

Deerfield Beach CRA  
Master Real Estate Plan  
2011

**FINAL DRAFT**

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# Executive Summary

The Deerfield Beach Community Redevelopment Plan and the Redevelop Trust Fund for the Cove/Beach Redevelopment Area was established in 1999 to upgrade the area's public infrastructure and creatively partner with the private sector to increase investment in the Community Redevelopment Agency (CRA) area.

The purpose of the 2011 CRA Real Estate Master Plan is to identify properties in the district that may contribute to the ongoing revitalization of the community and promote redevelopment that will promote public safety, improve local business, enhance the quality of life of residents and visitors and improve the overall well-being of the community. The CRA actively promotes real estate redevelopment that includes community facilities, public parking, park space and land assemblage for development.

Twelve properties were identified by CRA Staff and The Dreyer Group as being 'of interest' because redevelopment will further the revitalization and foster additional investment in the community. Each property was evaluated using seven criterion and a grading system that enables them to be subjectively evaluated. It provides a weighting mechanism that produces an overall score so that properties can be compared and contrasted in order to determine which redevelopment projects would likely yield the most benefit.

A detailed review of Properties of Interest provides an overview of the physical characteristics, zoning and development potential of each property so that the CRA and community can establish investment priorities and engage property owners and developers to foster redevelopment.



# Background Information

## Community Redevelopment Plan

The first Deerfield Beach Community Redevelopment Plan (the Plan) was established on December 7, 1999 with the adoption of Resolution No. 1999/174 in accordance with Florida Statutes Part III, Chapter 163. The resolution enumerates that the Plan give due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan. The Plan shall afford maximum opportunity consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise.

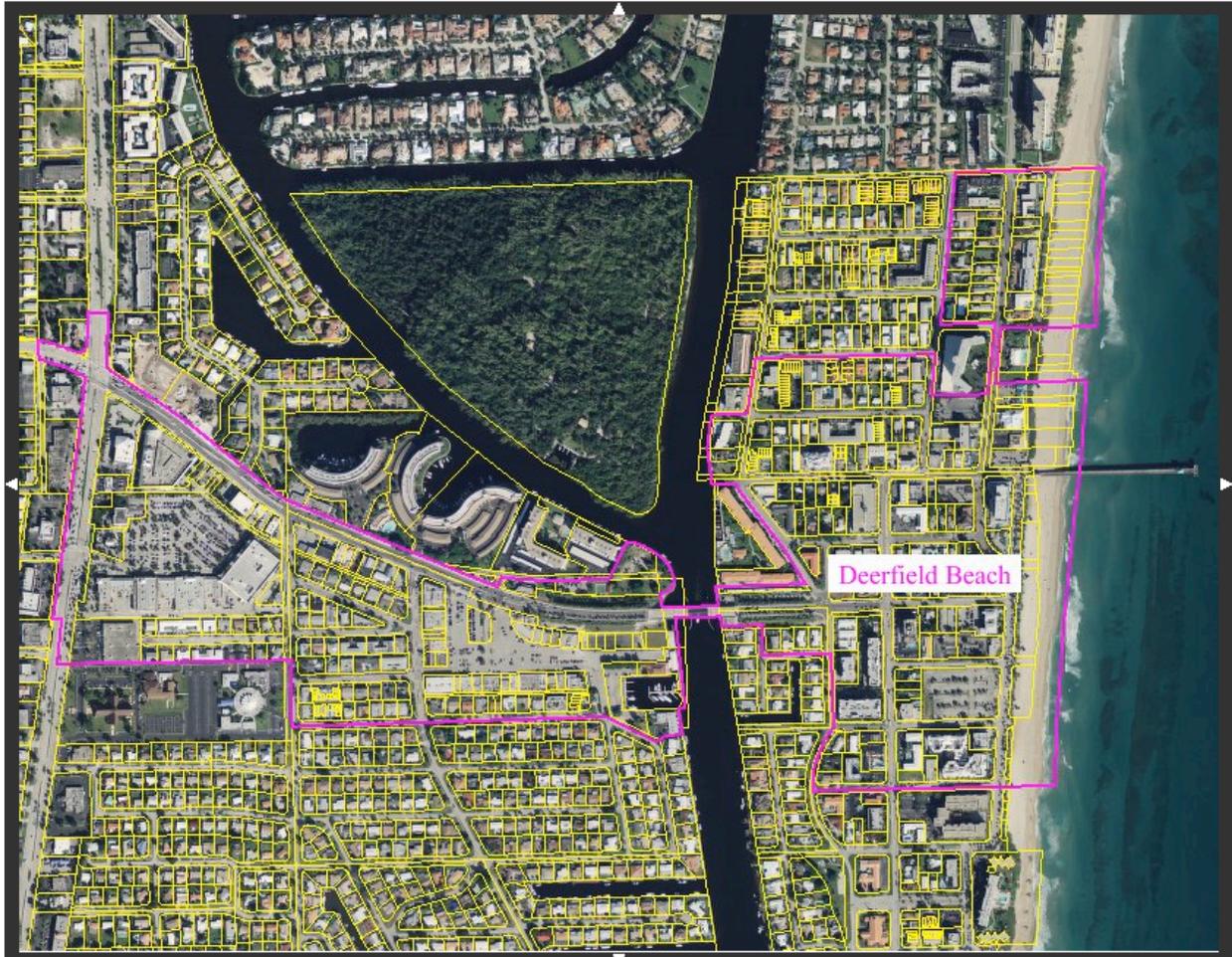
The City of Deerfield Beach passed Ordinance No. 1999/032 on December 28, 1999 which established the Redevelop Trust Fund for the Cove/Beach Redevelopment Area. The CRA was tasked with utilizing tax increment financing (TIF) to creatively partner with the private sector to increase investment in the CRA district as well as upgrade the area's public infrastructure.

On August 31, 2010 the CRA 5-Year Capital Budget, was submitted to the board for approval. This plan is a detailed report on the projects that the CRA anticipates implementing and provides a narrative and justification for each of the projects along with a project budget. Projects were prioritized and scheduled on a timetable that is manageable for staff to implement. Beginning in Fiscal Year 2011, the Capital Improvements Plan will be fully integrated into the CRA budget with capital projects appearing as line items within the budget. This type of integration will allow staff to accurately benchmark progress, CRA accomplishments and return on investment.

## CRA Redevelopment Area

The CRA is located within the central area of the City limits and encompasses approximately 468 acres. The CRA area surrounds the City's main arterial of Hillsboro Boulevard between Federal Highway and Ocean Way. The north and south boundaries of the CRA area varies from east to west. The CRA area includes a limited number of parcels to the west of the Intracoastal Waterway, which includes Sullivan Park just north of Hillsboro Boulevard. The bulk of the CRA area is located to the east of the Intracoastal Waterway and expands along State Road A1A. The CRA area extends north to the City Limits at NE 7th Street and south to SE 3rd Street at its furthest extents. The CRA area includes mature neighborhoods and commercial areas with a mixture of older buildings and more recent developments. The older buildings may be subject to redevelopment in the coming years.

# CRA Geographical Boundaries



SELECTED PROPERTY-FOLIO: [None]

2010 AERIALS

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0 315 ft

# Real Estate Plan Overview & Methodology

## Overview

A comprehensive real estate plan recognizes the many roles private and public real estate plays in the short and long term redevelopment of the area and provides a roadmap that enables the CRA to evaluate properties that may help to achieve the goals and objectives of the CRA Plan.

## Properties of Interest

A survey was conducted by the CRA staff and The Dreyer Group that identified particular properties that could potential contribute to the CRA's Plan and 2011 Infrastructure Master Plan. Twelve properties were identified that meet one or more of the following four potential property uses:

- 1. Community Facility:** Provide land for development of a community facility such as a fire station or some other municipal service (excluding Parks and Recreation).
- 2. Parking:** Provide additional public parking.
- 3. Park Space:** Provide park space for residents and visitors.
- 4. Assemblage:** Provide the opportunity to combine multiple lots in order to achieve the size and dimensions of a building site necessary to construct improvements consistent with a property's highest and best use.

## Review Process

Properties that were identified as 'being of interest' meet one or more of the of the four potential uses described above were evaluated based on subjective criteria that considers the appropriateness and impact of the proposed changes of use listed above. Below is a list of the criteria considered:

**Acceptable Use:** Is the the proposed use appropriate?

**Visibility of Project:** Is the property's location highly visible?

**Potential Economic Impact:** Would the proposed use have a positive economic impact?

**Visual Impact of Redevelopment:** Would the proposed use have a positive visual impact?

**Ability to Eliminate Blight:** Would the proposed use contribute to eliminating blight?

**Potential to Promote Public Safety:** Would the proposed use promote public safety?

**Contribute to Gateway Improvement:** Would the proposed use contribute to the gateway?

**Contribute to Plan or Project:** Would the proposed use contribute to the Master Redevelopment Plan or another approved project or goal?

A matrix table for each of the four potential uses (Community Facility, Parking, Park Space and Assemblage) evaluates each property and considers the above criteria using a simple star grading system. This enables each property to be subjectively evaluated and provides a weighting mechanism that produces a total score so that all properties can be compared and contrasted.

# Properties Of Interest - Summary



No.	Property	Property Description	Zoning
1	2013 SE 3rd St	Carriage House Vacant Lot. Property is a vacant lot located on the southeast corner of A1A and SE 3rd St. Lot dimension are 140' x 65'; 9,100 sq. ft.	RM-25
2	2040 E. Hillsboro Blvd	Property is a single family residence situated on a lot adjacent to a municipal beach parking lot.	RM-25
3	11 & 45 N.E. 21st Ave.	Two adjacent lots located on the Northwest corner of the intersection of Hillsboro Blvd. and NE 21st Ave. (Ocean Way).	RM-25
4	2070 & 2080 NE 1 Street	The subject property is comprised of two adjacent lots which contain a single family house.	RM-25
5	2051, 2061, 2071, 2081 NE 1st St.	4 adjacent properties including 3 single family residences and a former motel property.	RM-25
6	10 & 30 N.E 20th Ave.	The subject properties are comprised of two adjacent motel properties that front A1A and lie between E. Hillsboro Blvd. and NE 1st St.	RM-25
7	1951 E. Hillsboro Blvd.	The subject properties are comprised of three adjacent lots located on the southwest corner of the city block bound by A1A, NE 1st St., NE 19th Terrace and Hillsboro Blvd.	RM-25

No.	Property	Property Description	Zoning
8	1701 Riverview Rd.	This property is a vacant waterfront lot located at the eastern end of Riverview Rd.	B-1
9	1601 E. Hillsboro Blvd.	The Chamber of Commerce Building at Hillsboro Blvd. and Riverview Rd.	CF
10	The Cove Gardens	All properties on the entire block bound by SE 2nd St. bound by SE 12th Ave. and 15th Ave. and Hillsboro Blvd.	RM-15 and B-2
11	1755 SE 3rd Ct.	Former Charlie Crab House property at the Cove Shopping Center.	COD
12	257 - 267 NE 20th Ave.	A six unit two building apartment property	RM-25

**Community Facility**

	#1 - 2013 SE 3rd Street	#2 - 2040 East Hillsboro Boulevard	#3 - 11 & 45 NE 21st Avenue	#4 - 2070 & 2080 NE 1st Street	#5 - 2051, 2061, 2071, 2081, NE 1st Street	#6 - 10 & 30 NE 20th Avenue	#7 - 1951 E. Hillsboro Boulevard	#8 - 1701 Riverview Road	#9 - 1601 East Hillsboro Boulevard	#10 - Cove Gardens	#11 - 1735 SE 3rd Court	#12 - 259-267 NE 20th Ave
2010 Just Value	\$ 274,580	\$ 363,560	\$ 1,716,400	\$ 461,270	\$ 1,725,270	\$ 1,183,500	\$ 868,170	\$ 2,352,000	\$ 481,370	\$ 5,600,000	\$ 2,995,230	\$ 536,410
<b>Criteria for Consideration</b>												
Acceptable Use	N/A											
Visibility of Project		★★							★★★			
Potential Economic Impact									★			
Visual Impact of Redevelopment		★★							★★★			
Ability to Eliminate Blight												
Potential to promote public safety		★★★										
Contribute to Gateway Improvement		★							★★★			
Contribute to Plan or Project												
<b>Total:</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Legend</b>	
Not Applicable	N/A
Not at all	×
Somewhat	★
More so	★★
Absolutely	★★★

**Parking**

	#1 - 2013 SE 3rd Street	#2 - 2040 East Hillsboro Boulevard	#3 - 11 & 45 NE 21st Avenue	#4 - 2070 (& 2080) NE 1st Street	#5 - 2051, 2061, 2071, 2081, NE 1st Street	#6 - 10 & 30 NE 20th Avenue	#7 - 1951 E. Hillsboro Boulevard	#8 - 1701 Riverview Road	#9 - 1601 East Hillsboro Boulevard	#10 - Cove Gardens	#11 - 1755 SE 3rd Court	#12 - 259-267 NE 20th Ave
2010 Just Value	\$ 274,580	\$ 363,560	\$ 1,716,400	\$ 461,270	\$ 1,725,270	\$ 1,183,500	\$ 868,170	\$ 2,352,000	\$ 481,370	\$ 5,600,000	\$ 2,995,230	\$ 536,410
Criteria for Consideration												
Acceptable Use			N/A				N/A	N/A		N/A		
Visibility of Project	★★	★★		★★	★★★★	★★★			★★★		★★★	★★
Potential Economic Impact	★	★		★	★★	★			★		★★★	★
Visual Impact of Redevelopment	★				★★	★★★					★★	★★
Ability to Eliminate Blight					★★★	★★★					★★★	★★★
Potential to Promote Public Safety					★★	★★					★★★	★★
Contribute to Gateway Improvement	★				★	★★★			★		★★	
Contribute to Plan or Project		★★★			★★★	★★			★		★★★	
<b>Total:</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>16</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>19</b>	<b>10</b>

Legend	
Not Applicable	N/A
Not at all	×
Somewhat	★
More so	★★
Absolutely	★★★

**Park Space**

	#1 - 2013 SE 3rd Street	#2 - 2040 East Hillsboro Boulevard	#3 - 11 & 45 NE 21st Avenue	#4 - 2070 & 2080 NE 1st Street	#5 - 2051, 2061, 2071, 2081, NE 1st Street	#6 - 10 & 30 NE 20th Avenue	#7 - 1951 E. Hillsboro Boulevard	#8 - 1701 Riverview Road	#9 - 1601 East Hillsboro Boulevard	#10 - Cove Gardens	#11 - 1755 SE 3rd Court	#12 - 259-267 NE 20th Ave
2010 Just Value	\$ 274,580	\$ 363,560	\$ 1,716,400	\$ 461,270	\$ 1,725,270	\$ 1,183,500	\$ 868,170	\$ 2,352,000	\$ 481,370	\$ 5,600,000	\$ 2,995,230	\$ 536,410
<b>Criteria for Consideration</b>												
Acceptable Use	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Visibility of Project	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
Potential Economic Impact	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
Visual Impact of Redevelopment	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
Ability to Eliminate Blight	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
Potential to Promote Public Safety	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
Contribute to Gateway Improvement	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
Contribute to Plan or Project	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••	•••••
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Legend</b>	
Not Applicable	N/A
Not at all	X
Somewhat	•
More so	•••
Absolutely	•••••

**Assemblage**

	#1 - 2013 SE 3rd Street	#2 - 2040 East Hillshoro Boulevard	#3 - 11 & 45 NE 21st Avenue	#4 - 2070 & 2080 NE 1st Street	#5 - 2051, 2061, 2071, 2081, NE 1st Street	#6 - 10 & 30 NE 20th Avenue	#7 - 1951 E. Hillshoro Boulevard	#8 - 1701 Riverview Road	#9 - 1601 East Hillshoro Boulevard	#10 - Cove Gardens	#11 - 1755 SE 3rd Court	#12 - 259-267 NE 20th Ave
<b>2010 Just Value</b>	\$ 274,580	\$ 363,560	\$ 1,716,400	\$ 461,270	\$ 1,725,270	\$ 1,183,500	\$ 868,170	\$ 2,352,000	\$ 481,370	\$ 5,600,000	\$ 2,995,230	\$ 536,410
<b>Criteria for Consideration</b>												
Acceptable Use								N/A	N/A			
Visibility of Project	★★★	★★	★★★	★★★	★★★	★★★	★★★			★★★	★★	★★
Potential Economic Impact	★★★	★★	★★★	★★	★★★	★★★	★★★			★★★	★★★	★★★
Visual Impact of Redevelopment	★★	★★	★★★	★★★	★★★	★★★	★★★			★★★	★★	★★
Ability to Eliminate Blight	★★		★★★		★★★	★★★	★★			★★★	★★★	★★★
Potential to Promote Public Safety	★		★		★★★	★★	★			★★★	★★★	★★★
Contribute to Gateway Improvement	★	★	★★★		★★	★★★	★★★			★★★		
Contribute to Plan or Project					★★	★★				★		
<b>Total:</b>	<b>12</b>	<b>7</b>	<b>16</b>	<b>8</b>	<b>19</b>	<b>19</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>13</b>	<b>13</b>

<b>Legend</b>	
Not Applicable	N/A
Not at all	X
Somewhat	★
More so	★★
Absolutely	★★★



# Properties Of Interest - Detailed Review

## Detailed Summary of Each Property

The following is a detailed summary of each property and explains how the property may play a role in achieving the goals of the Deerfield Beach CRA Plan. This report makes no representation as to whether or not the owner of a particular property is interested in selling. This report is intended to serve as a basis for considering particular 'Properties of Interest' as they relate to the CRA Plan and 2011 Infrastructure Master Plan.

## Just Value

This report makes no representation as to the expected 'Sales Price' of a particular property, however, it does provide the Broward County Appraiser's determination of Just Value for the Tax Year 2010. In 1965 the Florida Supreme Court case of *Walter v. Schuler*, it was established that "Just Value" shall have the same meaning as "Market Value." The Federal Deposit Insurance Corporation (FDIC) provides the most recent and widely adopted definition of market value. According to the FDIC, market value is the most probable price that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimuli. Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer under the following conditions:

- Buyer and seller typically are motivated.
- Both parties are well informed or well advised and acting in what they consider to be their own best interests.
- A reasonable time is allowed for exposure in the open market.
- Payment is made either in U.S. dollars or in comparable financial terms.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

It should be noted that the Broward County Appraiser's determination of Just Value is derived through statistical analysis with the aid a Computer Assisted Mass Appraisal (CAMA) system. It utilizes a market based land valuation system stratified to recognize geographic and legal boundaries. It assigns costs applicable to real estate improvements derived from recognized sources of building costs data, augmented by sales data specific to a particular geographic market area. The use of comparable sales within each neighborhood further tests the cost schedules against market sales for individual locations or neighborhoods within the township. Many experts

agree that from a macro perspective (i.e. - the entire county), CAMA data can accurately reflect aggregate property values as well as individual properties that are not dissimilar from typical properties of a the same type found in a well defined market. However, from the micro perspective, unique properties are often significantly under- or over-valued and this is often demonstrated in recent property sales where the selling price and the most recent Just Value are materially different.

A final point about Just Value is that during the past few years, the Florida real estate market has experienced a precipitous drop in property valuations due to the recession and credit crisis that took hold in 2008 and continues into 2011. Poor market conditions have been exacerbated by a record number of property foreclosures which have contributed to a remarkable downward spiral of property values. Many market experts believe property values are at or near the bottom of the real estate market cycle and that the depths of this current trough has reached historic proportions.

Despite the recent market anomalies, Just Value, often serves as a useful benchmark and point of departure when negotiating a property purchase and sale agreement. However, the final purchase price may be heavily influenced by unique factors.

### **CRA Interest in Property**

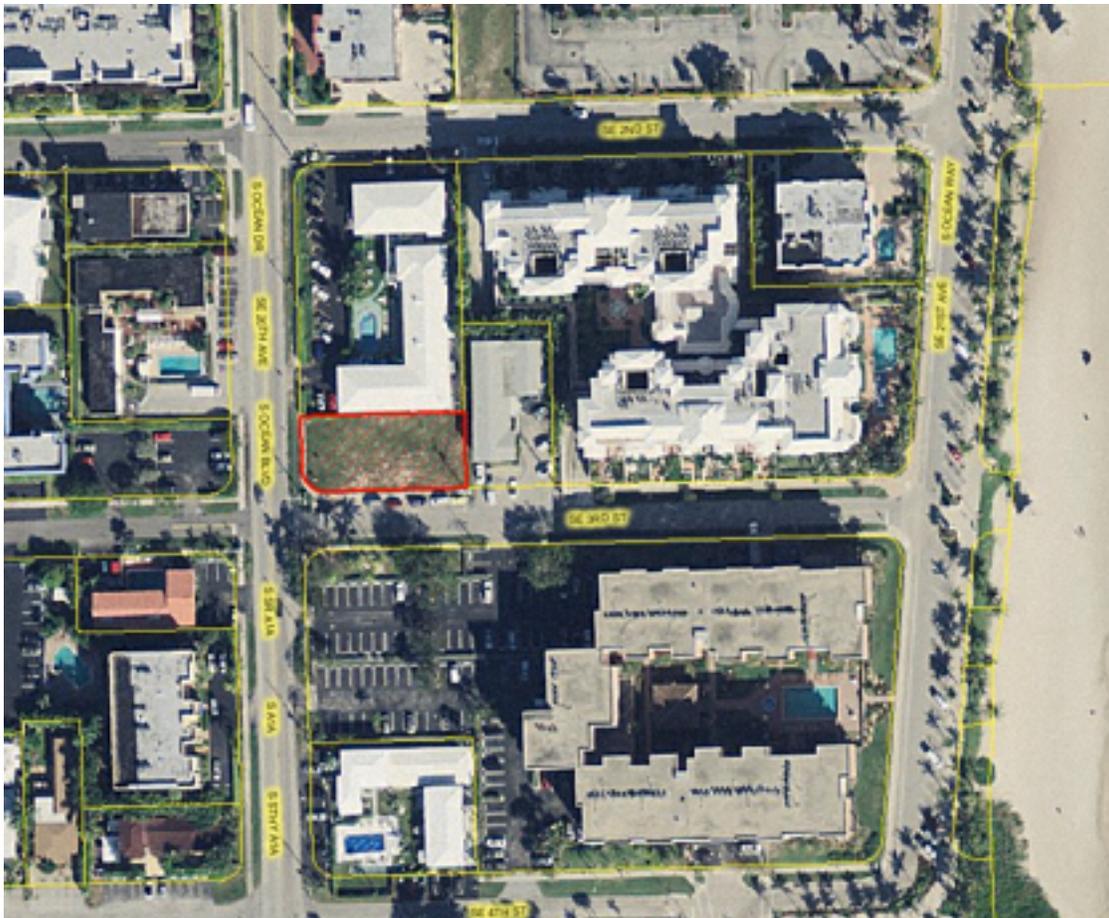
The following properties met one or more of the following four property uses that may potentially contribute to the CRA's Plan and 2011 Infrastructure Master Plan:

- 1. Community Facility:** Provide land for development of a community facility such as a fire station or some other municipal service (excluding Parks and Recreation).
- 2. Parking:** Provide additional public parking.
- 3. Park Space:** Provide park space for residents and visitors.
- 4. Assemblage:** Provide the opportunity to combine multiple lots in order to achieve the size and dimensions of a building site necessary to construct improvements consistent with a property's highest and best use.

## #1 - 2013 SE 3rd Street

The subject property is a vacant lot situated on the southwest corner of the block bound by A1A, SE 2nd St, S. Ocean Way and SE 3rd St. It is adjacent to the Carriage House Motel and is owned by the former owner of the Carriage House, Carriage House Resort Motel, LLC. The Motel is currently owned by Galex, Inc.

- Lot dimensions are approximately 140 ft. x 65 ft.
- Lot area: 9,100 sq. ft.; 0.20 acres
- Zoning: RM-25.



## #1 - 2013 SE 3rd St.

### Property Value

The Broward County Property Appraiser estimated that the 2010 Just Value of the subject property is \$274,580.

2010 County Assessment	Value	Percent
Land	\$274,580	100%
Buildings	\$0	0%
Just Value	\$274,580	100%

### CRA Interest in Property

Several years ago, the current motel owner/operator, Galax Properties Inc., commissioned a preliminary architectural study of the site which contemplated construction of a building addition or other improvements that would expand motel operations. The proposed plans were reviewed with Jerry Ferguson, Planning and Growth Management Director, and a site development permit was activated, however, that plan expired approximately 5 years ago. There have been no further discussions regarding the proposed expansion and the previous owner of the Carriage House still owns the subject property.

Potential Use	Score
Community Facility	0
Parking	6
Park Space	0
Assemblage	12

The CRA staff and The Dreyer Group evaluated the property and determined that assemblage with the Carriage House Motel property remains the best option for this property. The CRA may wish to enter into discussions with the motel operator and owner of the vacant lot to determine what level of interest exists amongst the parties and determine if the CRA may provide any assistance to facilitate the property's development.

