



BOARD OF ADJUSTMENT MEETING NOTICE

June 27, 2022

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

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

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

CASE: **PLN-BOA-22050002**

OWNER: 69TH STREET PROPERTIES, LP

AGENT: ANDREW J. SCHEIN, ESQ., LOCHRIE & CHAKAS, P.A.

ADDRESS: 1701-1781 E COMMERCIAL BOULEVARD, FORT LAUDERDALE FL 33334

LEGAL DESCRIPTION: ALL OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 39, AND PARCEL "B" OF CORAL RIDGE ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLOT BOOK 45, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL THAT CERTAIN 20 FOOT ALLEY LYING BETWEEN LOTS 9 AND 10, OF SOLD BLOCK 39; LESS THE PARCELS FURTHER DESCRIBED IN THE OFFICIAL LEGAL DESCRIPTION OF THE PROPERTY.

ZONING DISTRICT: CB - COMMUNITY BUSINESS

COMMISSION DISTRICT: 1

REQUESTING: **Sec. 47-22.3.O - General regulations - Shopping center or strip store signs.**

Requesting a variance to permit two (2) additional freestanding detached signs on the property for a total of four (4) detached freestanding signs, with two (2) of the signs facing Commercial Boulevard, where ULDR Section 47-22.3.O permits a total of two (2) detached freestanding signs and one (1) sign per street front.

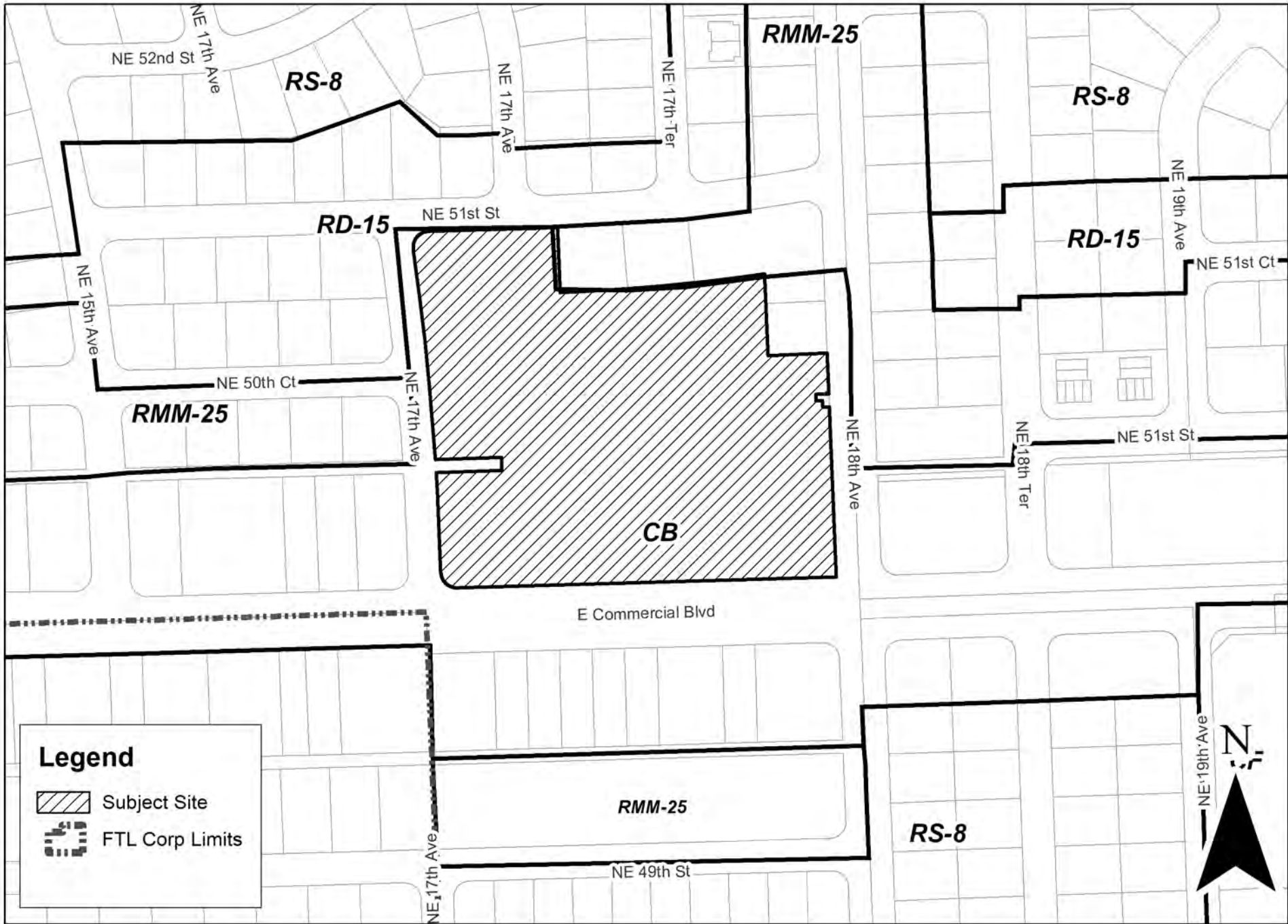
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

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

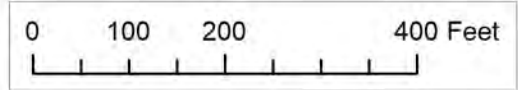
MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

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



PLN-BOA-22050002



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: JULY 13, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22050002

REQUESTING: SEC. 47-22.3.O - GENERAL REGULATIONS - SHOPPING CENTER OR STRIP STORE SIGNS.

