953	0923	120110408022	01	01
0												637110	6503	1953	0923	FL 120110408022	11	11
0												702530	9759	1970	0823	120110408022		
0												655310	9690	1953	1023	FL 120110408022		
0												552270	9690	1953	0923	FL 120110408022		
0												814730	12826	1955	0923	FL 120110408022		
0												633530	14158	1953	0923	120110408022	01	37
0												856060	14550	1954	0124	FL 120110408022	01	01
0												522940	7717	1953	0923	120110408022	02	12
0												536540	7734	1953	0923	FL 120110408022		
0												433930	5239	1957	0923	FL 120110408022	01	
0												429600	5091	1954	0923	FL 120110408022		
0												1155110	9329	1954	0623	120110408023	01	11
0												396260	6066	1958	0823	FL 120110408023	01	01
0												457930	6433	1959	0624	120110408023	01	01
0												398760	6450	1958	0823	120110408023	11	11
0												875330	14462	1986	0823	120110408023	05	43

0	616950	9601 1953 0523	120110408023	01 01
0	757020	16500 1960 0722	120110408022	11 11
0	379760	6235 1956 0923	120110408022	01 11
0	454800	6046 1952 0923 FL	120110408022	11
0	370690	6182 1952 0923 FL	120110408022	01
0	370370	6174 1953 0823 FL	120110408022	
0	524030	6042 1953 0823 FL	120110408022	01 11
0	643340	5370 1958 0823	120110408022	01 02
0	35890	70366 1221	120110408022	

SA	SA	SA	PAI	LA	MI	MISC_DIST	NCU_LAN	NCU_BLDG	BEDS	BATH	LY_NCU_L	LY_NCU_B
01				D45	21	0	0	0	0.0	0.0	0	0
01				D45	21	0	0	0	2.0	1.0	0	0
				D45	21	0	0	0	4.0	2.0	0	0
12				D45	21	0	0	0	0.0	0.0	0	0
11				D45	21	0	0	0	3.0	2.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	3.0	2.0	0	0
				D45	21	0	0	0	3.0	2.0	0	0
				D45	21	0	0	0	2.0	2.0	0	0
				F08	59	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	3.0	2.0	0	0
02	11			D45	21	0	0	0	2.0	1.0	0	0
				D45	21	0	0	0	3.0	2.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	4.0	4.0	0	0
12				D45	21	0	0	0	3.0	2.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
11				D45	21	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
11	02	12		D45	21	0	0	0	4.0	2.0	0	0
				F08	59	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	2.0	2.0	0	0
01				F08	59	0	0	0	3.0	2.0	0	0
01				F08	59	0	0	0	0.0	2.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	2.0	2.0	0	0
				D45	21	0	0	0	2.0	1.0	0	0
11				D45	21	0	0	0	2.0	1.0	0	0
				D45	21	0	0	0	2.0	1.0	0	0
11				D45	21	0	0	0	2.0	1.0	0	0
11	11			D45	21	0	0	0	2.0	1.0	0	0
				D45	21	0	0	0	2.0	1.0	0	0
11	01			D45	21	0	0	0	2.0	1.0	0	0
				F08	54	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	3.0	1.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	0.0	0.0	0	0
				D45	21	0	0	0	3.0	2.0	0	0
01				D45	21	0	0	0	5.0	4.5	0	0
				D45	21	0	0	0	3.0	2.0	0	0
				D45	21	0	0	0	2.0	1.0	0	0
				D45	21	0	0	0	2.0	1.0	0	0
				D45	21	0	0	0	2.0	1.0	0	0
11				F08	54	0	0	0	0.0	0.0	0	0
				F08	55	0	0	0	0.0	0.0	0	0
02				F08	55	0	0	0	0.0	0.0	0	0
37	01			F08	55	0	0	0	0.0	0.0	0	0
11	01			F08	54	0	0	0	0.0	0.0	0	0

	F08 58	0	0	0	3.0	2.0	0	0
01 01	F08 59	0	0	0	0.0	0.0	0	0
30 01	F08 59	0	0	0	4.0	2.5	0	0
	D45 21	0	0	0	3.0	2.0	0	0
	D45 21	0	0	0	3.0	1.0	0	0
	D45 21	0	0	0	0.0	0.0	0	0
01	D45 21	0	0	0	2.0	1.0	0	0
11 12	D45 21	0	0	0	2.0	1.0	0	0
	75	0	0	0	0.0	0.0	0	0

