



BOARD OF ADJUSTMENT MEETING NOTICE

Date: May 31st, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, June 12th, 2024**

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- 24040001
OWNER:	TACHER, MARIO & YELENA
AGENT:	N/A
ADDRESS:	2436 CAT CAY LANE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 6, BLOCK 3 OF "LAUDERDALE ISLES NO.2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RS-6.85A - IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments.</u>

- Requesting a variance from the minimum 10-foot required distance separation between an accessory building and a principal building to be reduced to a distance of 8.9 feet, a total variance reduction request of 1.1 feet.

Sec. 47-39. A.1.b.(3)(d) General provisions. - Yard encroachments.

- Requesting a variance from the minimum 5 feet rear yard setback requirement for accessory buildings to be reduced to 4.5 feet a total variance request of 0.5 feet.
- Requesting a variance from the minimum 5 feet side yard setback requirement for accessory buildings to be reduced to 2.0 feet a total variance request of 3.0 feet.

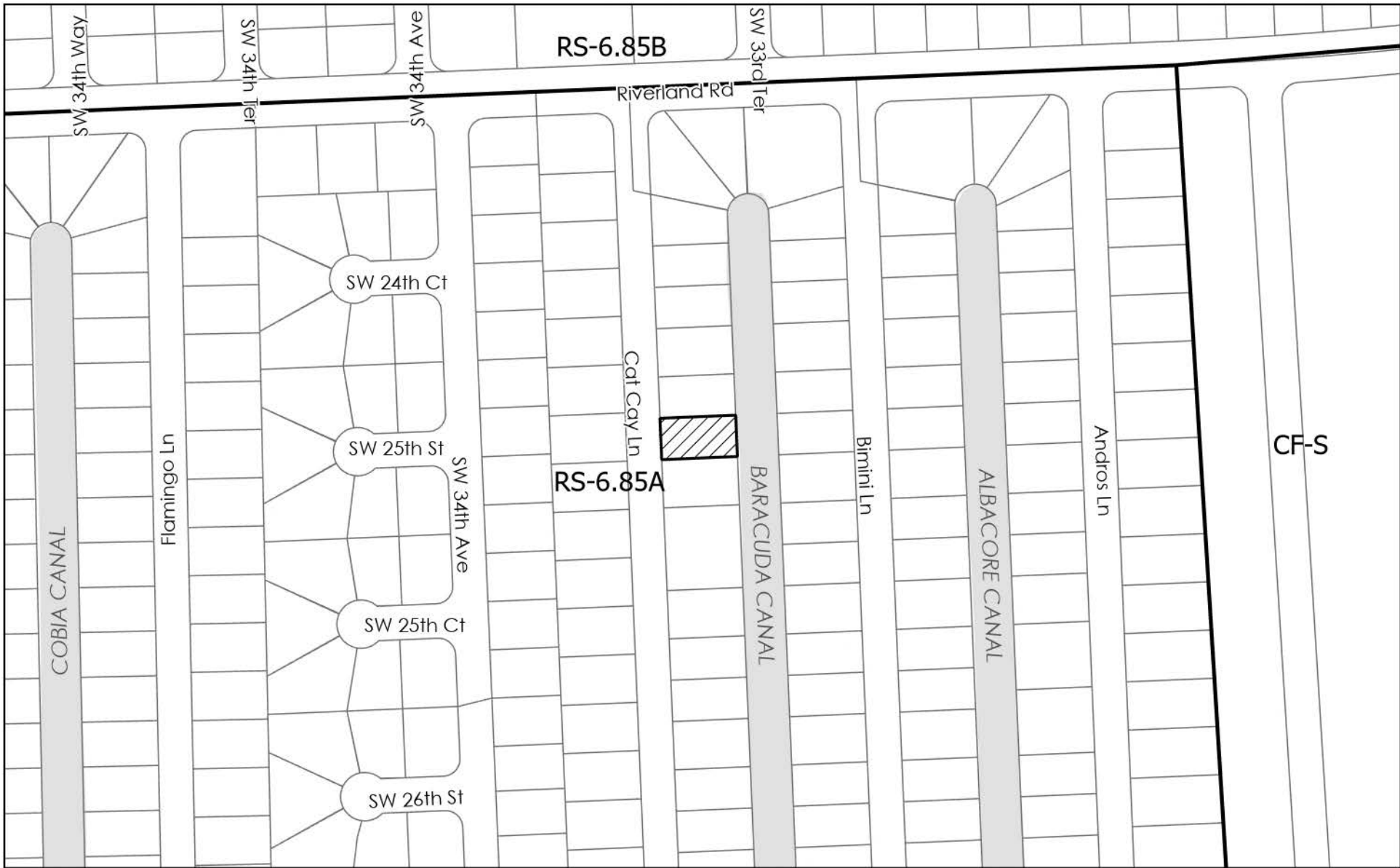
Sec. 47-39. A.6.F. Dimensional requirements. - Side yards.

- Requesting a variance from the minimum 7.5 feet side yard setback to be reduced to 4.97 feet for an existing one-family dwelling on the north side yard a total reduction of 2.53 feet.

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




PLN-BOA-24040001


LEGEND

-  Municipal Boundary
-  Subject Site

N

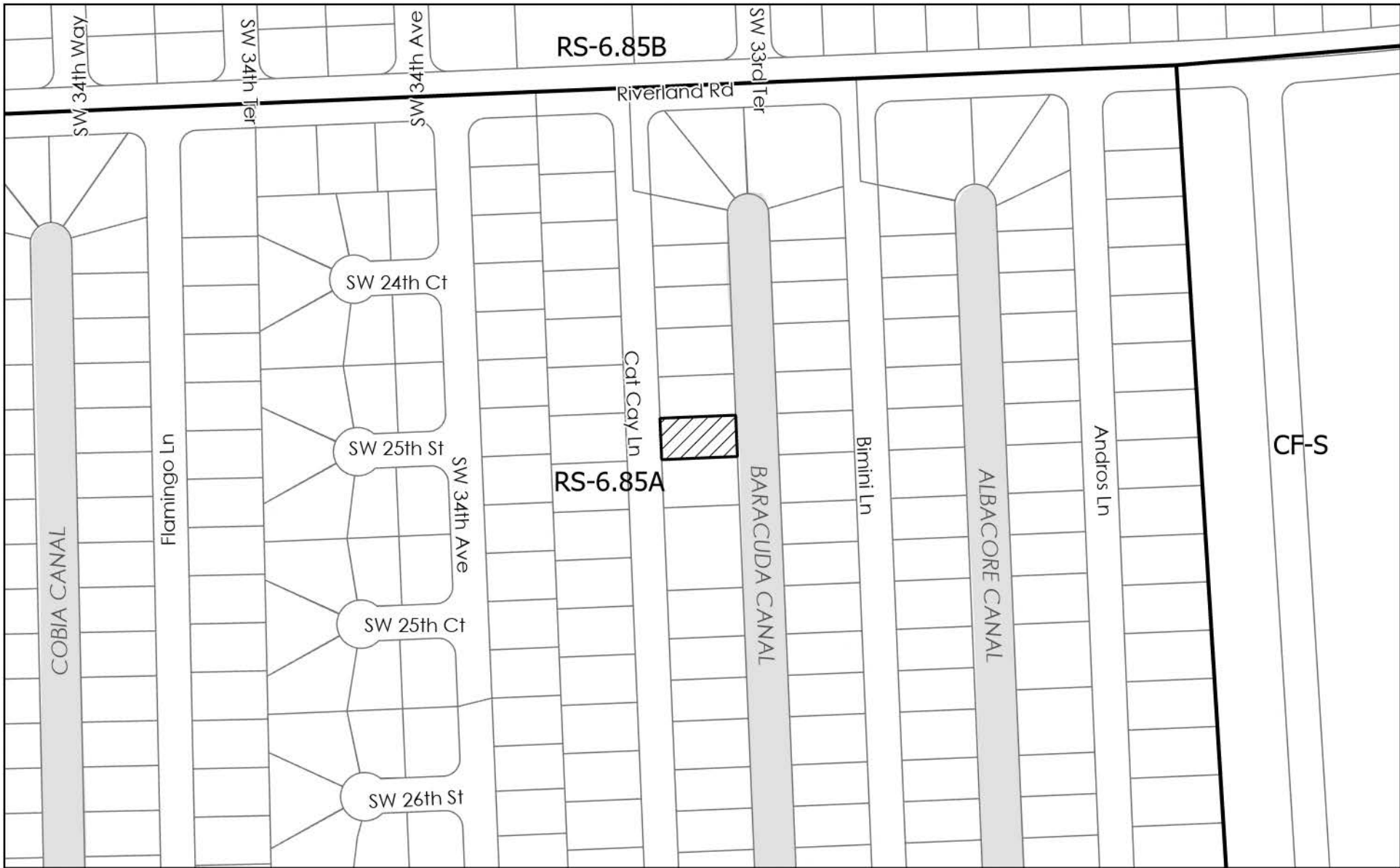


0 100 200 US Feet



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-24040001


LEGEND

-  Municipal Boundary
-  Subject Site

N



0 100 200 US Feet



PLN-BOA- 24040001

Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments

(g) One-story accessory buildings shall be at least ten (10) feet from any other accessory building and from any principal building on the same plot. The distance between any principal and accessory buildings on the same plot, where the accessory building is higher than one-story, shall be half the height of the highest principal building.

Sec. 47-39. A.1.b.(3)(d) General provisions. - Yard encroachments.

On a plot containing a one-family detached or two-family dwelling, side and rear yards not abutting a street may be reduced to five (5) feet for accessory uses and buildings.

Sec. 47-39. A.6.F. Dimensional requirements. - Side yards.