Another option would be for the CRA to purchase the property and install improvements so that it may be used as a parking lot to help alleviate the shortage of beach parking, however, current zoning does not permit such a use. A parking lot on the property could accommodate up to 15 vehicles and parking meters would provide additional revenue. In the event that the Carriage House wishes to proceed with its proposed expansion in the future, the CRA would be in a

position to negotiate a sale of the property that is conditioned upon the Carriage House owner making certain improvements that will add incremental tax revenue.

#1 - 2013 SE 3rd St.



**BROWARD COUNTY**

Tax ID **4843-05-04-1380**  
Address: **2013 3 ST SE**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pendants?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**2013 / SE / 3RD / ST**  
Block: **14** Lot: **11** Unit:

**OWNER NAME & ADDRESS**

**CARRIAGE HOUSE RESORT MOTEL LL**

**CARRIAGE HOUSE RESORT MOTEL LLC**

**925 S OCEAN BLVD**  
**DEERFIELD BEACH,FL 33441**

**925S OCEAN BL**  
Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:
Improvement Code:	<b>SCHOOL - PRIVATE/D</b>	Year Built: <b>1964</b>	Stories:
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:	Bedrooms:
Roof Type:	<b>GABLE/HIP</b>	Plumbing: <b>POOR</b>	Baths:
Roof Material:	<b>COMP/TAR&amp;GRAV</b>	Foundation:	Adj SQFT: <b>3,004</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type: <b>CONCRETE PLAIN</b>	Liv Area: <b>2,891</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>ASPPAV/ 600X 2</b>			

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>10 VACANT COMMERCIAL</b>	<b>78.45</b>	<b>FF</b>

LOT FRONT FOOTAGE: **7,845**

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	Tot Amount: <b>\$ 6,326.84</b>	
Land: <b>\$ 274,580</b>	Year: <b>2010</b>	SOH: <b>\$ 274,580</b>
Total: <b>\$ 274,580</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 11 BLK 14

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 225,000</b>	<b>04/19/00</b>	<b>30432/ 0870</b>	<b>WD</b>	<b>CARRIAGE HOUSE RESORT MOTE</b>
Prev:	<b>\$ 50,000</b>	<b>09/01/75</b>	<b>6355/ 50000</b>	<b>WD</b>	<b>INTERNATIONAL WORLD SCHOOL</b>
Earl:	<b>\$ 46,500</b>	<b>11/01/72</b>		<b>WD</b>	<b>WILSON WALTER R</b>
Othr:	<b>\$ 38,000</b>	<b>02/01/72</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status:	<b>F1007083/ X</b>	Amount: <b>\$ 549,000</b>
ML# / Status:	<b>F1007083/ A</b>	<b>F884332/ X</b> <b>F884332/ A</b>
ML# / Status:		
ML# / Status:		

**MORTGAGE INFORMATION**

Lender: **KOWAL,JOZEF T** Amount: **\$ 220,000** Type: **PVT**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

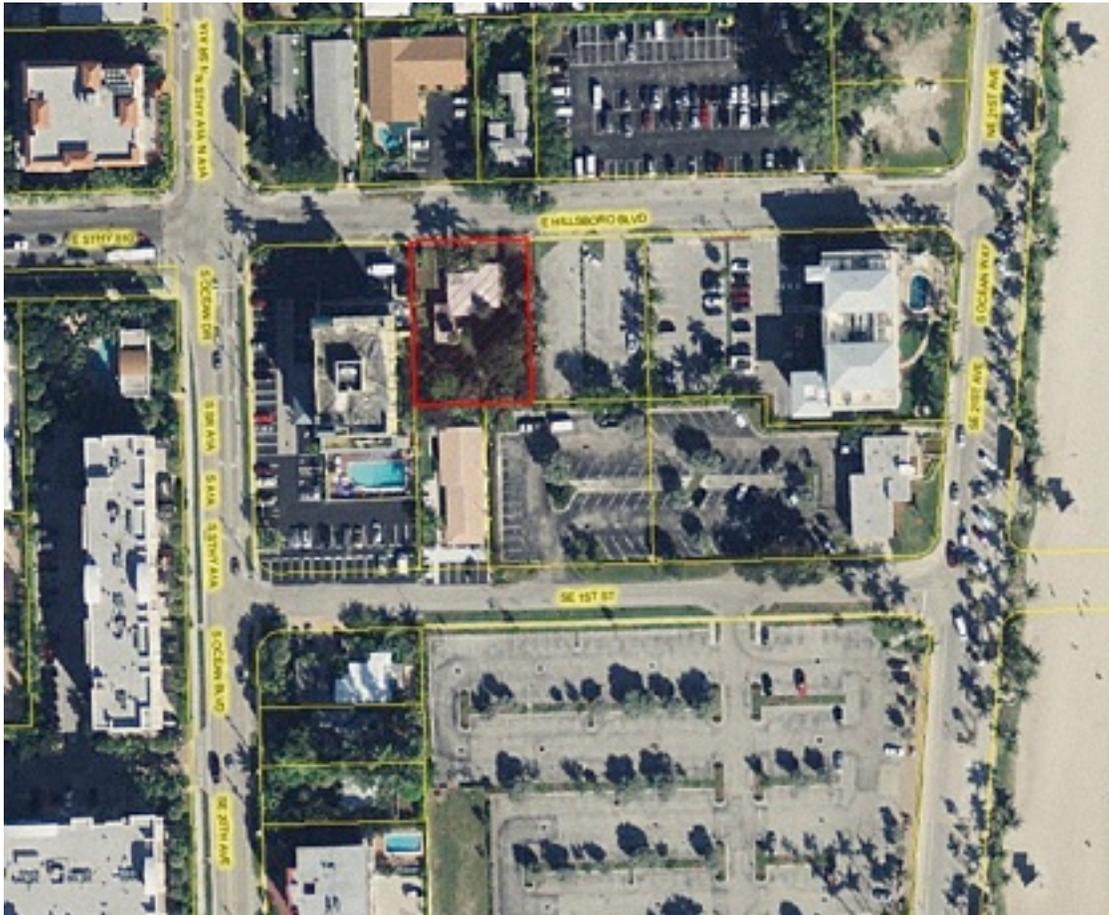
02/02/11



## #2 - 2040 Hillsboro Boulevard

The subject property is a 1,448 sq. ft. single family home located on the block bound by A1A, Hillsboro Blvd., Ocean Way and SE 1st St. The property is situated between the Comfort Inn and a municipal parking lot. The property is owned by the Susanne P. Gay Trust.

- Lot dimensions are approximately 100 ft. x 140 ft.
- Lot area: 14,000 sq. ft.; 0.32 acres
- Zoning: RM-25.



## #2 - 2040 Hillsboro Blvd

### Property Value

The Broward County Property Appraiser estimated that the 2010 Just Value of the subject property is \$363,560.

2010 County Assessment	Value	Percent
Land	\$112,000	31%
Buildings	<u>\$251,560</u>	<u>69%</u>
Just Value	\$363,560	100%

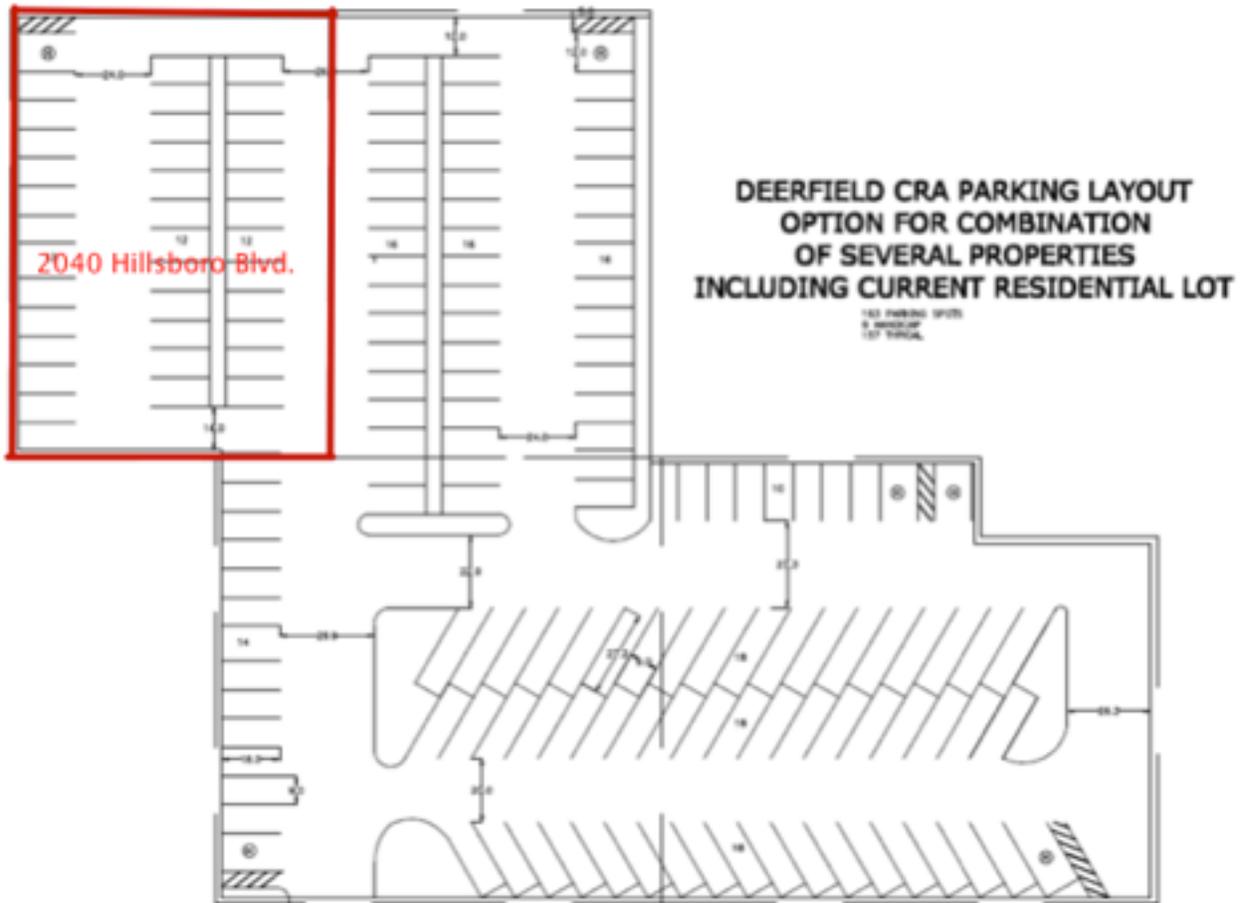
### CRA Interest in Property

Potential Use	Score
Community Facility	8
Parking	6
Park Space	0
Assemblage	7

The property is located between the Comfort Inn and the Northern Ocean Municipal Parking Lot. The property scored in three categories because of its central location in the community and its close proximity to the municipal beach parking lot and Comfort Inn.

The property could be converted into a public parking lot although this use is not consistent with current zoning. This would add an additional 37 parking spaces to the existing lot and potentially provide a solution to the loss of parking that the Comfort Inn would experience in the event that A1A is widened.

Below is a proposed site plan for the proposed parking lot expansion.



The property's central location, Hillsboro access, close proximity to A1A and adjacency to other city owned property also may make it a suitable site for a Community Facility such as a fire station and/or ocean rescue in the event that the current location and/or facilities are determined to be inadequate.

The Florida Department of Transportation (DOT) is currently contemplating widening a portion of A1A to include turn lanes at the intersection of East Hillsboro Boulevard. This would alleviate A1A northbound and southbound traffic backups that result when cars wait at the traffic light to turn onto Hillsboro Boulevard westbound during heavy traffic days and when the bridge is raised. In the event that the DOT elects to proceed with its plan to widen that section of A1A, a portion of the Comfort Inn parking lot will be required for the road widening.

## #2 - 2040 Hillsboro Blvd



**BROWARD COUNTY**

Tax ID **4843-05-04-1050**  
Address: **2040 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pendants?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**2040 / E / HILLSBORO / BL**  
Block: **10** Lot: **17,18** Unit:

**OWNER NAME & ADDRESS**

**SUZANNE P GAY** **GAY SUZANNE P TR**

**2039 NW 102 TER** **2039NW 102ND TE**  
**CORAL SPRINGS FL 33071** Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:	<b>1</b>	
Improvement Code:	<b>SINGLE FAMILY RESI</b>	Year Built:	<b>53</b>	Stories:	<b>1</b>
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:		Bedrooms:	<b>3</b>
Roof Type:	<b>GABLE/HIP</b>	Plumbing:	<b>GOOD TILE</b>	Baths:	<b>1</b>
Roof Material:	<b>TILE</b>	Foundation:	<b>STEM WALL</b>	Adj SQFT:	<b>1,448</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type:	<b>CONC, TERRAZZO</b>	Liv Area:	<b>1,448</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>DWAAS/ 1 X100</b>			

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>01 SINGLE FAMILY RESIDEN</b>	<b>14000.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement: <b>\$ 251,560</b>	Tot Amount: <b>\$ 8,512.12</b>	
Land: <b>\$ 112,000</b>	Year: <b>2010</b>	SOH: <b>\$ 363,560</b>
Total: <b>\$ 363,560</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 17,18 BLK 10

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 100</b>	<b>02/01/97</b>	<b>26037/ 0669</b>	<b>WD</b>	<b>GAY SUZANNE P TR</b>
Prev:	<b>\$ 192,900</b>	<b>09/07/94</b>	<b>22581/ 192900</b>	<b>WD</b>	<b>GAY PHILLIP G &amp; SUZANNE P</b>
Earl:	<b>\$ 180,000</b>	<b>02/01/93</b>		<b>WD</b>	<b>NANOSKY MICHAEL M</b>
Othr:	<b>\$ 230,000</b>	<b>08/01/88</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status:	<b>F943629/ X</b>	Amount:	<b>\$ 2,750</b>
ML# / Status:	<b>P851282/ CS</b>		<b>BC851282/ S</b>
ML# / Status:			
ML# / Status:			

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/01/11



### #3 - 11 & 45 N.E. 21st Avenue (Ocean Way)

The subject property is comprised of two adjacent vacant lots that front North Ocean Way and lie between NE 20th Terrace and E. Hillsboro Blvd. The property owner, La Place Du Sol Eil LP, acquired the property in 1998 and was attempting to obtain approval for the construction of a hotel as recently as 2008, however, it appears the plans have been put on hold due to the current economic recession.

- Combined lot dimensions are approximately 150 ft. x 114 ft.
- Combined lot area: 17,164 sq. ft.; 0.39 acres
- Zoning: RM-25



### #3 - 11 & 45 N.E. 1st Ave.

#### Property Value

The Broward County Property Appraiser estimated that the 2010 Just Value of the subject property is \$1,716,400.

2010 County Assessment	Value	Percent
Land	\$1,716,400	100%
Buildings	\$0	0%
Just Value	\$1,716,400	100%

#### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	0
Park Space	0
Assemblage	16

A plan was approved by the City for development of an 18-room boutique hotel, however, the property owners have not proceed with development. The property is adjacent to Property #4 - 2070 - 2080 NE 1st St. and a surface parking lot that is owned by Deerfield 21 Corp and operated by the The Wyndham Hotel. If all properties were assembled into a single development site, the land area would total approximately 77,164 sq. ft. (approximately 1.77 acres). The assemblage could accommodate a larger hotel or condominium project that may include an integrated multi-level parking structure on the western portion of the site that could be shared with The Wyndham Hotel.

#3 - 11 & 45 N.E. 21st Ave.



**BROWARD COUNTY**

Tax ID **4843-05-04-0460**  
Address: **45 21 AVE NE**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pendants?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**45 / NE / 21ST / AV**  
Block: **6** Lot: **2** Unit:

OWNER NAME & ADDRESS	
<b>LA PLACE DU SOLEIL LP</b>	<b>LA PLACE DU SOLEIL LP</b>
<b>777 S FLAGLER DR STE #800W</b>	<b>777S FLAGLER DR800W</b>
<b>W PALM BEACH, FL 33401</b>	Carrier: Phone:

BUILDING INFORMATION			
Building #1			# Units:
Improvement Code: <b>SINGLE FAMILY RESI</b>	Year Built: <b>1952</b>		Stories: <b>1</b>
Exterior Type: <b>CBS/FRMDBL/HT</b>	Electrical: <b>GOOD</b>		Bedrooms:
Roof Type: <b>GABLE/HIP</b>	Plumbing: <b>GOOD TILE</b>		Baths:
Roof Material: <b>TILE</b>	Foundation: <b>STEM WALL</b>		Adj SQFT: <b>1,388</b>
Interior Wall: <b>DRYWALL/PLASTER</b>	Floor Type: <b>CONC, TERRAZZO</b>		Liv Area: <b>1,196</b>

EXTRA FEATURES			
Description / Size	Description / Size	Description / Size	Description / Size
<b>DWAAS/ 1 X100</b>			

LAND INFORMATION		
LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>00 VACANT RESIDENTIAL</b>	<b>8860.00</b>	<b>SF</b>
LOT FRONT FOOTAGE:		

TAX & ASSESSMENT INFORMATION			
ASSESSMENTS	TAXES	EXEMPTIONS	
Improvement:	Tot Amount: <b>\$ 20,415.14</b>		
Land: <b>\$ 886,000</b>	Year: <b>2010</b>	SOH: <b>\$ 886,000</b>	
Total: <b>\$ 886,000</b>	Millage: <b>1111</b>		

**LEGAL DESCRIPTION**  
Legal: DEERFIELD BEACH 4-4 B LOT 2 LESS W 55, 3 N 25 LESS W 55 BLK 6

SALES INFORMATION					
	PRICE	REC DATE	BOOK / PAGE	TYPE	NAME
Curr:	<b>\$ 780,000</b>	<b>03/11/98</b>	<b>27853/ 0137</b>	<b>IO</b>	<b>LA PLACE DU SOLEIL LP</b>
Prev:		<b>11/01/95</b>	<b>24198/</b>		<b>HEIBRO INC</b>
Earl:	<b>\$ 100</b>	<b>10/01/94</b>		<b>QCD</b>	
Othr:	<b>\$ 100</b>	<b>05/08/90</b>	<b>17402/ 0392</b>	<b>QCD</b>	

MLS HISTORY		
ML# / Status: <b>529807/ X</b>	Amount: <b>\$ 850,000</b>	
ML# / Status: <b>P529807/ WE</b>	<b>P529807/ W</b>	<b>F027398/ CS</b>
ML# / Status: <b>P529807/ A</b>		
ML# / Status:		

MORTGAGE INFORMATION		
Lender:	Amount:	Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0480**  
 Address: **11 21 AVE NE**  
**DEERFIELD BEACH 33441**  
 Lien? Lis Pendens?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**11 / NE / 21ST / AV**  
 Block: **6** Lot: **3,S,25** Unit:

**OWNER NAME & ADDRESS****LA PLACE DU SOLEIL LP****LA PLACE DU SOLEIL LP**

**777 S FLAGLER DR STE #800W**  
**W PALM BEACH, FL 33401**

**777S FLAGLER DR800W**  
 Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:
Improvement Code: <b>SINGLE FAMILY RESI</b>	Year Built: <b>1961</b>		Stories:
Exterior Type: <b>CBS/FRMDBL/HT</b>	Electrical: <b>GOOD</b>		Bedrooms:
Roof Type: <b>GABLE/HIP</b>	Plumbing: <b>GOOD TILE</b>		Baths:
Roof Material: <b>TILE</b>	Foundation:		Adj SQFT: <b>1,342</b>
Interior Wall: <b>DRYWALL/PLASTER</b>	Floor Type: <b>CONC, TERRAZZO</b>		Liv Area: <b>1,199</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>CONC/9 X13</b>	<b>DWAGR/1 X100</b>		

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>00 VACANT RESIDENTIAL</b>	<b>8304.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	Tot Amount: <b>\$ 19,134.00</b>	
Land: <b>\$ 830,400</b>	Year: <b>2010</b>	SOH: <b>\$ 830,400</b>
Total: <b>\$ 830,400</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 3 S 25 LESS W 55.4 LESS W 55 BLK 6

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 780,000</b>	<b>03/11/98</b>	<b>27853/ 0137</b>	<b>IO</b>	<b>LA PLACE DU SOLEIL LP</b>
Prev:	<b>\$ 495,000</b>	<b>11/30/95</b>	<b>24198/ 495000</b>		<b>HEIBRO INC</b>
Earl:	<b>\$ 100</b>	<b>10/01/94</b>		<b>QCD</b>	<b>BACON STEVEN A</b>
Othr:	<b>\$ 100</b>	<b>04/01/90</b>		<b>QCD</b>	

**MLS HISTORY**

ML# / Status: <b>529812/ X</b>	Amount: <b>\$ 850,000</b>	
ML# / Status: <b>P529812/ WE</b>	<b>P529812/ W</b>	<b>P529812/ PS</b>
ML# / Status: <b>P529812/ A</b>		
ML# / Status:		

**MORTGAGE INFORMATION**

Lender: <b>BACON STEVEN A</b>	Amount: <b>\$ 300,000</b>	Type: <b>CON</b>
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**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

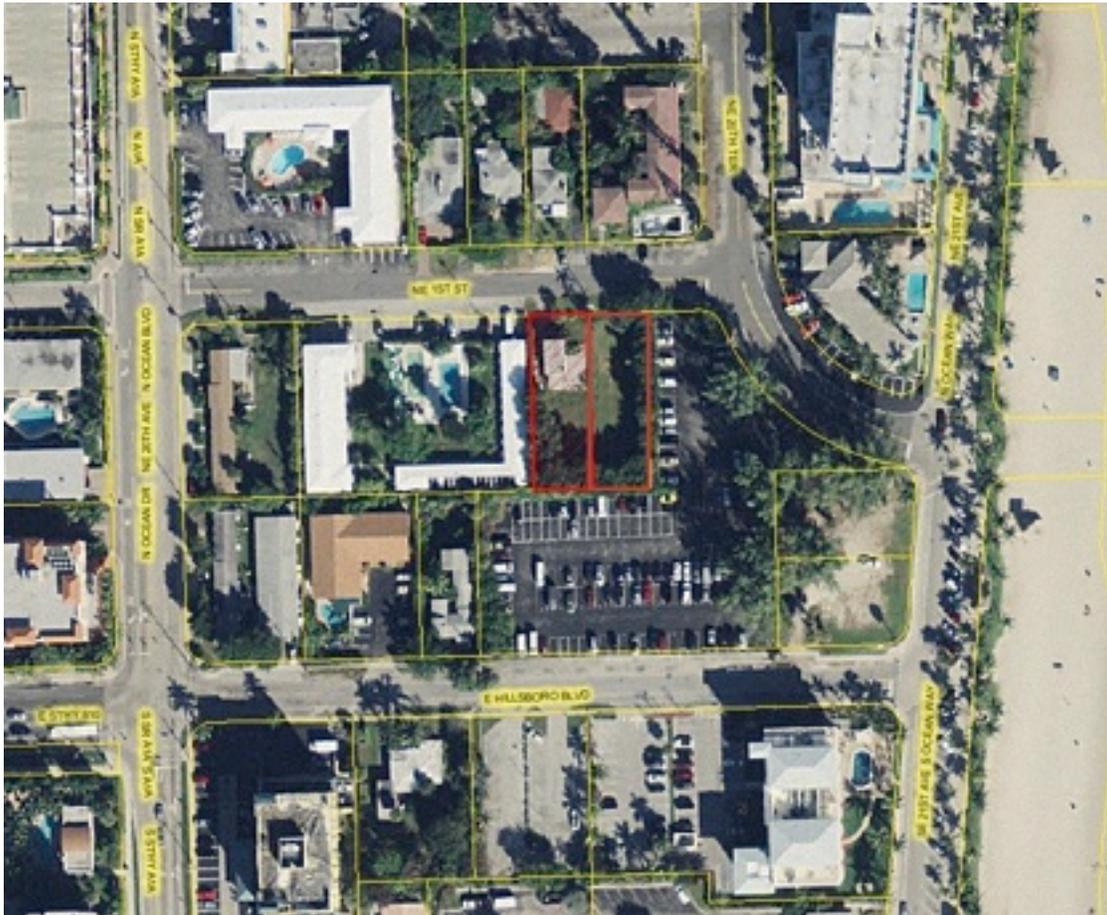
02/02/11



#### #4 - 2070 & 2080 NE 1st Street

The subject property is comprised of two adjacent lots which contain a single family house. The property is located on the block bound by A1A, NE 1st Street, NE 21st Terrace, Ocean Way and E. Hillsboro Boulevard and are owned by the Jorge Family Limited Liability Partnership II.

- Combined lot dimensions is approximately 150 ft.x 100 ft.
- Lot area: 15,000 sq. ft.; 0.34 acres
- Zoning: RM-25.



## #4 - 2070 and 2080 NE 1 Street

### Property Value

The Broward County Property Appraiser estimated that the 2010 Just Value of the subject property is \$461,270.

2010 County Assessment	Value	Percent
Land	\$322,500	70%
Buildings	<u>\$138,770</u>	<u>30%</u>
Just Value	\$461,270	100%

### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	3
Park Space	0
Assemblage	8

This property consists of two adjacent 50 ft. x 100 ft lots that are owned by a single entity and are currently merged to accommodate one single family residence. The property could potentially be re-zoned so that it could be operated as a municipal parking lot that would accommodate approximately 30 vehicles or combined with the adjacent surface parking lot that is owned by Deerfield 21 Corp and operated by the The Wyndham Hotel.