- Requesting a variance to permit two (2) additional freestanding detached signs on the property for a total of four (4) detached freestanding signs, with two (2) of the signs facing Commercial Boulevard, where ULDR Section 47-22.3.O permits a total of two (2) detached freestanding signs and one (1) sign per street front.

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

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

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

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



BOA

DATE: 07/13/2022

AGENDA ITEM: 1

CASE:

PLN-BOA-22050002



DEVELOPMENT SERVICES – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

BOARD OF ADJUSTMENT (BOA) APPLICATION

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

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

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

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

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

Page 1: BOA - Applicant Information Sheet

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

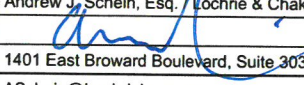
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	69th Street Properties, LP
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed <u>or</u> <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	Shoppes at 18th & Commercial
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 1701-1781 East Commercial Boulevard
Legal Description	See survey
Tax ID Folio Numbers (For all parcels in development)	494211060020
Request / Description of Project	Variance to permit two additional detached, freestanding signs
Applicable ULDR Sections	47-22.3.O

Current Land Use Designation	Commercial
Current Zoning Designation	CB
Current Use of Property	Shopping Center
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front S	5'	62' (EXISTING)
Side E	None	0' (EXISTING)
Side W	None	54.9' (EXISTING)
Rear N	None	8.4' (EXISTING)

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

Complete this page and an attached narrative.

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

Variance from ULDR Section 47-22.3.O to permit four (4) detached, freestanding signs on the property, where ULDR Section 47-22.3.O permits two (2) detached, freestanding signs on the property

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

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

See narrative

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

See narrative

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

See narrative

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

See narrative

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

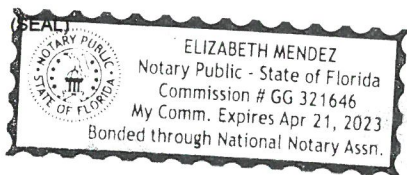
See narrative

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

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 10 day of May 2022



NOTARY PUBLIC MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

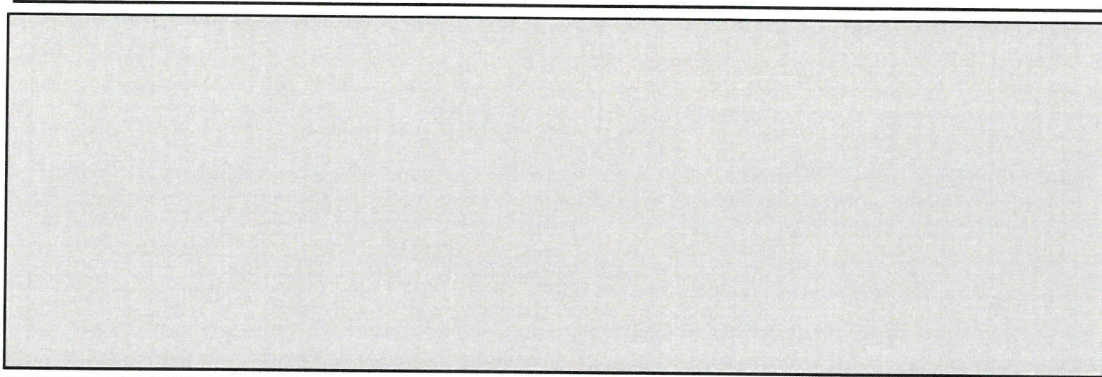
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

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

Note: All copy sets must be clear and legible.

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



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

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

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

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

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

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

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

Affiant

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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

Owner: 69th Street Properties LP
Address: 1701-1781 E. Commercial Boulevard (“Property”)
Project: Shoppes at 18th & Commercial
Request: Variance from ULDR Section 47-22.3.O

Application for Variance

1. General Information and Variance Request

69th Street Properties LP (“Owner”) is the owner of the shopping center located on the northwest corner of East Commercial Boulevard and NE 18th Avenue, known as “Shoppes at 18th & Commercial”. The shopping center, which is approximately 285,269 square feet, is home to fifteen (15) tenants, fourteen (14) of which are located in the main structure and one (1) located in an outparcel. The Property fronts four (4) vehicular travelways: Commercial Boulevard, NE 18th Avenue, NE 17th Avenue, and NE 51st Street.

Generally, under Section 47-22.3.O of the ULDR, shopping centers are limited to one (1) detached, freestanding sign for each streetfront. This section goes on to say that the maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. There are two (2) existing detached, freestanding signs on the Property, and the Owner is requesting an additional two (2) detached, freestanding signs.

In addition to the main shopping center, the Property has an outparcel (a Boston Market). Section 47-22.4.C.14 permits outparcels to have two (2) additional ground signs abutting each respective right-of-way. Therefore, the ULDR would generally allow four (4) detached, freestanding signs on the Property, with two (2) of them limited to the outparcel. This request is therefore in line with the ULDR’s limit on the number of signs, however the two (2) additional requested signs will not solely be limited to the outparcel.