LY_SB_SO	CBROW	LYCBROW	GRANNY_FCRA	DAMA	ST	STORM_AS	CL	CLEAN_ASSEX
382600	0	0	0	F2		12462.00		0.00
291660	0	0	0	F1		1.00		0.00
444780	0	0	0	F1		1.00		0.00
370920	0	0	0	F1		1.00		0.00
918700	0	0	0	F1		1.00		0.00
94010	0	0	0	F1		1.00		0.00
268490	0	0	0	F1		1.00		0.00
464410	0	0	0	F1		2.00		0.00
196990	0	0	0	F1		1.00		0.00
1049260	0	0	0	F2		10997.00		0.00
168900	0	0	0	F1		1.00		0.00
360250	0	0	0	F1		1.00		0.00
239580	0	0	0	F1		1.00		0.00
180480	0	0	0	F1		1.00		0.00
316400	0	0	0	F1		1.00		0.00
238350	0	0	0	F1		2.00		0.00
675890	0	0	0	F1		1.00		0.00
361160	0	0	0	F1		1.00		0.00
260440	0	0	0	F1		1.00		0.00
455750	0	0	0	F1		1.00		0.00
302930	0	0	0	F1		2.00		0.00
160300	0	0	0	F1		1.00		0.00
371760	0	0	0	F1		2.00		0.00
371820	0	0	0	F1		2.00		0.00
135750	0	0	0	F1		1.00		0.00
375990	0	0	0	F1		1.00		0.00
230730	0	0	0	F1		1.00		0.00
140960	0	0	0	F1		1.00		0.00
211350	0	0	0	F1		1.00		0.00
310070	0	0	0	F1		1.00		0.00
498460	0	0	0	F1		1.00		0.00
275400	0	0	0	F1		1.00		0.00
301900	0	0	0	F1		1.00		0.00
678130	0	0	0	F2		9759.00		0.00
188150	0	0	0	F1		1.00		0.00
95550	0	0	0	F1		1.00		0.00
157820	0	0	0	F1		1.00		0.00
392680	0	0	0	F1		1.00		0.00
692080	0	0	0	F1		1.00		0.00
493660	0	0	0	F1		1.00		0.00
133160	0	0	0	F1		1.00		0.00
255240	0	0	0	F1		1.00		0.00
81690	0	0	0	F1		1.00		0.00
674140	0	0	0	F2		9329.00		0.00
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SALE2_CIN

SALE3_CIN

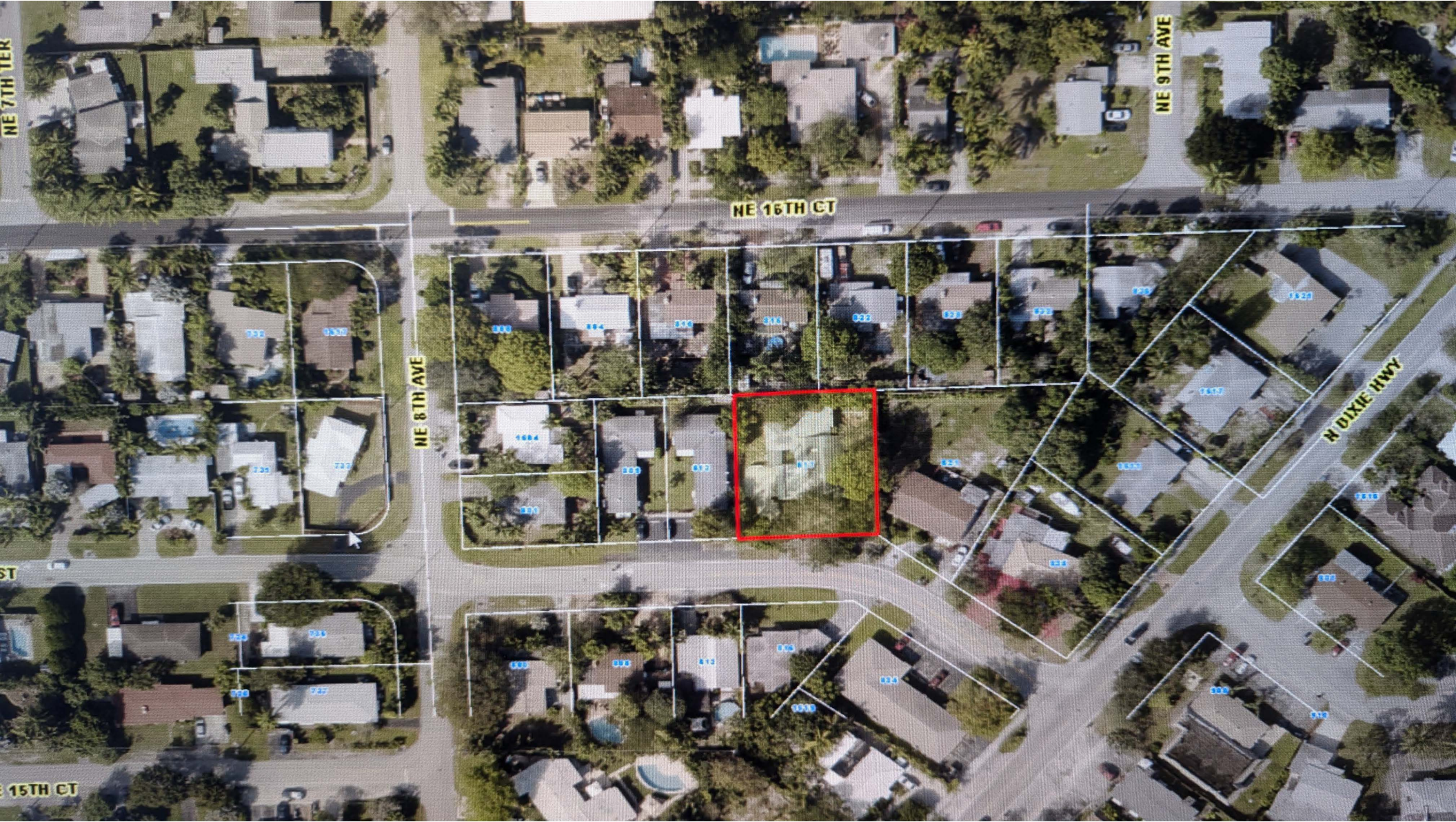
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NE 8TH AVE