The property could also accommodate a multifamily project that may accommodate up to 12,000 sq. ft. of living space and house up to ten 1,200 sq. ft. units.

The property also has the potential to be part of an assemblage that could include the Wyndham Hotel surface parking lot and Property #3 (11 & 45 N.E. 21st Avenue (Ocean Way)). If all properties were assembled into a single development site, the land area would total approximately 77,164 sq. ft. (1.77 acres). The assemblage could accommodate a larger hotel or condominium project that may include an integrated multi-level parking structure on the western portion of the site that could be shared with The Wyndham Hotel.

#### #4 - 2070 and 2080 NE 1 Street



**BROWARD COUNTY**

Tax ID **4843-05-04-0600**  
Address: **2080 1 ST NE**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**2080 / NE / 1ST / ST**  
Block: **6** Lot: **21** Unit:

**OWNER NAME & ADDRESS**

**JORGE FAM LTD LIABILITY LP II**  
  
**2871 NE 9 ST**  
**POMPANO BEACH,FL 33062**

**JORGE FAM LTD LIABILITY LP II**  
  
**2871NE 9TH ST**  
Carrier: Phone:

**BUILDING INFORMATION**

Building #1		# Units:
Improvement Code:	Year Built:	Stories:
Exterior Type:	Electrical:	Bedrooms:
Roof Type:	Plumbing:	Baths:
Roof Material:	Foundation:	Adj SQFT:
Interior Wall:	Floor Type:	Liv Area:

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
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**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>00 VACANT RESIDENTIAL</b>	<b>7500.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	Tot Amount: <b>\$ 6,048.51</b>	
Land: <b>\$ 262,500</b>	Year: <b>2010</b>	SOH: <b>\$ 262,500</b>
Total: <b>\$ 262,500</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 21 BLK 6

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>09/14/09</b>	<b>46517/ 00752</b>	<b>QCD</b>	<b>JORGE FAM LTD LIABILITY LP</b>
Prev:		<b>06/28/07</b>	<b>44260/</b>	<b>QCD</b>	<b>2071 NE 1ST STREET LLC</b>
Earl:		<b>09/01/95</b>	<b>24115/ 0645</b>		<b>JORGE ROLANDO &amp; DOROTHY V</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0590**  
Address: **2070 1 ST NE**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**2070 / NE / 1ST / ST**  
Block: **6** Lot: **20** Unit:

**OWNER NAME & ADDRESS**

**JORGE FAM LTD LIABILITY LP II** **JORGE FAM LTD LIABILITY LP II**  
**2871 NE 9 ST** **2871NE 9TH ST**  
**POMPANO BEACH,FL 33062** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units: **1**  
Improvement Code: **SINGLE FAMILY RESI** Year Built: **55** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **GOOD** Bedrooms: **2**  
Roof Type: **FLAT** Plumbing: **GOOD TILE** Baths: **2**  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **1,182**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONCRETE PLAIN** Liv Area: **1,257**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**DWAAS/ 1 X100**

**LAND INFORMATION**

LAND UNITS: USE CODE **01 SINGLE FAMILY RESIDEN** FACTOR **7500.00** TYPE **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 138,770** Tot Amount: **\$ 4,715.04**  
Land: **\$ 60,000** Year: **2010** SOH: **\$ 198,770**  
Total: **\$ 198,770** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: **DEERFIELD BEACH 4-4 B LOT 20 BLK 6**

**SALES INFORMATION**

**PRICE** **REC DATE** **BOOK / PAGE** **TYPE** **NAME**  
Curr: **09/14/09** **46517/ 00755** **QCD** **JORGE FAM LTD LIABILITY LP**  
Prev: **06/28/07** **44260/** **QCD** **2071 NE 1ST STREET LLC**  
Earl: **09/01/95** **24115/ 0645** **JORGE ROLANDO & DOROTHY V**  
Othr:

**MLS HISTORY**

ML# / Status: **F878713/ C** Amount: **\$ 1,800**  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11



## #5 - 2051, 2061, 2071, 2081 NE 1st Street

The subject properties are four adjacent improved lots comprised of three single family homes and a vacant lot which was the location of a former motel that was closed in 2008 and demolished in 2011. The properties front NE 1st St. and are located on the southeast corner of the block bound by A1A, NE 2nd Street, NE 20th Terrace and NE 1st Street. The owner of the former motel site, MJB Palm View LLC, also has ownership interest in the two adjacent residential properties owned by Deerfield First Street LLC.

- Combined lot dimensions for the MJB Palm View LLC/Deerfield First Street LLC assemblage is 150 ft. x 200 ft. and is 150 ft. x 250 for all four adjacent properties.
- Combined lot area for the MJB Palm View LLC/Deerfield First Street LLC assemblage is approximately: 30,000 sq. ft. (0.69 acres) and 37,500 sq. ft. (.086 acres) for all four adjacent properties.
- Zoning: RM-25.



## #5 - 2051, 2061, 2071, 2081 NE 1st St.

### Property Value

The Broward County Property Appraiser estimated that the 2010 combined Just Value of the subject property is \$1,725,270. The three adjacent lots to the east (2081, 2071 and 2061 NE 1st St.), which are owned by MJB Palm View LLC, are currently list for sale at \$3,495,00.

2010 County Assessment	Value	Percent
Land	\$1,335,600	77%
Buildings	<u>\$389,670</u>	<u>23%</u>
Just Value	\$1,725,270	100%

### CRA Interest in Property

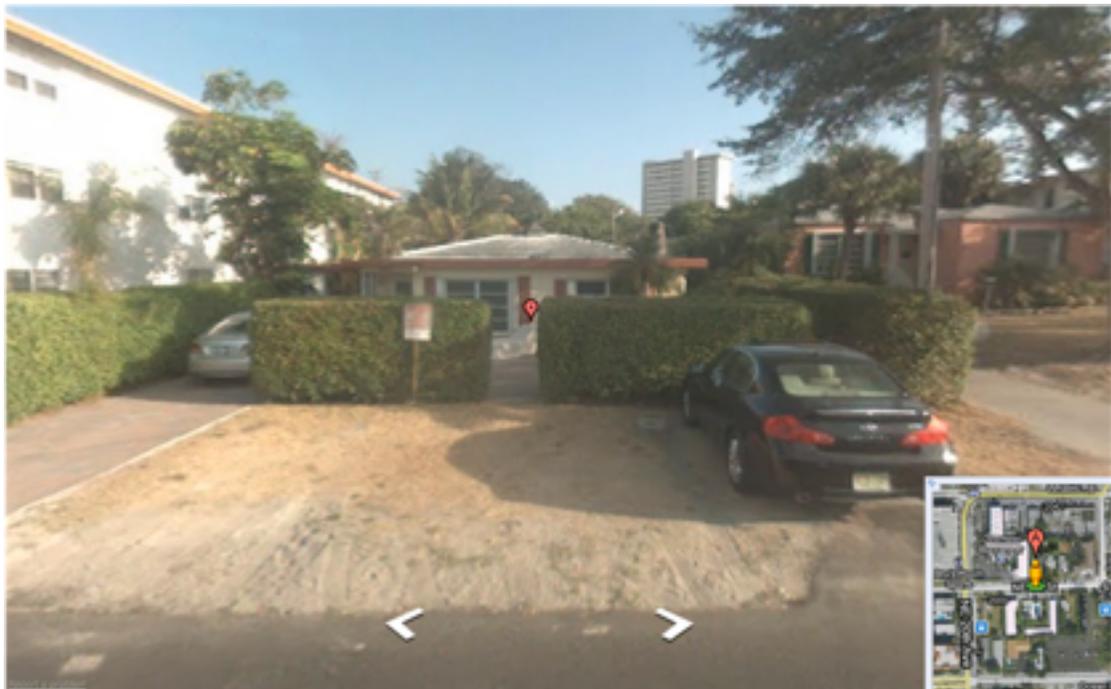
Potential Use	Score
Community Facility	0
Parking	16
Park Space	0
Assemblage	19

This property grouping consists of three single family homes and a vacant corner lot that are zoned RM-25 Multi-Family Residential. The subject properties are adjacent to the barrier island's S-curve commercial district which would benefit from higher density utilization of the neighboring properties. The dimensions of the potential assemblage are 150 ft. x 250 ft. and could accommodate a larger scale multi-family or hotel development with an integrated parking structure that would yield a substantial increase in property taxes.

#5 - 2051, 2061, 2071, 2081 NE 1st St.



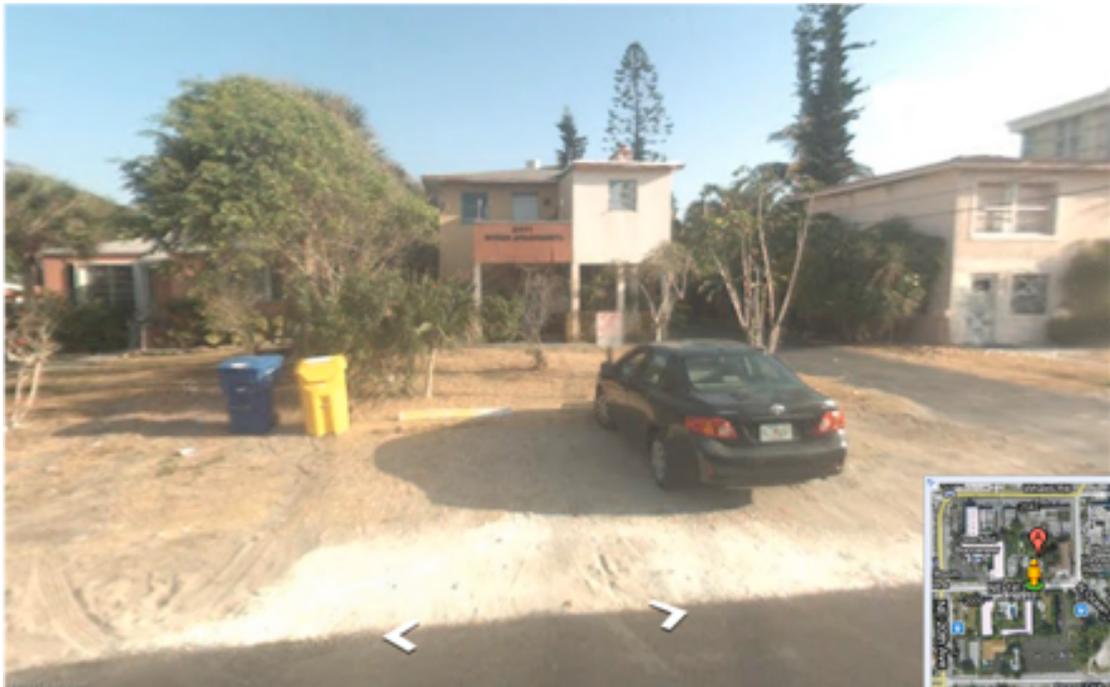
2051 NE 1st St.



2061 NE 1st St.



2071 NE 1st St.



2081 NE 1st St.



**BROWARD COUNTY**

Tax ID **4843-05-04-0270** Subdivision: **DEERFIELD BEACH 4-4 B**  
Address: **2051 1 ST NE** **2051 / NE / 1ST / ST**  
**DEERFIELD BEACH 33441 -4506** Block: **2** Lot: **14** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**

**MENDILLO FAMILY TRUST** **MENDILLO FAMILY TRUST**  
**183 ELMORE ST** **183 ELMORE ST**  
**WOONSOCKET,RI 02895** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 **-MORE BLDG INFO** # Units: **3**  
Improvement Code: **APARTMENT** Year Built: **52** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **CENTRAL AIR** Bedrooms:  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths:  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **2,056**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **2,056**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**DWAAS/ 1 X100** **DWBAS/ 1 X100** **DWBGR/ 1 X100**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**08 MULTIFAMILY 9 UNITS M** **7500.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 42,250** Tot Amount: **\$ 7,427.01**  
Land: **\$ 262,500** Year: **2010** SOH: **\$ 304,750**  
Total: **\$ 304,750** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 14 BLK 2

**SALES INFORMATION**

PRICE REC DATE BOOK / PAGE TYPE NAME  
Curr: **12/09/03** **36561/ 1069** **WD** **MENDILLO FAMILY TRUST**  
Prev: **\$ 247,500** **08/03/00** **30731/ 247500** **WD** **MENDILLO RAYMOND PATRICIA**  
Earl: **\$ 160,000** **09/25/97** **27048/ 0527** **WD** **URBANIUK STANLEY & THERESA**  
Othr: **6409/ 0644**

**MLS HISTORY**

ML# / Status: **F319576/ PS** Amount: **\$ 295,000**  
ML# / Status: **F319576/ A**  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **WASHINGTON MUTUAL BANK** Amount: **\$ 168,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID: 4843-05-04-0280      Subdivision: DEERFIELD BEACH 4-4 B  
Address: 2061 1 ST NE      2061 / NE / 1ST / ST  
DEERFIELD BEACH 33441 -4583      Block: 2      Lot: 15      Unit:  
Lien?      Lis Pendens?

**OWNER NAME & ADDRESS**

DEERFIELD FIRST STREET LLC      DEERFIELD FIRST STREET LLC  
  
1645 SE 3 CT 200      1645SE 3RD CT200  
DEERFIELD BEACH,FL 33441      Carrier:      Phone:

**BUILDING INFORMATION**

Building #1			# Units:	1
Improvement Code: SINGLE FAMILY RESI	Year Built: 41		Stories:	1
Exterior Type: CBS/FRMDBL/HT	Electrical: GOOD		Bedrooms:	2
Roof Type: GABLE/HIP	Plumbing: GOOD TILE		Baths:	2
Roof Material: WD/COMP SHING	Foundation: STEM WALL		Adj SQFT:	1,441
Interior Wall: DRYWALL/PLASTER	Floor Type: TILE/HARD WD		Liv Area:	1,441

**EXTRA FEATURES**

Description / Size	Description / Size	Description / Size	Description / Size
DWAAS/ 1 X100			

**LAND INFORMATION**

LAND UNITS: USE CODE      FACTOR      TYPE  
01 SINGLE FAMILY RESIDEN      7500.00      SF  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS	TAXES	EXEMPTIONS
Improvement: \$ 195,490	Tot Amount: \$ 6,021.96	
Land: \$ 60,000	Year: 2010	SOH: \$ 255,490
Total: \$ 255,490	Millage: 1111	

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 15 BLK 2

**SALES INFORMATION**

	PRICE	REC DATE	BOOK / PAGE	TYPE	NAME
Curr:	\$ 1,800,000	09/08/06	42730/ 00275	WD	DEERFIELD FIRST STREET LLC
Prev:	\$ 625,000	01/30/04	36841/ 625000	WD	DEERFIELD DEV ASSOCIATES L
Earl:	\$ 325,000	09/10/02	33770/ 0101	WD	2061 NE 1ST CORP
Othr:	\$ 100	03/01/95	23248/ 0564	QCD	

**MLS HISTORY**

ML# / Status:      Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: STANLEY & THERESA URBANIAK      Amount: \$ 200,000      Type: PVT

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0290**

Subdivision: **DEERFIELD BEACH 4-4 B**

Address: **2071 1 ST NE**

**2071 / NE / 1ST / ST**

**DEERFIELD BEACH 33441**

Block: **2**

Lot: **16**

Unit:

Lien? Lis Pends?

**OWNER NAME & ADDRESS**

**DEERFIELD FIRST STREET LLC**

**DEERFIELD FIRST STREET LLC**

**1645 SE 3 CT 200**

**1645SE 3RD CT200**

**DEERFIELD BEACH,FL 33441**

Carrier: Phone:

**BUILDING INFORMATION**

Building #1	<b>-MORE BLDG INFO</b>		# Units:	<b>2</b>	
Improvement Code:	<b>APARTMENT</b>	Year Built:	<b>52</b>	Stories:	<b>2</b>
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:	<b>GOOD</b>	Bedrooms:	
Roof Type:	<b>GABLE/HIP</b>	Plumbing:	<b>GOOD TILE</b>	Baths:	
Roof Material:	<b>TILE</b>	Foundation:	<b>STEM WALL</b>	Adj SQFT:	<b>1,704</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type:	<b>CONC, TERRAZZO</b>	Liv Area:	<b>1,704</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>DWAAS/ 200SF</b>			

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>08 MULTIFAMILY 9 UNITS M</b>	<b>7500.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>		<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	<b>\$ 55,030</b>	Tot Amount:	<b>\$ 7,856.49</b>
Land:	<b>\$ 262,500</b>	Year:	<b>2010</b>
Total:	<b>\$ 317,530</b>	Millage:	<b>1111</b>
			SOH: <b>\$ 317,530</b>

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 16 BLK 2

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 1,800,000</b>	<b>09/08/06</b>	<b>42730/ 00275</b>	<b>WD</b>	<b>DEERFIELD FIRST STREET LLC</b>
Prev:	<b>\$ 625,000</b>	<b>01/30/04</b>	<b>36841/ 625000</b>	<b>WD</b>	<b>DEERFIELD DEV ASSOCIATES L</b>
Earl:	<b>\$ 575,000</b>	<b>09/10/02</b>	<b>33770/ 0251</b>	<b>WD</b>	<b>CELTIC PROPERTIES INC</b>
Othr:	<b>\$ 243,000</b>	<b>03/18/92</b>	<b>19277/ 0665</b>	<b>WD</b>	

**MLS HISTORY**

ML# / Status: Amount:

ML# / Status:

ML# / Status:

ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STANLEY & THERESA URBANIAK** Amount: **\$ 350,000** Type: **PVT**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0300** Subdivision: **DEERFIELD BEACH 4-4 B**  
 Address: **2081 1 ST NE** **2081 / NE / 1ST / ST**  
**DEERFIELD BEACH 33441 -4583** Block: **2** Lot: **17,18** Unit:  
 Lien? Lis Pends?

**OWNER NAME & ADDRESS**

**MJB PALM VIEW LLC** **MJB PALM VIEW LLC**

**1645 SE 3 CT 200** **1645SE 3RD CT200**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:	<b>12</b>	
Improvement Code:	<b>APARTMENT</b>	Year Built:	<b>38</b>	Stories:	<b>2</b>
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:		Bedrooms:	
Roof Type:	<b>GABLE/HIP</b>	Plumbing:	<b>GOOD TILE</b>	Baths:	
Roof Material:	<b>TILE</b>	Foundation:		Adj SQFT:	<b>7,319</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type:	<b>CONCRETE PLAIN</b>	Liv Area:	<b>7,319</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>CCONC/ 1957SF</b>	<b>CASPPAV/ 200X 10</b>	<b>WALLCBS/ 90 X 1</b>	<b>POOLCA/ 450X 1</b>

**LAND INFORMATION**

LAND UNITS: USE CODE **03 MULTIFAMILY 10 UNITS M** FACTOR **120.00** TYPE **FF**  
 LOT FRONT FOOTAGE: **12,000**

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>		<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	<b>\$ 96,900</b>	Tot Amount:	<b>\$ 21,148.04</b>
Land:	<b>\$ 750,600</b>	Year:	<b>2010</b>
Total:	<b>\$ 847,500</b>	Millage:	<b>1111</b>
			SOH: <b>\$ 847,500</b>

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 17,18 BLK 2

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 2,750,000</b>	<b>08/14/06</b>	<b>42583/ 00474</b>	<b>WD</b>	<b>MJB PALM VIEW LLC</b>
Prev:	<b>\$ 935,000</b>	<b>09/05/96</b>	<b>25354/ 935000</b>	<b>D</b>	<b>ROKANAS GEORGE</b>
Earl:	<b>\$ 525,000</b>	<b>09/01/87</b>		<b>WD</b>	<b>URBANIUK STANLEY</b>
Othr:	<b>\$ 240,000</b>	<b>03/01/76</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: **F261283/ X** Amount: **\$ 1,175,000**  
 ML# / Status: **F261283/ A**  
 ML# / Status:  
 ML# / Status:

**MORTGAGE INFORMATION**

Lender: **URBANIUK STANLEY** Amount: **\$ 735,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

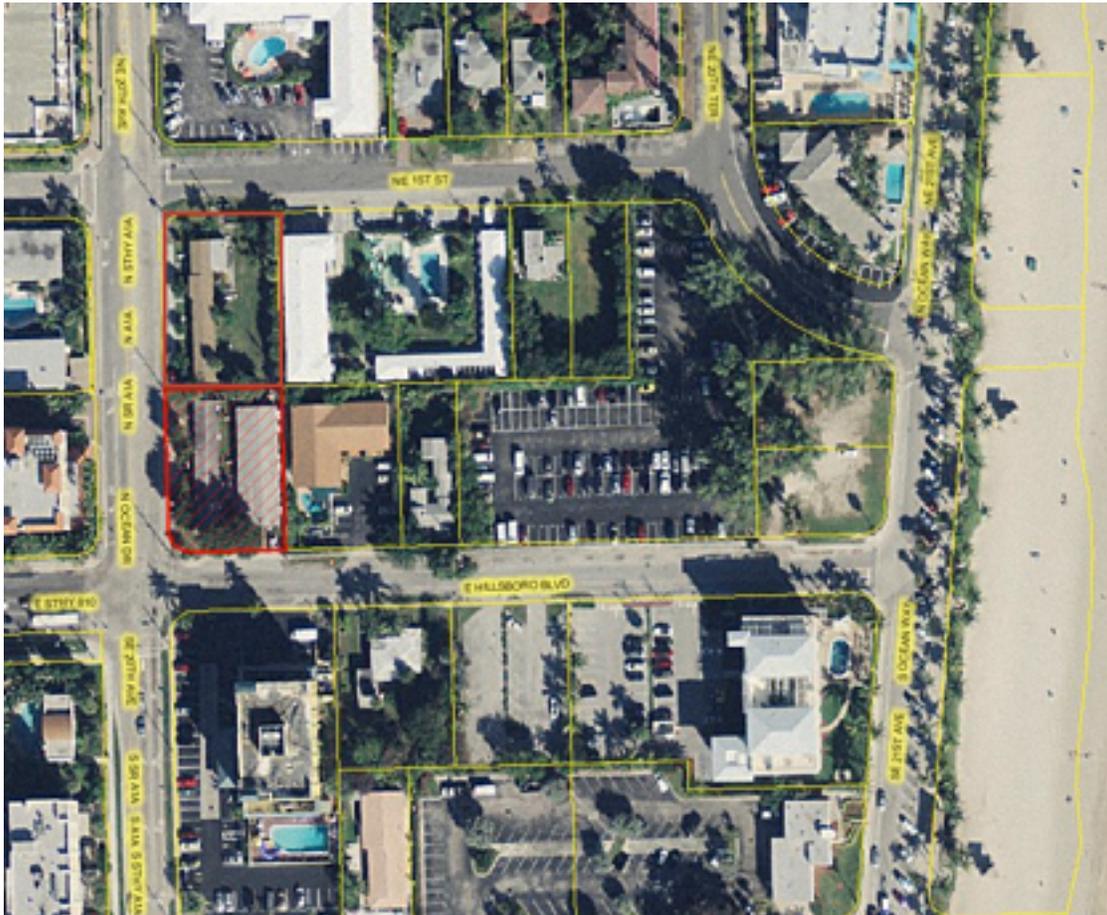
02/02/11



## #6 - 10 & 30 NE 20th Avenue (A1A)

The subject properties are comprised of two adjacent motel properties that front A1A and lie between E. Hillsboro Boulevard and NE 1st Street. The hotel property situated to the north is owned by Joseph K. Maiuro and the other property is owned by landimarino, Domonic Trust.

- Combined lot dimensions are approximately 300 ft.x 100 ft.
- Combined lot area: 30,000 sq. ft.; 0.69 acres
- Zoning: RM-25.



## #6 - 10 & 30 NE 20th Avenue (A1A)

### Property Value

The Broward County Property Appraiser estimated that the combined 2010 Just Value of the subject property is \$1,183,500.

2010 County Assessment	Value	Percent
Land	\$866,680	73%
Buildings	<u>\$316,820</u>	<u>27%</u>
Just Value	\$1,183,500	100%

### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	17
Park Space	16
Assemblage	19

The Florida Department of Transportation (DOT) is currently contemplating widening a portion of A1A to include turn lanes at the intersection of East Hillsboro Boulevard. This would alleviate A1A northbound and southbound traffic backups that result when cars wait at the traffic light to turn onto Hillsboro Boulevard westbound during heavy traffic days and when the bridge is raised. In the event that the DOT elects to proceed with its plan to widen that section of A1A, a portion of these properties will likely be required. These properties are prominently located near the heart of the barrier island's S-curve commercial district and could potentially be redeveloped to provide additional parking, green space, or private development. The proximity of these properties have the potential to serve as a gateway in the community and CRA involvement in the redevelopment should be considered.