2. Code Provision

ULDR Section 47-22.3.O: Shopping center or strip store signs. Shopping center or strip store signs shall be limited to one (1) detached, freestanding sign for each street front as regulated by this section. The maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor

tenants or for dedicated ground floor entrances for upper level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.

3. Variance Criteria

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

RESPONSE: As explained in further detail in subsection (b) below, this shopping center is the only shopping center of similar size and nature that is located on four (4) public rights-of-way with a limit of two (2) detached, freestanding signs.¹ When considering a holistic view of the situation, taking into account the size of the Property, the advantage of other properties of similar nature, and the current market for brick-and-mortar retail establishments, the reasonable use of the Property is significantly diminished. By not permitting the Property to properly compete with other shopping centers of similar nature due to the advertising disadvantage, the reasonable and current use of the Property may be prevented in the near future – this variance is needed to avert such situation.

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

RESPONSE: The shopping center is on a single parcel under single ownership, and at ~6.5 acres, it is a fairly large shopping center. The shopping center also abuts four (4) public rights-of-way. One of the main reasons for detached, freestanding signage is visibility from public right-of-way. As explained in further detail below, this is a peculiar property when compared to other properties of similar nature.

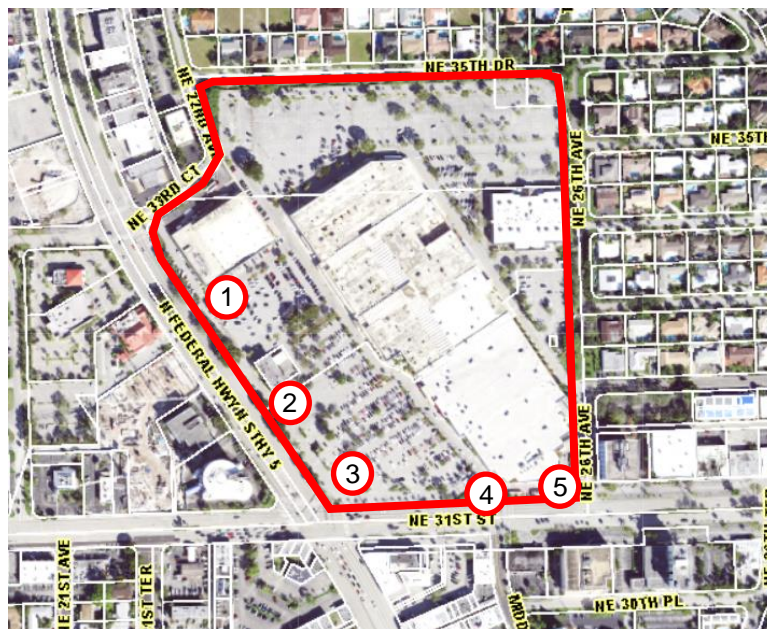
Applicant analyzed multiple shopping centers of similar nature, including the Coral Ridge Mall (3200 North Federal Highway), the Northridge Shopping Center (861-1009 East Commercial Boulevard), South Harbor Plaza (1300-1430 SE 17th Street), Harbor Shops (1807-1940 Cordova Road), Southland Shopping Center (903-989 West State Road 84), Bal Harbour Square (1630-1762 North Federal Highway), and River Market (2000-2448 North Federal Highway). All of these shopping centers are

¹ As detailed in subsection (b), Applicant explored, to the best of their knowledge, all similar shopping centers in the City of Fort Lauderdale that are 250,000 square feet or greater and was unable to identify any other similar shopping centers in business zoning districts. Shopping centers in the Downtown RAC and Central Beach RAC were excluded, as they are subject to different sign code regulations.

located in business zoning districts. These shopping centers are analyzed on the following pages.

Coral Ridge Mall

The Coral Ridge mall is larger than the Property, but is the only shopping center of similar nature to the Property that abuts four (4) public rights-of-way. The Coral Ridge Mall has five (5) detached, freestanding signs, or 1.25 detached, freestanding signs for each public right-of-way that the mall faces. The approximate locations of these signs are shown in the aerial below.