NE 16TH ST

800

804

810

816

822

828

832

836

1604

809

813

817

821

1611

1617

801

835

800

808

812

816

824

900













1987

1987 FBT

IFB 51Y

G35

September 6, 2024

City of Fort Lauderdale – Zoning Department
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

RE: Application PLN-BOA-24090003 - NARRATIVE
Property at 817 NE 16th Street, Fort Lauderdale, FL 33304
Lots # 13 and 14 at Lauderdale Park

Dear Madam/Sir:

I'm seeking a variance approval to return the subject 2 lots of my property, plotted as lot 13 and lot 14, to become 2 again, as originally platted: this is in reference to 817 NE 16th St., Fort Lauderdale, FL 33304. Intention: to build one single family home on each lot.

Currently the two-lot property, has one single family structure, wooden frame, located in the middle of the 10,480 sf. 13 and 14 at Lauderdale Park. It is my desire to replace the old structure, revert the property to two lots and build two new single family homes that would comply with current State of Florida building codes, including new FEMA levels, making my structure and surrounding ones, safer.

Although sections of the ULDR, as per sections 47-3.3.B.3 and 47-5.31 prescribe a protocol that intends unified nonconforming lots, as the applicant, I ask the Board Members to consider the specific context of the subject property and its compatibility with the overall composition of the neighborhood.

Note that ULDR does allow the use of a nonconforming lot for a single family structure, and that the variance request is to return to the previously platted lot size, not to reduce it. Both plots are 2.5 feet shorter than regulation, in the front, and the EAST plot will be 5,263.7 sf. and the WEST plot 5,225.0 sf rather than 6,000 sf as per new ULDR today. Still, each lot will be larger than some properties in my own block, and the houses will be larger than the 1,000 sf required. It is important to notice that almost 65% of plots in the RS-8 blocks of Middle River Terrace are in noncompliance under ULDR regulations. See attached list (and map) of RS-8 properties which highlights the noncompliance properties.

It is my desire, after 26 years in the neighborhood, to remain living in one of the properties in a

more secure structure, while improving the look and safety of the neighborhood with two new homes. This would not only benefit me and the neighborhood, but it would provide added value to the city.

I want to bring to your attention that the Board has considered almost identical requests and deemed them worthy of approval. Finally, considering the shortage of land to build new homes in the city, I would appreciate your outmost consideration to this variance request.