F. Side yards.

(1) Every individual plot used for one-family or two-family dwellings shall maintain side yards as follows:

District	Side Yard
RS-3.52, RS-6.70, RS-6.85A and RS-6.85B	7.5 feet
RD-12.22, RM-12.67 to RM-33.5	5 feet

Record

Showing 1-31 of 31

<input type="checkbox"/>	Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
<input type="checkbox"/>	PLN-BOA-24040001		Variance	Z- Board of Adjustment (BOA)	0		2436		CAT CAY	LN		Open
<input type="checkbox"/>	BLD-VOID-24040012	Pergola was removed	BLD-ACC-23030010	Permit Void Request	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	BLD-ROOF-WT-24030162	METAL & FLAT REROOF	Online Walk-Thru- ReRoof	Walk-Thru - Re-Roof	0		2436		CAT CAY	LN		Issued
<input type="checkbox"/>	ELE-GEN-24030234	NEW TANKLESS WATER HEATER	Electrical Subpermit	Electrical Permit	0		2436		CAT CAY	LN		Pending IV
<input type="checkbox"/>	PLB-WAT-24030124	INSTALL TANKLESS WATER HEATER	Plumbing Water Heater Exact ...	Plumbing Permit	0		2436		CAT CAY	LN		In Process
<input type="checkbox"/>	BLD-RPAV-WT-24010001	INSTALL CONCRETE DRIVEWAY WITH TURF INSERTS	Online Walk-Thru- Paving	Walk-Thru - Residential Paving	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	CE23120334	VEHICLE PARKED ON THE LAWN		Code Case	0	Marco Aguilera	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	CE23110252	NEIGHBOR STATES RV COACH IS BACK AND BLOCKING ROW...		Code Case	0	Patrice Jolly	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	BLD-RMIS-23090016	ATF-NEW DRYWALL FOR INTERIOR EXISTING SHED BE2209...	ATF-NEW DRYWALL FOR INTERIOR...	Residential Miscellaneous Permit	105		2436		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	ELE-RES-23090187	ELECTRICAL FOR INTERIOR OF SHED	ELECTRICAL FOR INTERIOR OF SHED	Electrical Residential Permit	105		2436		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	MEC-RES-23090066	NEW MIINI SPLIT FOR EXISTING SHED	NEW MIINI SPLIT FOR EXISTING...	Mechanical Residential Permit	105		2436		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	CE23090547	RV OBSTRUCTING VIEW AND RIGHT OF WAY		Code Case	0	Marco Aguilera	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	BLD-RPAV-23080055	NEW BRICK PAVERS IN BACK PATIO BE22090127	NEW BRICK PAVERS IN BACK PAT...	Residential Paving Permit	0		2436		CAT CAY	LN		Issued
<input type="checkbox"/>	BLD-RADD-23030015	ATF-CARPORT ENCLOSED BE22090127	ATF-CARPORT ENCLOSED BE22090127	Residential Addition Permit	905		2436		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	MEC-RES-23030050	ATF:MINI SPLIT FOR CARPORT CONV. BLD-RADD-23030015	ATF:MINI SPLIT FOR CARPORT C...	Mechanical Residential Permit	210		2436		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	BLD-ACC-23030010	ATF-PERGOLA BE22090127	ATF-PERGOLA BE22090127	Accessory Structure Permit	360		2436		CAT CAY	LN		Awaiting C
<input type="checkbox"/>	BLD-RALT-23030083	ATF- KITCHEN & BATH REMODEL BE22090127	ATF- KITCHEN & BATH REMODEL ...	Residential Alteration Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	PLB-RES-23030153	ATF- PLUMBING FOR FIXTURES FOR NEW WATER HEATER/K...	ATF- KITCHEN & BATH REMODEL ...	Plumbing Residential Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	ELE-RES-23030171	ATF- GFI'S & ARCHFAULT BREAKERS/NEW LIGHTING BE22...	ATF- KITCHEN & BATH REMODEL ...	Electrical Residential Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	CE22120346	LAWN PARKING, DEAD GRASS, RV CONNECTED TO UTILITIES	LAWN PARKING, DEAD GRASS, RV...	Code Case	0	Marco Aguilera	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	BE22090127	ATF:CARPORT ENCLOSURE. NEW PERGOLA IN THE REAR OF...	ATF:CARPORT ENCLOSURE. NEW P...	Building Code Case	0	Leonardo Martinez	2436		CAT CAY	LN		Lien
<input type="checkbox"/>	CE20050514	WORK BEING DONE ON VESSEL	WORK BEING DONE ON VESSEL	Code Case	0	Manuel Garcia	2436		CAT CAY	LN		Closed
<input type="checkbox"/>	CE18070212	DERELICT BOAT IN THE BACKYARD BY THE DOCK, DERLICT...	SCHAEFER,BRADFORD H/E SCHAEF...	Code Case	0		2436		CAT CAY	LN		Closed
<input type="checkbox"/>	VIO-CE18070212_1	DERELICT BOAT IN THE BACKYARD BY THE DOCK	DERELICT BOAT IN THE BACKYAR...	Violation-CODE Hearing	0		2436		CAT CAY	LN		Closed
<input type="checkbox"/>	VIO-CE18070212_2	DERELICT BOAT IN THE BACKYARD BY THE DOCK	DERELICT BOAT IN THE BACKYARD...	Violation-CODE Hearing	0		2436		CAT CAY	LN		Closed
<input type="checkbox"/>	PM-13081504	REPLACE 2 DOORS W/ IMPACT	REPLACE 2 DOORS W/ IMPACT	Window and Door Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	PM-13081505	ATF WOOD FENCE WITH 2 GATES	ATF WOOD FENCE WITH 2 GATES	Fence Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	PM-13081507	ATF SHED PREFAB.10 X10	ATF SHED PREFAB.10 X10	Accessory Structure Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	PM-13081508	ATF CONCRETE /PAVERS DRIVEWAY	ATF CONCRETE /PAVERS DRIVEWAY	Residential Paving Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	PM-13050866	SEPTIC TO SEWER	SEPTIC TO SEWER	Plumbing Sewer Cap Permit	0		2436		CAT CAY	LN		Complete
<input type="checkbox"/>	PM-07061898	INTERIOR PANEL CHANGE-OUT	INTERIOR PANEL CHANGE-OUT	Electrical Residential Permit	0		2436		CAT CAY	LN		Complete



CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: June 12, 2024

TIME: 6:00 P.M.

CASE: PLN-BOA-24040001

Sec. 47-39. A.1.b.(3)(g) General provisions. - Yard encroachments.

- Requesting a variance from the minimum 10-foot required distance separation between an accessory building and a principal building to be reduced to a distance of 8.9 feet, a total variance reduction request of 1.1 feet.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
<https://www.fortlauderdale.gov/government/BOA>
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
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This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

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





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CITY OF FORT LAUDERDALE
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MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 11th AVENUE (LOBBY)
FORT LAUDERDALE, FL 33311
CONTACT: 954-628-4504

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2
4
3
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BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA



GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

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

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

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

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

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

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

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

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

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

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

Page 1: BOA - Applicant Information Sheet

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

Case Number	
Date of complete submittal	

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

Property Owner's Name	Mario Tacher and Yelena Tacher
Property Owner's Signature	<i>Yelena Tacher</i> <small>If a signed agent letter is provided, the signature is required on the application by the owner.</small>
Address, City, State, Zip	2436 Cat Cay Lane, Fort Lauderdale, Florida 33312
E-mail Address	mt@tacherlaw.com
Phone Number	3053895166
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	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: 2436 Cat Cay Lane, Ft Laud Fl 33312
Legal Description	LAUDERDALE ISLES NO 2 35-2 B LOT 6 BLK 3
Tax ID Folio Numbers <i>(For all parcels in development)</i>	5042 19 04 0060
Variance/Special Exception Request <i>(Provide a brief description of your request)</i>	To allow existing 10x20 shed in rear of property to remain. The prior owner filed a permit for a 10x10 shed 10 years ago and it was approved. The photos in the City's file reflect the exact shed in the same location yet it is a 10/20 shed. The permit and the setbacks were approved by George Oliva. Now the City wants us to remove the shed because it is a " non-conforming structure".
Applicable ULDR Sections <i>(Include all code sections)</i>	Sec. 47-39.A.1.b.(g)- Separation between building Sec. 47-39.A.1.b.(d)- rear and side yard. Sec.47-39.A.6.F-side yard

Current Land Use Designation	01-01
Current Zoning Designation	Residential
Current Use of Property	Homestead
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front	10'	9'
Side	5'	4'
Side		
Rear	5'	1 1/2'

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

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

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

To allow the existing shed to remain on the property as it's permit was approved and closed 10 years ago.

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

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

We purchased the property in 2023 with the shed in the same location as when first installed. The prior owner filed a 10x10 permit which was approved in 2013. The shed is a 10x20 shed

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:

We purchased the property with the shed. No open permits existed nor were any violations pending to provide us knowledge of the setback issues.

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

Barring a variance, the shed would have to be removed from the property resulting in additional cost of removal not to mention that we paid for the shed upon purchasing the property. The st

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

We purchased the property with the shed in 2023 in the same location as it sits today.

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 shed is in the rear of the property and has existed for 10 years without incident.

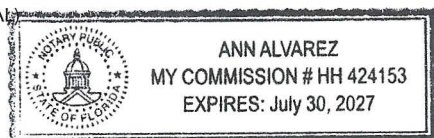
AFFIDAVIT: I, Mario Tacher and Yelena Tacher the Owner/Agent of said property ATTEST that I am aware of the following:

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

Yelena Tacher
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 9 day of April, 2024

(SEAL)



Ann Alvarez
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CRITERIA RESPONSES

Page 2a

- a) To allow the existing shed and laundry room wall to remain in their respective locations as they have had for many years.
- b) We purchased the property in 2022 with a 10 x 20 shed in the rear of the property. The shed remains in the same location as when it was installed approximately 10 years ago. The prior owner applied for a 10 x 10 shed but installed a 10 x 20 shed.

Within the City's file are photographs depicting the exact same shed sitting in the exact same location as it does today! Nonetheless, the City approved the shed permit, even though the shed sits within the required setback.

Additionally, the home was built in 1950s and like most of the homes in the area, it has a 108 sq ft utility closet in the front of the property. The utility closet has existed for approximately 70 years and was built with a 5' setback. The City is requiring us to comply with the current setback of 7 ½ feet by moving one of its walls. We enclosed the carport by adding 2 walls but neither wall encroached on the setback.

- c) Barring a variance, the shed would need to be craned away incurring additional expense in its removal, after paying a substantial premium for the property and shed when we purchased it. Moreover, moving a utility closet wall, after 70 years, would be costly and disruptive.
- d) The applicant purchased the property with the shed and utility closet. The applicant added 2 walls to enclose the car port but did not encroach on the existing 5' setback.
- e) The shed has existed on the property for approximately 10 years and has "blended" into the property while the enclosed utility closet has existed for more than 70 years.

Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request

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

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

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

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

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

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

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

(Signature)

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

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: 4/2/24.
- 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".