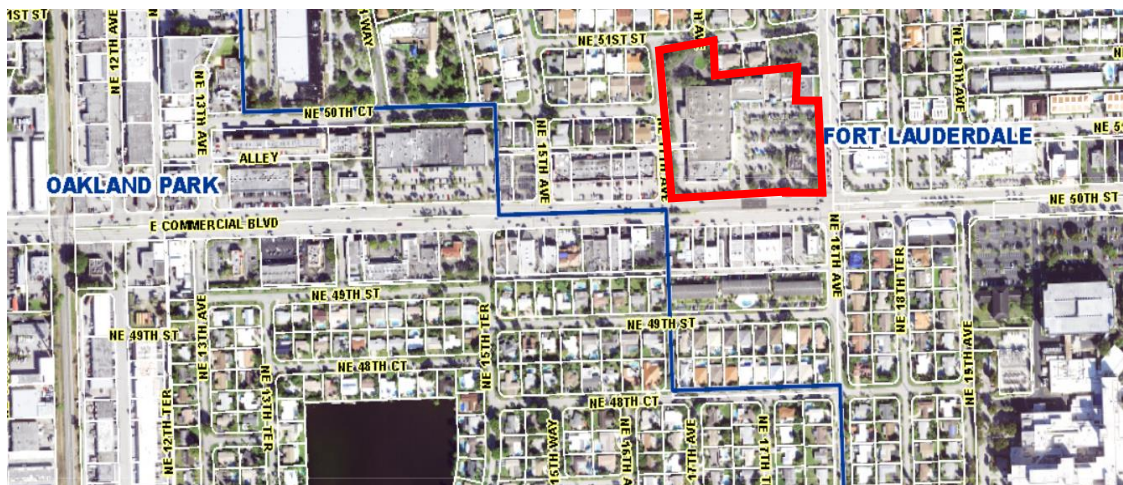


Northridge Shopping Center

The Northridge Shopping Center is located in the City of Oakland Park, not the City of Fort Lauderdale. However, due to the proximity (only +/- 3,000 feet to the west) and location on Commercial Boulevard at a major intersection, this shopping center is one of the main competitors to the Property and was included in this analysis. The Northridge Shopping Center is located on two (2) public rights-of-way. The Northridge Shopping Center has two (2) detached, freestanding signs (1 per public right-of-way), the approximate location of which are shown in the aerial on the following page.

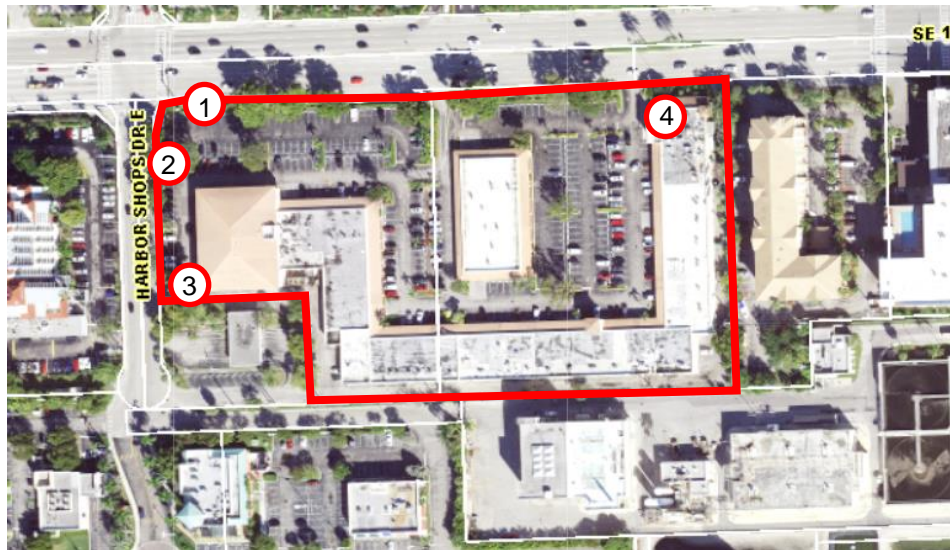


Additionally, the Oakland Park Zoning Code differs greatly from the City of Fort Lauderdale when it comes to the maximum number of freestanding signs on corner lots such as the Property. The Property is in very close proximity to the City limits and the boundary of Oakland Park, shown below. This is important because for corner lots, the City of Oakland Park allows one (1) detached, freestanding sign per street frontage. If this Property was in Oakland Park, it would be allowed four (4) detached, freestanding signs. If prospective tenants have the choice of renting a property where they can have one (1) sign on each frontage versus signs on only two (2) frontages, and all else similar, they may be significantly more inclined to rent with the former, putting the City of Oakland Park at an advantage over the City of Fort Lauderdale.



South Harbor Plaza

South Harbor Plaza, which is smaller than the Property, faces two (2) public rights-of-way. South Harbor Plaza has four (4) detached, freestanding signs, or two (2) detached, freestanding signs for each public right-of-way that the plaza faces. The approximate locations of these signs are shown in the aerial below.



Harbor Shops

Harbor Shops faces two (2) public rights-of-way. South Harbor Plaza has three (3) detached, freestanding signs, or 1.5 detached, freestanding signs for each public right-of-way that the shopping center faces. The approximate locations of these signs are shown in the aerial below. Harbor Shops has additional directional signage and detached, freestanding signs within the shopping center, however those do not face public right-of-way.



Off-premises sign advertising South Harbor Plaza and Harbor Shops tenants

Southland Shopping Center

The Southland Shopping Center faces three (3) public rights-of-way. Southland Shopping Center has two (2), freestanding signs, or 0.75 detached, freestanding signs for each public right-of-way that the shopping center faces. The approximate locations of these signs are shown in the aerial below. Southland Shopping Center is unique in its own regard, as there are four (4) outparcels, each with their own detached, freestanding signs, and all of the tenant signage for the main shopping center is visible from the right-of-way.



Bal Harbour Square

Bal Harbour Square faces three (3) public rights-of-way. Bal Harbour Square has four (4) detached, freestanding signs, or ~1.3 detached, freestanding signs for each public right-of-way that the shopping center faces. The approximate locations of these signs are shown in the aerial below.



River Market

River Market technically faces three (3) public rights-of-way, as NE 21st Street cuts through and dead-ends in the middle of the shopping center (see aerial below), however in practice the main vehicle travelways are only on NE 19th Street and Federal Highway. River Market has three (3) detached, freestanding signs, or 1 detached, freestanding signs for each public right-of-way that the shopping center faces (~1.3 per public right-of-way if NE 21st Street is excluded). The approximate locations of these signs are shown in the aerial below.