Sincerely,

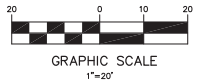
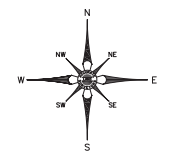
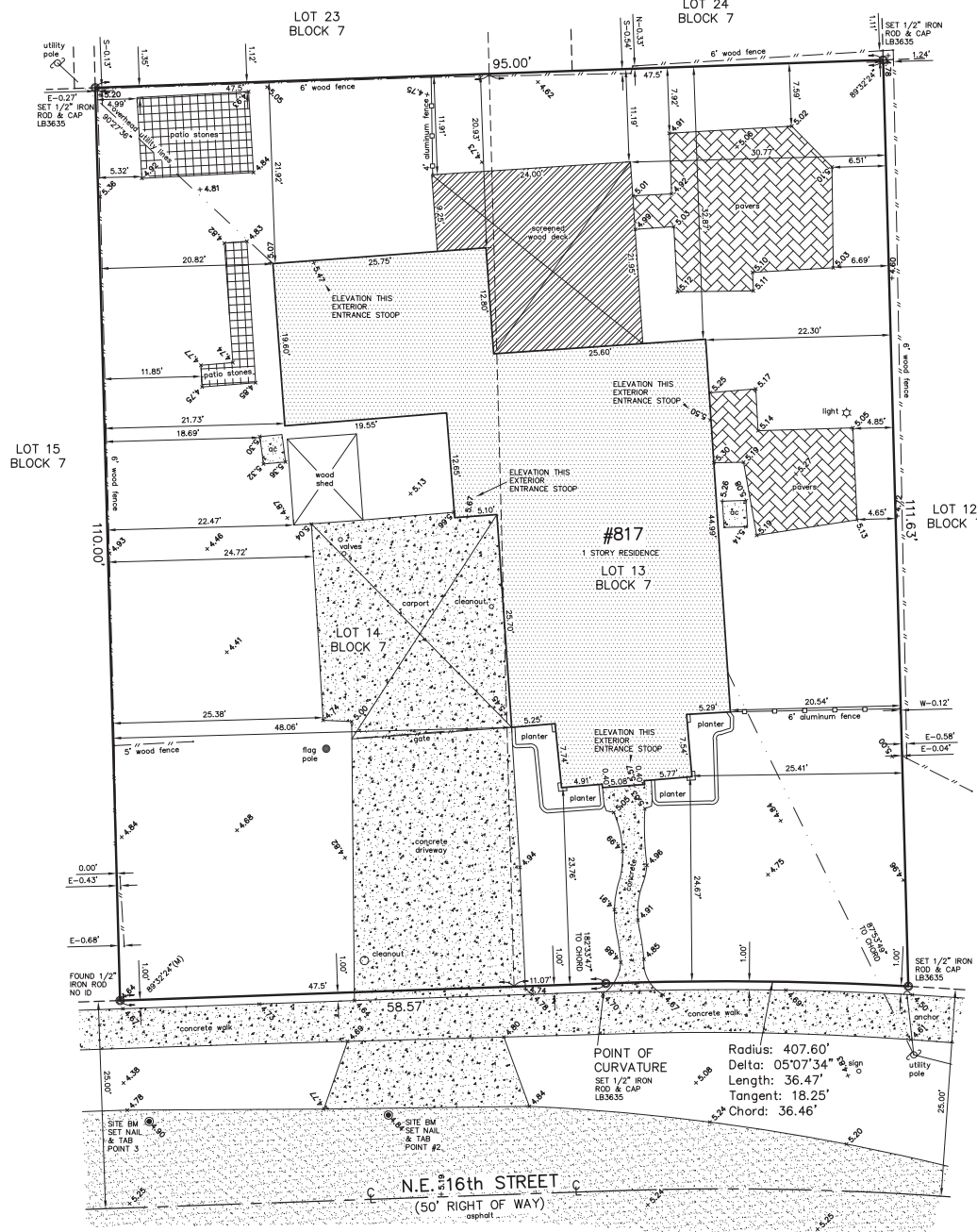
Juan C. Guerrero
817 NE 16th Street
Fort Lauderdale, FL 33304

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
CL	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

⊗	VALVE	□	UTILITY BOX	—	PARKING STRIPE
⊕	MANHOLE	⊗	HYDRANT	—	OVERHEAD UTILITY LINES
⊞	BASIN	⊗	UTILITY POLE	▨	6" CONCRETE WALL
⊕	WELL	⊗	VAULT	▨	COVERED AREA
⊞	WATER METER	⊗	LIGHT	▨	CONCRETE
⊕	MONITORING WELL	⊗	BOLLARD	▨	BRICK PAVERS
○	PROPERTY CORNER	⊗	AIR CONDITIONER	▨	PATIO STONES
				▨	ASPHALT