#6 - 10 & 30 NE 20th Avenue (A1A)

10 NE 20th Ave.



#6 - 10 & 30 NE 20th Avenue (A1A)

30 NE 20th Ave.



**BROWARD COUNTY**

Tax ID **4843-05-04-0540**  
Address: **10 20 AVE NE**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pendens?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**10 / NE / 20TH / AV**  
Block: **6** Lot: **12,13** Unit:

**OWNER NAME & ADDRESS**  
**DOMONIC IANDIMARINO TR IANDIMARINO DOMONIC TR**

**2811 NE 40TH CT 2811NE 40TH CT**  
**LIGHTHOUSE POINT FL 33064-8463** Carrier: **C011** Phone:

**BUILDING INFORMATION**

Building #1	<b>-MORE BLDG INFO</b>		# Units:	<b>4</b>	
Improvement Code:	<b>MOTEL</b>	Year Built:	<b>54</b>	Stories:	<b>1</b>
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:		Bedrooms:	
Roof Type:	<b>GABLE/HIP</b>	Plumbing:	<b>GOOD TILE</b>	Baths:	<b>5</b>
Roof Material:	<b>TILE</b>	Foundation:	<b>STEM WALL</b>	Adj SQFT:	<b>2,775</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type:	<b>CONCRETE PLAIN</b>	Liv Area:	<b>2,775</b>

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE	<b>39 HOTEL/MOTEL</b>	FACTOR	<b>145.00</b>	TYPE	<b>FF</b>
LOT FRONT FOOTAGE:	<b>14,500</b>				

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>		<u>TAXES</u>		<u>EXEMPTIONS</u>	
Improvement:	<b>\$ 97,580</b>	Tot Amount:	<b>\$ 19,120.12</b>		
Land:	<b>\$ 725,000</b>	Year:	<b>2010</b>	SOH:	<b>\$ 822,580</b>
Total:	<b>\$ 822,580</b>	Millage:	<b>1111</b>		

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 12,13 BLK 6

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 137,200</b>	<b>05/01/74</b>	<b>5777/ 0350</b>	<b>WD</b>	<b>IANDIMARINO DOMONIC TR</b>
Prev:	<b>\$ 18,300</b>	<b>02/01/71</b>	<b>18300</b>	<b>WD</b>	
Earl:	<b>\$ 110,000</b>	<b>09/01/70</b>		<b>WD</b>	
Othr:	<b>\$ 40,000</b>	<b>07/01/1960</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0560** Subdivision: **DEERFIELD BEACH 4-4 B**  
Address: **30 20 AVE NE** **30 / NE / 20TH / AV**  
**DEERFIELD BEACH 33441 -4592** Block: **6** Lot: **14,15** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**  
**JOSEPH K MAIURO MAIURO JOSEPH K**

**2631 NE 48 ST** **2631NE 48TH ST**  
**LIGHTHOUSE POINT,FL 33064** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units: **6**  
Improvement Code: **APARTMENT** Year Built: **58** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms:  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths:  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **2,228**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **2,156**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CONC/ 59 X 6**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** TYPE  
**08 MULTIFAMILY 9 UNITS M** **14914.00** SF  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 219,240** Tot Amount: **\$ 9,126.29**  
Land: **\$ 141,680** Year: **2010** SOH: **\$ 360,920**  
Total: **\$ 360,920** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 14,15 BLK 6

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 305,000</b>	<b>12/15/99</b>	<b>30100/ 0836</b>	<b>WD</b>	<b>MAIURO JOSEPH K</b>
Prev:	<b>\$ 100</b>	<b>02/01/99</b>	<b>29219/ 100</b>	<b>QC</b>	<b>HAGER JOYCE M</b>
Earl:	<b>\$ 100</b>	<b>03/14/91</b>	<b>18215/ 0991</b>	<b>AM</b>	<b>SPISAK JOYCE M</b>
Othr:	<b>\$ 85,000</b>	<b>12/01/72</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: **F304186/ CS** Amount: **\$ 305,000**  
ML# / Status: **F304186/ PS**  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

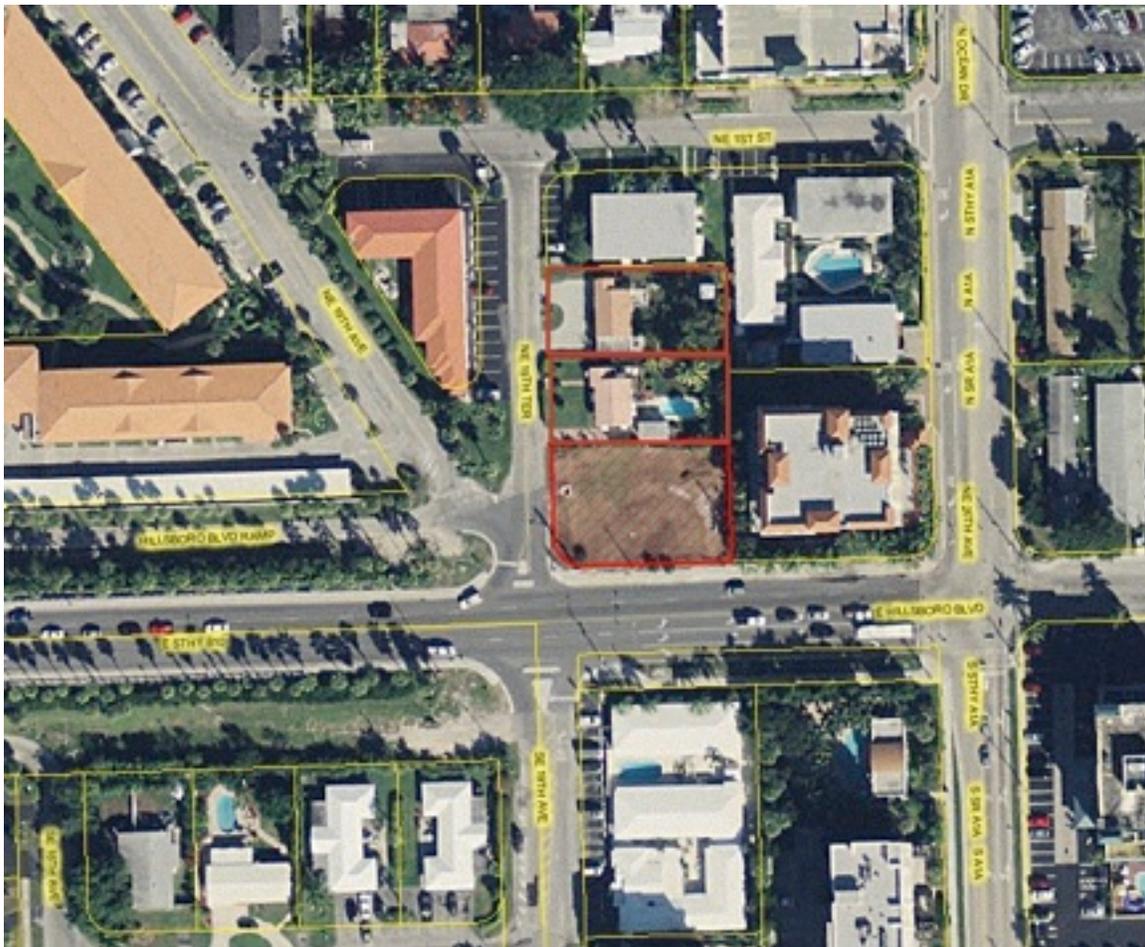
Lender: **FIRST SOUTHERN BANK** Amount: **\$ 228,750** Type: **BLN**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

## #7 - 1951 E. Hillsboro Boulevard, 48 & 64 NE 19th Terrace

The subject properties are comprised of three adjacent lots located on the southwest corner of the city block bound by A1A, NE 1st Street, NE 19th Terrace and Hillsboro Boulevard. The property on the southwest corner is a vacant lot and the other two properties are occupied by single family homes.

- Combined lot dimensions are approximately 220 ft.x 130 ft.
- Combined lot area: 28,514 sq. ft.; 0.655 acres
- Zoning: RM-25.



## #7 - 1951 E. Hillsboro Boulevard, 48 & 64 NE 19th Terrace

### Property Value

The Broward County Property Appraiser estimated that the 2010 combined Just Value of the subject property grouping is \$868,170.

2010 County Assessment	Value	Percent
Land	\$541,690	62%
Buildings	<u>\$326,480</u>	<u>38%</u>
Just Value	\$868,170	100%

### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	0
Park Space	0
Assemblage	15

The property owner had a permit to build a three unit townhouse totaling 9,291 square feet of livable area named Villa Toscana. The proposed development is only the single corner lot at the Hillsboro Boulevard and 19th Terrace. Dimensional constraints of this highly visible lot's size limits the development potential. If the two adjoining lots to the north were assembled with the Villa Toscana lot, a six-story multi-unit residential structure would be possible. The possibility to combine the two neighboring single family properties along 19th Terrace would create an assemblage of land that could yield a higher density multifamily development. The CRA may wish to consider facilitating the assemblage of land in order to create a larger single development site that would be appropriate for higher density.

## Villa Toscana



**Location:**  
**Proposal:**

16 N.E. 19<sup>th</sup> Terrace  
3-unit townhouse totaling 9,291 square  
feet

#7 - 1951 E. Hillsboro Boulevard, 48 & 64 NE 19th Terrace



**BROWARD COUNTY**

Tax ID **4843-05-04-0650**  
Address: **1951 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441 -4513**  
Lien? Lis Pends?

Subdivision: **DEERFIELD BEACH 4-4 B**  
**1951 / E / HILLSBORO / BL**  
Block: **7** Lot: **7** Unit:

**OWNER NAME & ADDRESS**

**1951 HILLSBORO LLC** **1951 HILLSBORO LLC**  
**17050 N BAY RD 904** **17050N BAY RD904**  
**SUNNY ISLES BEACH,FL 33160** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **SINGLE FAMILY RESI** Year Built: **46** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **GOOD** Bedrooms: **2**  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: **1**  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **975**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **TILE/HARD WD** Liv Area: **910**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**DWAAS/ 1 X100**

**LAND INFORMATION**

LAND UNITS: USE CODE **00 VACANT RESIDENTIAL** FACTOR **11614.00** TYPE **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: Tot Amount: **\$ 9,366.30**  
Land: **\$ 406,490** Year: **2010** SOH: **\$ 406,490**  
Total: **\$ 406,490** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 7 LESS N 30,8 BLK 7

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 430,000</b>	<b>01/22/10</b>	<b>46815/ 00524</b>	<b>WD</b>	<b>1951 HILLSBORO LLC</b>
Prev:	<b>\$ 1,125,000</b>	<b>09/01/05</b>	<b>40409/ 1125000</b>	<b>WD</b>	<b>DBTH LLC</b>
Earl:	<b>\$ 168,700</b>	<b>02/23/00</b>	<b>30276/ 1340</b>	<b>WD</b>	<b>CAMINITI JEFFREY CYNTHIA</b>
Othr:	<b>\$ 92,000</b>	<b>12/17/90</b>	<b>17999/ 0142</b>	<b>WD</b>	

**MLS HISTORY**

ML# / Status: **F638937/ CS** Amount: **\$ 1,125,000**  
ML# / Status: **F638937/ PS** **F638937/ A** **F970302/ WE**  
ML# / Status: **F894803/ X** **BC970302/ U** **BC970302/ A**  
ML# / Status: **BC849788/ X** **BC894803/ X**

**MORTGAGE INFORMATION**

Lender: **FIDELITY FED'L BK&TR** Amount: **\$ 675,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0640** Subdivision: **DEERFIELD BEACH 4-4 B**  
Address: **48 19 TER NE** **48 / NE / 19TH / TE**  
**DEERFIELD BEACH 33441** Block: **7** Lot: **6** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**

**GEOGHEGAN JAMES C TRUST** **GEOGHEGAN JAMES C TRUST**  
**48 NE 19 TERR** **48NE 19TH TE**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 **-MORE BLDG INFO** # Units: **1**  
Improvement Code: **SINGLE FAMILY RESI** Year Built: **46** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **AVERAGE** Bedrooms: **2**  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: **1**  
Roof Material: **BAHAMA/TILE** Foundation: **STEM WALL** Adj SQFT: **1,031**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **TILE/HARD WD** Liv Area: **1,031**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**DWAPA/ 1 X100**

**LAND INFORMATION**

LAND UNITS: USE CODE FACTOR TYPE  
**01 SINGLE FAMILY RESIDEN** **8450.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 163,520** Tot Amount: **\$ 5,460.43**  
Land: **\$ 67,600** Year: **2010** SOH: **\$ 231,120**  
Total: **\$ 231,120** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: DEERFIELD BEACH 4-4 B LOT 6 LESS N 15,7 N 30 BLK 7

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>12/22/05</b>	<b>41145/ 01367</b>		<b>GEOGHEGAN JAMES C TRUST</b>
Prev:		<b>05/20/05</b>	<b>39683/</b>	<b>WD</b>	<b>GEOGHEGAN JAMES C TRUST</b>
Earl:	<b>\$ 123,000</b>	<b>06/02/93</b>	<b>20737/ 0398</b>	<b>WD</b>	<b>GEOGHEGAN JAMES C</b>
Othr:	<b>\$ 13,000</b>	<b>12/01/1967</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: **F907579/ X** Amount: **\$ 799,000**  
ML# / Status: **F907579/ A** **F781974/ A** **F686558/ X**  
ML# / Status: **F686558/ A** **F893141/ R**  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **ADDISON MTGE GROUP INC** Amount: **\$ 98,400** Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-04-0630** Subdivision: **DEERFIELD BEACH 4-4 B**  
Address: **64 19 TER NE** **64 / NE / 19TH / TE**  
**DEERFIELD BEACH 33441** Block: **7** Lot: **5,6** Unit:  
Lien? Lis Pends? **Y**

**OWNER NAME & ADDRESS**

**AMELIA J GREENWALD** **GREENWALD AMELIA J**  
**64 NE 19 TERR** **64NE 19TH TE**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:	<b>1</b>	
Improvement Code:	<b>SINGLE FAMILY RESI</b>	Year Built:	<b>46</b>	Stories:	<b>1</b>
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:	<b>AVERAGE</b>	Bedrooms:	<b>2</b>
Roof Type:	<b>GABLE/HIP</b>	Plumbing:	<b>GOOD TILE</b>	Baths:	<b>2</b>
Roof Material:	<b>TILE</b>	Foundation:	<b>STEM WALL</b>	Adj SQFT:	<b>1,323</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type:	<b>TILE/HARD WD</b>	Liv Area:	<b>1,323</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>DWAPA/ 1 X100</b>	<b>DWDPA/ 1 X100</b>		

**LAND INFORMATION**

LAND UNITS: USE CODE **01 SINGLE FAMILY RESIDEN** **8450.00** FACTOR TYPE  
**SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement: <b>\$ 162,960</b>	Tot Amount: <b>\$ 2,583.65</b>	<b>HOMESTEAD</b>
Land: <b>\$ 67,600</b>	Year: <b>2010</b>	<b>SOH: \$ 147,990</b>
Total: <b>\$ 230,560</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: **DEERFIELD BEACH 4-4 B LOT 5,6 N 15 BLK 7**

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/24/99</b>	<b>29340/ 0031</b>	<b>WD</b>	<b>GREENWALD AMELIA J</b>
Prev:	<b>\$ 161,500</b>	<b>11/24/98</b>	<b>29016/ 161500</b>	<b>WD</b>	<b>GREENWALD AMELIA J</b>
Earl:	<b>\$ 112,000</b>	<b>09/11/93</b>	<b>21106/ 0667</b>	<b>WD</b>	<b>ASHLEMAN DENISE</b>
Othr:	<b>\$ 80,000</b>	<b>04/01/85</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: **R3070601/ A** Amount: **\$ 557,900**  
ML# / Status: **R3007929/ A** **F200899/ X** **F200899/ A**  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **BANKATLANTIC** Amount: **\$ 129,200** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11



## #8 - 1701 Riverview Road

This property is a vacant lot located directly at the eastern end of Riverview Road. It has 175 ft. of Hillsboro Canal waterfront and is located across the street from Sullivan Park. The owner of the property is Builders New York Holdings, LLC.

- Lot dimensions are trapezoidal. Western boundary, approximately 188 ft., southern boundary (street front) 242 ft., eastern boundary 95 ft. and northern boundary (waterfront) is estimated to be 175 ft.
- Lot area: 29,400 sq. ft.; 0.675 acres
- Zoning: B-1.



## #8 - 1701 Riverview Road

### Value

The Broward County Property Appraiser estimated that the 2010 Just Value of the subject property is \$2,352,000.

2010 County Assessment	Value	Percent
Land	\$2,352,000	100%
Buildings	\$0	0%
<b>Just Value</b>	<b>\$2,352,000</b>	<b>100%</b>

### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	0
Park Space	16
Assemblage	0

This property is situated at the junction of the Hillsboro Canal and the Intracoastal water way and offers views of Deerfield Island Park and the Intracoastal. It would make an excellent location for a public park or restaurant/retail use that may include dock space for boat access.

## #8 - 1701 Riverview Road



**BROWARD COUNTY**

Tax ID **4843-05-23-0010**  
Address: **1701 RIVERVIEW RD**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends? **Y**

Subdivision: **RIVERVIEW PLAT 176-5 B**  
**1701 / RIVERVIEW / RD**  
Block: Lot: **A** Unit:

**OWNER NAME & ADDRESS**

**BUILDERS NEW YORK HOLDINGS LLC** **BUILDERS NEW YORK HOLDINGS LLC**  
**225 W WACKER DR 2000** **225W WACKER DR2000**  
**CHICAGO,IL 60606** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: Year Built: Stories:  
Exterior Type: Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: Foundation: Adj SQFT:  
Interior Wall: Floor Type: Liv Area:

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**10 VACANT COMMERCIAL** **29400.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: Tot Amount: **\$ 54,194.55**  
Land: **\$ 2,352,000** Year: **2010** SOH: **\$ 2,352,000**  
Total: **\$ 2,352,000** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: RIVERVIEW PLAT 176-5 B PARCEL A

**SALES INFORMATION**

PRICE REC DATE BOOK / PAGE TYPE NAME  
Curr: **04/27/09** **46167/ 00648** **BUILDERS NEW YORK HOLDINGS**  
Prev: **\$ 3,100,000** **06/17/05** **39863/ 3100000** **WD** **RIVERVIEW DEV GROUP LLC**  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

## #9 - 1601 E. Hillsboro Boulevard

This property is comprised of two pieces of land that flank beginning of Riverview Road at Hillsboro Boulevard. The piece of land located to the west is roughly triangularly shaped and measures approximately 4,600 sq. ft. The piece of land to the east is irregularly shaped, measures approximately 19,900 sq. ft. and includes a 4,298 sq. ft building and 15 surface parking spaces. The property is currently owned and operated by the Deerfield Beach Chamber of Commerce.

- The overall land area, excluding the Riverfront Road easement, is approximately 24,500 sq. ft.; 0.56 acres.
- Zoning: CF



## #9 - 1601 E. Hillsboro Boulevard

### Property Value

The Broward County Property Appraiser estimated the 2010 Just Value of the subject property is \$481,370.

2010 County Assessment	Value	Percent
Land	\$151,620	31%
Buildings	<u>\$329,750</u>	<u>69%</u>
Just Value	\$481,370	100%

### CRA Interest in Property

Potential Use	Score
Community Facility	10
Parking	6
Park Space	12
Assemblage	0

The property has excellent visibility from East Hillsboro Boulevard and the structure, which was constructed in 1961, appears to be in good condition. This property is adjacent to Sullivan Park could also be incorporated into the existing park. It would also be an excellent location for a Community Facility (i.e. - CRA Offices, Parks & Recreation) and its prominent location and visibility would provide excellent signage to promote whatever organization or department that is located in the facility.

The zoning of the property is CF - Community Facility which is a relatively restrictive use that severely limits the marketability of the property. The CF zoning permits the following uses:

1. Auditoriums;
2. Cemeteries;
3. Church, or other house of worship;
4. Fire stations;
5. Government offices;
6. Hospitals;

7. Libraries;
8. Museums, art galleries (which do not regularly sell art work which is displayed);
9. Public parks and recreation areas;
10. Schools;
11. College or university research and development parks operated in accordance with Chapter 159, Part V, Florida Statutes;
12. Transportation terminals;
13. Waste and water treatment facilities;
14. Essential services;
15. Cultural and/or civic centers;
16. Gymnasium;
17. Amphitheaters;
18. Group Home I (Level A); subject to the provisions of section 98-93 of this Code.

#9 - 1601 E. Hillsboro Boulevard



**BROWARD COUNTY**

Tax ID **4843-05-00-0081**  
Address: **1601 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441-4346**  
Lien? Lis Pendens?

Subdivision: **1601 / E / HILLSBORO / BL**  
Block: Lot: **S1/2** Unit:

**OWNER NAME & ADDRESS**

**DEERFIELD BEACH DEERFIELD BEACH**  
**1601 E HILLSBORO BLVD 1601E HILLSBORO BL**  
**DEERFIELD BEACH FL 33441-4346 Carrier: C011 Phone:**

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **OFFICE BUILDING** Year Built: **62** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms:  
Roof Type: **CONCRETE** Plumbing: **POOR** Baths:  
Roof Material: **COMP/TAR&GRAV** Foundation: **STEM WALL** Adj SQFT: **4,298**  
Interior Wall: Floor Type: **CONCRETE PLAIN** Liv Area: **4,298**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 10 X304 CCONC/ 1 X420 CPAVERS/ 1 X350**

**LAND INFORMATION**

LAND UNITS: USE CODE FACTOR TYPE  
**18 OFFICE BUILDING 11167.88 FF**  
LOT FRONT FOOTAGE: **5,788**

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 329,750** Tot Amount: **CHARITABLE ORG**  
Land: **\$ 151,620** Year: **2010** SOH: **\$ 481,370**  
Total: **\$ 481,370** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: 5-48-43 PT OF S1/2 OF NW1/4 LYING W OF R/W OF INTRACOASTAL WATERWAY & S OF C/L OF EXISTING DEERFIELD BEACH RD LESS P/P/A THE COVE PB 32/48 & LESS ST RD 810 R/W & LESS PT IN OR 2427/642 & OR 2615/721 & LESS R/W AS DESC'D IN OR 18742/387

**SALES INFORMATION**

PRICE REC DATE BOOK / PAGE TYPE NAME  
Curr: **DEERFIELD BEACH**  
Prev:  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

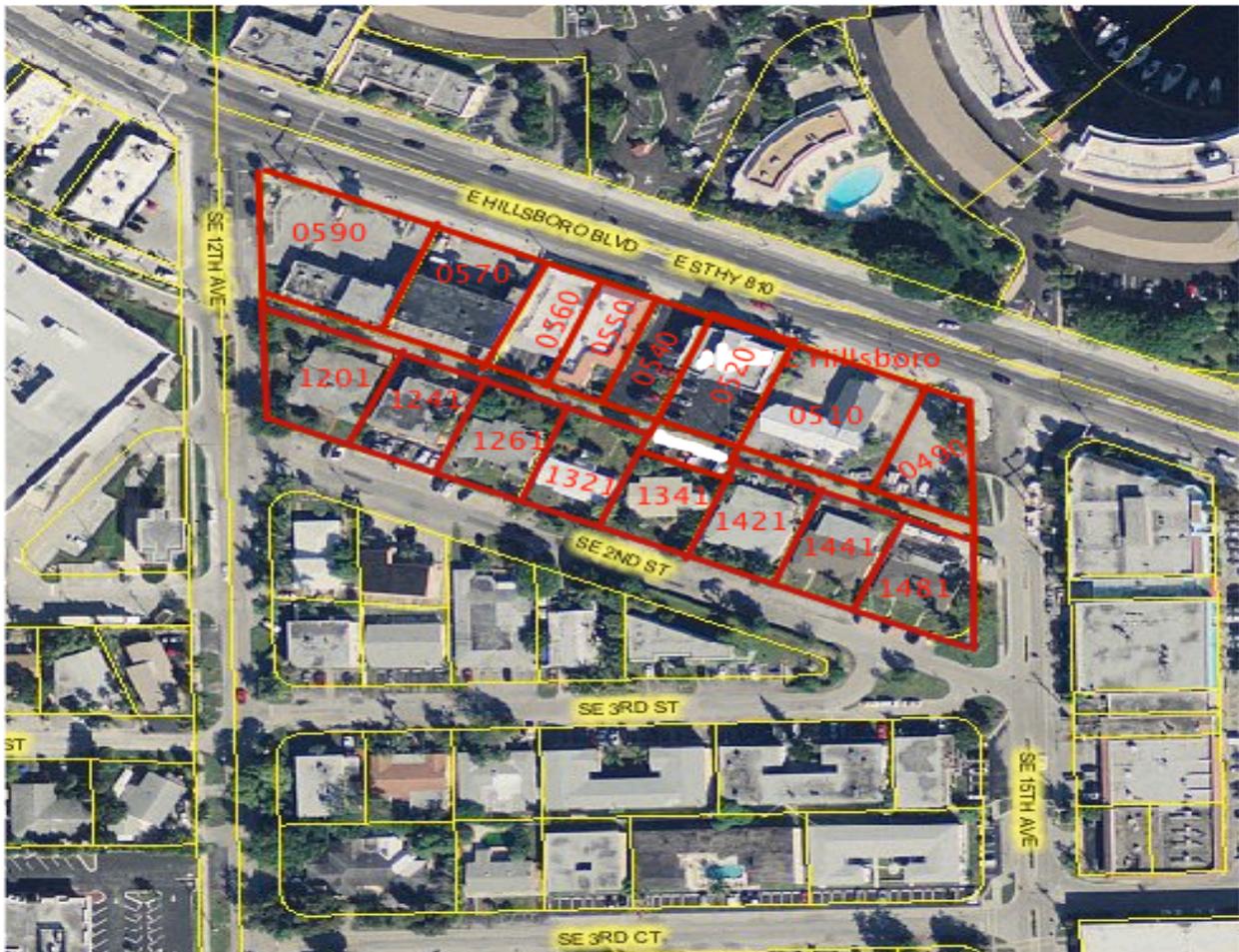
02/02/11



## #10 - Cove Gardens (SE 2nd St. & Hillsboro Blvd)

The area contemplated is the block bound by SE 2nd St., SE 12th Avenue, East Hillsboro Boulevard, and SE 15th Avenue. This group of 16 adjacent parcels includes single and multi-family residences on the north side of SE 2nd Street bound by SE 12th Avenue and SE 15th Avenue and commercial properties along Hillsboro Blvd.