The shopping centers detailed above were chosen due to their similar nature (250,000 square feet or greater, 15+ tenants, etc.). There may be other shopping centers of similar nature. The table on the following page summarizes the information provided above.

Shopping Center	# of Abutting Rights-of-Way	# of Detached, Freestanding Signs	# of Signs Per Right-of-Way
Coral Ridge Mall	4	5	1.25
Northridge Shopping Center	2	2	1
South Harbor Plaza	2	4	2
Harbor Shops	2	3	1.5
Southland Shopping Center	3	2	0.75
Bal Harbour Square	3	4	~1.3
River Market	3	3	1
Shoppes at 18 th & Commercial (current)	4	2	0.5
Shoppes at 18 th & Commercial (proposed)	4	4	1

As you can see above, the Property currently has 0.5 detached, freestanding signs per abutting right-of-way. This is the lowest of any of the comparable properties that were analyzed. If this variance is granted, the Property will have one (1) detached, freestanding sign per public right-of-way, which is consistent with other properties of similar nature (and less than all but one, the Southland Shopping Center). This clearly indicates a marked exception.

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

RESPONSE: ULDR Section 47-22.1.B states that the City’s sign code is meant to “eliminate conspicuous excesses in urban advertising, but not to destroy the right to advertise.” The City therefore expressly recognizes a property owner’s right to advertise. The extent of this right may be limited by the City’s sign code, however as provided in great detail above, some shopping centers in the City get to enjoy this right to a greater extent than the Owner of the Property.

Visibility is essential to the success of brick-and-mortar retailers, and that necessity only continues to grow with the establishment of e-commerce. In choosing a shopping center, signage and visibility from the right-of-way is extremely important to prospective tenants. At the current ratio of 0.5 detached, freestanding signs per right-of-way frontage, this shopping center is at a significant disadvantage. The 1-to-1 signage to public right-of-way ratio (or greater) has been enjoyed by multiple other shopping center owners, many with more than two (2) detached, freestanding signs. It is unknown how some of the shopping centers listed above were able to

exceed two (2) detached, freestanding signs (possibly a variance, under antecedent zoning regulations, City oversight in permit issuances, or installation without a permit), however in any case these shopping centers get to enjoy a greater right to advertise than the Owner of the Property, depriving the Owner of the Property the right that is enjoyed by others in a similar position.

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

RESPONSE: The insufficient ability to advertise as compared to other properties of similar nature was not self-created by the applicant or their predecessors, nor is it a result of a mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations. Applicant is not aware of how these other properties, particularly the ones with more than two (2) detached, freestanding signs, were put at such an advantage. It's possible that these properties had their signs approved prior to such restrictions (Coral Ridge Mall and Southland Plaza were originally built in the 1960s, South Harbor Plaza was built in the 1970s, etc.). These properties may have also received similar sign variances, or their sign plans may have "fell through the cracks" and been approved regardless of their conformance with the ULDR, or not permitted at all.

In any case, putting the Property at a disadvantage to other properties of similar nature is a unique hardship that is not self-created by the applicant. In all likelihood, this disadvantage (whether knowingly or unknowingly) was created by the City by allowing multiple shopping centers to exceed the maximum two (2) sign limit.

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

RESPONSE: Allowing the 1-to-1 ratio of detached, freestanding signs to number of abutting public rights-of-way is the minimum that will remove the disadvantage suffered on the Property. Allowing the Property to properly compete with other properties of similar nature, particularly when it was the City that has allowed these other properties to have more than two (2) signs, will make possible a reasonable use of the Property.

This variance is also in harmony with the general purposes and intent of the ULDR. Applicant understands that the point of the sign code is to avoid sign clutter and “conspicuous excess in urban advertising”. Two (2) additional detached, freestanding signs are already permitted on the Property (but only for the outparcel). This shows that a total of four (4) detached, freestanding signs on the Property is not considered “conspicuous excess in urban advertising”. In practice, the Owner is merely requesting to allow these additional signs to advertise businesses other than the outparcel. Permitting four (4) detached, freestanding signs on a parcel that fronts four (4) public rights-of-way is in line with this general purpose and intent.

Finally, the granting of this variance is not incompatible with adjoining properties or surrounding neighborhoods. This request is merely for additional signage, which is not detrimental to the public welfare.

PLN-BOA-22050002

Sec. 47-22.3.O - General regulations - Shopping center or strip store signs.