STREET ADDRESS:

817 N.E. 16th Street, Fort Lauderdale, Florida 33304

LEGAL DESCRIPTION:

Lots 13 and 14, Block 7, of LAUDERDALE PARK, according to the Plat threeof, as recorded in Plat Book 6, Page 33 1/2, of the Public Records of Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on field occupation and existing monumentation.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Due to the lack of curve information on the recorded plat, the South property line was determined using field occupation.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
- Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:

Community name and number: City of Fort Lauderdale 125105
 Map and panel number: 12011C0369J
 Panel date: 07-31-2024
 Index date: 07-31-2024
 Flood zone: "AE"
 Base flood elevation: 6'NAVD1988

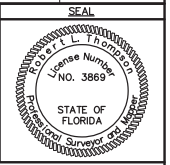
BENCHMARK INFORMATION:

City of Fort Lauderdale Benchmark "NE 118"
 Elevation = 4.334'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 08-19-2024	DRAWN BY: MLW
FIELD BOOK: ALS-SU-24-0921	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY

CERTIFY TO:

Juan Carlos Guerrero



CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson
 Date: 2024.09.06 11:07:38 -0400
ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

ADDRESS	SQUARE F	TYPE	BD/BATH	LOT SIZE	PER UNIT
BLOCK # 1	NORFOLK				
737 NE 16 STREET	1,023		2 BD 1 BATH	6,042	
731 NE 16 STREET	1,055	(1 UNIT)		6,174	
725 NE 16 STREET	1,282	(1 UNIT)		6,173	
719 NE 16 STREET	1,095		2 BD 1 BATH	6,172	
713 NE 16 STREET	1,236		2 BD 1 BATH	6,172	
709 NE 16 STREET	827		2 BD 1 BATH	6,171	
705 NE 16 STREET	838	(1 UNIT)		6,172	
701 NE 16 STREET	1,252		3 BD/1BATH	5,833	
1617 NE 8 AVENUE	1,210		3BD/ 2 BATH	6,046	
700 NE 16 COURT	1,211		3BD/ 2 BATH	6,002	
706 NE 16 COURT	1,384		3BD/ 2 BATH	6,183	
708 NE 16 COURT	1,625		3BD/ 2 BATH	6,182	
716 NE 16 COURT	1,344		3 BD/ 1 BATH	6,182	
724 NE 16 COURT	1,159		2 BD/ 2 BATH	6,182	
716 NE 16 COURT	1,344		3 BD/ 1 BATH	6,182	
724 NE 16 COURT	1,159		2 BD/ 2 BATH	6,182	
728 NE 16 COURT	1,225	(1 UNIT)		6,182	
732 NE 16 COURT	1,118		3 BD/ 1 BATH	6,182	
BLOCK # 2	MILLER GARDEN				
501-503 NE 16 STREET	1,789	(2 UNITS)		4990	2495
527 NE 16 STREET	1044		3BD/ 2 BATH	5,886	
531 NE 16 STREET	946		2 BD 1 BATH	5886	
535 NE 16 STREET	1386		3BD/ 2 BATH	5,886	
539 NE 16 STREET	1088		3 BD/ 1 BATH	5,919	
637-639 NE 16 STREET	1,109	(2 UNITS)		5652	2,826
641 NE 16 STREET	1,338	(2 UNITS)		5,879	
1617 NE 7 AVENUE	2,060		3 BD/ 1 BATH	5,708	
636 NE 16 COURT	1,011		2 BD 1 BATH	5,665	
538 NE 16 COURT	1178		2 BD 1 BATH	6,063	
534 NE 16 COURT	946		2 BD 1 BATH	5,955	
532 NE 16 COURT	943		2 BD 1 BATH	5,880	
528 NE 16 COURT	1,136		3BD/ 2 BATH	5,805	
524 NE 16 COURT	811		2 BD 1 BATH	6029	
BLOCK # 3	NORFOLK				
508 NE 16 STREET	2,975		3-May	11,106	
530 NE 16 STREET	1178		3 BD/ 1 BATH	6,562	
534 NE 16 STREET	1198		2 BD 1 BATH	6,485	
538 NE 16 STREET	928		2 BD 1 BATH	6,797	
615 NE 15 COURT	1391		2 BD/ 2 BATH	6,424	
640 NE 16 STREET	2469	(3 UNITS)		5,829	1,943