- The block under consideration is shaped like a parallelogram with rough dimensions of 650 ft. by 250.
- The overall area: is approximately 160,000 sq. ft.; 3.67 acres.
- Zoning: RM-15 along SE 2nd St. and B-1 along E. Hillsboro Blvd.



## #10 - SE 2nd Street Residential Row

### Property Value

The Broward County Property Appraiser estimated that the combined 2010 Just Value of the subject properties is \$5,600,860.

2010 County Assessment - (All Properties)	Value	Percent
Land	\$2,046,400	37%
Buildings	<u>\$3,554,460</u>	<u>63%</u>
Just Value	\$5,600,860	100%

### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	0
Park Space	0
Assemblage	19

The block as it currently configured has a mix of dated single family homes, multi-family properties, office buildings and retail shops. Because of its prominent location on Hillsboro Boulevard and its close proximity to The Cove Shopping Center and Hillsboro Square, the block is uniquely positioned for new high quality office/retail development. Assembling the residential lots on the south side of the alley together with the commercial properties that front Hillsboro Blvd. would add the depth necessary to accommodate redevelopment of this nature in a sustainable and attractive manner, including a proper buffer between the commercial use and residential uses.

1201 SE 2nd Street



1241 SE 2nd Street



1261 SE 2nd Street



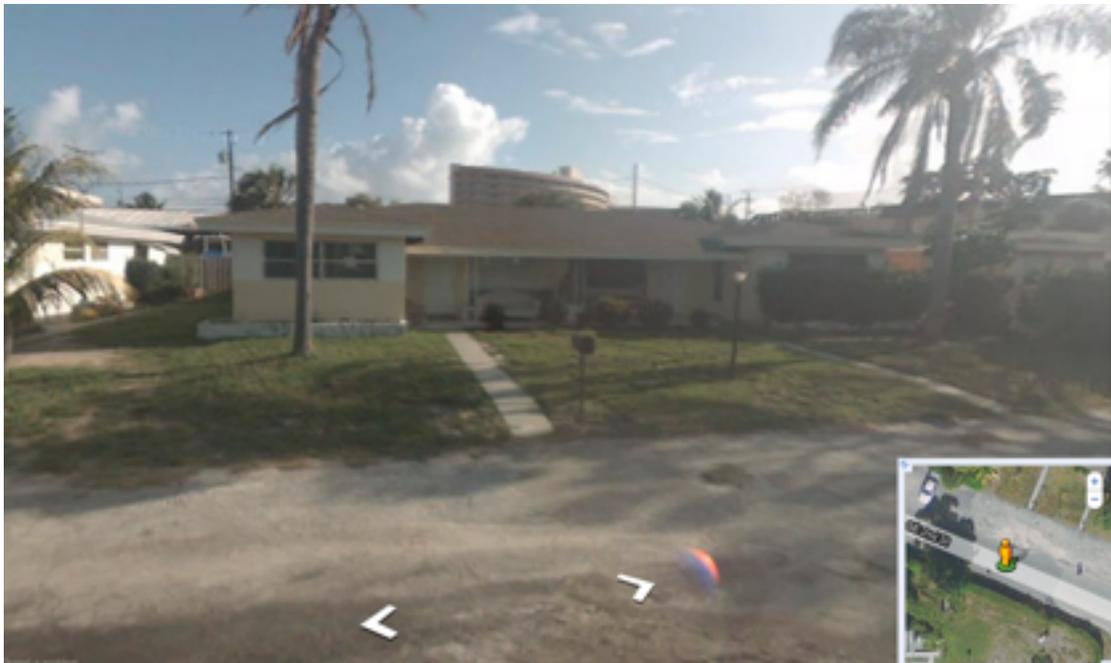
1321 SE 2nd Street



1341 SE 2nd Street



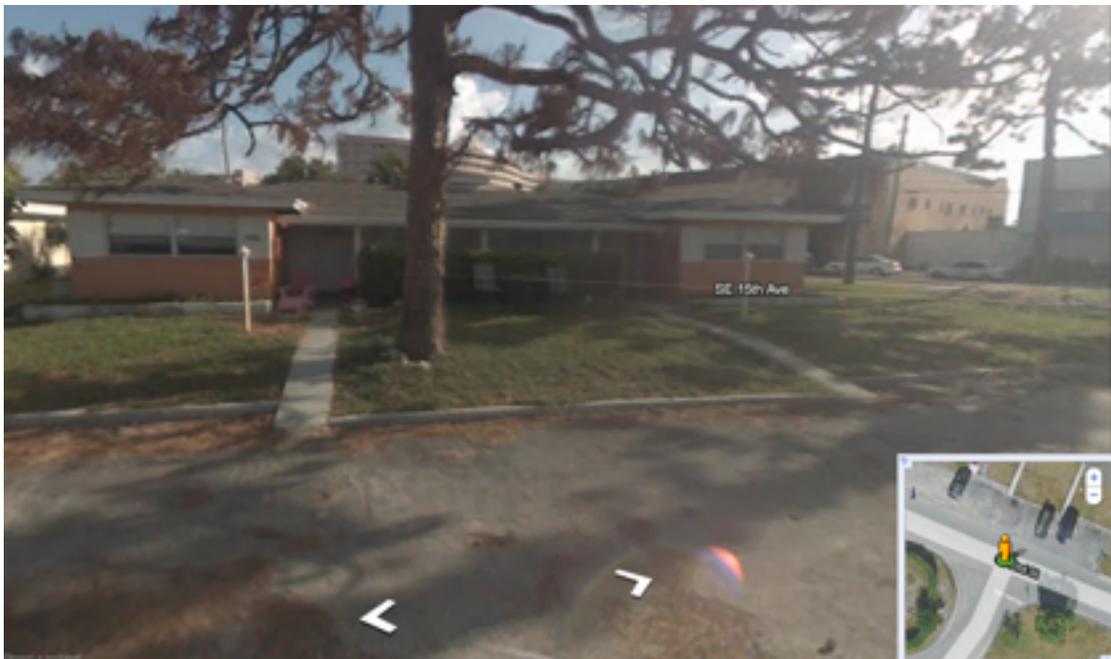
1421 SE 2nd Street

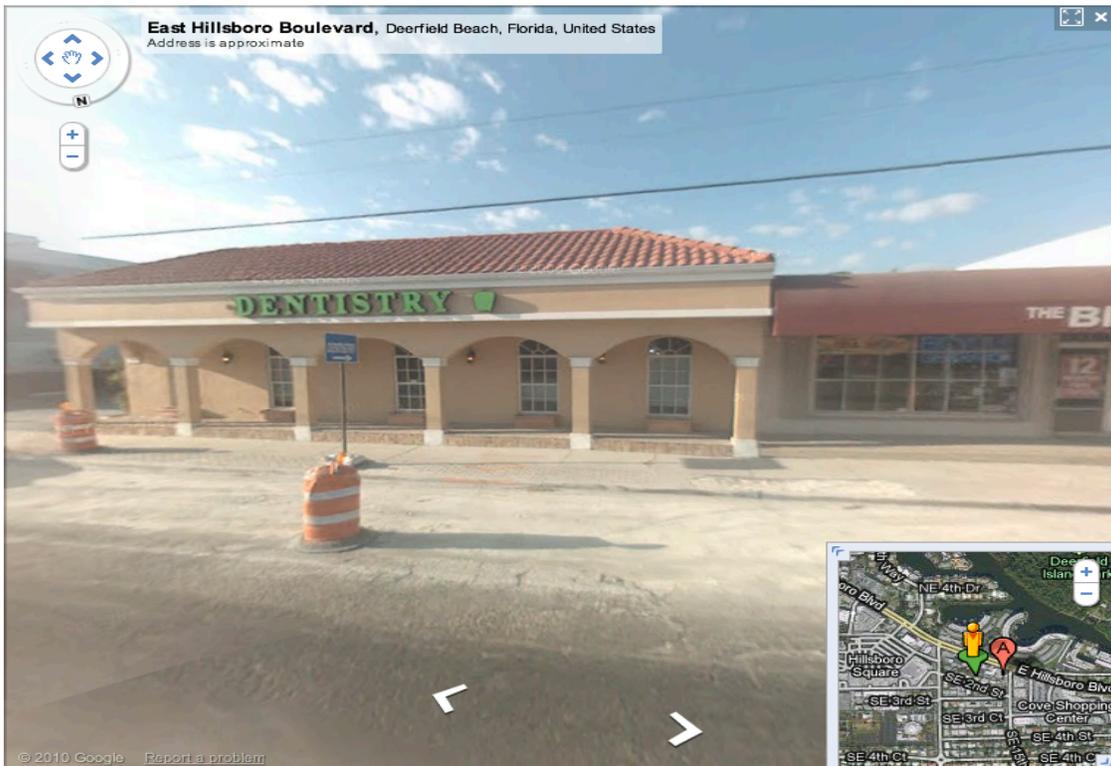
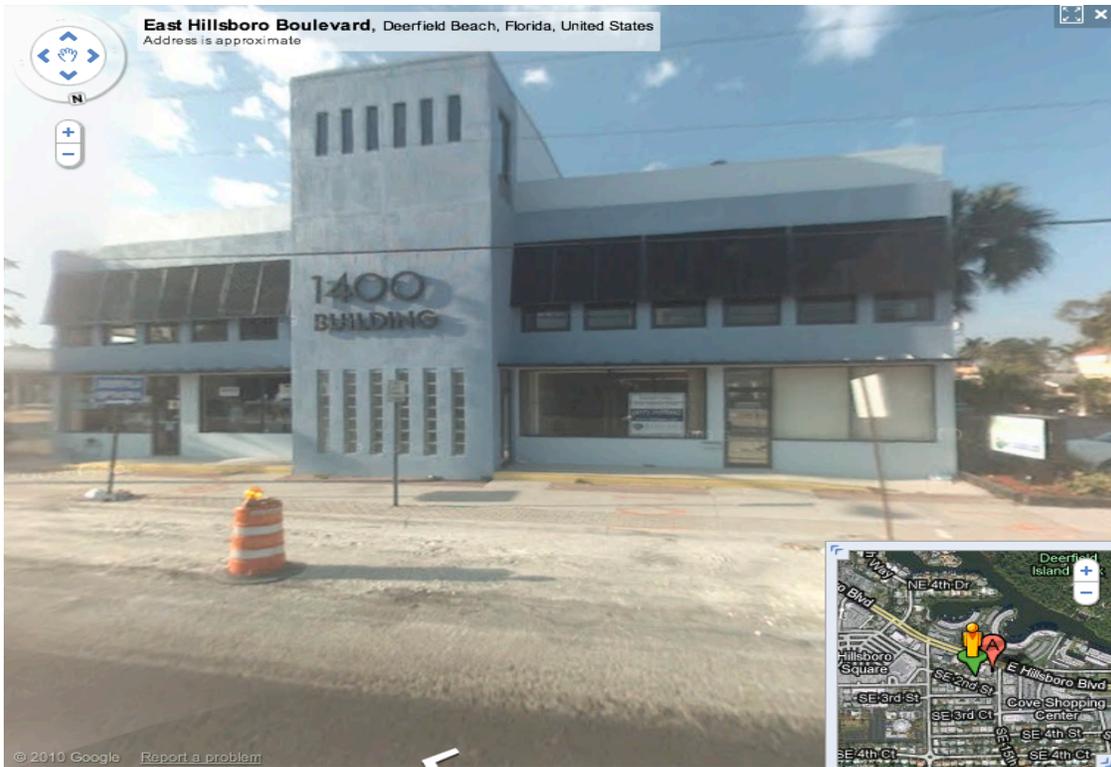


1441 SE 2nd Street



1481 SE 2nd Street









**BROWARD COUNTY**

Tax ID **4843-05-08-0680** Subdivision: **THE COVE 32-48 B**  
Address: **1481 2 ST SE** **1481 / SE / 2ND / ST**  
**DEERFIELD BEACH 33441** Block: **4** Lot: **21,E,25,22** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**  
**RICHARD TROIA** **TROIA RICHARD**

**1241 SE 2 ST** **1241SE 2ND ST**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 **-MORE BLDG INFO** # Units: **2**  
Improvement Code: **APARTMENT** Year Built: **60** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **CENTRAL AIR** Bedrooms:  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths:  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **2,267**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONCRETE PLAIN** Liv Area: **2,267**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CCONC/ 1 X730** **PVCFA/ 1 X600**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**08 MULTIFAMILY 9 UNITS M** **9643.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 77,720** Tot Amount: **\$ 4,052.75**  
Land: **\$ 74,730** Year: **2010** SOH: **\$ 152,450**  
Total: **\$ 152,450** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 21 E 25,22 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 220,000</b>	<b>07/23/02</b>	<b>33498/ 0068</b>	<b>WD</b>	<b>TROIA, RICHARD</b>
Prev:	<b>\$ 130,000</b>	<b>09/22/94</b>	<b>22639/ 130000</b>	<b>WD</b>	<b>CANEJA PABLO A &amp; ISABEL M</b>
Earl:	<b>\$ 74,000</b>	<b>10/01/75</b>		<b>WD</b>	
Othr:	<b>\$ 45,000</b>	<b>12/01/1969</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: **F087651/ X** Amount: **\$ 155,000**  
ML# / Status: **DC87651/ X**  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0671**  
Address: **1441 2 ST SE 1**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends?

Subdivision: **THE COVE 32-48 B**  
**1441 / SE / 2ND / ST**  
Block: **4** Lot: **20,E,25,21** Unit:

**OWNER NAME & ADDRESS**

**BARBARA L PISTOR** **PISTOR BARBARA L**  
**3253 WESTMINSTER DR** **3253 WESTMINSTER DR**  
**BOCA RATON FL 33496-2523** Carrier: **C045** Phone:

**BUILDING INFORMATION**

Building #1 # Units: **2**  
Improvement Code: **APARTMENT** Year Built: **60** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **GOOD** Bedrooms: **4**  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: **4**  
Roof Material: **TILE** Foundation: Adj SQFT: **2,622**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **2,146**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** TYPE  
**08 MULTIFAMILY 9 UNITS M 8250.00** SF  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 109,820** Tot Amount: **\$ 4,273.75**  
Land: **\$ 63,940** Year: **2010** SOH: **\$ 173,760**  
Total: **\$ 173,760** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 20 E 25,21 LESS E 25 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 100</b>	<b>06/01/96</b>	<b>25004/ 0282</b>	<b>QCD</b>	<b>PISTOR BARBARA L</b>
Prev:	<b>\$ 67,000</b>	<b>03/14/96</b>	<b>24605/ 67000</b>	<b>WD</b>	<b>CUSTOM METAL PRO CORP</b>
Earl:	<b>\$ 100</b>	<b>04/01/95</b>		<b>WD</b>	
Othr:	<b>\$ 100</b>	<b>09/01/93</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0670**  
Address: **1421 2 ST SE**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends?

Subdivision: **THE COVE 32-48 B**  
**1421 / SE / 2ND / ST**  
Block: **4** Lot: **19,E,30,20** Unit:

**OWNER NAME & ADDRESS**

**JOHN R MC DONALD** **MC DONALD JOHN R LE**  
**JOHN MC DONALD** **MC DONALD JOHN**  
**1416 SE 7TH ST** **1416SE 7TH ST**  
**DEERFIELD BEACH FL 33441-5810**  
Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units: **4**  
Improvement Code: **APARTMENT** Year Built: **59** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **GOOD** Bedrooms: **4**  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: **4**  
Roof Material: **TILE** Foundation: Adj SQFT: **3,271**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **3,066**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 135X 10**

**LAND INFORMATION**

LAND UNITS: USE CODE **08 MULTIFAMILY 9 UNITS M** FACTOR **8800.00** TYPE **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 193,890** Tot Amount: **\$ 6,579.06**  
Land: **\$ 68,200** Year: **2010** SOH: **\$ 262,090**  
Total: **\$ 262,090** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 19 E 30,20 LESS E 25 BLK 4

**SALES INFORMATION**

**PRICE** **REC DATE** **BOOK / PAGE** **TYPE** **NAME**  
Curr: **\$ 200** **10076/ 0936** **QC** **MC DONALD JOHN R LE**  
Prev:  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0660** Subdivision: **THE COVE 32-48 B**  
Address: **1341 2 ST SE** **1341 / SE / 2ND / ST**  
**DEERFIELD BEACH 33441** Block: **4** Lot: **18,E,35,19** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**  
**GDC 357 LLC** **GDC 357 LLC**

**5900 N ANDREWS AVE 800** **5900N ANDREWS AV800**  
**FORT LAUDERDALE,FL 33309** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units: 2  
Improvement Code: **APARTMENT** Year Built: **56** Stories: 1  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **GOOD** Bedrooms: 4  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: 2  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **1,925**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **1,819**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**08 MULTIFAMILY 9 UNITS M** **7120.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 97,590** Tot Amount: **\$ 3,790.11**  
Land: **\$ 55,180** Year: **2010** SOH: **\$ 152,770**  
Total: **\$ 152,770** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 18 E 35 & LOT 19 LESS E 30 LESS N 21 BLK 4 DESC'D IN OR 45255/1998

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>04/21/10</b>	<b>47028/ 00536</b>	<b>QCD</b>	<b>GDC 357 LLC</b>
Prev:	<b>\$ 225,000</b>	<b>04/08/08</b>	<b>45255/ 225000</b>	<b>WD</b>	<b>COHEN GIL</b>
Earl:	<b>\$ 1,000,000</b>	<b>12/31/07</b>	<b>44951/ 00106</b>	<b>WD</b>	<b>1400 EAST HILLSBORO LLC</b>
Othr:	<b>\$ 100</b>	<b>06/01/98</b>	<b>28353/ 0961</b>	<b>QC</b>	

**MLS HISTORY**

ML# / Status: **F896749/ CS** Amount: **\$ 225,000**  
ML# / Status: **F896749/ PS** **F896749/ A**  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **METLIFE BK NA** Amount: **\$ 180,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0650** Subdivision: **THE COVE 32-48 B**  
Address: **1321 2 ST SE** **1321 / SE / 2ND / ST**  
**DEERFIELD BEACH 33441 -4403** Block: **4** Lot: **17,E,35,18** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**

**CARMEN BELANGER** **BELANGER CARMEN**

**1321 SE 2ND ST** **1321SE 2ND ST**  
**DEERFIELD BEACH FL 33441-4403** Carrier: **C031** Phone: **(954) 429-0123**

**BUILDING INFORMATION**

Building #1 # Units: **2**  
Improvement Code: **APARTMENT** Year Built: **58** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **GOOD** Bedrooms: **4**  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: **2**  
Roof Material: **TILE** Foundation: Adj SQFT: **1,528**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **1,440**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**08 MULTIFAMILY 9 UNITS M** **8250.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 66,670** Tot Amount: **\$ 2,090.30** **HOMESTEAD**  
Land: **\$ 63,940** Year: **2010** **SOH: \$ 120,720**  
Total: **\$ 130,610** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 17 E 35,18 W 40 BLK 4

**SALES INFORMATION**

PRICE REC DATE BOOK / PAGE TYPE NAME  
Curr: **\$ 120,000** **12/18/91** **19005/ 0681** **WD** **BELANGER CARMEN**  
Prev: **\$ 90,000** **12/01/85** **90000** **WD** **BOHMAN FRANK O & CELESTE M**  
Earl: **\$ 21,000** **01/01/1961**  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **SEARS MTGE CORP** Amount: **\$ 40,000** Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0640** Subdivision: **THE COVE 32-48 B**  
Address: **1261 2 ST SE E** **1261 / SE / 2ND / ST**  
**DEERFIELD BEACH 33441 -4401** Block: **4** Lot: **16,E,35,17** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**  
**SOUTHPAW PROPERTIES LLC** **SOUTHPAW PROPERTIES LLC**

**830 NE 71 ST** **830NE 71ST ST**  
**BOCA RATON,FL 33487** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units: 2  
Improvement Code: **APARTMENT** Year Built: **59** Stories: 1  
Exterior Type: **CBS/FRMDBL/HT** Electrical: **CENTRAL AIR** Bedrooms: 2  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: 2  
Roof Material: **TILE** Foundation: Adj SQFT: **2,136**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **2,004**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**08 MULTIFAMILY 9 UNITS M** **8250.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 82,700** Tot Amount: **\$ 3,648.87**  
Land: **\$ 63,940** Year: **2010** SOH: **\$ 146,640**  
Total: **\$ 146,640** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 16 E 35,17 LESS E 35 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>05/01/07</b>	<b>43970/ 01164</b>	<b>QCD</b>	<b>SOUTHPAW PROPERTIES LLC</b>
Prev:	<b>\$ 130,000</b>	<b>05/04/90</b>	<b>17394/ 130000</b>	<b>WD</b>	<b>BENOIT CHRISTOPHER R</b>
Earl:	<b>\$ 110,000</b>	<b>11/01/86</b>		<b>WD</b>	<b>BENOIT RAYMOND ULRIC &amp; CLA</b>
Othr:	<b>\$ 104,000</b>	<b>01/01/80</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **CARTERET SAVINGS BANK** Amount: **\$ 117,000** Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0630** Subdivision: **THE COVE 32-48 B**  
Address: **1241 2 ST SE** **1241 / SE / 2ND / ST**  
**DEERFIELD BEACH 33441 -4458** Block: **4** Lot: **15,E,40,16** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**  
**RICHARD TROIA TROIA RICHARD**

**1597 SE 8 ST 1597SE 8TH ST**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units: **4**  
Improvement Code: **APARTMENT** Year Built: **73** Stories: **2**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms: **8**  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths: **8**  
Roof Material: **WD/COMP SHING** Foundation: Adj SQFT: **5,275**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **TILE/HARD WD** Liv Area: **5,445**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 27 X 72 CONC/ 7 X 29**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** TYPE  
**08 MULTIFAMILY 9 UNITS M 8800.00 SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS TAXES EXEMPTIONS**  
Improvement: **\$ 289,400** Tot Amount: **\$ 8,779.78**  
Land: **\$ 68,200** Year: **2010** SOH: **\$ 357,600**  
Total: **\$ 357,600** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 15 E 40,16 W 40 BLK 4

**SALES INFORMATION**

**PRICE REC DATE BOOK / PAGE TYPE NAME**  
Curr: **\$ 320,000 03/02/00 30300/ 0497 WD TROIA RICHARD**  
Prev: **\$ 6,000 05/01/1963 6000 WD GARETT W A & ELIZABETH K**  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: **F309945/ CS** Amount: **\$ 320,000**  
ML# / Status: **F309945/ PS** **F309945/ A**  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0620**

Address: **1201 2 ST SE**

**DEERFIELD BEACH 33441**

Lien?

Lis Pendens?

Subdivision: **THE COVE 32-48 B**

**1201 / SE / 2ND / ST**

Block: **4**

Lot: **14,15**

Unit:

**OWNER NAME & ADDRESS**

**TAD D ELTON**

**ELTON TAD D**

**1411 SE 14TH CT**

**DEERFIELD BEACH FL 33441-7329**

**1411SE 14TH CT**

Carrier: **C007** Phone:

**BUILDING INFORMATION**

Building #1			# Units:	<b>2</b>	
Improvement Code:	<b>APARTMENT</b>	Year Built:	<b>61</b>	Stories:	<b>1</b>
Exterior Type:	<b>CBS/FRMDBL/HT</b>	Electrical:	<b>CENTRAL AIR</b>	Bedrooms:	<b>4</b>
Roof Type:	<b>GABLE/HIP</b>	Plumbing:	<b>GOOD TILE</b>	Baths:	<b>4</b>
Roof Material:	<b>TILE</b>	Foundation:	<b>STEM WALL</b>	Adj SQFT:	<b>2,831</b>
Interior Wall:	<b>DRYWALL/PLASTER</b>	Floor Type:	<b>CONC, TERRAZZO</b>	Liv Area:	<b>2,182</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
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**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>08 MULTIFAMILY 9 UNITS M</b>	<b>10958.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>		<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	<b>\$ 112,020</b>	Tot Amount:	<b>\$ 3,846.57</b>
Land:	<b>\$ 84,920</b>	Year:	<b>2010</b>
Total:	<b>\$ 196,940</b>	Millage:	<b>1111</b>
			<b>HOMESTEAD</b>
			<b>SOH: \$ 196,940</b>

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 14,15 LESS E 40 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 100</b>	<b>12/01/95</b>	<b>24257 / 0624</b>	<b>QCD</b>	<b>ELTON TAD D</b>
Prev:	<b>\$ 135,000</b>	<b>09/01/89</b>	<b>135000</b>	<b>AM</b>	
Earl:	<b>\$ 132,500</b>	<b>01/01/84</b>		<b>WD</b>	
Othr:	<b>\$ 43,000</b>	<b>05/01/1969</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: Amount:

ML# / Status:

ML# / Status:

ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0590**  
Address: **1202 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441 -4201**  
Lien? Lis Pendens?