(O.) *Shopping center or strip store signs.* Shopping center or strip store signs shall be limited to one (1) detached, freestanding sign for each street front as regulated by this section. The maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor tenants or for dedicated ground floor entrances for upper level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
BLD-SIGN-22060015	NEW ELECTRICAL SIGN / HOOK UP TO EXISTING ELECTRICAL	WELLMAX 1709	Sign Permit	0		1701	E	COMMERCIAL BLVD		6/8/2022	Awaiting Client Reply
BLD-ROOF-22050150	1701-1781 TOTAL 69,200 SQFT- HOT ASPHALT APPLIED, MODIFIED BITUMEN RE-COVER OF EXISTING B.U.R. (BUILDING 2) AND RE-ROOF (BUILDING 1,3,4)	1701-1781 RE-ROOF 69,200 SQFT	Re-Roof Permit Z-Board of Adjustment (BOA)	0		1701	E	COMMERCIAL BLVD		5/19/2022	Issued
PLN-BOA-22050002		Shoppes at 18th & Commercial		0		1701	E	COMMERCIAL BLVD		5/6/2022	Open
CE22031251	NEIGHBOR COMPLAINT OF OVERFLOWING DUMPSTER & RATS BEHIND THE BUILDING. THERE WERE 2 DUMPSTERS AND ONLY ONE WAS REMOVED. SEE CASE: CE22030898 @ 1745 BEHIND THE BANK		Code Case	0	Malaika Murray	1701	E	COMMERCIAL BLVD		3/30/2022	Closed
FS-20060004		Auto Zone	Fire Safety Account	0		1701	E	COMMERCIAL BLVD		6/25/2020	Active
BE-19120040	SEWAGE MANHOLE OVERFLOWING COMPLAINTANT THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE:	1701 - 1781 EAST COMMERCIAL BLVD. SEWAGE MANHOLE OVERFLOWING	Building Code Case Violation-BLD	0		1701	E	COMMERCIAL BLVD		12/18/2019	Closed
VIO-CE19070241_1	THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 18111768 B SIGNWAL-E INSTALL 2	69TH STREET PROPERTIES LP	Hearing	0		1701	E	COMMERCIAL BLVD		7/2/2019	Closed
CE19070241	WALL SIGNS 24 AND 48, SQ FT FOR AUTO LOW VOLTAGE FOR DATA/VOICE"GO WIRELESS"	69TH STREET PROPERTIES LP	Building Code Case Electrical Low Voltage Permit	0		1701	E	COMMERCIAL BLVD		7/2/2019	Closed
PM-19061452	LOW VOLTAGE	LOW VOLTAGE	Electrical Low Voltage Permit	0		1701	E	COMMERCIAL BLVD		6/12/2019	Complete
PM-19052917	BURGLAR ALARM INSTALL	BURGLAR ALARM INSTALL	Electrical Burglar Alarm	0		1701	E	COMMERCIAL BLVD		5/29/2019	About to Expire
PM-19052890	ELECTRICAL FOR BP 19052889	ELECTRICAL FOR BP 19052889	Electrical Commercial Permit	0		1701	E	COMMERCIAL BLVD		5/29/2019	Complete
PM-19052070	LOW VOLTAGE FOR BP 18060204	18060204	Electrical Low Voltage Permit	0		1701	E	COMMERCIAL BLVD		5/21/2019	Inactive
PM-19020144	# 1705 NEW METER 1 1/2"	# 1705 NEW METER 1 1/2"	Plumbing Meter Install Permit	0		1701	E	COMMERCIAL BLVD		2/4/2019	Complete
VIO-CE19010722_1		69TH STREET PROPERTIES LP	Violation-CODE Hearing	0		1701	E	COMMERCIAL BLVD		1/9/2019	Closed
CE19010722	AS PER LIST FROM PUBLIC WORKS, WATER METER OUT AT, THIS PROPERTY. VERIFY IF OCCUPIED AND ISSUE, NOTICE AS NECESSARY. CHECK FOR CODE VIOLATIONS ON, PROPERTY.	69TH STREET PROPERTIES LP	Code Case	0		1701	E	COMMERCIAL BLVD		1/9/2019	Closed
PM-18111890	1701 AND 1703 MECHANICAL FOR BP 18050115	1701 AND 1703 MECHANICAL FOR BP 18050115	Mechanical HVAC New Install Permit	0		1701	E	COMMERCIAL BLVD		11/21/2018	Void
PM-18111769	ELECT.FOR SIGN "AUTO ZONE" BP18111768 INSTALL 2 WALL SIGNS 24 AND 48 SQ FT FOR AUTO	BP18111768	Sign Permit	0		1701	E	COMMERCIAL BLVD		11/20/2018	About to Expire
PM-18111768	~ZONE	INSTALL 2 WALL SIGNS 24 AND 48 SQ FT FOR AUTO	Sign Permit	0		1701	E	COMMERCIAL BLVD		11/20/2018	Complete
PM-18082496	~12/13/2018 RECHECK B ADDITION OF SIDEWALK 150 SF FOR BP 18082495	ADDITION OF SIDEWALK 150 SF FOR BP 18082495	ROW Sidewalk and Curb Permit	0		1701	E	COMMERCIAL BLVD		8/27/2018	Void
VIO-CE18080534_1		69TH STREET PROPERTIES LP	Bulk Trash Case	0		1701	E	COMMERCIAL BLVD		8/8/2018	Closed
CE18080534	BULK TRASH LEFT BY SUPERVISOR. - UNACCEPTABLE -WA- PLUMBING FOR INTERIOR RENOVATION BP 18060204	69TH STREET PROPERTIES LP	Bulk Trash Case	0		1701	E	COMMERCIAL BLVD		8/8/2018	Closed
PM-18060255	~EPERM ROUTE TO P WAS TBD-4/3/19 MECH FOR INTERIOR RENOVATION BP 18060204	PLUMBING FOR INTERIOR RENOVATION BP 18060204	Plumbing Commercial Permit	0		1701	E	COMMERCIAL BLVD		6/4/2018	Inactive
PM-18060254		MECH FOR INTERIOR RENOVATION BP 18060204	Mechanical HVAC New Install Permit	0		1701	E	COMMERCIAL BLVD		6/4/2018	Inactive
PM-18060252	ELECTRIC FOR INTERIOR RENOVATION BP 18060204	ELECTRIC FOR INTERIOR RENOVATION BP 18060204	Electrical Commercial Permit	0		1701	E	COMMERCIAL BLVD		6/4/2018	Inactive
PM-18060204	INTERIOR BUILDOUT AND NEW STOREFRONT ~(AUTOZONE) ~ ~ ~ ~ ~AUTOZONE,INTERIOR BUILDOUT AND NEW STOREFRONT ~ER# 00414999 ~DR# 0059941 ~ ~7/18/18 RECHECK B M P ~ ~06-06-2019 REV2 E P FLOOD	INTERIOR BUILDOUT AND NEW STOREFRONT	Commercial Alteration Permit	0		1701	E	COMMERCIAL BLVD		6/4/2018	Complete
PL-1242L12	MISC -	ZONING VERIFICATION LETTER-SIEGE, LIPMAN, DINAY, SHEPARD & MSKEL	Z- Zoning Verification Letter	0		1701	E	COMMERCIAL BLVD		5/30/2018	Closed
PM-18050309	1701 AND 1703 ELECTRICAL BP 18050115	1701 AND 1703 ELECTRICAL BP 18050115	Electrical Commercial Permit	0		1701	E	COMMERCIAL BLVD		5/2/2018	Complete
PM-18050310	1701 AND 1703 PLUMBING BP 18050115	1701 AND 1703 PLUMBING BP 18050115	Plumbing Commercial Permit	237.83		1701	E	COMMERCIAL BLVD		5/2/2018	Complete