BLOCK # 4		NORFOLK			
700 NE 16th STREET	914		2 BD 1 BATH	3,460	
708 NE 16TH STREET	910		2 BD 1 BATH	3,589	
710 NE 16 STREET	915		2 BD 1 BATH	4,883	
724 NE 16 STREET	1127		2 BD 1 BATH	6,809	
736 NE 16 STREET	1635		2 BD 1 BATH	5,370	
701-703 NE 15 COURT	1688	(3 UNITS)		5,825	1941.66
705 NE 15 COURT	992		2 BD 1 BATH	7,258	
725 NE 15 COURT	1,684	(1 UNIT)		7,309	
737 NE 15 COURT	1,588	(3 UNITS)		6235	2,078

BLOCK # 8		NORFOLK			
540 NE 15 COURT	2630		3BD/ 2 BATH	5,998	
550 NE 15 COURT	2630		3BD/ 2 BATH	5,994	
600 NE 15 COURT	1514		2 BD 1 BATH	5,997	
626 NE 15 COURT	1231		2 BD/ 2 BATH	5,997	
630 NE 15 COURT	1306	(2 UNITS)		6,009	3,005
1501 NE 7 AVENUE	658+ NO AREA LOT LISTED: +/- 7,000				658
517 NE 15 STREET	2668		4 BD/2 BATH	8,902	
523 NE 15 STREET	2097	(2 UNITS)		11,255	5,627.50
523 NE 15 STREET	---		--	750	
529 NE 15 STREET	1431		3BD/ 2 BATH	6,003	
605-607 NE 15 STREET	1873	(2 UNITS)		6,002	

BLOCK # 7 NORFOLK					
700 NE 15 COURT	1227		2 BD 1 BATH	6,290	
708 NE 15 COURT	1034	(1 UNIT)		5,531	
716 NE 15 COURT	1072	(1 UNIT)		5,537	
720 NE 15 COURT	1348		3BD/ 2 BATH	5,600	
724 NE 15 COURT	1231		2 BD/ 2 BATH	5,058	
730 NE 15 COURT	1107		2 BD 1 BATH	5,000	
734 NE 15 COURT	1,727	(3 UNITS)		5,029	1,676
736 NE 15 COURT	1394		3BD/ 2 BATH	6,603	
737 NE 15 STREET	1478		3BD/ 2 BATH	4,352	
735 NE 15 STREET	2270	(4 UNITS)		7,206	1801.5
731 NE 15 STREET	1152	(1 UNIT)		5,000	
725 NE 15 STREET	1227	(1 UNIT)		5,058	
717 NE 15 STREET	1149	(1 UNIT)		5,600	
715 NE 15 STREET	1149		3 BD/ 1 BATH	5,579	
709 NE 15 STREET	1088		2 BD 1 BATH	5,409	
707 NE 15 STREET	2365	(4 UNITS)		11,681	2,920.25

BLOCK # 7 LAUDERDALE PARK					
801 NE 16 STREET	1101	(1 UNIT)		5,088	
809-811 NE 16 STREET	1,528	(2 UNITS)		5,207	2,603
813-815 NE 16 STREET	1528	(2 UNITS)		5,200	2600
817 NE 16 STREET	2,793		2 BD/2 BATH	10,381	

821 NE 16 STREET	1944	(2 UNITS)		12,767	6,383.50
835 NE 16 STREET	1,497		4 BD/ 2 BATHS	11,247	
1611 N DIXIE	1142	(1 UNIT)	4 BD/ 2 BATHS	9,210	
1617 N DIXIE	1,312		4 BD/ 2 BATHS	8,680	
1621 N DIXIE		CHURCH			
800 NE 16 COURT	925		2 BD 1 BATH	7,140	
804 NE 16 COURT	891		2 BD 1 BATH	6,581	
810 ne 16 COURT	941		2 BD 1 BATH	6,570	
816 NE 16 COURT	863		2 BD 1 BATH	6,560	
822 NE 16 COURT	897		2 BD 1 BATH	6,549	
828 NE 16 COURT	1162		2 BD 1 BATH	6,539	
832 NE 16 COURT	1015		2 BD 1 BATH	6,503	
836 NE 16 COURT	949		2 BD 1 BATH	7,042	
1604 NE 8 AVENUE	1323		2 BD 1 BATH	5,070	
BLOCK # 8 LAUDERDALE PARK					
800 NE 16 street	1214		3 BD/2BATH	7,717	
808 NE 16 STREET	988		2 BD 1 BATH	7,734	
812 NE 16 STREET	1,338		2 BD 1 BATH	5,239	
816 NE 16 STREET	1,353		2 BD 1 BATH	5,091	
824-832 NE 16 STREET	3,344	(5 UNITS)		9,759	1951.8
1516 NE 8 AVENUE	2,867		5 BD/ 4.5 BATH	14,550	
1519 N DIXIE	1552		3 BD 1 BATH	9,690	
1513 N DIXIE	1290	(1 UNIT)		9,690	
1505 N DIXIE	2,478	(2 UNITS)		12,826	6413
801 NE 15 STREET	1,555		3 BD 1 BATH	14,158	