Subdivision: **THE COVE 32-48 B**  
**1202 / E / HILLSBORO / BL**  
Block: **4** Lot: **11,12,13** Unit:

**OWNER NAME & ADDRESS**  
**DOTRO BROTHERS INC DOTRO BROTHERS INC**

**1202 E HILLSBORO BLVD 1202E HILLSBORO BL**  
**DEERFIELD BEACH FL 33441-4201** Carrier: **C058** Phone:

**BUILDING INFORMATION**

Building #1 **-MORE BLDG INFO** # Units:  
Improvement Code: **STORE & OFFICE 1-2** Year Built: **85** Stories: **2**  
Exterior Type: **CBS/FRMDBL/HT** Electrical:  
Roof Type: **CONCRETE** Plumbing: Baths:  
Roof Material: **COMP/TAR&GRAV** Foundation: **STEM WALL** Adj SQFT: **2,259**  
Interior Wall: Floor Type: **CONCRETE PLAIN** Liv Area: **2,259**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 10 X931 CCONC/ 1 X608**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** TYPE  
**12 MIXED USE COMMERCIAL 155.72** FF  
LOT FRONT FOOTAGE: **15,572**

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS TAXES EXEMPTIONS**  
Improvement: **\$ 457,200** Tot Amount: **\$ 18,096.41**  
Land: **\$ 280,300** Year: **2010** SOH: **\$ 737,500**  
Total: **\$ 737,500** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: **THE COVE 32-48 B LOT 11,12,13 BLK 4**

**SALES INFORMATION**

**PRICE REC DATE BOOK / PAGE TYPE NAME**  
Curr: **\$ 175,500 10/01/77 7245/ 0563 WD DOTRO BROTHERS INC**  
Prev:  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED 02/02/11**

**BROWARD COUNTY**

Tax ID **4843-05-08-0570**  
Address: **1300 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends?

Subdivision: **THE COVE 32-48 B**  
**1300 / E / HILLSBORO / BL**  
Block: **4** Lot: **9,10** Unit:

**OWNER NAME & ADDRESS**

**STEALTH DEV USA INC** **STEALTH DEV USA INC**

**1300 E HILLSBORO BLVD 101** **1300E HILLSBORO BL101**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:	
Improvement Code: <b>OFFICE BUILDING</b>	Year Built: <b>74</b>		Stories:	<b>2</b>
Exterior Type: <b>CBS/FRMDBL/HT</b>	Electrical:		Bedrooms:	
Roof Type: <b>CONCRETE</b>	Plumbing: <b>POOR</b>		Baths:	
Roof Material: <b>COMP/TAR&amp;GRAV</b>	Foundation: <b>STEM WALL</b>		Adj SQFT:	<b>9,347</b>
Interior Wall:	Floor Type: <b>CONCRETE PLAIN</b>		Liv Area:	<b>9,347</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>CASPPAV/ 5665SF</b>			

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>18 OFFICE BUILDING</b>	<b>109.06</b>	<b>FF</b>
LOT FRONT FOOTAGE: <b>10,906</b>		

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement: <b>\$ 808,240</b>	Tot Amount: <b>\$ 25,234.89</b>	
Land: <b>\$ 207,210</b>	Year: <b>2010</b>	SOH: <b>\$ 1,015,450</b>
Total: <b>\$ 1,015,450</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 9 & 10 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 1,200,000</b>	<b>09/01/09</b>	<b>46493/ 00666</b>	<b>WD</b>	<b>STEALTH DEV USA INC</b>
Prev:	<b>\$ 241,000</b>	<b>11/23/94</b>	<b>22858/ 241000</b>	<b>QCD</b>	<b>ASHLEMAN DENISE A</b>
Earl:		<b>08/01/93</b>		<b>CET</b>	<b>FED DEPOSIT INS CORP</b>
Othr:	<b>\$ 600,000</b>	<b>08/01/86</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status:	Amount:
ML# / Status:	
ML# / Status:	
ML# / Status:	

**MORTGAGE INFORMATION**

Lender: **DIMARTINO K & D A FAM TR (PT)** Amount: **\$ 1,025,000** Type: **PVT**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0560**  
Address: **1346 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441 -4206**  
Lien? Lis Pends?

Subdivision: **THE COVE 32-48 B**  
**1346 / E / HILLSBORO / BL**  
Block: **4** Lot: **8** Unit:

**OWNER NAME & ADDRESS**

**BICYCLE GENERATION INC** **BICYCLE GENERATION INC**  
**1346 E HILLSBORO BLVD** **1346E HILLSBORO BL**  
**DEERFIELD BEACH FL 33441-4206** Carrier: **C011** Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **MISC SINGLE BLDG C** Year Built: **65** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms:  
Roof Type: **CONCRETE** Plumbing: Baths:  
Roof Material: **COMP/TAR&GRAV** Foundation: **STEM WALL** Adj SQFT: **3,754**  
Interior Wall: **PLASTER** Floor Type: **CONCRETE PLAIN** Liv Area: **3,600**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 2164SF**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**11 STORE 1-STORY** **54.53** **FF**  
LOT FRONT FOOTAGE: **5,453**

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 240,180** Tot Amount: **\$ 11,343.57**  
Land: **\$ 196,310** Year: **2010** SOH: **\$ 436,490**  
Total: **\$ 436,490** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 8 BLK 4

**SALES INFORMATION**

**PRICE** **REC DATE** **BOOK / PAGE** **TYPE** **NAME**  
Curr: **\$ 195,000** **04/01/87** **14376/ 0211** **WD** **BICYCLE GENERATION INC**  
Prev: **\$ 11,500** **01/01/1964** **11500** **WD** **PRICE J A & CRYSTAL N**  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0550**  
Address: **1348 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441**  
Lien? Lis Pends? **Y**

Subdivision: **THE COVE 32-48 B**  
**1348 / E / HILLSBORO / BL**  
Block: **4** Lot: **7** Unit:

**OWNER NAME & ADDRESS**

**PHILLIP KING INVESTMENTS INC** **PHILLIP KING INVESTMENTS INC**  
**1348 E HILLSBORO BEACH** **1348E HILLSBORO**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **MEDICAL OFFICE** Year Built: **80** Stories: **1**  
Exterior Type: Electrical:  
Roof Type: **CONCRETE** Plumbing: **GOOD PLAIN** Bedrooms:  
Roof Material: **COMP/TAR&GRAV** Foundation: **STEM WALL** Baths:  
Interior Wall: Floor Type: **CONCRETE PLAIN** Adj SQFT: **4,529**  
Liv Area: **4,529**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 1 X396**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**19 PROFESSIONAL SRVCS B 54.53** **FF**  
LOT FRONT FOOTAGE: **5,453**

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 377,160** Tot Amount: **\$ 12,363.86**  
Land: **\$ 103,610** Year: **2010** SOH: **\$ 480,770**  
Total: **\$ 480,770** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: **THE COVE 32-48 B LOT 7 BLK 4**

**SALES INFORMATION**

**PRICE** **REC DATE** **BOOK / PAGE** **TYPE** **NAME**  
Curr: **\$ 525,000** **01/06/03** **34351/ 1749** **WD** **PHILLIP KING INVESTMENTS I**  
Prev: **O FLANAGAN T M & MARY L**  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **THOMAS M O'FLANAGAN** Amount: **\$ 150,000** Type: **PVT**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11



**BROWARD COUNTY**

Tax ID **4843-05-08-0540**  
Address: **1400 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441**  
Lien? **Y** Lis Pends? **Y**

Subdivision: **THE COVE 32-48 B**  
**1400 / E / HILLSBORO / BL**  
Block: **4** Lot: **6** Unit:

**OWNER NAME & ADDRESS**

**ANGELA BERKOVICH DMD PA**

**ANGELA BERKOVICH DMD PA**

**1348 E HILLSBORO BEACH**  
**DEERFIELD BEACH,FL 33441**

**1348E HILLSBORO**  
Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:
Improvement Code: <b>PARKING/PAVING ON</b>	Year Built: <b>70</b>		Stories:
Exterior Type:	Electrical:		Bedrooms:
Roof Type:	Plumbing:		Baths:
Roof Material:	Foundation:		Adj SQFT:
Interior Wall:	Floor Type:		Liv Area:

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>CASPPAV / 125X 50</b>			

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>28 PARKING LOT/MOBILE H</b>	<b>54.53</b>	<b>FF</b>
LOT FRONT FOOTAGE: <b>5,453</b>		

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement: <b>\$ 11,500</b>	Tot Amount: <b>\$ 3,908.82</b>	
Land: <b>\$ 158,140</b>	Year: <b>2010</b>	SOH: <b>\$ 169,640</b>
Total: <b>\$ 169,640</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 6 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 525,000</b>	<b>01/06/03</b>	<b>34351/ 1749</b>	<b>WD</b>	<b>ANGELA BERKOVICH DMD PA</b>
Prev:	<b>\$ 19,000</b>	<b>07/01/1963</b>	<b>19000</b>	<b>WD</b>	<b>O FLANAGAN T M &amp; MARY L</b>
Earl:					
Othr:					

**MLS HISTORY**

ML# / Status:	Amount:
ML# / Status:	
ML# / Status:	
ML# / Status:	

**MORTGAGE INFORMATION**

Lender: <b>THOMAS M O'FLANAGAN</b>	Amount: <b>\$ 150,000</b>	Type: <b>PVT</b>
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**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0520**  
Address: **1400 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441 -4202**  
Lien? Lis Pendens?

Subdivision: **THE COVE 32-48 B**  
**1400 / E / HILLSBORO / BL**  
Block: **4** Lot: **4,W1/2,5** Unit:

**OWNER NAME & ADDRESS**

**1400 EAST HILLSBORO LLC** **1400 EAST HILLSBORO LLC**  
**399 W PALMETTO PARK RD 200** **399W PALMETTO PARK RD200**  
**BOCA RATON,FL 33432** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **COMBINATION COMME** Year Built: **76** Stories: **3**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms:  
Roof Type: **STEEL JOIST/WOOD** Plumbing: **POOR** Baths:  
Roof Material: **COMP/TAR&GRAV** Foundation: **STEM WALL** Adj SQFT: **8,175**  
Interior Wall: **PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **8,175**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 10 X580** **CCONC/ 1 X256**

**LAND INFORMATION**

LAND UNITS: USE CODE **12 MIXED USE COMMERCIAL** FACTOR **88.85** TYPE **FF**  
LOT FRONT FOOTAGE: **8,885**

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 509,020** Tot Amount: **\$ 17,660.32**  
Land: **\$ 177,700** Year: **2010** SOH: **\$ 686,720**  
Total: **\$ 686,720** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 4 W1/2,5 BLK 4,LOT 18 E 35, LOT 19 LESS E 30,LESS S 89 BLK 4 PER OR 45255/1998

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 1,000,000</b>	<b>12/31/07</b>	<b>44951/ 00106</b>	<b>WD</b>	<b>1400 EAST HILLSBORO LLC</b>
Prev:	<b>\$ 100</b>	<b>06/01/98</b>	<b>28353/ 100</b>	<b>QC</b>	<b>HISER PROPERTIES INC</b>
Earl:	<b>\$ 403,500</b>	<b>02/01/86</b>	<b>13261/ 0445</b>	<b>WD</b>	<b>HISER HOMER W &amp; WANDA JEAN</b>
Othr:	<b>\$ 40,000</b>	<b>02/01/86</b>		<b>WD</b>	

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **HISER PROPERTIES INC** Amount: **\$ 925,000** Type: **PVT**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0510** Subdivision: **THE COVE 32-48 B**  
Address: **1480 HILLSBORO BLVD E** **1480 / E / HILLSBORO / BL**  
**DEERFIELD BEACH 33441 -4208** Block: **4** Lot: **2,3,4,E1/2** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**  
**CLOTHES FOR CLEANERS INC CLOTHES FOR CLEANERS INC**

**1241 SE 2 ST 1** **1241SE 2ND ST1**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **ROW STORE - 2 OR M** Year Built: **85** Stories: **1**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: **TAR AND GRAVEL** Foundation: Adj SQFT: **2,701**  
Interior Wall: **PLASTER NOT FURRED** Floor Type: **CONC/TERRAZZO/VI** Liv Area: **2,701**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 3774SF** **WALLCBS/ 48 X 1**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**11 STORE 1-STORY** **15625.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 119,250** Tot Amount: **\$ 10,683.34**  
Land: **\$ 312,500** Year: **2010** SOH: **\$ 431,750**  
Total: **\$ 431,750** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOTS 2,3 & 4 E1/2 BLK 4

**SALES INFORMATION**

**PRICE** **REC DATE** **BOOK / PAGE** **TYPE** **NAME**  
Curr: **\$ 500,000** **02/13/04** **36914/ 0708** **WD** **CLOTHES FOR CLEANERS INC**  
Prev: **\$ 13,800** **02/01/1969** **7825/ 13800** **WD** **TRIMM SALLIE PENNINGTON**  
Earl: **PENNINGTON T C & ALICE H**  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11



**BROWARD COUNTY**

Tax ID **4843-05-08-0490**  
Address: **1480 HILLSBORO BLVD E**  
**DEERFIELD BEACH 33441**

Subdivision: **THE COVE 32-48 B**  
**1480 / E / HILLSBORO / BL**  
Block: **4** Lot: **1** Unit:

Lien? Lis Pendens?

**OWNER NAME & ADDRESS**

**CLOTHES FOR CLEANERS INC**  
  
**1241 SE 2 ST 1**  
**DEERFIELD BEACH,FL 33441**

**CLOTHES FOR CLEANERS INC**  
  
**1241SE 2ND ST1**  
Carrier: Phone:

**BUILDING INFORMATION**

Building #1			# Units:
Improvement Code: <b>PARKING/PAVING ON</b>	Year Built: <b>71</b>		Stories:
Exterior Type:	Electrical:		Bedrooms:
Roof Type:	Plumbing:		Baths:
Roof Material:	Foundation:		Adj SQFT:
Interior Wall:	Floor Type:		Liv Area: <b>2,212</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>CONC/966SF</b>	<b>CASPPAV/7472SF</b>		

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>28 PARKING LOT/MOBILE H</b>	<b>8447.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement: <b>\$ 2,100</b>	Tot Amount: <b>\$ 1,605.55</b>	
Land: <b>\$ 67,580</b>	Year: <b>2010</b>	SOH: <b>\$ 69,680</b>
Total: <b>\$ 69,680</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 1 BLK 4

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:	<b>\$ 500,000</b>	<b>02/13/04</b>	<b>36914/ 0708</b>	<b>WD</b>	<b>CLOTHES FOR CLEANERS INC</b>
Prev:			<b>7825/</b>		<b>TRIMM SALLIE PENNINGTON</b>
Earl:					<b>PENNINGTON T C &amp; ALICE H</b>
Othr:					

**MLS HISTORY**

ML# / Status:	Amount:
ML# / Status:	
ML# / Status:	
ML# / Status:	

**MORTGAGE INFORMATION**

Lender:	Amount:	Type:
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**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

Address	Tax ID	improvement	Land	Just Value
1481 SE 2nd St.	4843-05-08-0680	\$77,720	\$74,730	\$152,450
1441 SE 2nd St.	4843-05-08-0671	\$109,820	\$63,940	\$173,760
1421 SE 2nd St.	4843-05-08-0670	\$193,890	\$68,200	\$262,090
1341 SE 2nd St.	4843-05-08-0660	\$97,590	\$55,180	\$152,770
1321 SE 2nd St.	4843-05-08-0650	\$66,670	\$63,940	\$130,610
1261 SE 2nd St.	4843-05-08-0640	\$82,700	\$63,940	\$146,640
1241 SE 2nd St.	4843-05-08-0630	\$289,400	\$68,200	\$357,600
1201 SE 2nd St.	4843-05-08-0620	\$112,020	\$84,920	\$196,940
1202 E. Hillsboro Blvd.	4843-05-08-0590	\$457,200	\$280,300	\$737,500
1300 E. Hillsboro Blvd.	4843-05-08-0570	\$808,240	\$207,210	\$1,015,450
1346 E. Hillsboro Blvd.	4843-05-08-0560	\$240,180	\$196,310	\$436,490
1348 E. Hillsboro Blvd.	4843-05-08-0550	\$377,160	\$103,610	\$480,770
1400 E. Hillsboro Blvd.	4843-05-08-0540	\$11,500	\$158,140	\$169,640
1400 E. Hillsboro Blvd.	4843-05-08-0520	\$509,020	\$177,700	\$686,720
1480 E. Hillsboro Blvd.	4843-05-08-0510	\$119,250	\$312,500	\$431,750
1480 E. Hillsboro Blvd.	4843-05-08-0490	\$2,100	\$67,580	\$69,680
		\$3,554,460	\$2,046,400	\$5,600,860

## #11 - 1755 SE 3rd Court

This assemblage of nine vacant land parcels and one submersible land parcel is located on the northeast corner of the Cove Shopping Center and fronts the intracoastal canal. The water parcel is the subject of a lawsuit heard by the 1997 Florida District Court of Appeals decision in *Kester v. Tewksbury*. The decision establish that Conveyance to federal government of easement to widen and maintain intercoastal waterway does not convey title in fee simple to government for the land under the widened area of the waterway; conveyor retains title in fee simple. The subject property is the former location of the Pal's Charley's Crab restaurant and is now owned by a group of investors under the name of Blue Water VIII LLC.

- The land assemblage dimensions are approximately 450 ft. x 90 ft.
- Land assemblage area: 40,500 sq. ft.; 0.93 acres
- Zoning: COD 43.



## #11 - 1755 SE 3rd Court

### Property Value

The Broward County Property Appraiser estimated that the combined 2010 Just Value of the subject property is \$2,995,230.

2010 County Assessment	Value	Percent
Land	\$2,928,650	98%
Buildings	<u>\$66,580</u>	<u>2%</u>
Just Value	\$2,995,230	100%

### CRA Interest in Property

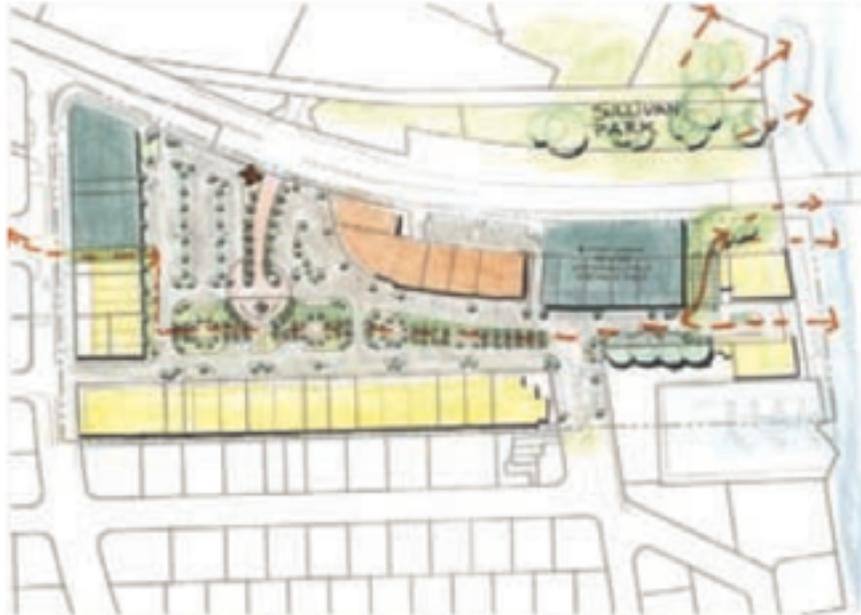
Potential Use	Score
Community Facility	0
Parking	19
Park Space	0
Assemblage	17

The Cove Charrette Master Plan Final Report was issued on January 4, 2008. Goals for the Cove Shopping Center identified as part of the charrette process included providing increased and secure parking. Redevelopment of the former Charlie's Crab House property has the potential to address the goal of providing additional parking. It is critical to the revitalization of the center as well as the goal of providing an appealing pedestrian linkage between Sullivan Park and the center. In response to these priorities, the Charrette presents several overall site design alternatives. Two of the proposed alternatives included a proposed parking structure that would include a portion of the western half of the subject property and would include a "green-way" pedestrian link to Sullivan Park that would be located between the proposed parking structure and a new waterfront restaurant. Both scenarios would require that the CRA either purchase land from the current owners of the subject property or enter into a public private partnership.

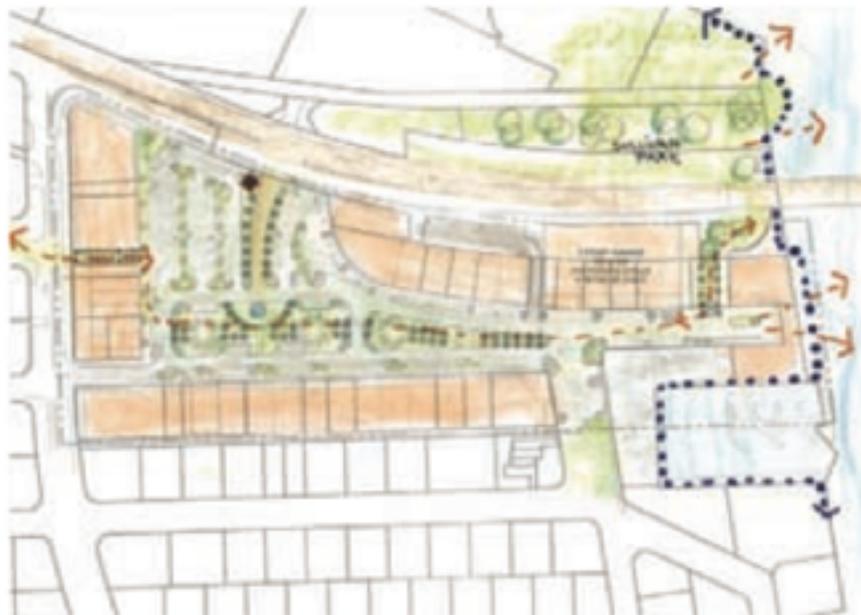
## #11 - 1755 SE 3rd Court



## #11 - 1755 SE 3rd Court



Design Alternative #2



Design Alternative #3

**BROWARD COUNTY**

Tax ID **4843-05-08-0040**

Address: **1755 3 CT SE  
DEERFIELD BEACH 33441**

Lien? Lis Pendens?