	1701 AND 1703 INTERIOR ALTERATIONS,MAKE ONE RETAIL ~SPACE INTO 2 RETAIL SPACES,MAKE EXISTING TO ~VANILLA SHELL AND FACADE CHANGES ~ ~Proposed use of Space A is to be Grtoup M for an ~Autozone. Space B is to be Retail with occupancy ~Group and use undertermined retail at this time. ~JAA. ~ ~7/26/18 RECHECK B-P ~9/13/18 RECHECK B ~01/24/2019 RECHECK REV-2..E..M... ~11/21/2018 REV2-B,E,F,FLOOD,M,P,Z (INCREASE IN JOB ~VALUE +100,000) ~02/11/2019 RECHECK..REV-2..M... ~3/6/19B-REV3P FLOOD \$0 CHANGE LOCATION OF SEWER ~EXIT ~7/16/2019 REV4 B	1701 AND 1703 INTERIOR ALTERATIONS,MAKE ONE RETAIL	Commercial Alteration Permit Violation-BLD Hearing	0	1701 E	COMMERCIAL	BLVD	5/1/2018	Complete
PM-18050115									
VIO-CE17111131_1	FIRE BACKFLOW PREVENTION NOT INSTALLED FIRE BACKFLOW PREVENTION NOT INSTALLED, CCN: 6B46-K6JG	69TH STREET PROPERTIES LP		0	1701 E	COMMERCIAL	BLVD	11/20/2017	Closed
CE17111131		69TH STREET PROPERTIES LP	Building Code Case Violation-CODE Hearing	0	1701 E	COMMERCIAL	BLVD	11/20/2017	Closed
VIO-CE16121490_1		69TH STREET PROPERTIES LP		0	1701 E	COMMERCIAL	BLVD	12/21/2016	Closed
CE16121490	CM'S LANDSCAPING BLOWING TRASH & DEBRIS INTO, STREETS. COMPLAINANT IS CONCERNED ABOUT STORM, DRAINS	69TH STREET PROPERTIES LP	Code Case	0	1701 E	COMMERCIAL	BLVD	12/21/2016	Closed
PM-16111453	REPLACE BACKFLOW ARI RP 500	REPLACE BACKFLOW ARI RP 500	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	11/15/2016	Complete
PM-16072168	WALL SIGNS NON ILLUM 1(1365F)AND 1(505F)HALLOWEEN ~CITY ~ ~OPENED PER ZONING ADMIN, INSP, CLOSED. INSTALL 2 WALL SIGN(HALLOWEEN CITY) ~	WALL SIGNS NON ILLUM 1(1365F)AND 1(505F)HALLOWEEN	Sign Permit	0	1701 E	COMMERCIAL	BLVD	7/25/2016	Complete
PM-15080803	~EPERM VOID 04/18/16 CODE	INSTALL 2 WALL SIGN(HALLOWEEN CITY)	Sign Permit	0	1701 E	COMMERCIAL	BLVD	8/12/2015	Void
BL-1402141		HALLOWEEN CITY	Retail - Wholesale Business Tax Receipt Fire Alarm System Permit	0	1701 E	COMMERCIAL	BLVD	8/5/2015	Closed
PM-13100340	FIRE ALARM	FIRE ALARM		0	1701 E	COMMERCIAL	BLVD	10/4/2013	Complete
PL-45R13	SPIII - 19,014 SFREUSE OF A PORTION OF AN EXISTING BUILDING SEE CONDITION IN NOTES	ALDI- SHOPPES AT COMMERCIAL AND 18TH W/ PARKING REDUCTION SHOPPES AT 18TH AND COMMERCIAL	DRC- Site Plan (Level II, III, IV)/Planned Development District Z- Board of Adjustment (BOA)	1130	1701 E	COMMERCIAL	BLVD	4/22/2013	Closed
PL-1225	BOAV -	rerroof 10300 sq ft cvs pharmacy	Re-Roof Permit	0	1701 E	COMMERCIAL	BLVD	6/15/2012	Closed
PM-06041964	rerroof 10300 sq ft cvs pharmacy	pharmacy		0	1701 E	COMMERCIAL	BLVD	4/18/2006	Void
PM-05122335	AC CHANGEOUT (2) 20 TONS EACH	AC CHANGEOUT (2) 20 TONS EACH	Mechanical HVAC Changeout Permit	0	1701 E	COMMERCIAL	BLVD	12/21/2005	Complete
PM-05070288	RECERTIFY 1" RP BACKFLOW ELECT FOR WALL SIGN CHANGE - CVS/PHARMACY	RECERTIFY 1" RP BACKFLOW ELECT FOR WALL SIGN CHANGE - CVS/PHARMACY	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	7/5/2005	Complete
PM-04081660	INSTALL (4) ILLUM. WALL SIGNS, (1) UNDER CANOPY		Sign Permit	0	1701 E	COMMERCIAL	BLVD	8/19/2004	Complete
PM-04081659	~SIGN & 2 PANELS IN DETACHED DIRECTORY SIGNS (CVS)	INSTALL (4) ILLUM. WALL SIGNS, (1) UNDER CANOPY	Sign Permit	0	1701 E	COMMERCIAL	BLVD	8/19/2004	Void
PM-04070446	BACKFLOW RECERT RP 1 INCH	BACKFLOW RECERT RP 1 INCH	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	7/7/2004	Complete
PM-04040147	RECERTIFY 1" RP BACKFLOW ELECT FOR NEW COOLERS, DISC & REWIRE REGISTERS/	RECERTIFY 1" RP BACKFLOW	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	4/2/2004	Complete
PM-03021404	~DISC & REWIRE SHELF LIGHTS BP 02120115	ELECT FOR NEW COOLERS, DISC & REWIRE REGISTERS/	Electrical Commercial Permit	0	1701 E	COMMERCIAL	BLVD	2/20/2003	Complete
PM-03011295	INST REMOTE REACH IN CASE ECKERD NEW REFRIG CASE-ROOF RACK ELECTRIC	INST REMOTE REACH IN CASE	Mechanical Commercial Permit	0	1701 E	COMMERCIAL	BLVD	1/17/2003	Complete
PM-02120115	~B-RECHECK 1/17/03 M-P	ECKERD NEW REFRIG CASE-ROOF RACK ELECTRIC	Electrical Commercial Permit	0	1701 E	COMMERCIAL	BLVD	12/2/2002	Void
PM-02052459	BACKFLOW RECERTIFICATION	BACKFLOW RECERTIFICATION	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	5/30/2002	Complete
PM-01050248	RECERTIFY BACKFLOW	RECERTIFY BACKFLOW	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	5/2/2001	Complete
PM-00041263	RECERTIFY BACKFLOW 1" RP	RECERTIFY BACKFLOW 1" RP	Plumbing Backflow Installation Permit	0	1701 E	COMMERCIAL	BLVD	4/18/2000	Complete
BL-9050246		CVS PHARMACY # 410	General Business Tax Receipt	0	1701 E	COMMERCIAL	BLVD	11/3/1988	Closed
BL-9050243		CVS PHARMACY # 410	Retail - Wholesale Business Tax Receipt	0	1701 E	COMMERCIAL	BLVD	9/1/1980	Closed