Marty Kiar - Broward County Property Appraiser

Site Address	2436 CAT CAY LANE, FORT LAUDERDALE FL 33312-4752	ID #	5042 19 04 0060
Property Owner	TACHER, MARIO & YELENA	Millage	0312
Mailing Address	2436 CAT CAY LN FORT LAUDERDALE FL 33312	Use	01-01
Abbr Legal Description	LAUDERDALE ISLES NO 2 35-2 B LOT 6 BLK 3		

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.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$164,900	\$873,800	\$1,038,700	\$862,890	
2023	\$164,900	\$877,430	\$1,042,330	\$839,130	\$15,651.70
2022	\$164,900	\$284,640	\$449,540	\$267,870	\$4,783.71

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,038,700	\$1,038,700	\$1,038,700	\$1,038,700
Portability	0	0	0	0
Assessed/SOH 23	\$862,890	\$862,890	\$862,890	\$862,890
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	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$812,890	\$837,890	\$812,890	\$812,890

Sales History			
Date	Type	Price	Book/Page or CIN
7/19/2022	WD-Q	\$1,200,000	118303086
6/15/2017	QCD-T	\$37,500	114512750
6/26/2007	WD-Q	\$400,000	44414 / 1877

Land Calculations		
Price	Factor	Type
\$25.00	6,596	SF
Adj. Bldg. S.F. (Card, Sketch)		1596
Units		1
Eff./Act. Year Built: 1955/1954		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03			L1			F1		
R			L1					
1						1		

FOLIO_NUMB	NAME_LINE_
504219020490	PUBLIC LAND % LAUDERDALE ISLES
504219030020	LL OAK KNOLL RIDGE PROPERTY LLC
504219030030	WIENER,MICHAEL
504219030040	LUNDAY,KAREN ANN
504219030050	DABBS,STUART
504219030060	MENZA,ANTHONY
504219030070	2442 BIMINI LANE LLC
504219030080	BAU BAU BROTHERS INC
504219030090	2018-3 IH BORROWER LP
504219030100	FELICIANO,NEIL
504219030360	BERGAL,DAVID
504219030370	MORALES,ORLANDO & MAYELA
504219030380	DIAZ,JAMES & CAROL
504219030390	CLARK,PATRICIA F
504219030400	SERCHUK,ARNOLD
504219030410	LOCO,LOBO
504219030420	DOLAN FAM LIV TR
504219030430	BLAIR,DAVID
504219030440	DIROBERTO,JOHN A & ROMI M H/E
504219030450	WIER,RONALD L
504219030460	EGERT,CY B
504219030490	GOODIS,RANDY
504219030500	PUBLIC LAND
504219040010	GODINEZ,JORDY
504219040020	JERRY,JOLIE C
504219040030	DUNBAR,MICHAEL
504219040040	SEWELL,RYAN
504219040050	SMITH,BRADLEY C & CHERYL F
504219040060	TACHER,MARIO & YELENA
504219040070	HODDER,CHAD E &
504219040080	KLEBSCH,CRAIG M
504219040090	CAHOON,CHARLES RICHARD
504219040100	MCCAWLEY,SCOTT & KIMBERLY
504219040350	NEVILLE,MATTHEW E
504219040360	HOBSON,JULIE RENEE
504219040370	POWERS,JOHN M JR
504219040380	JAMISON,RODNEY M
504219040390	SZUBROWSKI,LINDA J
504219040400	WHITE,JONI L
504219040410	BUSHNECK,JANE A
504219040420	CLAWGES,JAMES L H/E
504219040430	WARENIUS,ANDREW T & JACQUELINE J
504219040440	WIELAND,JOHN H & CYNTHIA D
504219040450	CERVINO,DANIELA MEDINA
504219040470	PUBLIC LAND
504219170260	GARDNER,JACQUELINE M

504219170270 DEPERRO,DARRA
504219170280 BOUSE,ANDRE
504219170290 O'LINN,DANIEL F & CYNTHIA
504219170300 CORLEY,SUSAN P
504219170310 REMON,RAQUEL
504219170320 PARKINSON,CHRISTOPHER M & LEAH A
504219170330 LONGO,THOMAS
504219170340 2018-3 IH BORROWER LP
504219170370 PUBLIC LAND

NAME_LINE1
WATER MANAGEMENT DISTRICT

COHEN,MARCIE
ODDONO,RAYMOND

DIAZ-MENZA,BARBARA A

% INVITATION HOMES - TAX DEPT

% BETA SCREEN CORP

DOLAN,KIRSTEN E TRSTEE ETAL

DIROBERTO,SYLVIA
RONALD L WIER REV TR
EGERT FAM LIV TR ETAL

% CITY OF FORT LAUDERDALE
MOSHER,BROOKE
JERRY,MICHAEL V

HODDER,JENNIFER A

CAHOON,LYNN ROLL

WOODRUFF,LINDSEY A

CIANCIO,DONNA M

CLAWGES,JOSEPH V

GILLY,PRINCESS J& CERVINO,ANGELA
% CITY OF FORT LAUDERDALE

GHARIB,SONNIA

% INVITATION HOMES - TAX DEPT

% CITY OF FORT LAUDERDALE

ADDRESS_LI	CITY	ST/ZIP
PO BOX 122271	FORT LAUDERDALE	FL 33312
2100 SW 97 LN	DAVIE	FL 33324
2418 BIMINI LN	FORT LAUDERDALE	FL 33312
2424 BIMINI LN	FORT LAUDERDALE	FL 33312
523 CENTER ST	EDWARDSVILLE	IL 62025
2436 BIMINI LN	FORT LAUDERDALE	FL 33312
2442 BIMINI LN	FORT LAUDERDALE	FL 33312
3954 FARRAGUT ST	HOLLYWOOD	FL 33021
1717 MAIN ST #2000	DALLAS	TX 75201
2460 BIMINI LN	FORT LAUDERDALE	FL 33312
2465 BIMINI LN	FORT LAUDERDALE	FL 33312
2459 BIMINI LANE	FORT LAUDERDALE	FL 33312
144 HARPER TER	CEDAR GROVE	NJ 07009
2449 BIMINI LANE	FORT LAUDERDALE	FL 33312
707 COMMERCIAL AVE	CARLSTADT	NJ 07072
1261 SW 28 TER	FORT LAUDERDALE	FL 33312
2023 SHADOW CREEK DR	OXNARD	CA 93036
PO BOX 65	ABILENE	KS 67410
2419 BIMINI LN	FORT LAUDERDALE	FL 33312
2411 BIMINI LN	FORT LAUDERDALE	FL 33312
2407 BIMINI LN	FORT LAUDERDALE	FL 33312
2400 CAT CAY LANE	FORT LAUDERDALE	FL 33312
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
2406 CAT CAY LN	FORT LAUDERDALE	FL 33312
1060 NW 101 WAY	PLANTATION	FL 33322
2418 CAT CAY LN	FORT LAUDERDALE	FL 33312
2424 CAT CAY LN	FORT LAUDERDALE	FL 33312
2430 CAT CAY LN	FORT LAUDERDALE	FL 33312
2436 CAT CAY LN	FORT LAUDERDALE	FL 33312
2442 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2448 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2460 CAT CAY LN	FORT LAUDERDALE	FL 33312
2466 CAT CAY LN	FORT LAUDERDALE	FL 33312
2467 CAT CAY LN	FORT LAUDERDALE	FL 33312
2461 CAT CAY LN	FORT LAUDERDALE	FL 33312
2453 CAT CAY LN	FORT LAUDERDALE	FL 33312
2447 CAT CAY LN	FORT LAUDERDALE	FL 33312
2441 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2435 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2429 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2423 CAT CAY LN	FORT LAUDERDALE	FL 33312
2417 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2411 CAT CAY LANE	FORT LAUDERDALE	FL 33312
2407 CAT CAY LN	FORT LAUDERDALE	FL 33312
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
2516 SW 34 AVE	FORT LAUDERDALE	FL 33312

2512 SW 34 AVE	FORT LAUDERDALE	FL 33312
2508 SW 34 AVE	FORT LAUDERDALE	FL 33312
2504 SW 34 AVE	FORT LAUDERDALE	FL 33312
2500 SW 34 AVE	FORT LAUDERDALE	FL 33312
2420 SW 34 AVE	FORT LAUDERDALE	FL 33312
2416 SW 34 AVE	FORT LAUDERDALE	FL 33312
2412 SW 34 AVE	FORT LAUDERDALE	FL 33312
1717 MAIN ST #2000	DALLAS	TX 75201
100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 33-20 B
DAVIE	FL33324	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
EDWARDSVILLE	IL62025	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
HOLLYWOOD	FL33021	LAUDERDALE ISLES NO 2 34-3 B
DALLAS	TX75201	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
CEDAR GROVE	NJ07009	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
CARLSTADT	NJ07072	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
OXNARD	CA93036	LAUDERDALE ISLES NO 2 34-3 B
ABILENE	KS67410	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2 34-3 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
PLANTATION	FL33322	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
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FORT LAUDERDALE	FL33312	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33301	LAUDERDALE ISLES NO 2 35-2 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B

FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
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FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33312	NEW RIVER GROVES 42-14 B
DALLAS	TX75201	NEW RIVER GROVES 42-14 B
FORT LAUDERDALE	FL33301	NEW RIVER GROVES 42-14 B

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LOT 10 BLK 2

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LOT 51 BLK 2

THOROUGHFARES DEDICATED TO

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LOT 3 BLK 3

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LOT 34

THOROUGHFARES DEDICATED TO

PUBLIC PER PLAT

LEGAL_LI_3
LAUDERDALE ISLES PER PLATS

LEGAL_LI_4
34-3B, 35-2B, 35-32B, 35-33B,

LEGAL_LI_5

36-36B, 36-37B, 37-44B, 37-45B,

LEGAL_LI_6

37-46B, 37-47B & 37-48B

LEGAL_LI_7

LEGAL_LI_8

LEGAL_LI_9

LEGAL_L_10

LEGAL_L_11

LEGAL_L_12

LEGAL_L_13

ZIP4	MILL/US	US M/	C/	JUST_LAND	JUST_BUILD	JUST_OTHE
	0312 95	4		312830	0	0
	0312 01 01	4		165000	544180	0
	0312 01 01	4		165000	700480	0
4748	0312 01 01	4		192480	735270	0
1522	0312 01 01	4		165000	557510	0
	0312 01 01	4		165000	533060	0
	0312 01 01	4		192500	857520	0
	0312 01 01	4		165000	660060	0
	0312 01 01	4		165000	520630	0
4748	0312 01 01	4		192480	758680	0
	0312 01 01	4		164900	534990	0
4747	0312 01 01	4		192400	714510	0
	0312 01 01	4		164900	436360	0
4747	0312 01 01	4		164900	497050	0
2602	0312 01 01	4		192400	561880	0
2967	0312 01 01	4		164900	364250	0
	0312 01 01	4		164900	785960	0
	0312 01 01	4		192400	614570	0
	0312 01 01	4		164900	694800	0
	0312 01 01	4		164900	432050	0
	0312 01 01	4		168430	491670	0
4752	0312 01 01	4		148560	478970	0
	0312 94	4		44420	0	0
4752	0312 01 01	4		168430	512880	0
	0312 01 01	4		164900	369220	0
	0312 01 01	4		164900	552060	0
4752	0312 01 01	4		192400	395860	0
4752	0312 01 01	4		164900	864810	0
	0312 01 01	4		164900	873800	0
4752	0312 01 01	4		192400	505430	0
4752	0312 01 01	4		329830	505300	0
4752	0312 01 01	4		192400	407950	0
	0312 01 01	4		164900	700350	0
	0312 01 01	4		38610	428070	0
4751	0312 01 01	4		38610	435890	0
	0312 01 01	4		38610	507610	0
	0312 01 01	4		38610	423620	0
4751	0312 01 01	4		38610	471050	0
4751	0312 01 01	4		38610	374710	0
	0312 01 01	4		38610	438300	0
	0312 01 01	4		38610	417580	0
4751	0312 01 01	4		38610	572750	0
4751	0312 01 01	4		38610	551000	0
4751	0312 01 01	4		38720	463490	0
	0312 94	4		40280	0	0
4738	0312 01 01	4		35020	319550	0