Subdivision: **THE COVE 32-48 B  
1755 / SE / 3RD / CT**

Block: **1** Lot: **1,2** Unit:

**OWNER NAME & ADDRESS**

**BLUE WATER VIII LLC**

**BLUE WATER VIII LLC**

**312 SE 17 ST  
FORT LAUDERDALE,FL 33316**

**312SE 17TH ST  
Carrier: Phone:**

**BUILDING INFORMATION**

Building #1			# Units:
Improvement Code: <b>RESTAURANT</b>	Year Built: <b>60</b>		Stories:
Exterior Type: <b>CBS/FRMDBL/HT</b>	Electrical: <b>SELF LAUNDRY</b>		Bedrooms:
Roof Type: <b>FLAT</b>	Plumbing: <b>GOOD TILE</b>		Baths:
Roof Material: <b>COMP/TAR&amp;GRAV</b>	Foundation:		Adj SQFT: <b>20,687</b>
Interior Wall: <b>WOOD PANEL</b>	Floor Type: <b>TILE/HARD WD</b>		Liv Area: <b>20,239</b>

**EXTRA FEATURES**

<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>	<u>Description / Size</u>
<b>CONC/ 53 X 12</b>	<b>ASPPAV/ 8740SF</b>	<b>DOCKWWP/ 1502SF</b>	

**LAND INFORMATION**

LAND UNITS: USE CODE	<u>FACTOR</u>	<u>TYPE</u>
<b>10 VACANT COMMERCIAL</b>	<b>10292.00</b>	<b>SF</b>

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

<u>ASSESSMENTS</u>	<u>TAXES</u>	<u>EXEMPTIONS</u>
Improvement:	Tot Amount: <b>\$ 11,857.36</b>	
Land: <b>\$ 514,600</b>	Year: <b>2010</b>	SOH: <b>\$ 514,600</b>
Total: <b>\$ 514,600</b>	Millage: <b>1111</b>	

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 1,2 E 30 BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:		<b>03/14/07</b>	<b>43743/</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Earl:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 01471</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Othr:			<b>1427/ 0501</b>		

**MLS HISTORY**

ML# / Status:	Amount:
ML# / Status:	
ML# / Status:	
ML# / Status:	

**MORTGAGE INFORMATION**

Lender: <b>STONEGATE BK</b>	Amount: <b>\$ 2,250,000</b>	Type: <b>CON</b>
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**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0041** Subdivision: **INTRA W/W DESC AS:BEG AT NE COR**  
Address: **1755 3 CT SE** **1755 / SE / 3RD / CT**  
**DEERFIELD BEACH 33441** Block: **1** Lot: **1** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**  
**BLUE WATER VIII LLC BLUE WATER VIII LLC**

**312 SE 17 ST 312SE 17TH ST**  
**FORT LAUDERDALE,FL 33316** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: Year Built: Stories:  
Exterior Type: Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: Foundation: Adj SQFT:  
Interior Wall: Floor Type: Liv Area:

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**95 RIVER/LAKE/SUBMERGEI 42273.00** **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: Tot Amount: **\$ 9,740.48**  
Land: **\$ 422,730** Year: **2010** SOH: **\$ 422,730**  
Total: **\$ 422,730** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: 5-48-43 POR OF SUBMERGED LAND LYING IN INTRA W/W DESC AS:BEG AT NE COR LOT 1 BLK 1 THE COVE 32-48 B,NW 285.67,ELY 136,SELY 371 TO ELY EXT OF S LINE OF LOT 1 WLY 91, NWLY 90.70 TO POB

**SALES INFORMATION**

PRICE REC DATE BOOK / PAGE TYPE NAME  
Curr: **03/14/07** **43743/ 01561** **QCD** **BLUE WATER VIII LLC**  
Prev:  
Earl:  
Othr:

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11



**BROWARD COUNTY**

Tax ID **4843-05-08-0050** Subdivision: **THE COVE 32-48 B**  
Address: **1755 3 CT SE** **1755 / SE / 3RD / CT**  
**DEERFIELD BEACH 33441** Block: **1** Lot: **2,W,20** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**  
**BLUE WATER VIII LLC BLUE WATER VIII LLC**

**312 SE 17 ST 312SE 17TH ST**  
**FORT LAUDERDALE,FL 33316** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: Year Built: Stories:  
Exterior Type: Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: Foundation: Adj SQFT:  
Interior Wall: Floor Type: Liv Area:

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**10 VACANT COMMERCIAL 1800.00 SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: Tot Amount: **\$ 2,073.77**  
Land: **\$ 90,000** Year: **2010** SOH: **\$ 90,000**  
Total: **\$ 90,000** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 2 W 20 BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:			<b>1427/ 0501</b>		<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK** Amount: **\$ 2,250,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0060** Subdivision: **THE COVE 32-48 B**  
Address: **1755 3 CT SE** **1755 / SE / 3RD / CT**  
**DEERFIELD BEACH 33441** Block: **1** Lot: **3** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**  
**BLUE WATER VIII LLC BLUE WATER VIII LLC**

**312 SE 17 ST 312SE 17TH ST**  
**FORT LAUDERDALE,FL 33316** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **PARKING/PAVING ON** Year Built: **98** Stories:  
Exterior Type: Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: Foundation: Adj SQFT:  
Interior Wall: Floor Type: Liv Area:

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 10 X340**

**LAND INFORMATION**

LAND UNITS: USE CODE FACTOR TYPE  
**28 PARKING LOT/MOBILE H 4500.00 SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 6,800** Tot Amount: **\$ 6,896.45**  
Land: **\$ 292,500** Year: **2010** SOH: **\$ 299,300**  
Total: **\$ 299,300** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 3 BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:	<b>\$ 20,000</b>	<b>09/01/1964</b>	<b>1427/ 0501</b>	<b>WD</b>	<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK** Amount: **\$ 2,250,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11



**BROWARD COUNTY**

Tax ID **4843-05-08-0070**

Address: **1755 3 CT SE**

**DEERFIELD BEACH 33441**

Lien?

Lis Pendens?

Subdivision: **THE COVE 32-48 B**

**1755 / SE / 3RD / CT**

Block: **1**

Lot: **4,5**

Unit:

**OWNER NAME & ADDRESS**

**BLUE WATER VIII LLC**

**BLUE WATER VIII LLC**

**312 SE 17 ST**

**FORT LAUDERDALE,FL 33316**

**312SE 17TH ST**

Carrier:

Phone:

**BUILDING INFORMATION**

Building #1

# Units:

Improvement Code: **PARKING/PAVING ON**

Year Built: **66**

Stories:

Exterior Type:

Electrical:

Bedrooms:

Roof Type:

Plumbing:

Baths:

Roof Material:

Foundation:

Adj SQFT:

Interior Wall:

Floor Type:

Liv Area:

**EXTRA FEATURES**

Description / Size

Description / Size

Description / Size

Description / Size

**CASPPAV/ 194X 90**

**LAND INFORMATION**

LAND UNITS: USE CODE

FACTOR

TYPE

**28 PARKING LOT/MOBILE H 8933.00**

**SF**

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS

TAXES

EXEMPTIONS

Improvement:

**\$ 30,380**

Tot Amount: **\$ 14,079.30**

Land:

**\$ 580,650**

Year: **2010**

SOH: **\$ 611,030**

Total:

**\$ 611,030**

Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOTS 4,5 BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:	<b>\$ 90,000</b>		<b>1427/ 0501</b>	<b>W</b>	<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:

ML# / Status:

ML# / Status:

ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK**

Amount: **\$ 2,250,000**

Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0090** Subdivision: **THE COVE 32-48 B**  
Address: **1755 3 CT SE** **1755 / SE / 3RD / CT**  
**DEERFIELD BEACH 33441** Block: **1** Lot: **6** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**

**BLUE WATER VIII LLC** **BLUE WATER VIII LLC**  
**312 SE 17 ST** **312SE 17TH ST**  
**FORT LAUDERDALE,FL 33316** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **PARKING/PAVING ON** Year Built: **67** Stories:  
Exterior Type: Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: Foundation: Adj SQFT:  
Interior Wall: Floor Type: Liv Area:

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 64 X 90**

**LAND INFORMATION**

LAND UNITS: USE CODE FACTOR TYPE  
**28 PARKING LOT/MOBILE H 4404.00 SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 10,200** Tot Amount: **\$ 6,831.01**  
Land: **\$ 286,260** Year: **2010** SOH: **\$ 296,460**  
Total: **\$ 296,460** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 6 BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:	<b>\$ 9,500</b>	<b>11/01/1964</b>	<b>1427/ 0501</b>	<b>WD</b>	<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK** Amount: **\$ 2,250,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11



**BROWARD COUNTY**

Tax ID **4843-05-08-0100**

Subdivision: **THE COVE 32-48 B**

Address: **1755 3 CT SE**

**1755 / SE / 3RD / CT**

**DEERFIELD BEACH 33441**

Block: **1**

Lot: **7**

Unit:

Lien?

Lis Pendens?

**OWNER NAME & ADDRESS**

**BLUE WATER VIII LLC**

**BLUE WATER VIII LLC**

**312 SE 17 ST**

**312SE 17TH ST**

**FORT LAUDERDALE,FL 33316**

Carrier:

Phone:

**BUILDING INFORMATION**

Building #1

# Units:

Improvement Code: **PARKING/PAVING ON**

Year Built: **98**

Stories:

Exterior Type:

Electrical:

Bedrooms:

Roof Type:

Plumbing:

Baths:

Roof Material:

Foundation:

Adj SQFT:

Interior Wall:

Floor Type:

Liv Area:

**EXTRA FEATURES**

Description / Size

Description / Size

Description / Size

Description / Size

**CASPPAV/ 10 X360**

**LAND INFORMATION**

LAND UNITS: USE CODE

FACTOR

TYPE

**28 PARKING LOT/MOBILE H 4404.00**

**SF**

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS

TAXES

EXEMPTIONS

Improvement:

**\$ 7,200**

Tot Amount: **\$ 6,761.88**

Land:

**\$ 286,260**

Year: **2010**

SOH: **\$ 293,460**

Total:

**\$ 293,460**

Millage: **1111**

**LEGAL DESCRIPTION**

Legal: **THE COVE 32-48 B LOT 7 BLK 1**

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:	<b>\$ 10,000</b>	<b>11/01/1964</b>	<b>1427/ 0501</b>	<b>WD</b>	<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status:

Amount:

ML# / Status:

ML# / Status:

ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK**

Amount: **\$ 2,250,000**

Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0110** Subdivision: **THE COVE 32-48 B**  
Address: **1755 3 CT SE** **1755 / SE / 3RD / CT**  
**DEERFIELD BEACH 33441** Block: **1** Lot: **8** Unit:  
Lien? Lis Pends?

**OWNER NAME & ADDRESS**  
**BLUE WATER VIII LLC BLUE WATER VIII LLC**

**312 SE 17 ST 312SE 17TH ST**  
**FORT LAUDERDALE,FL 33316** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 # Units:  
Improvement Code: **PARKING/PAVING ON** Year Built: **98** Stories:  
Exterior Type: Electrical: Bedrooms:  
Roof Type: Plumbing: Baths:  
Roof Material: Foundation: Adj SQFT:  
Interior Wall: Floor Type: Liv Area:

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/ 10 X370**

**LAND INFORMATION**

LAND UNITS: USE CODE **FACTOR** **TYPE**  
**28 PARKING LOT/MOBILE H 4406.00 SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS TAXES EXEMPTIONS  
Improvement: **\$ 7,400** Tot Amount: **\$ 6,769.49**  
Land: **\$ 286,390** Year: **2010** SOH: **\$ 293,790**  
Total: **\$ 293,790** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 8 BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:	<b>\$ 9,500</b>	<b>02/01/1965</b>	<b>1427/ 0501</b>	<b>WD</b>	<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:  
ML# / Status:  
ML# / Status:  
ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK** Amount: **\$ 2,250,000** Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

**BROWARD COUNTY**

Tax ID **4843-05-08-0120**

Subdivision: **THE COVE 32-48 B**

Address: **1755 3 CT SE**

**1755 / SE / 3RD / CT**

**DEERFIELD BEACH 33441**

Block: **1**

Lot: **9**

Unit:

Lien?

Lis Pendens?

**OWNER NAME & ADDRESS**

**BLUE WATER VIII LLC**

**BLUE WATER VIII LLC**

**312 SE 17 ST**

**312SE 17TH ST**

**FORT LAUDERDALE,FL 33316**

Carrier:

Phone:

**BUILDING INFORMATION**

Building #1

# Units:

Improvement Code: **PARKING/PAVING ON**

Year Built: **98**

Stories:

Exterior Type:

Electrical:

Bedrooms:

Roof Type:

Plumbing:

Baths:

Roof Material:

Foundation:

Adj SQFT:

Interior Wall:

Floor Type:

Liv Area:

**EXTRA FEATURES**

Description / Size

Description / Size

Description / Size

Description / Size

**CASPPAV/ 10 X230**

**LAND INFORMATION**

LAND UNITS: USE CODE

FACTOR

TYPE

**28 PARKING LOT/MOBILE H 2604.00**

**SF**

LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

ASSESSMENTS

TAXES

EXEMPTIONS

Improvement: **\$ 4,600**

Tot Amount: **\$ 4,006.05**

Land: **\$ 169,260**

Year: **2010**

SOH: **\$ 173,860**

Total: **\$ 173,860**

Millage: **1111**

**LEGAL DESCRIPTION**

Legal: THE COVE 32-48 B LOT 9 LESS WLY 20 TO CITY BLK 1

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>03/14/07</b>	<b>43743/ 01552</b>	<b>QCD</b>	<b>BLUE WATER VIII LLC</b>
Prev:	<b>\$ 3,405,000</b>	<b>03/14/07</b>	<b>43743/ 3405000</b>	<b>WD</b>	<b>BLUE WATER VIII LLC</b>
Earl:			<b>1427/ 0501</b>		<b>C A MUER CORP</b>
Othr:					

**MLS HISTORY**

ML# / Status: Amount:

ML# / Status:

ML# / Status:

ML# / Status:

**MORTGAGE INFORMATION**

Lender: **STONEGATE BK**

Amount: **\$ 2,250,000**

Type: **CON**

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

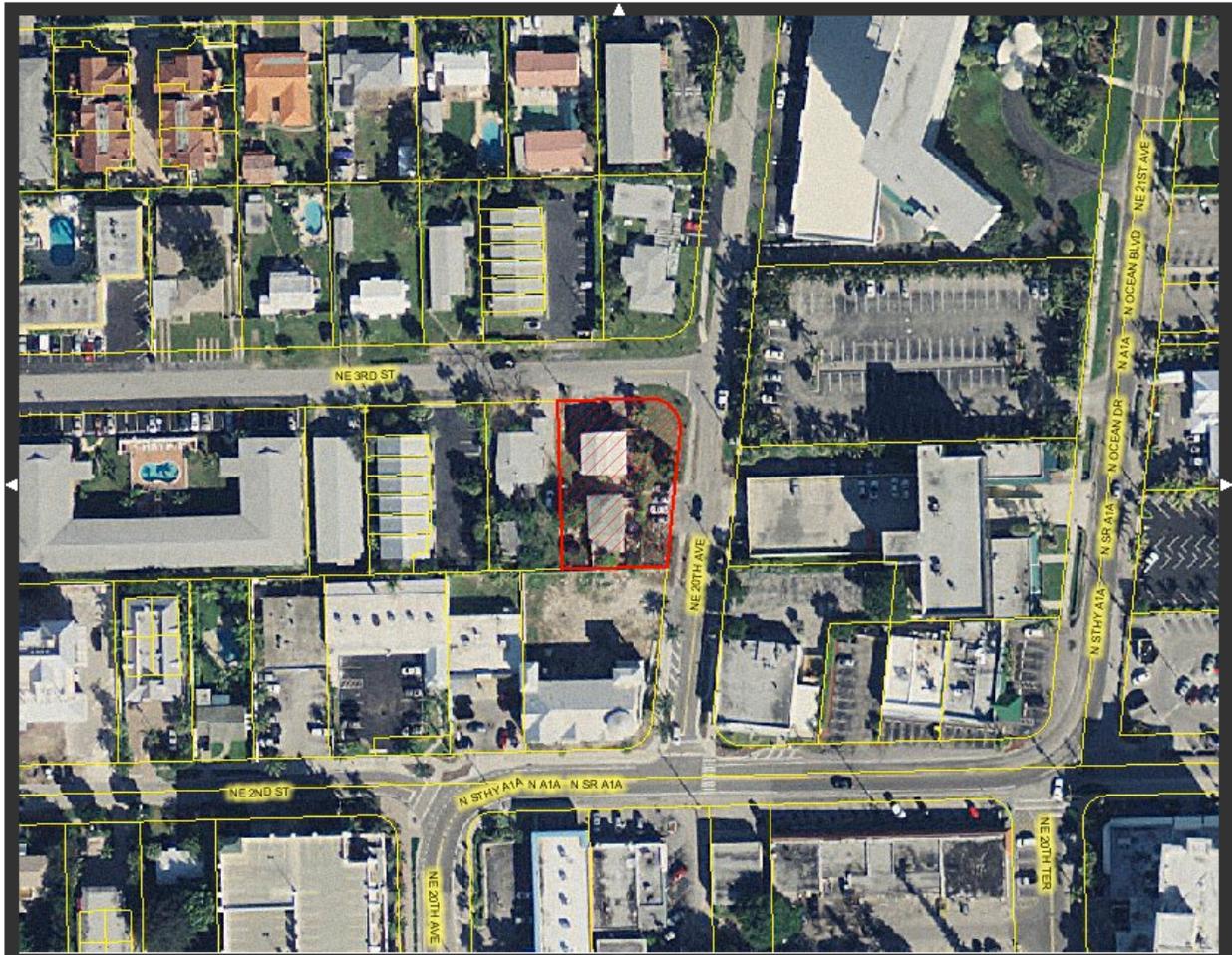
02/02/11



## #12 - 259-267 NE 20th Ave.

This property is an apartment property located on the southwest corner of the intersection of NE 20th Street and NE 3rd Street. The property is adjacent to the surface parking lot of a retail/office property located at the S-curve on A1A and it is across the street from a valet parking lot and a parking structure that services beach front restaurants and an office building on A1A. The two building property has 8 apartment units and is comprised of approximately 5,334 sq. ft. of livable area. The building located on the south portion of the lot is currently vacant due to a recent fire and the building to the north is operational. The property is owned by Paulo Silva.

- Lot dimensions are roughly 140 ft. x 94 ft.
- Lot area: Approximately 13,174 sq. ft.; 0.30 acres
- Zoning: RM-25.



SELECTED PROPERTY-FOLIO: 484305021870

2010 AERIALS

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0 49 ft

## #12 - 259-267 NE 20th Ave.

### Just Value

The Broward County Property Appraiser estimated that the combined 2010 Just Value of the subject property is \$536,410.

2010 County Assessment	Value	Percent
Land	\$75,320	14%
Buildings	<u>\$461,090</u>	<u>86%</u>
<b>Just Value</b>	<b>\$536,410</b>	<b>100%</b>

### CRA Interest in Property

Potential Use	Score
Community Facility	0
Parking	10
Park Space	0
Assemblage	13

The property is currently in a state of disrepair and some would regard it as blighted due to the recent fire in the building located on the south portion of the block. The property should either be repaired so it can continue to provide affordable apartment housing or redeveloped into a single multifamily structure. Alternatively, because of its close proximity to the S-Curve retail district, other parking structures/lots and the beach, it scored high in the potential land use category of parking, however, it currently is not zone for that particular use.

#12 - 259-267 NE 20th Ave.



**BROWARD COUNTY**

Tax ID **4843-05-02-1870** Subdivision: **OCEAN VUE 3-34 B**  
Address: **259 20 AVE NE** **259 / NE / 20TH / AV**  
**DEERFIELD BEACH 33441 -3817** Block: **11** Lot: **1,2** Unit:  
Lien? Lis Pendens?

**OWNER NAME & ADDRESS**

**PAULO SILVA** **SILVA PAULO**  
**259 NE 20 AVE 7** **259NE 20TH AV7**  
**DEERFIELD BEACH,FL 33441** Carrier: Phone:

**BUILDING INFORMATION**

Building #1 **-MORE BLDG INFO** # Units: **3**  
Improvement Code: **APARTMENT** Year Built: **40** Stories: **2**  
Exterior Type: **CBS/FRMDBL/HT** Electrical: Bedrooms:  
Roof Type: **GABLE/HIP** Plumbing: **GOOD TILE** Baths:  
Roof Material: **TILE** Foundation: **STEM WALL** Adj SQFT: **1,405**  
Interior Wall: **DRYWALL/PLASTER** Floor Type: **CONC, TERRAZZO** Liv Area: **1,405**

**EXTRA FEATURES**

Description / Size Description / Size Description / Size Description / Size  
**CASPPAV/1 X644**

**LAND INFORMATION**

LAND UNITS: USE CODE **08 MULTIFAMILY 9 UNITS M** FACTOR **13174.00** TYPE **SF**  
LOT FRONT FOOTAGE:

**TAX & ASSESSMENT INFORMATION**

**ASSESSMENTS** **TAXES** **EXEMPTIONS**  
Improvement: **\$ 75,320** Tot Amount: **\$ 10,432.04** **HOMESTEAD**  
Land: **\$ 461,090** Year: **2010** **SOH: \$ 453,450**  
Total: **\$ 536,410** Millage: **1111**

**LEGAL DESCRIPTION**

Legal: **OCEAN VUE 3-34 B LOT 1 & 2 LESS W 10 BLK 11**

**SALES INFORMATION**

	<u>PRICE</u>	<u>REC DATE</u>	<u>BOOK / PAGE</u>	<u>TYPE</u>	<u>NAME</u>
Curr:		<b>04/05/07</b>	<b>43856/ 00543</b>	<b>QCD</b>	<b>SILVA PAULO</b>
Prev:		<b>03/31/05</b>	<b>39342/</b>	<b>QCD</b>	<b>FREITAS MARISA</b>
Earl:		<b>03/31/05</b>	<b>39342/ 1630</b>	<b>QCD</b>	<b>FREITAS JOSE</b>
Othr:	<b>\$ 500</b>	<b>04/16/01</b>	<b>31485/ 0368</b>	<b>QCD</b>	

**MLS HISTORY**

ML# / Status: **R2628563/ X** Amount: **\$ 1,890,000**  
ML# / Status: **Z628563/ X** **Z628563/ A** **F665403/ C**  
ML# / Status: **F665383/ C** **F665312/ C** **F663580/ C**  
ML# / Status: **F665403/ T** **F665383/ T** **F665312/ T**

**MORTGAGE INFORMATION**

Lender: Amount: Type:

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED** 02/02/11

## Zoning - Applicable Zoning Codes

Source: LAND DEVELOPMENT CODE City of DEERFIELD BEACH, FLORIDA codified through Ord. No. 2010/016, enacted June 15, 2010. (Supplemental No. 50)

### **Sec. 98-48. RM-15 Residence, Multifamily**

- (a) Purpose and intent. The purpose of this district is to delineate those areas defined by the land use element of the city's comprehensive plan as suitable for medium density residential development up to a maximum density of 15 dwelling units per acre.
- (b) Permitted uses. The following uses shall be permitted principal uses in the RM-15 district:
1. Dwelling, single-family;
  2. Dwelling, two-family;
  3. Dwelling, multiple-family;
  4. Townhouses;
  5. Public parks;
  6. Essential services;
  7. Home occupations subject to the provisions of this Code;
  8. Family foster home;
  9. Community residential home I; subject to the provisions of section 98-93 of this Code;
  10. Disabled residential facility, subject to the provisions of section 98-93 of this Code;
  11. Community residential home II; subject to the provisions of section 98-83 of this Code;
  12. ALF subject to the provisions of section 98-93 of this Code;
  13. Federal governmentally subsidized housing facility; subject to the provisions of section 98-93 of this Code;
  14. Continuous life-care facility; subject to the provisions of section 98-93 of this Code.
- (c) Conditional uses. Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is part of the site plan

application) that all conditions and provisions of a conditional use have been met, the uses listed below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the requirements of this Code, be heard and decided by the board of adjustment (or city commission where applicable) as set forth herein and be consistent with the goals, objectives and policies of the city's comprehensive plan.

1. Churches, other houses of worship and church or parochial schools incidental to churches provided:
  - a. The city commission finds the development plan to be consistent with the comprehensive plan and does not impose a negative traffic impact upon the surrounding area.
  - b. The site shall be at least 20,000 square feet in area and shall have at least 200 feet of street frontage.
  - c. The site shall be located on a street of sufficient width and of such alignment and connection with other streets as to be capable of handling the traffic generated by such use without undue congestion or other hazards.
  - d. The coverage of all roofed structures shall not exceed 25 percent of the plot area.
  - e. The development plan shall provide adequate screening and separation from adjacent residential properties.
2. Golf course and country club facilities, not including miniature golf courses or practice driving tees as principal use providing:
  - a. The site shall be at least 60 acres in area.
  - b. Any buildings, structures or parking area shall be located at least 100 feet from any residentially zoned property.
3. School;
4. Libraries;
5. Museums;
6. Fire stations;
7. Child and adult day-care centers.

- (d) Accessory uses. The following uses shall be permitted as accessory uses in the RM-15 district.
1. Cabana club;
  2. Private swimming pool;
  3. Private dock;
  4. Other accessory uses customarily incidental to a principal permitted or approved conditional use.
- (e) Property development requirements. The property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, floor area ratio, height, and minimum landscape area are presented in tabular form contained herein.
- (f) Building groups and spacing. The maximum length of any group of attached structures should not exceed 250 feet. The minimum distance between building groups shall be as follows:
1. One and two story buildings--25 feet.
  2. Three or more stories--One-half ( 1/2) the height of the taller adjacent building or 25 feet, whichever is greater.
- (g) Other development requirements. Other applicable lot and use regulations are set forth in this Code.
- (h) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2000/001, § 15, 4-5-00; Ord. No. 2005/027, § 5, 9-6-05; Ord. No. 2008/013, § 5, 5-20-08)

## Sec. 98-49. RM-25 Residence, Multifamily

### Applicable Properties:

- (i) Purpose and intent. The purpose of this district is to delineate those areas defined by the land use element of the city's comprehensive plan as suitable for tourist accommodations development and high-density residential development up to a maximum of 25 dwelling units per acre.
- (j) Permitted uses. The following uses shall be permitted principal uses in the RM-25 district:
  - 1. Dwelling, single-family;
  - 2. Dwelling, two-family;
  - 3. Dwelling, multiple-family;
  - 4. Townhouses;
  - 5. Public parks;
  - 6. Essential services;
  - 7. Home occupations subject to the provisions of this Code;
  - 8. Family foster home;
  - 9. Community residential home I; subject to the provisions of section 98-93 of this Code;
  - 10. Disabled residential facility - Subject to the provisions of section 98-93 of this Code;
  - 11. Community residential home II; subject to the provisions of section 98-93 of this Code;
  - 12. ALF; subject to the provisions of section 98-93;
  - 13. Federal governmentally subsidized housing facility; subject to the provisions of section 98-93;
  - 14. Continuous life-care facility; subject to the provisions of section 98-93 of this Code;
  - 15. Substance abuse residential facility; subject to the provisions of section 98-93.
- (c) Conditional uses. Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is part of the site plan application) that all conditions and provisions of conditional uses have been met, the uses listed

below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the requirements contained herein and shall be heard and decided by the board of adjustment (or city commission where applicable) as set forth herein and be consistent with the goals, objectives and policies of the city's comprehensive plan.