51 units not in compliance

Total Lots / PROPERTIES 103

NON - CONFORMING

64 U.

62%

57284 1/2

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument filed for record
Aug 23 1925
33 1/2
M. J. Turner

DESCRIPTION.
SE 1/4 of NW 1/4 of NW 1/4; SW 1/4 of NE 1/4 of NW 1/4; NW 1/4 of SE 1/4 of NW 1/4; NE 1/4 of SW 1/4 of NW 1/4; all in Section 35, Township 49 S., Range 42 E., excepting therefrom Lots 1, 2, 3, 4 & 25 in Block 7 of Sunnyside being a subdivision of the lands above described, according to a plat thereof recorded at page 12 in plat book 2 of the public records of Broward County.
ALSO: All that part of 5/2 of SE 1/4 of SW 1/4 of Section 26, Township 49 S., Range 42 E., lying South of the South Fork of Middle River and West of the County Rock Road as located and constructed on December 16, 1922; also NW 1/4 of NE 1/4 of NW 1/4, NE 1/4 of NW 1/4 of NW 1/4, and all that part of the NE 1/4 of NE 1/4 of NW 1/4 lying West of the County Rock Road as located and constructed on December 16, 1922; in Section 35 aforesaid. All lying and being situate in Broward County, Florida.



I hereby certify that I have surveyed the lands hereon described and subdivided the same in the manner shown upon this plat.
H. J. Turner, Civil Engineer
State of Florida Registry No. 48.
Scale - 1 inch = 100 ft.

KNOW ALL MEN BY THESE PRESENTS:—

That the RELIANCE REALTY COMPANY, a corporation, owner of the lands described in the foregoing engineer's certificate has caused said lands to be subdivided in the manner shown on the attached plat, the same to be known as LAUDERDALE PARK. The streets and avenues shown thereon are hereby dedicated to the public as thoroughfares in fee simple forever.

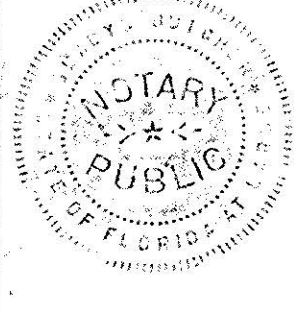
IN WITNESS WHEREOF, the said Reliance Realty Company has caused these presents to be signed by its President, attested by its Treasurer, and its corporate seal to be hereto affixed, this seventh day of August, A.D. 1925.

RELIANCE REALTY COMPANY.
by *H. J. Turner* President.

ATTEST, *C. L. Beville*
Treasurer.

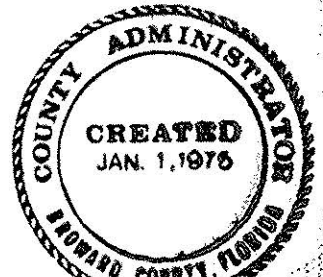
STATE OF FLORIDA
COUNTY OF BROWARD }
This day personally appeared before me a Notary Public, C. H. Pfuntner, & C. L. Beville, to me well known, and acknowledged themselves to be the President and Treasurer respectively of the Reliance Realty Company, and that they executed the foregoing dedication in behalf of said corporation for the intentions and purposes therein set forth.
WITNESS my hand and Notarial Seal hereto affixed this 7th day of August, A.D. 1925.