0312 01 01 4	35020	329970	0
0312 01 01 4	35020	449170	0
4738 0312 01 01 4	35020	404480	0
4738 0312 01 01 4	35020	475070	0
4736 0312 01 01 4	35020	317880	0
4736 0312 01 01 4	35020	431170	0
0312 01 01 4	35020	453740	0
0312 01 01 4	35020	401640	0
0312 94 4	42810	0	0

LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH	NEW_SOH	NEW_SB_SC	HE1_AMOU	HE2_AMOU	WVD_AMO
312830	0	0	312830	312830	312830	0	0	0
709180	0	0	480130	528140	709180	0	0	0
865480	0	0	492730	507510	507510	25000	25000	0
927750	0	0	450080	463580	463580	25000	25000	0
722510	0	0	487360	536090	722510	0	0	0
698060	0	0	334810	344850	344850	25000	25000	0
1050020	0	0	1050020	1050020	1050020	0	0	0
825060	0	0	496690	530450	646490	25000	25000	0
685630	0	0	465610	512170	685630	0	0	0
951160	0	0	726080	747860	747860	25000	25000	5000
699890	0	0	699890	391340	391340	25000	25000	0
906910	0	0	313720	323130	323130	25000	25000	0
601260	0	0	423440	465780	601260	0	0	0
661950	0	0	301210	310240	310240	25000	25000	5000
754280	0	0	521900	574090	754280	0	0	0
529150	0	0	262280	270140	270140	25000	25000	0
950860	0	0	620920	683010	950860	0	0	0
806970	0	0	587700	646470	806970	0	0	0
859700	0	0	300790	309810	309810	25000	25000	0
596950	0	0	281680	290130	290130	25000	25000	0
660100	0	0	224940	231680	231680	25000	25000	0
627530	0	0	208080	214320	214320	25000	25000	0
44420	0	0	44420	44420	44420	0	0	0
681310	0	0	681310	681310	681310	25000	25000	0
534120	0	0	361760	397930	534120	0	0	0
716960	0	0	716960	654050	654050	25000	25000	5000
588260	0	0	276560	284850	284850	25000	25000	0
1029710	0	0	727070	748880	748880	25000	25000	0
1042330	0	0	839130	862890	862890	25000	25000	0
697830	0	0	239370	246550	246550	25000	25000	0
835130	0	0	419760	432350	432350	25000	25000	0
600350	0	0	310460	319770	319770	25000	25000	0
865250	0	0	377890	389220	389220	25000	25000	0
466680	0	0	403100	443410	466680	0	0	0
474500	0	0	162430	167300	167300	25000	25000	0
546220	0	0	180620	186030	186030	25000	25000	0
462230	0	0	115860	119330	119330	25000	25000	0
509660	0	0	139700	143890	143890	25000	25000	5000
413320	0	0	112370	115740	115740	25000	25000	5000
476910	0	0	162960	167840	167840	25000	25000	0
456190	0	0	219570	226150	226150	25000	25000	0
611360	0	0	146790	151190	151190	25000	25000	0
589610	0	0	134740	138780	138780	25000	25000	0
502210	0	0	453500	467100	467100	25000	25000	0
40280	0	0	40280	40280	40280	0	0	0
354570	0	0	81160	83590	83590	25000	25000	5000

364990	0	0	142850	364990	364990	0	0	0
484190	0	0	411730	452900	484190	0	0	0
439500	0	0	123340	127040	127040	25000	25000	0
510090	0	0	149380	153860	153860	25000	25000	0
352900	0	0	239260	246430	246430	25000	25000	0
466190	0	0	124610	128340	128340	25000	25000	0
488760	0	0	298270	307210	307210	25000	25000	0
436660	0	0	373600	410960	436660	0	0	0
42810	0	0	42810	42810	42810	0	0	0

EXEMPTION	COUNTY_M	SCHOOL_M	CITY_MEX_	INDEP_MEX	COUNTY_TA	SCHOOL_TA	CITY_TAXAE	INDEP_TAXA
0	312830	312830	312830	312830	0	0	0	0
0	0	0	0	0	528140	709180	528140	528140
0	0	0	0	0	457510	482510	457510	457510
0	0	0	0	0	413580	438580	413580	413580
0	0	0	0	0	536090	722510	536090	536090
0	0	0	0	0	294850	319850	294850	294850
0	0	0	0	0	1050020	1050020	1050020	1050020
0	0	0	0	0	480450	621490	480450	480450
0	0	0	0	0	512170	685630	512170	512170
0	0	0	0	0	692860	717860	692860	692860
0	0	0	0	0	341340	366340	341340	341340
0	0	0	0	0	273130	298130	273130	273130
0	0	0	0	0	465780	601260	465780	465780
0	0	0	0	0	205240	280240	205240	255240
0	0	0	0	0	574090	754280	574090	574090
0	0	0	0	0	220140	245140	220140	220140
0	0	0	0	0	683010	950860	683010	683010
0	0	0	0	0	646470	806970	646470	646470
0	0	0	0	0	259810	284810	259810	259810
0	0	0	0	0	240130	265130	240130	240130
0	0	0	0	0	181680	206680	181680	181680
0	0	0	0	0	164320	189320	164320	164320
0	44420	44420	44420	44420	0	0	0	0
0	0	0	0	0	631310	656310	631310	631310
0	0	0	0	0	397930	534120	397930	397930
0	0	0	0	0	599050	624050	599050	599050
0	0	0	0	0	234850	259850	234850	234850
0	0	0	0	0	698880	723880	698880	698880
0	0	0	0	0	812890	837890	812890	812890
0	0	0	0	0	196550	221550	196550	196550
0	0	0	0	0	382350	407350	382350	382350
0	0	0	0	0	269770	294770	269770	269770
0	0	0	0	0	339220	364220	339220	339220
0	0	0	0	0	443410	466680	443410	443410
0	0	0	0	0	117300	142300	117300	117300
0	0	0	0	0	136030	161030	136030	136030
0	0	0	0	0	69330	94330	69330	69330
0	0	0	0	0	88890	113890	88890	88890
0	0	0	0	0	60740	85740	60740	60740
0	0	0	0	0	117840	142840	117840	117840
0	0	0	0	0	176150	201150	176150	176150
0	0	0	0	0	101190	126190	101190	101190
0	0	0	0	0	88780	113780	88780	88780
0	0	0	0	0	417100	442100	417100	417100
0	40280	40280	40280	40280	0	0	0	0
0	0	0	0	0	0	53590	0	28590

0	0	0	0	0	364990	364990	364990	364990
0	0	0	0	0	452900	484190	452900	452900
0	0	0	0	0	77040	102040	77040	77040
0	0	0	0	0	103860	128860	103860	103860
0	0	0	0	0	196430	221430	196430	196430
0	0	0	0	0	78340	103340	78340	78340
0	0	0	0	0	257210	282210	257210	257210
0	0	0	0	0	410960	436660	410960	410960
0	42810	42810	42810	42810	0	0	0	0

HE_LY	FME_W	EXISO	CO	FID	DEL_VALUE	ADD_VALUE	LIG	GARBAGE_AS	FIR FI	FIRE_ASSES	SAISAFE_NEI_1	DR	
100	15	17	Y		0	0		0.00	03	X	1	0	
		19	Y		0	0	F	9.44	03	R	1	0 L1	
100	100	21	21	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	18	18	Y	0	0	F	9.44	03	R	1	0 L1	
		08	Y		0	0	F	9.44	03	R	1	0 L1	
100	100	16	16	Y	0	0	F	9.44	03	R	1	0 L1	
		23	Y		0	0	F	9.44	03	R	1	0 L1	
50%	50%	20	19	Y	0	0	F	9.44	03	R	1	0 L1	
		16	Y		0	0	F	9.44	03	R	1	0 L1	
100	100	8	23	23	Y	0	0	F	9.44	03	R	1	0 L1
100		24	24	Y	0	0	F	9.44	03	R	1	0 L1	
1/1	1/1	94	08	Y	0	0	F	9.44	03	R	1	0 L1	
		21	Y		0	0	F	9.44	03	R	1	0 L1	
1/1	1/1	1	04	08	Y	0	0	F	9.44	03	R	1	0 L1
		08	Y		0	0	F	9.44	03	R	1	0 L1	
1/1	1/1	05	08	Y	0	0	F	9.44	03	R	1	0 L1	
		22	Y		0	0	F	9.44	03	R	1	0 L1	
		22	Y		0	0	F	9.44	03	R	1	0 L1	
100	100	17	17	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	06	08	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	15	15	Y	0	0	F	9.44	03	R	1	0 L1	
1/1	1/1	04	08	Y	0	0	F	9.44	03	R	1	0 L1	
	100	14	14	Y	0	0		0.00	03	X	1	0 L1	
100	100	23	23	Y	0	0	F	9.44	03	R	1	0 L1	
		13	Y		0	0	F	9.44	03	R	1	0 L1	
100		8	24	24	Y	0	0	F	9.44	03	R	1	0 L1
100	100	14	14	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	22	22	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	23	23	Y	1410	0	F	9.44	03	R	1	0 L1	
1/1	1/1	01	08	Y	0	0	F	9.44	03	R	1	0 L1	
1/1	1/1	03	08	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	09	09	Y	0	0	F	9.44	03	R	1	0 L1	
100	100	15	15	Y	0	0	F	9.44	03	R	1	0 L1	
		16	Y		0	0	F	9.44	03	R	1	0 L2	
100	100	10	10	Y	0	0	F	9.44	03	R	1	0 L2	
1/1	1/1	94	08	Y	0	0	F	9.44	03	R	1	0 L2	
100	100	94	08	Y	0	0	F	9.44	03	R	1	0 L2	
1/1	1/1	1	94	08	Y	0	0	F	9.44	03	R	1	0 L2
1/1	1/1	1	94	08	Y	0	0	F	9.44	03	R	1	0 L2
100	100	05	08	Y	0	0	F	9.44	03	R	1	0 L2	
100	100	17	17	Y	0	0	F	9.44	03	R	1	0 L2	
1/1	1/1	94	08	Y	0	0	F	9.44	03	R	1	0 L2	
1/1	1/1	94	08	Y	0	0	F	9.44	03	R	1	0 L2	
100	100	22	22	Y	0	0	F	9.44	03	R	1	0 L2	
	100	14	14	Y	0	0		0.00	03	X	1	0 L2	
100	100	1	17	17	Y	0	0	F	9.44	03	R	1	0 L2