1. Tourist accommodations including hotels and motels provided the maximum density shall not exceed 38 units per gross acre.
2. School;
3. Libraries;
4. (Museums;
5. Fire stations;
6. (Child and adult day-care centers;
7. Interval ownership/time sharing units. Density shall be limited to 38 dwelling units per gross acre.
8. Retail, restaurant, and personal service uses in excess of ten percent of the floor area of a hotel or motel containing at least 50 rooms.

(d) Accessory uses. The following uses shall be permitted accessory uses in the RM-25 district.

1. Cabana club;
2. Private swimming pool;
3. Private dock;
4. Retail, restaurant, and personal service stores in hotels and motels up to ten percent of the floor area of a hotel or motel subject to the requirements and limitations on accessory uses provided for herein.
5. Other accessory uses customarily incidental to a principal permitted or approved conditional use.

(e) Property development requirements. The property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, floor area ratio, height, and minimum landscape area are presented in tabular form herein.

(f) Building groups and spacing. The maximum length of any group of attached structures should not exceed 250 feet. The minimum distance between building groups shall be as follows:

1. One and two story buildings--25 feet.
2. Three or more stories--One-half ( 1/2) the height of the taller adjacent building or 25 feet, whichever is greater.

(g) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2000/001, § 16, 4-5-00; Ord. No. 2005/027, § 6, 9-6-05; Ord. No. 2008/013, § 6, 5-20-08)

## Sec. 98-53. B-1 Business, Community

- (a) Purpose and intent. The purpose of this district is to identify within the area defined by the land use element of the comprehensive plan for commercial development, areas where selected commercial activities can be established in a manner consistent with any surrounding uses and districts, with all activities including any sale, display, preparation and storage, to be conducted entirely within a fully-enclosed building, with the exception of restaurants which may be allowed to have outdoor seating for up to 12 as a permitted use and in excess of twelve as a conditional use. Note that section 98-79 provides for additional outdoor seating within 1,000 feet of the beach.
- (b) Permitted uses. The following uses shall be permitted principal uses in the B-1 district.
1. Alcoholic beverage establishment - off premises consumption;
  2. [Reserved];
  3. Clinic, medical;
  4. Financial institution;
  5. Office, business, government, and professional;
  6. Public park and recreation area;
  7. Restaurant (including outdoor seating for not in excess of 12 patrons unless specified otherwise in this Code);
  8. Store, convenience goods;
  9. Store, retail (excluding stores which sell firearms);
  10. Store, personal service;
  11. (Store, business service;
  12. Shopping center (consisting of permitted or approved conditional uses as contained herein);
  13. Theatre;
  14. Health and fitness club;
  15. Funeral home;

16. Animal hospital;
17. Amusement center (subject to the restrictions contained herein);
18. Laundromat;
19. Marina;
20. Laboratory, medical/dental;
21. Parking facility, commercial;
22. Parking facility, public;

(c) Conditional uses. Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is part of the site plan application) that all conditions and provisions of a conditional use have been met, the uses listed below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the requirements of this code, be heard and decided by the board of adjustment (or city commission where applicable) as set forth herein and be consistent with the goals, objectives and policies of the city's comprehensive plan.

For conditional uses b., k., and l., (when the use is part of a proposed site plan), the following additional conditions shall be required to be satisfied:

1. The property line of the lot or parcel on which any building devoted to the use is located is at least 100 feet from residentially zoned property; except for hotels and motels which may be less than 100 feet from residentially zoned property.
2. Sufficient area exists for interior traffic circulation to avoid any stacking of vehicles attempting to park or, in the case of a hotel or night club, to avoid stacking where valet parking may be used.
3. The noise level measured from any residentially zoned property not exceed 45 db for any continuous period of three minutes.
  - a. Dwellings, multiple family provided:
    1. Less than 50 percent of the building is utilized for residential purposes;
    2. Dwelling units conform to the requirements of the RM-15 districts;
    3. Dwellings are not on ground floor.

- b. Hotels and motels subject to the dimensional requirements of the RM-25 zoning district. Density is limited to 38 dwelling units per gross acre;
- c. Nursing home;
- d. Hospital;
- e. Child and adult day-care centers;
- f. School;
- g. School, arts
- h. School, vocational;
- i. Assisted living facilities. Building height shall not exceed 45 feet. All other dimensional requirements are the same as RM-15 zoning district. Density requirements are the same as RM-15 zoning district;
- j. Motor vehicle display showroom and sales provided all motor vehicles must be located within a completely enclosed building. There shall be no outside storage, no outside display nor outside parking of any vehicles which are offered for sale. Provided further there shall be no vehicle repair work, no vehicle service, no vehicle painting, and no vehicle detailing or other vehicle work of any kind or nature, permitted on the premises either inside or outside the building;
- k. Nightclub;
- l. Alcoholic beverage establishment, on premises consumption;
- m. Indoor recreational facilities (excluding pool halls) located within a shopping center of at least ten acres in gross land area, or a freestanding building with at least three acres gross area; provided that only one such facility shall be permitted in any shopping center;
- n. Club, private/public;
- o. Drive up booths for the retail sale and installation of automotive windshield wiper blades;
- p. Outdoor seating in excess of 12 for a restaurant (seating not contained within a fully enclosed building);
- q. Church or other house of worship;

- r. Substance abuse treatment facility licensed or required to be licensed pursuant to F.S. § 397.311(18); provided that no such facility shall be located within a radius of 1,000 feet of another existing facility and provided the parcel upon which it is located is at least 1,000 feet from the nearest RS-5, RS-7, RM-10 or RM-15 zoning district.
  - (d) Accessory uses. The following uses shall be permitted accessory uses in the B-1 district.
    - 1. Accessory uses customarily incidental to a principal permitted or approved conditional use.
  - (e) Property development requirements. The property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, floor area ratio, height, and minimum landscape area are presented in tabular form contained herein.
  - (f) Other development regulations. All other applicable lot and use regulations are set forth in this Code.
  - (g) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.
- (Ord. No. 1998/037, § 1, 12-15-98; Ord. No. 2000/001, § 17, 4-5-00; Ord. No. 2002/023, § 1, 7-31-02; Ord. No. 2004/028, § 1, 9-7-04; Ord. No. 2005/027, § 11, 9-6-05; Ord. No. 2008/013, § 7, 5-20-08)

## **Sec. 98-54. B-2 Highway Business.**

(a) *Purpose and intent.* The purpose of this district is to identify, within the area defined by the land use element of the comprehensive plan for commercial development, areas suitable for those commercial activities which function relatively independent of intensive pedestrian traffic, typically requiring direct auto access and visibility from the roadway. This district will normally be applied along principal arterial streets. With the exception of dispensing fuel in gas and service stations, outdoor restaurant seating for 12 and automobile dealership display, all business shall be conducted within a fully enclosed building; outdoor restaurant seating for in excess of 12 may constitute a conditional use; section 98-79 permits additional seating within 1,000 feet of the beach.

(b) *Permitted uses.* The following uses shall be permitted principal uses in the B-2 district:

- (1) Alcoholic beverage establishment - off-premises consumption;
- (2) Automobile gas station;
- (3) Automobile service station;
- (4) Church or other house of worship (not located in a shopping center);
- (5) Clinic, medical;
- (6) Financial institution;
- (7) Fire and police stations;
- (8) Hotel and motel, subject to the dimensional requirements of the RM-25 zoning district. Density is limited to 38 dwelling units per gross acre;
- (9) Office, business and professional;
- (10) Public park and recreation area;
- (11) Restaurant (including outdoor seating for not in excess of 12 patrons unless otherwise specified in this Code);
- (12) Store, convenience goods;
- (13) Store, retail (excluding stores which sell firearms);
- (14) Store, personal service;
- (15) Store, business service;

(16) Shopping center consisting of permitted or approved conditional uses as contained herein;

(17) Essential services;

(18) Theatre;

(19) Health and fitness club;

(20) Animal hospital;

(21) Funeral home;

(22) Boat sales;

(23) Marina;

(24) Amusement center (subject to the restrictions contained herein);

(25) Laundromat;

(26) Laboratory, medical/dental;

(27) Parking facility, commercial;

(28) Parking facility, public;

(29) Substance abuse treatment facility licensed or required to be licensed pursuant to F.S. § 397.311(18); provided that no such facility shall be located within a radius of 1,000 feet of another existing facility.

(c) *Conditional uses.* Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is part of the site plan application) that all conditions and provisions of a conditional use have been met, the uses listed below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the requirements of this Code, be heard and decided by the board of adjustment (or city commission where applicable) as set forth herein and be consistent with the goals, objectives and policies of the city's comprehensive plan.

For conditional uses b., c., h., i., and j., the following conditions shall be satisfied:

(1) That the property line of the lot or parcel on which any building devoted to the use is located is at least 100 feet from residentially zoned property;

(2) That sufficient area exists for interior traffic circulation to avoid any stacking of vehicles attempting to park or, in the case of a hotel or night club, to avoid stacking where valet parking may be used;

(3) That the noise level measured from any residentially zoned property not exceed 45 db for any continuous period of three minutes.

a. Dwellings, multiple-family provided:

1. Less than 50 percent of the building is utilized for residential purposes;
2. Dwelling units conform to the requirements of the RM-15 districts;
3. Dwellings are not on ground floor.

b. Garage public parking;

c. Automobile dealership providing new car sales in combination with new car sales provided:

1. The facility has a lot area of at least 20,000 square feet;
2. All automobile service is performed in a completely enclosed building.
3. Parking and display areas shall be set back a minimum of 25 feet from the front and corner property lines and 20 feet from the interior side property line. No display tactics other than the storage of vehicles in permitted areas will be allowed. Examples of unacceptable display are elevated vehicles, open hoods or decorations such as balloons, festoons, flags, or graphics.

d. Child and adult day care centers;

e. Schools;

f. School, arts;

g. School, vocational;

h. Nightclub;

i. Alcoholic beverage establishment - on premises consumption;

j. Indoor recreational facility (including pool halls);

k. Club, private/public;

l. Outdoor seating in excess of 12 for a restaurant (seating not contained within a fully enclosed building);

m. Assisted living facility, subject to the provisions of section 98-83 of this Code. Further, building height shall not exceed 45 feet. All other dimensional requirements are the same as RM-15 zoning districts. Density requirements are the same as RM-15 zoning district;

n. Self-service storage facility, provided that:

1. Such facility is located at least 2,500 feet from any other self-service storage facility. The distance requirements shall be measured and computed by following a straight line from the nearest property line of the proposed self-storage facility to the nearest property line of an existing self-service storage facility.

2. The facility may be used only for self-service storage. No businesses shall be permitted to operate from, or be licensed at, the facility. No personal activities, such as but not limited to, hobbies, arts and crafts, woodworking, repair, restoration, or maintenance of vehicles, machinery or equipment, etc. shall be permitted.

3. Outside storage of any kind, including boats, and vehicles, shall not be allowed.

4. Building height, as defined in this Code, shall not exceed 35 feet. All other dimensional requirements shall be those of the B-2 zoning district with the exception that the maximum FAR shall be .80 and the maximum lot coverage shall be 65 percent.

5. Storage of hazardous materials such as toxic or explosive substances shall be prohibited.

6. Storage bay doors on any perimeter buildings shall not face any abutting property located in a residentially zoned district, nor shall they be visible from any public road.

7. Site arrangement, landscaping, signage, building size and architectural design elements such as roof pitch, material, colors, elevation details (doors, windows, trim) shall be designed so as to ensure that the property does not appear as an industrial warehouse development or facility.

o. Store, retail, which retail store sells firearms;

p. Auto rental agency;

q. Halfway house; provided the parcel upon which it is located is at least 1,000 feet from the nearest RS-5, RS-7, RM-10, or RM-15 zoning district and no halfway house is located within a radius of 1,000 feet of an existing halfway house.

(d) *Accessory uses.* The following uses shall be permitted accessory uses in the B-2 district.

(1) Accessory uses customarily incidental to a principal permitted or approved conditional use.

(e) *Property development requirements.* The property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, floor area ratio, height, and minimum landscape area are presented in tabular form contained herein.

(f) *Outside storage and exterior display.* No outside storage of materials or sales goods is permitted except for motor vehicles at automobile sales lots.

(g) Other development regulations. All other applicable development regulations are set forth in this Code.

(h) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 1997/016, § 2, 6-17-97; Ord. No. 1998/037, §§ 2, 3, 12-15-98; Ord. No. 2000/001, § 19, 4-5-00; Ord. No. 2002/023, § 2, 7-31-02; Ord. No. 2005/027, § 13, 9-6-05; Ord. No. 2008/013, § 8, 5-20-08)

## Section 98-53B. COD, Cove Overlay District

- (h) Purpose and intent. The purpose of the Cove Overlay District (COD) is to encourage property development within the area commonly known as the Cove Shopping Center which supports and implements the objectives of the Cove Master Plan. These objectives include: the establishment of the district; enhancing the commercial compatibility with adjacent residential land uses; improving the commercial viability of the district; and providing architectural design guidelines to achieve a compatible and aesthetic environment. Phase I of the Cove Charette Master Plan is hereby adopted by reference and shall be utilized as an overall statement of intent to guide the architectural design and redevelopment of the Cove Overlay District. The regulations contained herein shall be in addition to any regulations set forth in the City Code and the Land Development regulations. Where there is a conflict in said regulations, the regulations contained herein shall prevail.
- (i) Applicability. Within the Cove Overlay District, as shown on the Official Zoning Map as COD, all new construction, site improvements or alteration, expansion, renovation and similar improvements to existing structures shall conform to the requirements of this section.
- (j) Permitted uses. The uses which are permitted by right, conditionally, accessory or prohibited in the COD shall be the same as those listed for the B-1 zoning district.
- (k) Property development requirements. The property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, maximum floor area ratio, minimum landscaping, and maximum height shall be the same as those listed for the B-1 zoning district.
- (l) Other development regulations.
1. Architectural design guidelines. Architectural design guidelines for the Cove Overlay District are established as follows:
- (f) Buildings or structures constructed within the COD shall conform to the "Key West" architectural style as set forth in the Cove Charette Master Plan (Phase I), "Architecture" section. Alterations, additions, and similar improvements to existing structures within the district shall conform with these design guidelines to the extent possible. Said guidelines are incorporated herein by reference.
- (g) New structures shall relate harmoniously to the form and scale of architecture in the vicinity.
- (h) Exterior building materials and architectural elements considered compatible in the COD shall include:

1. Weathered, lightly stained/painted or natural wood,
  2. Metal/batten standing seam roof, exposed rafter tails,
  3. Wood trim around doors and windows painted a contrasting color,
  4. Lattice work, decorative moldings,
  5. Horizontal siding,
  6. Wood-clad walls, aluminum siding (that resembles painted wood cladding),
  7. Canopies, awnings, roof overhangs,
  8. Covered porches slightly above grade with columns and railings,
  9. Pitched roofs (especially gable or hip roof end facing the street), mansard roofs should wrap around the entire building perimeter, rooflines should not run in a continuous place for more than 100 feet without offsetting or jogging the roof plane,
  10. Predominately vertical, rectangular sash windows.
  11. Clear glass windows (88 percent light transmission or more),
  12. Light building colors such as pale yellow, white, eggshell, beige, coral, mint/pale greens, pale pink pale blues, and
  13. Arbors, trellises, gazebos, picket fences.
- (i) Exterior building materials and architectural elements considered incompatible in the COD shall include:
1. Dark stained wood, pecky wood cedars, distressed wood, plywood,
  2. Blue or red barrel tile or metal roofing,
  3. Unfinished aluminum window and door casings,
  4. Unarticulated facades and blank walls,
  5. Overly-articulated facades. Mediterranean stucco detailing, ornate "New Orleans" style metal grill work,
  6. Tile, stainless steel (and other glare producing materials used in large areas), exposed split faced concrete block walls,
  7. Flat, blank facades with no relief,

8. Gambrel roof, flat roof without pediment, vertical and partial mansard roof (mansard roofs shall wrap around the entire building perimeter).
  9. Square or horizontal band windows.
  10. Minor glass with less than 88 percent light transmission.
  11. Window air conditioning units.
  12. Indoor/outdoor carpeting.
  13. Chain-link fences.
  14. Residential-looking doors on commercial buildings.
  15. Log cabin "look."
- (j) Signage. The following requirements regarding signage in the COD shall apply, in addition to the requirements of Chapter 102 and section 98-53(g).
1. A single freestanding sign shall be permitted for the shopping center. This sign shall be designed as a solid, landmark architectural feature utilizing the design, colors, and materials of the district and may be in excess of ten (10) feet in height.
  2. Freestanding signs for individual properties and/or buildings within the district shall be prohibited.
  3. All building signs located within the COD shall be of a consistent design and color scheme, compatible with the established Key West, architectural design as set forth in the "Cove Overlay District Architectural Design Guidelines" section of this code, and be either;
  4. Individual cut-out letters; including aluminum plate, formed plastic, reverse channel and channel letters;
  5. Cut-out corporate logos; and/or
  6. Sand blasted plaques.
  7. Legal building signs existing on the effective date of the ordinance from which this section is adopted are considered "grandfathered" until January 1, 2014. As of January 1, 2014, all signs shall comply with the requirements of this section.
  8. In the event that damage to an existing legal sign that does not comply with the provisions of this section exceeds 50 percent of the value of the sign, such sign shall be rebuilt to comply with the provisions of this section.

(Ord. No. 2009/004, § 1, 2-3-09)

## Sec. 98-60. CF Community Facilities

- (a) Purpose and intent. The purpose of this district is to provide for those areas identified in the land use element of the comprehensive plan as suitable for use by community facilities. It is intended that this district be applied to major community facilities and that some community facilities of a less intensive nature be permitted in other districts.
- (b) Permitted uses. The following uses shall be permitted principal uses in the CF district:
1. Auditoriums;
  2. Cemeteries;
  3. Church, or other house of worship;
  4. Fire stations;
  5. Government offices;
  6. Hospitals;
  7. Libraries;
  8. Museums, art galleries (which do not regularly sell art work which is displayed);
  9. Public parks and recreation areas;
  10. Schools;
  11. College or university research and development parks operated in accordance with Chapter 159, Part V, Florida Statutes;
  12. Transportation terminals;
  13. Waste and water treatment facilities;
  14. Essential services;
  15. Cultural and/or civic centers;
  16. Gymnasium;
  17. Amphitheatres;
  18. Group Home I (Level A); subject to the provisions of section 98-93 of this Code.
- (c) Conditional uses. Upon application and after a favorable determination by the board of adjustment or the city commission (where the conditional use is a part of the site plan

application) that all conditions and provisions of a conditional use have been met, the uses listed below may be permitted as conditional uses in this district. In addition to any provisions listed herein, all proposed conditional uses shall comply with the requirements of this Code, be heard and decided by the board of adjustment (or city commission where applicable) as set forth herein, and be consistent with the objectives and recommendations of the city's comprehensive plan.

1. Special residential facility, adult congregate living facility (ACLF) subject to the provisions of section 98-93 of this Code. Further, the building height shall not exceed 45 feet. The number of permitted dwelling units per acre (DU/AC) shall be limited to the allocation of "reserve" or "flexibility" units as prescribed in the City of Deerfield Beach Land Use Plan.
- (d) Accessory uses. Permitted accessory uses in the CF district shall include those uses customarily incidental to the permitted principal and approved conditional uses.
- (e) Property development requirements. The property development requirements shall be established by the city commission on a case-by-case basis through the established development plan review process.
- (f) Other development requirements. Other applicable lot and use regulations are set forth in Article IV, Supplementary Regulations.
- (g) No sign shall be constructed or erected which exceeds the height of the tallest building on the lot upon which the sign is to be erected, or the maximum height as permitted in section 98-101 of the Land Development Code, whichever is less.

(Ord. No. 2002/021, § 1, 6-4-02; Ord. No. 2005/027, § 19, 9-6-05)

**Table - Zoning Guidelines**

District	Minimum Lot Area Minimum Lot Width (feet)		Minimum Yard Requirements					Minimum Floor Area Maximum Floor Area Ratio Maximum Lot Coverage (percent) Minimum Landscaped Area (percent) Maximum Height (feet)				
			Front (feet)	Side (feet)	Rear; (feet)	Corner (feet)	Water Front (feet)					
RS-5 Single-family	7,000 sq. ft.	70 ft.	25 ft.	7.5 ft.	15 ft.	25 ft.	20 ft.	1,250 sq. ft.	NA	35%	15%	35 ft.
RS-7 Single-family	6,000 sq. ft.	50 ft.	25 ft.	5 ft.	15 ft.	15 ft.	20 ft.	1,000 sq. ft.	NA	45%	15%	35 ft.
RM-10 Single-family	7,000 sq. ft.	70 ft.	25 ft.	10 ft.	15 ft.	25 ft.	20 ft.	1,000 sq. ft.	NA	35%	35%	35 ft.
Two-family	4,400 sq. ft.	80 ft.	25 ft.	10 ft.	15 ft.	25 ft.	20 ft.	800 sq. ft./du	NA	35%	35%	35 ft.
Multi-family	4,400 sq. ft./du	100 ft.	25 ft.	10 ft.	15 ft.	25 ft.	30 ft.	Schedule A	NA	35%	35%	35 ft.
RM-15 Multi-family	2,900 sq. ft./du	100 ft.	25 ft.	10 ft. A	15 ft. A	25 ft.	30 ft.	Schedule A	NA	40%	35%	75 ft.
RM-25 Multi-family (under one acre)	1,750 sq. ft./du	100 ft.	25 ft.	10 ft. A	15 ft. A	25 ft.	30 ft.	Schedule A	NA	40%	30%	55 ft.
RM-25 Multi-family (one acre and over)	1,750 sq. ft./du	100 ft.	25 ft.	15 ft. B	15 ft. B	25 ft.	30 ft.	Schedule A	NA	40%	30%	55 ft.
Tourist	1,150 sq. ft./du	100 ft.	25 ft.	10 ft. A	15 ft. A	25 ft.	30 ft.	Schedule A	NA	40%	25%	55 ft.
RF-10 Mobile home park	2 ac.	200 ft.	25 ft.	10 ft.	15 ft.	25 ft.	30 ft.	NA	NA	NA	NA	NA
Mobile home space	4,000 sq. ft.	50 ft.	20 ft.	7.5 ft.	10 ft.	20 ft.	30 ft.	720 sq. ft.	NA	40%	NA	35 ft.
PUD Planned Unit Dev.	40 ac.	NA	25 ft. C	NA	NA	NA	NA	D	NA	NA	20%	75 ft.
RSO Residential/Office	6,000 sq. ft.	NA	10 ft. E	10 ft.	15 ft.	25 ft.	NA	1,000 sq. ft. F	G	35%	25%	25 ft.
B-1 Community Business	5,000 sq. ft.	50 ft.	10 ft.	None	5 ft.	10 ft.	20 ft.	1,000 sq. ft.	1.00	50%	15%	45 ft.
B-2 Highway Business	10,000 sq. ft.	100 ft.	50 ft.	10 ft.	15 ft.	25 ft.	30 ft.	1,000 sq. ft.	.50	35%	20%	75 ft.
B-3 General Business	6,000 sq. ft.	50 ft.	25 ft.	0 ft.	10 ft.	15 ft.	20 ft.	1,000 sq. ft.	.80	65%	15%	50 ft.
I Industrial	10,000 sq. ft.	100 ft.	25 ft.	5 ft.	10 ft.	15 ft.	30 ft.	1,000 sq. ft.	1.00	50%	15%	75 ft.
PID Planned Ind. Dev.	25 ac.	NA ft.	25 ft.	10 ft.	20 ft.	20 ft.	NA	1,000 sq. ft.	.60	NA	20%	45 ft.
A Limited Agriculture	35,000 sq. ft.	125 ft.	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	1,000 sq. ft.	NA	20%	NA	40 ft.
S Open Space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CF Community Facilities	NA	NA	25 ft.	10 ft.	15 ft.	10 ft.	NA	NA	NA	NA	15%	NA

NOTES TO TABLE ABOVE:

- (A) Plus one foot for each two feet of building height above 20 feet.
- (B) Plus one foot for each one foot of building height above ten feet.
- (C) Plus one foot for each two feet of building height above 25 feet.
- (D) 1,000 square feet for single family - Schedule A for multi-family.
- (E) Ten feet for lot depth less than 100 feet--15 percent of the lot depth where lot depth is 100 feet or more.
- (F) 1,250 square feet for single family - Schedule A for 1, 2 and 3 bedroom units.
- (G) 2,500 square feet for a one-story building or 3,000 square feet for a two-story building.