Madysa Butcher
Notary Public, for the state of Florida at large.
My commission expires, Aug 6 - 1927

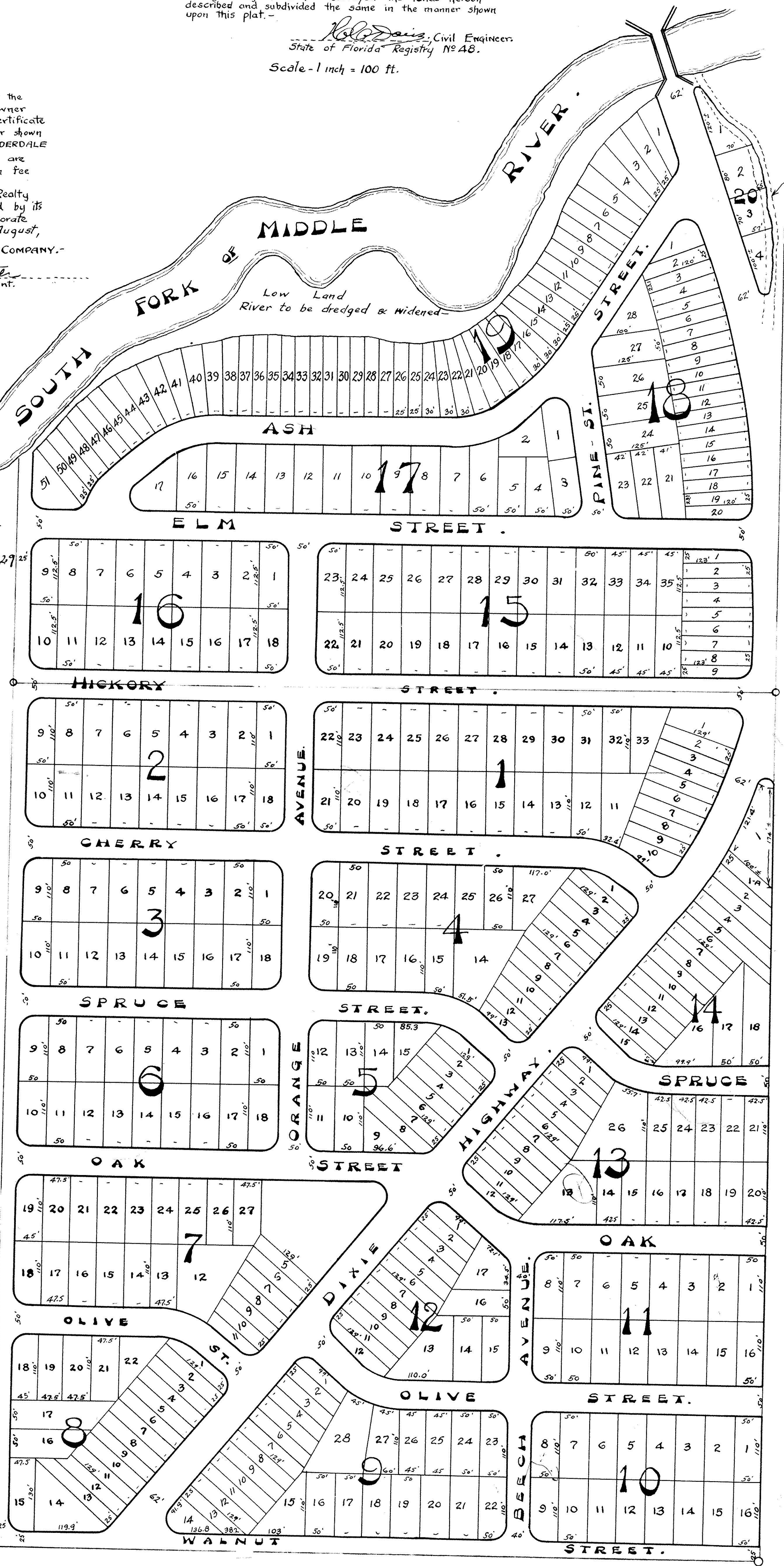


KNOW ALL MEN BY THESE PRESENTS.—
That the CITY COMMISSIONERS of the City of Fort Lauderdale, Florida, by ordinance accepted at a regular meeting held on the 11th day of Aug. 1925, has approved the foregoing plat and accepted the same for record.
WITNESS my hand and official seal, hereto affixed this 11th day of Aug. 1925.
Jasper Lawson
AUDITOR and CLERK.

RECORDED
INDEXED
BROWARD COUNTY, FLORIDA
By *[Signature]* D. C.



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 6 at Page 33 1/2 of the public record of Broward County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 11th day of Aug. A.D. 1925.
L. A. HESTER, County Administrator
By *[Signature]* D. C.



Broken lines show County Rock Road as located and constructed on December, 16, 1922.



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