100		24	Y	0	0	F	9.44 03 R	1	0 L2
		13	Y	0	0	F	9.44 03 R	1	0 L2
1/1	1/1	94	08	Y	0	F	9.44 03 R	1	0 L2
1/1	1/1	94	08	Y	0	F	9.44 03 R	1	0 L2
100	100	19	19	Y	0	F	9.44 03 R	1	0 L2
100	100	07	08	Y	0	F	9.44 03 R	1	0 L2
100	100	18	18	Y	0	F	9.44 03 R	1	0 L2
		16	Y	0	0	F	9.44 03 R	1	0 L2
100	14	14	Y	0	0		0.00 03 X	1	0 L2

0.00	0.00		0.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	3010.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	3955.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	3185.00	0.0000000000	0.0000000000
0.00	0.00	9/7/2004 WD	3584.00	38424.0000000000	173.0000000000
0.00	0.00	1/6/2015 WD	910.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	8400.00	0.0000000000	0.0000000000
0.00	0.00	4/2/2024 WD	5558.00	0.0000000000	0.0000000000
0.00	0.00	##### SW*	0.70	0.0000000000	0.0000000000
0.00	0.00	##### WD	7700.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	6048.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	517.50	12331.0000000000	329.0000000000
0.00	0.00	##### WD	2828.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	0.70	38045.0000000000	266.0000000000
0.00	0.00	##### QCD	0.70	26132.0000000000	754.0000000000
0.00	0.00	##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00	7/8/2021 WD	4347.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	3850.00	0.0000000000	0.0000000000
0.00	0.00	2/1/2016 QCD	700.00	0.0000000000	0.0000000000
0.00	0.00	8/7/2007 QCD	0.70	44490.0000000000	1516.0000000000
0.00	0.00	##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00	##### WD	2170.00	35573.0000000000	200.0000000000
0.00	0.00		0.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	3780.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	1050.00	48708.0000000000	162.0000000000
0.00	0.00	5/2/2022 WD	6475.00	0.0000000000	0.0000000000
0.00	0.00	##### SWC	1784.30	48475.0000000000	1848.0000000000
0.00	0.00	##### WD	5565.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	8400.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	1330.00	30654.0000000000	519.0000000000
0.00	0.00	##### WD	2660.00	34343.0000000000	1489.0000000000
0.00	0.00	##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00	9/5/2014 WD	2513.00	51089.0000000000	1980.0000000000
0.00	0.00	##### WD	1925.00	0.0000000000	0.0000000000
0.00	0.00	##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00	##### QCD	0.70	45429.0000000000	1943.0000000000
0.00	0.00	##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00	##### WD	130.50	5584.0000000000	550.0000000000
0.00	0.00	8/1/1992 SWC	357.00	19778.0000000000	671.0000000000
0.00	0.00	##### WD	1400.00	36518.0000000000	51.0000000000
0.00	0.00	##### WD	1470.00	0.0000000000	0.0000000000
0.00	0.00	##### WD	420.00	10010.0000000000	374.0000000000
0.00	0.00	##### QCD	0.55	16964.0000000000	400.0000000000
0.00	0.00	##### WD	3150.00	0.0000000000	0.0000000000
0.00	0.00		0.00	0.0000000000	0.0000000000
0.00	0.00	##### QCD	0.70	46132.0000000000	552.0000000000

0.00	0.00 ##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00 ##### WD	1190.00	48540.0000000000	692.0000000000
0.00	0.00 ##### QCD	0.70	0.0000000000	0.0000000000
0.00	0.00 9/1/1992 WD	455.00	19894.0000000000	46.0000000000
0.00	0.00 ##### WD	1876.00	0.0000000000	0.0000000000
0.00	0.00 ##### WD	2275.00	42008.0000000000	769.0000000000
0.00	0.00 ##### WD	2415.00	0.0000000000	0.0000000000
0.00	0.00 ##### SW*	0.70	0.0000000000	0.0000000000
0.00	0.00	0.00	0.0000000000	0.0000000000

SALE_DAT	DEE	STAMP_AM	BOOK_2	PAGE_2	SALE_DAT	DEE	STAMP_AM
		0.00	0.0000000000	0.0000000000			0.00
7/6/2018	DRR	0.70	0.0000000000	0.0000000000	#####	WD	3080.00
#####	WD	2730.00	0.0000000000	0.0000000000	#####	QCD	0.70
#####	WD	1715.00	31007.0000000000	641.0000000000	5/1/1993	PRD	784.00
#####	QCD	0.70	32505.0000000000	1809.0000000000	1/1/1993	WD	890.40
#####	DRR	0.00	0.0000000000	0.0000000000	#####	WD	2275.00
#####	WD	3164.00	0.0000000000	0.0000000000	#####	WD	2345.00
#####	WD	3395.00	0.0000000000	0.0000000000	#####	WD	4375.00
#####	SW*	0.70	0.0000000000	0.0000000000	#####	WD	1855.00
#####	WD	5250.00	0.0000000000	0.0000000000	#####	WD	4166.40
5/4/2022	WD	6650.00	0.0000000000	0.0000000000	#####	WD	1099.00
6/1/1973	WD	156.00	0.0000000000	0.0000000000			0.00
#####	WD	2590.00	0.0000000000	0.0000000000	#####	WD	1715.00
#####	QCD	0.70	29288.0000000000	796.0000000000	#####	WD	0.55
#####	WD	375.00	14120.0000000000	957.0000000000	4/1/1986	WD	600.00
#####	WD	2170.00	0.0000000000	0.0000000000	#####	WD	1120.00
#####	WD	1610.00	32438.0000000000	1767.0000000000	#####	QCD	0.70
#####	WD	0.00	25684.0000000000	379.0000000000	#####	WD	1030.40
#####	QCD	0.70	0.0000000000	0.0000000000	2/4/2015	WD	2240.00
9/1/1985	WD	325.00	12809.0000000000	901.0000000000	5/1/1980	WD	252.00
#####	WD	1750.00	51218.0000000000	472.0000000000	#####	WD	1435.00
#####	WD	1096.90	28994.0000000000	418.0000000000	5/1/1993	QCD	0.70
#####		0.00	0.0000000000	0.0000000000			0.00
#####	WD	2625.00	0.0000000000	0.0000000000	#####	WD	405.00
#####	WD	405.00	12089.0000000000	218.0000000000	3/1/1964	WD	48.00
#####	WD	3465.00	0.0000000000	0.0000000000	#####	WD	1164.80
5/6/2011	WD	3621.10	47983.0000000000	1862.0000000000	7/7/2000	DRR	0.00
2/8/2021	QCD	0.70	0.0000000000	0.0000000000	#####	WD	3346.00
#####	QCD	262.50	0.0000000000	0.0000000000	#####	WD	2800.00
#####	WD	830.50	17193.0000000000	998.0000000000	#####	WD	440.00
7/1/1990	WD	995.50	17635.0000000000	523.0000000000	9/1/1970	WD	93.00
#####	WD	2886.10	45021.0000000000	495.0000000000	#####	WD	1190.00
#####	TD	2030.00	47995.0000000000	356.0000000000	#####	QCD	0.50
#####	WD	861.00	30748.0000000000	659.0000000000	4/1/1978	WD	130.50
#####	WD	1540.00	46709.0000000000	1003.0000000000	#####	WD	711.20
3/1/1986	WD	275.00	13391.0000000000	738.0000000000	2/1/1981	WD	192.00
#####	D	0.70	50693.0000000000	933.0000000000	#####	QCD	138.60
8/1/1973	WD	117.00	0.0000000000	0.0000000000			0.00
6/1/1992	SWI	0.00	0.0000000000	0.0000000000	5/1/1992	CET	306.00
#####	WD	693.00	23514.0000000000	266.0000000000	9/1/1994	WD	350.00
#####	WD	945.00	47122.0000000000	1501.0000000000	7/8/2004	QCD	0.70
#####	CET	0.60	0.0000000000	0.0000000000	#####	WD	168.00
#####	QCD	0.55	0.0000000000	0.0000000000	6/1/1985	QCD	0.55
#####	WD	2450.00	0.0000000000	0.0000000000	#####	SWI	1691.90
#####		0.00	0.0000000000	0.0000000000			0.00
#####	WD	0.70	37417.0000000000	1703.0000000000	#####	WD	225.00

##### SWI	874.30	49156.0000000000	1199.0000000000	##### CET	630.00
##### WD	1050.00	46941.0000000000	1522.0000000000	##### CET	693.70
##### PRD	252.00	10466.0000000000	138.0000000000	4/1/1969 WD	54.00
8/1/1989 QCD	0.55	0.0000000000	0.0000000000	##### WD	292.50
##### WD	749.00	47981.0000000000	1860.0000000000	##### WD	840.00
##### WD	735.00	27776.0000000000	490.0000000000	5/1/1964 WD	43.50
##### QCD	0.70	40986.0000000000	541.0000000000	##### WD	2156.00
##### SW*	0.70	0.0000000000	0.0000000000	##### WD	1400.00
	0.00	0.0000000000	0.0000000000		0.00

BOOK_3	PAGE_3	SALE_DAT_DEE	STAMP_AM	BOOK_4
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	##### QCD	0.70	50727.0000000000
45586.0000000000	1992.0000000000	##### WD	1855.00	44959.0000000000
21006.0000000000	989.0000000000		0.00	0.0000000000
20296.0000000000	962.0000000000	2/1/1986 WD	0.50	0.0000000000
0.0000000000	0.0000000000	##### WD	1750.00	34773.0000000000
0.0000000000	0.0000000000	##### WD	3500.00	38827.0000000000
42551.0000000000	1328.0000000000	##### WD	2275.00	34602.0000000000
50425.0000000000	397.0000000000	##### QCD	0.70	43664.0000000000
0.0000000000	0.0000000000	1/3/2013 WD	2240.00	49395.0000000000
29571.0000000000	1568.0000000000	8/1/1983 WD	558.00	11096.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
49920.0000000000	304.0000000000	8/2/1999 QCD	0.70	29760.0000000000
17083.0000000000	314.0000000000	##### WD	770.00	0.0000000000
0.0000000000	0.0000000000	7/1/1976 WD	180.00	0.0000000000
0.0000000000	0.0000000000	##### WD	1078.00	0.0000000000
32428.0000000000	924.0000000000	9/1/1979 WD	186.00	10735.0000000000
25553.0000000000	579.0000000000	5/1/1984 WD	427.50	11744.0000000000
0.0000000000	0.0000000000	##### WD	0.70	44248.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
50868.0000000000	1340.0000000000	##### WD	2016.00	34072.0000000000
20674.0000000000	552.0000000000	3/1/1988 WD	489.50	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
13913.0000000000	80.0000000000	2/1/1981 PRD	0.40	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
49284.0000000000	472.0000000000	##### QCD	0.70	41296.0000000000
31177.0000000000	841.0000000000	7/7/2000 WD	1732.50	30669.0000000000
0.0000000000	0.0000000000	2/4/2015 WD	2589.30	0.0000000000
44414.0000000000	1877.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	9/1/1972 WD	90.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
29598.0000000000	430.0000000000	##### WD	616.00	14894.0000000000
14627.0000000000	204.0000000000	1/1/1966 WD	49.50	0.0000000000
0.0000000000	0.0000000000	##### WD	81.00	0.0000000000
27250.0000000000	734.0000000000	4/1/1990 TD*	401.50	17346.0000000000
0.0000000000	0.0000000000	##### WD	24.00	0.0000000000
45065.0000000000	1327.0000000000	9/1/1986 WD	305.00	13721.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	7/1/1973 WD	90.00	0.0000000000
22655.0000000000	461.0000000000	7/1/1986 WD	0.50	0.0000000000
37827.0000000000	1072.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	8/1/1965 WD	54.00	0.0000000000
0.0000000000	0.0000000000	##### WD	172.50	0.0000000000
0.0000000000	0.0000000000	##### CET	1481.20	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
12124.0000000000	906.0000000000		0.00	0.0000000000

48331.0000000000	621.0000000000	1/9/2008 WD	2056.60	44995.0000000000
46849.0000000000	1332.0000000000	##### WD	0.70	37877.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	7/1/1978 WD	135.00	0.0000000000
32827.0000000000	114.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000
39595.0000000000	403.0000000000	1/5/2005 ODF	0.00	39324.0000000000
50199.0000000000	371.0000000000	6/5/2003 WD	1288.00	35471.0000000000
0.0000000000	0.0000000000		0.00	0.0000000000

0.0000000000		0.00	0.0000000000	0.0000000000
1102.0000000000	1/8/2003 DRR	0.00	34369.0000000000	236.0000000000
973.0000000000	##### DRR	0.70	30362.0000000000	1227.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	1/1/1985 WD	369.00	0.0000000000	0.0000000000
1213.0000000000	##### SWL	770.00	28757.0000000000	906.0000000000
977.0000000000	##### WD	1043.00	24027.0000000000	591.0000000000
1321.0000000000	##### WD	1820.00	31948.0000000000	961.0000000000
1863.0000000000	##### QCD	0.70	31101.0000000000	34.0000000000
423.0000000000	6/1/1981 WD	400.00	9666.0000000000	418.0000000000
459.0000000000	##### WD	466.20	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
219.0000000000	##### WD	941.50	28604.0000000000	603.0000000000
0.0000000000	3/1/1980 WD	368.00	0.0000000000	0.0000000000
0.0000000000	##### WD	180.00	0.0000000000	0.0000000000
0.0000000000	3/8/1996 QCD	389.20	0.0000000000	0.0000000000
325.0000000000		0.00	0.0000000000	0.0000000000
516.0000000000	6/1/1978 WD	218.70	0.0000000000	0.0000000000
430.0000000000	##### QCD	0.70	33631.0000000000	1705.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
1606.0000000000	##### WD	2016.00	32980.0000000000	1234.0000000000
0.0000000000	7/1/1982 QCD	0.45	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
680.0000000000	##### WD	3045.00	38137.0000000000	571.0000000000
568.0000000000	##### WD	980.00	29892.0000000000	1462.0000000000
0.0000000000	6/5/2001 WD	1743.00	31677.0000000000	1916.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	9/1/1971 WD	76.50	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
902.0000000000	1/1/1962 WD	32.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	4/1/1966 WD	43.50	0.0000000000	0.0000000000
122.0000000000	4/1/1989 QCD	0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
654.0000000000	1/1/1963 WD	26.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	8/1/1961 WD	26.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	##### WD	1673.00	35686.0000000000	1139.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

226.0000000000	##### WD	700.00	28786.0000000000	87.0000000000
1696.0000000000	##### WD	756.00	25162.0000000000	405.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000	5/1/1969 WD	54.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000
1548.0000000000	4/1/1980 WD	212.00	8862.0000000000	549.0000000000
1884.0000000000	4/8/1998 WD	588.00	28084.0000000000	868.0000000000
0.0000000000		0.00	0.0000000000	0.0000000000

LAND_CALC_	LAND_CALC1	LAI	LAND_CALC_2	LAND_CALC_3	LAI	LAND_CALC_5	LAND_CALC_6	LAI
0.30	1042780.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6600.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6600.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7699.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6600.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6600.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7700.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6600.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6600.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7699.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7696.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7696.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7696.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6737.00	SF	0.00	0.00	0.00	0.00	0.00	
15.00	9904.00	SF	0.00	0.00	0.00	0.00	0.00	
0.51	87106.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6737.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7696.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7696.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	13193.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	7696.00	SF	0.00	0.00	0.00	0.00	0.00	
25.00	6596.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7722.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7744.00	SF	0.00	0.00	0.00	0.00	0.00	
0.51	78977.00	SF	0.00	0.00	0.00	0.00	0.00	
5.00	7004.00	SF	0.00	0.00	0.00	0.00	0.00	

5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
5.00	7004.00 SF	0.00	0.00	0.00	0.00
0.51	83943.00 SF	0.00	0.00	0.00	0.00

LAND_CAL_8	LAND_CAL_9	LAI	SITUS_S	SITUS_S	SIT	SIT	SITUS_ST_4	SITUS	SIT	SITUS_ZIP_
0.00	0.00						RIVERLAND	RD	FL	33312
0.00	0.00	2412					BIMINI	LN	FL	333124748
0.00	0.00	2418					BIMINI	LN	FL	33312
0.00	0.00	2424					BIMINI	LN	FL	333124748
0.00	0.00	2430					BIMINI	LN	FL	33312
0.00	0.00	2436					BIMINI	LN	FL	33312
0.00	0.00	2442					BIMINI	LN	FL	333124748
0.00	0.00	2448					BIMINI	LN	FL	33312
0.00	0.00	2454					BIMINI	LN	FL	33312
0.00	0.00	2460					BIMINI	LN	FL	333124748
0.00	0.00	2465					BIMINI	LN	FL	33312
0.00	0.00	2459					BIMINI	LN	FL	333124747
0.00	0.00	2453					BIMINI	LN	FL	333124747
0.00	0.00	2449					BIMINI	LN	FL	333124747
0.00	0.00	2443					BIMINI	LN	FL	33312
0.00	0.00	2437					BIMINI	LN	FL	33312
0.00	0.00	2431					BIMINI	LN	FL	33312
0.00	0.00	2425					BIMINI	LN	FL	333124747
0.00	0.00	2419					BIMINI	LN	FL	333124747
0.00	0.00	2411					BIMINI	LN	FL	33312
0.00	0.00	2407					BIMINI	LN	FL	33312
0.00	0.00	2400					CAT CAY	LN	FL	333124752
0.00	0.00						BIMINI	LN	FL	33312
0.00	0.00	2406					CAT CAY	LN	FL	333124752
0.00	0.00	2412					CAT CAY	LN	FL	333124752
0.00	0.00	2418					CAT CAY	LN	FL	33312
0.00	0.00	2424					CAT CAY	LN	FL	33312
0.00	0.00	2430					CAT CAY	LN	FL	333124752
0.00	0.00	2436					CAT CAY	LN	FL	333124752
0.00	0.00	2442					CAT CAY	LN	FL	333124752
0.00	0.00	2448					CAT CAY	LN	FL	333124752
0.00	0.00	2460					CAT CAY	LN	FL	333124752
0.00	0.00	2466					CAT CAY	LN	FL	33312
0.00	0.00	2467					CAT CAY	LN	FL	333124751
0.00	0.00	2461					CAT CAY	LN	FL	333124751
0.00	0.00	2453					CAT CAY	LN	FL	33312
0.00	0.00	2447					CAT CAY	LN	FL	33312
0.00	0.00	2441					CAT CAY	LN	FL	333124751
0.00	0.00	2435					CAT CAY	LN	FL	333124751
0.00	0.00	2429					CAT CAY	LN	FL	33312
0.00	0.00	2423					CAT CAY	LN	FL	33312
0.00	0.00	2417					CAT CAY	LN	FL	333124751
0.00	0.00	2411					CAT CAY	LN	FL	333124751
0.00	0.00	2407					CAT CAY	LN	FL	333124751
0.00	0.00						CAT CAY	LN	FL	33312
0.00	0.00	2516			SW	34		AVE	FL	33312

0.00	0.00	2512	SW	34	AVE	FL	33312
0.00	0.00	2508	SW	34	AVE	FL	33312
0.00	0.00	2504	SW	34	AVE	FL	333124738
0.00	0.00	2500	SW	34	AVE	FL	333124738
0.00	0.00	2420	SW	34	AVE	FL	333124736
0.00	0.00	2416	SW	34	AVE	FL	333124736
0.00	0.00	2412	SW	34	AVE	FL	33312
0.00	0.00	2408	SW	34	AVE	FL	33312
0.00	0.00			NEW RIVER	DR	FL	33312

SITUS_	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A	LAST_YRS_ST	TWO_YRS_J	TWO_YRS_
312830	0	0	0	0	0	312830	312830	0
165000	544180	0	480130	1118711	480130	165000	303280	
165000	700480	0	442730	913344	492730	165000	389660	
192480	735270	0	400080	833087	450080	192480	408850	
165000	557510	0	487360	1136352	487360	165000	310770	
165000	533060	0	284810	616181	334810	165000	297010	
192500	857520	0	1050020	2039552	1050020	192500	364500	
165000	660060	0	446690	1015390	496690	165000	365280	
165000	520630	0	465610	1085415	465610	165000	287860	
192480	758680	0	671080	1343034	726080	192480	522700	
164900	534990	0	699890	1380708	699890	164900	298410	
192400	714510	0	263720	576495	313720	192400	398340	
164900	436360	0	423440	978145	423440	164900	243170	
164900	497050	0	196210	493237	301210	164900	277080	
192400	561880	0	521900	1199513	521900	192400	313380	
164900	364250	0	212280	479701	262280	164900	202980	
164900	785960	0	620920	1450382	620920	164900	399580	
192400	614570	0	587700	1314657	587700	192400	341880	
164900	694800	0	250790	552165	300790	164900	387700	
164900	432050	0	231680	516207	281680	164900	240870	
168430	491670	0	174940	409438	224940	168430	274000	
148560	478970	0	158080	377713	208080	148560	354090	
44420	0	0	0	0	44420	44420	0	
168430	512880	0	631310	1268198	681310	168430	371590	
164900	369220	0	361760	858467	361760	164900	230980	
164900	552060	0	716960	1412827	716960	164900	277400	
192400	395860	0	226560	506573	276560	192400	252240	
164900	864810	0	677070	1354304	727070	164900	541000	
164900	877430	0	789130	1565170	839130	164900	284640	
192400	505430	0	189370	436589	239370	192400	315690	
329830	505300	0	369760	776034	419760	329830	316150	
192400	407950	0	260460	570360	310460	192400	254970	
164900	700350	0	327890	697245	377890	164900	436060	
38610	428070	0	403100	862794	403100	38610	370610	
38610	435890	0	112430	290311	162430	38610	377650	
38610	507610	0	130620	324539	180620	38610	440670	
38610	423620	0	65860	202680	115860	38610	366770	
38610	471050	0	84700	238132	139700	38610	408010	
38610	374710	0	57370	186704	112370	38610	324470	
38610	438300	0	112960	291308	162960	38610	377770	
38610	417580	0	169570	397831	219570	38610	361800	
38610	572750	0	96790	260883	146790	38610	494610	
38610	551000	0	84740	238205	134740	38610	477530	
38720	463490	0	403500	838023	453500	38720	401580	
40280	0	0	0	0	40280	40280	0	
35020	319550	0	0	101653	81160	35020	266390	

35020	329970	0	92850	253466	142850	35020	273210
35020	449170	0	411730	884907	411730	35020	372740
35020	404480	0	73340	216754	123340	35020	337090
35020	475070	0	99380	265755	149380	35020	395800
35020	317880	0	189260	434883	239260	35020	265030
35020	431170	0	74610	219143	124610	35020	359430
35020	453740	0	248270	545923	298270	35020	378250
35020	401640	0	373600	806939	373600	35020	334740
42810	0	0	0	0	42810	42810	0

TWO_YRS_	TWO_YRS_1	TWO_YRS_A	TWO_YRS_2	BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNIT	BLDG	BLD	B	BLDG
0	0	0	312830	0	0	0	0	0		0
0	436490	887532	436490	1670	1889	1	1960	003	2	1
0	428380	868343	478380	1976	2225	1	1965	003	2	1
0	385890	789629	435890	1875	2068	1	1960	003	2	1
0	443060	900270	443060	1488	1668	1	1954	003	2	1
0	275060	584316	325060	1096	1255	1	1955	003	2	1
0	518550	1043637	518550	1829	2087	1	1960	003	2	1
0	415580	856969	465580	1802	1802	1	1960	003	2	1
0	423290	861718	423290	1614	1961	1	1955	003	2	1
0	715180	1384289	715180	1512	1727	1	1959	003	2	1
0	432390	879405	432390	1474	1730	1	1955	003	2	1
0	254590	546400	304590	1917	2215	1	1965	003	2	1
0	384950	786735	384950	1040	1218	1	1974	003	2	1
0	191940	472605	292440	1579	1787	1	1955	003	2	1
0	474460	957582	474460	1557	1873	1	1955	003	2	1
0	204650	453883	254650	1036	1207	1	1955	003	2	1
0	564480	1105119	564480	1285	1492	1	1955	003	2	1
0	534280	1049175	534280	1660	2131	1	1959	003	2	1
0	242030	523128	292030	1975	2104	1	1955	003	2	1
0	223480	488767	273480	1299	1332	1	1955	003	2	1
0	168390	386714	218390	1326	1575	1	1974	003	2	1
0	152020	356388	202020	1475	1848	1	1955	003	2	1
0	0	0	44420	0	0	0	0			0
0	540020	1059807	540020	1370	1946	1	1955	003	2	1
0	328880	709799	328880	1455	1824	1	1955	003	2	1
0	442300	878781	442300	1569	1816	1	1955	003	2	1
0	218510	479559	268510	1507	1880	1	1960	003	2	1
0	655900	1289821	705900	1641	2213	1	1955	003	2	1
0	217870	478371	267870	1596	1810	1	1955	003	2	1
0	182400	412665	232400	1875	2038	1	1955	003	2	1
0	357540	737109	407540	2072	2663	1	1955	003	2	1
0	251420	540524	301420	1639	2206	1	1955	003	2	1
0	314950	658213	364950	2225	2538	1	1966	003	2	1
0	366460	763038	366460	1519	1749	1	1957	003	2	1
0	107700	272786	157700	1498	1781	1	1961	003	2	1
0	125360	305499	175360	1747	1958	1	1956	003	2	1
0	62490	189034	112490	1442	1690	1	1957	003	2	1
0	85140	230992	135640	1510	1817	1	1956	003	2	1
0	58600	181828	109100	1178	1426	1	1955	003	2	1
0	108220	273748	158220	1423	1724	1	1960	003	2	1
0	163180	375561	213180	1827	2334	1	1956	003	2	1
0	90690	241275	140690	1953	2656	1	1961	003	2	1
0	80820	222990	130820	1981	2344	1	1961	003	2	1
0	390300	796298	440300	1760	2244	1	1965	003	2	1
0	0	0	40280	0	0	0	0			0
0	0	97195	78800	1320	1557	1	1958	003	2	1

0	88690	237569	138690	1287	1397	1 1958 003 2	1
0	374300	771851	374300	1547	1657	1 1958 003 2	1
0	69750	202482	119750	1539	1819	1 1958 003 2	1
0	95030	249313	145030	1661	1808	1 1966 003 2	1
0	182300	410981	232300	1213	1397	1 1958 003 2	1
0	70990	204781	120990	1727	2100	1 1959 003 2	1
0	239590	517110	289590	1775	2160	1 1958 003 2	1
0	339640	705596	339640	1383	1541	1 1958 003 2	1
0	0	0	42810	0	0	0 0	0

BLD#	H	NCU_LAND	NCU_BLDG	NCULY_	MA_DATE	L_DATE	B_DATE	S/S/S/D	DISAS	SEN_EX_CO	SEN_EX_CIT
	N	0	0	1/1	1/1	0	0	0	0	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q T D T	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q Q T D	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326		0	0
001	N	0	0	1/1	1/1	101009	100517	100326	T T Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q Q D	0	0
001	Y	0	0	1/1	1/1	101009	100517	100326	Q Q	0	0
001	N	0	0	1/1	1/1	101209	100517	100326	T T S T	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q Q D Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326		0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q Q Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326		0 Y	50000
001	N	0	0	1/1	1/1	101009	100517	100326		0	0
001	N	0	0	1/1	1/1	101009	100517	100326	T	0	0
001	N	0	0	1/1	1/1	101009	100517	100511	Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q	0	0
001	N	0	0	1/1	1/1	101009	100517	101005	T T Q T	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	T	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	T Q D	0	0
001	N	0	0	1/1	1/1	101009	100302	100326		0	0
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001	N	0	0	1/1	1/1	101009	100302	100326	Q Q	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	S	0	0
001	N	0	0	1/1	1/1	101009	100517	100511	Q Q D	0	0
001	N	0	0	1/1	1/1	101009	100517	100326	Q D	0	0
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001	N	0	0	1/1	1/1	101009	100517	100326	Q T Q	0	0
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001	N	0	0	1/1	1/1	101009	100506	100326	T T D	0	0
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001	N	0	0	1/1	1/1	101009	100506	100326	Q Q C D	0	0
	N	0	0	1/1	1/1	0	0	0	0	0	0
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001 N	0	0 1/1 1/1	101009	100506	100326 T E D Q	0	0	0
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001 N	0	0 1/1 1/1	101009	100506	100326 Q	0	0	0
001 N	0	0 1/1 1/1	101009	100506	100326 T T Q	0	0	0
N	0	0 1/1 1/1	0	0	0	0	0	0

I	0	7004 1957 1122	120110430011	11 01 12	D73 21
	0	7004 1957 0323 FL	120110430011	02 02 12	D73 21
	0	7004 1957 1022 FL	120110430011	11	D73 21
	0	7004 1956 0321 FL	120110430011		D73 21
	0	7004 1957 1022	120110430011	01 01	D73 21
	0	7004 1957 1022 FL	120110430011		D73 21
	0	7004 1957 1022 FL	120110430011	01	D73 21
	0	7004 1957 1022 FL	120110430011	11 11 01	D73 21
	0	83943 1221	120110430011		75

MISC_DIST	NCU_LAND	NCU_BLDG	BEDS	BATH	LY_NCU_LA	LY_NCU_BL	LY_SB_SOH	CBROW	LYCBROW
0	0	0	0.0	0.0	0	0	312830	0	0
0	0	0	0.0	0.0	0	0	709180	0	0
0	0	0	4.0	3.0	0	0	492730	0	0
0	0	0	4.0	3.0	0	0	450080	0	0
0	0	0	0.0	0.0	0	0	722510	0	0
0	0	0	2.0	1.0	0	0	334810	0	0
0	0	0	0.0	0.0	0	0	1050020	0	0
0	233960	296490	3.0	2.0	227150	269540	639680	0	0
0	0	0	0.0	0.0	0	0	685630	0	0
0	0	0	3.0	2.0	0	0	726080	0	0
0	0	0	0.0	0.0	0	0	699890	0	0
0	0	0	0.0	0.0	0	0	313720	0	0
0	0	0	2.0	1.0	0	0	601260	0	0
0	0	0	0.0	0.0	0	0	301210	0	0
0	0	0	2.0	2.0	0	0	754280	0	0
0	0	0	0.0	0.0	0	0	262280	0	0
0	0	0	0.0	0.0	0	0	950860	0	0
0	0	0	0.0	0.0	0	0	806970	0	0
0	0	0	4.0	2.0	0	0	300790	0	0
0	0	0	0.0	0.0	0	0	281680	0	0
0	0	0	3.0	1.0	0	0	224940	0	0
0	0	0	0.0	0.0	0	0	208080	0	0
0	0	0	0.0	0.0	0	0	44420	0	0
0	0	0	0.0	0.0	0	0	681310	0	0
0	0	0	0.0	0.0	0	0	534120	0	0
0	0	0	0.0	0.0	0	0	716960	0	0
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0	0	0	0.0	0.0	0	0	112370	0	0
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0	0	0	4.0	2.0	0	0	219570	0	0
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0	0	0	3.0	2.0	0	0	453500	0	0
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0	0	0	2.0	2.0	0	0	81160	0	0

0	0	0	2.0	2.0	0	0	142850	0	0
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0	0	0	2.0	2.0	0	0	123340	0	0
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HE3_AMOUSCHOOL_EXESRI_OID

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RIVERLAND RD

SW 32ND AVE

ANDROS LN

SW 32ND TER

BIMINI LN

SW 33RD TER

CAT CAY LN

NEW RIVER DR

SW 34TH AVE

SW 24TH CT

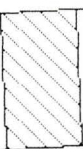
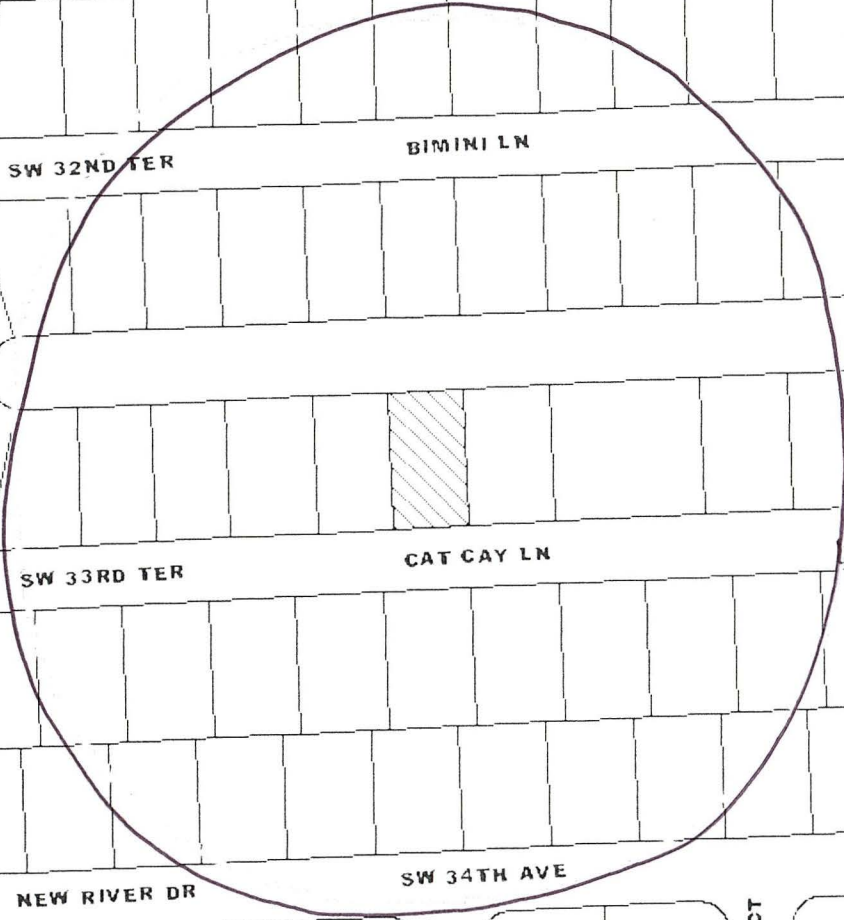
SW 25TH ST

SW 25TH CT

SW 26TH ST

FLAMINGO LN

SW 34TH TER



2436 CAT CAY LANE
DATE OF PRINT: 04/19/2024

REVISED
04/19/2024

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER




























Cat Cay Ln

Cat Cay Ln

Cat Cay Ln

Cat C

 National Home Inspection

NARRATIVE

We are seeking two variances:

- A) To allow an existing 10 x 20 shed located in the rear of the property to remain on the property as it has for the past 10 years.

Sec. 47-39.A.1.b.(g)- Separation between building

Sec. 47-39.A.1.b.(d)- rear and side yard.

- B) To allow an existing utility closet wall to exist in its current location on the side yard as it has for decades, despite enclosing the carport by adding two walls to the existing car port.

Sec.47-39. A.6.F – Side yards

(A) In 2022, my wife and I purchased 2436 Cat Cay Lane, paying \$1.2 million for a 1462 square foot home with a 10 x 20 shed in the rear of the property.

We closed on the property as no violations nor open permits existed.

Months later, we learned the city had violated us for the shed as it was a “non-conforming structure” as it encroached on the required setbacks.

Puzzled, I inquired with the city about the permitted shed and learned that the prior owner had applied for a 10 x 10 shed but the shed installed actually measured 10 x 20. Nonetheless, 10 years ago, the city approved the permit allowing the shed to exist without meeting the necessary setbacks! In the city’s file, photographs depict the exact 10 x 20 shed in the exact location as it sits on the property today.

After further reviewing the city’s file, I learned that despite the discrepancy in the size and location of the shed, the permit was approved by George Oliva, the current head of permitting. Now, 10 years later, the city is requiring us to remove the shed from the property.

As bona fide purchasers, we relied on the city records that no violations existed. We had no way of knowing that the 10- year- old shed was in violation of the code.

It would be a great hardship and an expensive loss for us to have to remove the shed as we would incur additional costs removing it after paying a premium for the house and shed.

Of course, part of the home’s appeal was having an additional 200 square foot shed.

We look forward to providing you with sufficient evidence to allow such a variance.

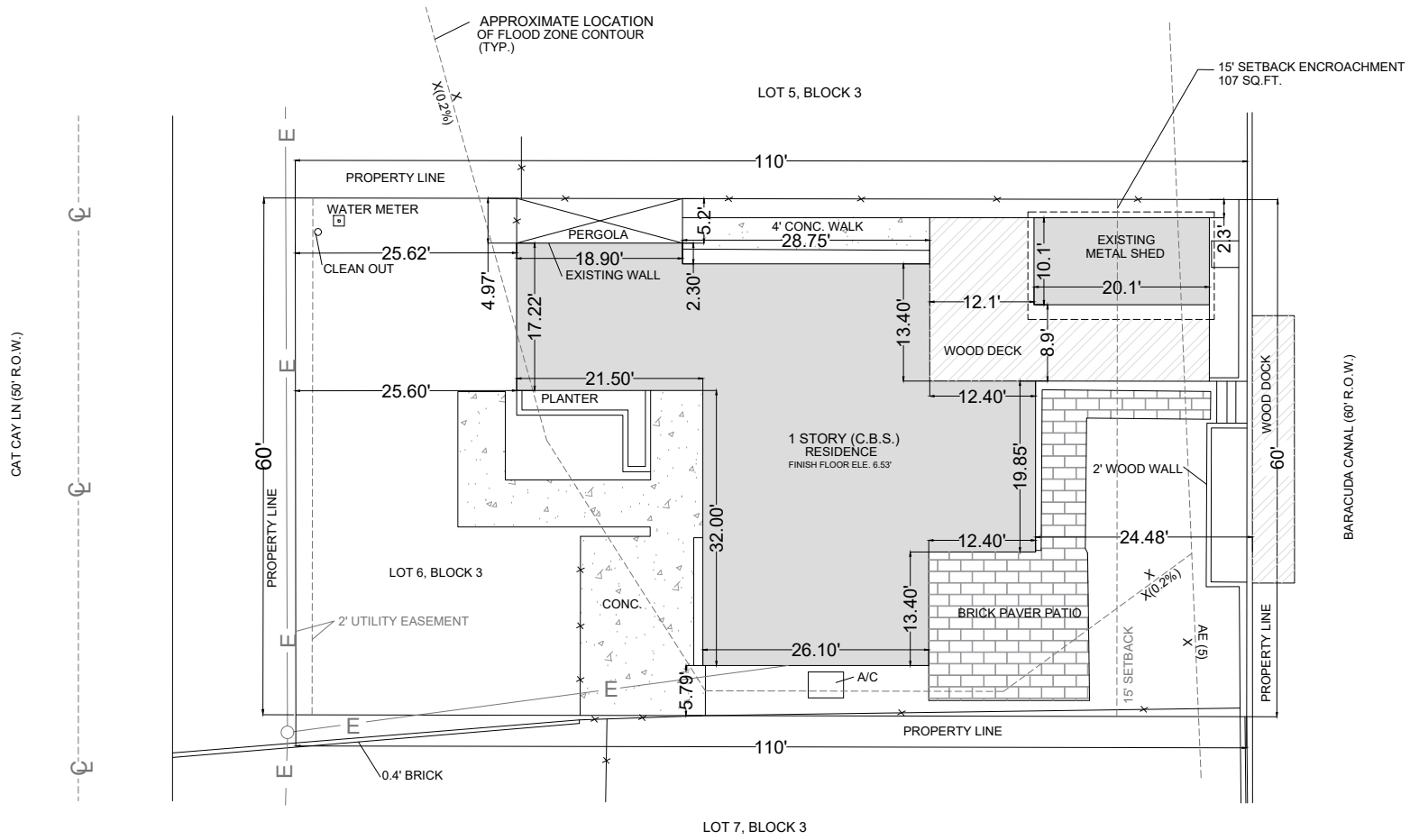
(B) The home we purchased had a front car port and a utility closet, a design common to many homes built in the 1950s.

We enclosed the carport by adding two walls opposite the utility closet.

The wall deemed to be in the setback was untouched only to add a mini split ac unit and a tankless water heater.

We are seeking a variance to allow the existing utility closet wall to remain on the property as it has for decades.

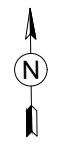
LEGAL DESCRIPTION:
 LOT 6, BLOCK 3, OF "LAUDERDALE ISLES NO. 2",
 ACCORDING TO THE PLAT THEREOF, AS RECORDED
 IN PLAT BOOK 35, AT PAGE 2, OF
 THE PUBLIC RECORDS OF BROWARD COUNTY,
 FLORIDA.



NOTES:

ADDRESS:
 2436 CAT CAY LN
 FORT LAUDERDALE, FL 33312

SITE PLAN
 LOT AREA: 0.15 ACRES
 PARCEL ID: 504219040060
 PLOT SIZE: 8.5" X 11"
 DRAWING SCALE: 1"=20'





PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

2436 CAT CAY LANE
FORT LAUDERDALE, FLORIDA 33312

CERTIFY TO:

I. MARIO AND YELENA TACHER

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X / X(0.2%) / AE
BASE FLOOD ELEVATION: 5'
CONTROL PANEL NO.: 125105-0554-H
DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK:
BROWARD COUNTY B.M. #91
ELEVATION = 9.200' (NGVD 1929)
ELEVATION = 7.609' (NAVD 1988)

POTENTIAL ENCROACHMENTS:

1. 6 FOOT WOOD FENCE CROSSES OVER THE NORTHERLY AND SOUTHERLY PROPERTY LINES.
2. CONCRETE CROSSES OVER THE SOUTHERLY PROPERTY LINE.
3. PERGOLA CROSSES OVER THE NORTHERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOT 6, BLOCK 3, OF "LAUDERDALE ISLES NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

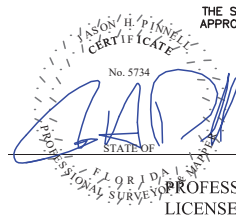
A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊕ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕/h = ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

Jason H. Pinnell,
P.S.M.
Date: 2024.04.18
09:37:56 -04'00'

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

UPDATE SURVEY (24-0614)	04/05/24	S.A.
REVISIONS	DATE	CHK'D BY

SKETCH NO.: 22-2365
DATE OF SURVEY: 12/06/22
CHECKED BY: K.M.
FIELD BOOK/PAGE: 655/12, FILE
SIDE 1 OF 2