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Commercial Real Estate
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www.rotellagroup.com

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: JULY 23, 2023 TIME: 8:00 PM CASE: 2023-000000
REQUESTING: SEC. 47-21.3.0 - GENERAL REGULATIONS - SHOPPING CENTER OR STREET STORE SIGNS
- Rezoning to Warehouse to permit two (2) conditional use/overlay sign on the property for a total of two (2) conditional use/overlay signs, with two (2) of the signs being 2-dimensional illuminated signs for use of the property as a total of two (2) conditional use/overlay signs and one (1) sign per street sign.

Looking South on NE 18th Ave.



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: 08/13/2022 TIME: 8:00 AM CASE: EA-804-200892
REQUESTING: SEC. 47-22.2.0 - GENERAL REGULATIONS - SHOPPING CENTER OR STRIP STORE SIGNS.
Requesting a variance to permit two (2) additional freestanding detached signs on the property for a total of four (4) detached freestanding signs with two (2) of the signs facing Commercial Boulevard where 47-22.2.0 permits a total of two (2) detached freestanding signs and one (1) sign per street front.
LOCATION: CITY COMMISSION CHAMBER, CITY HALL, 26 N. ANDERSON STREET INFORMATION: CONTACT (781) 838-6366
<http://www.fortlauderdale.gov>

Looking East on Commercial Blvd.

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: JULY 13, 2022 TIME: 6:00 PM CASE: PIN-BOA-22050022
REQUESTING: SEC. 47-22.3.O - GENERAL REGULATIONS - SHOPPING CENTER OR STRIP STORE SIGNS.
Requesting a variance to permit two (2) additional freestanding detached signs on the property for a total of four (4) detached freestanding signs, with two (2) of the signs facing Commercial Boulevard where UDC Section 47-22.3.O permits a total of two (2) detached freestanding signs and one (1) sign per street front.
LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 190 N. ANDREWS AVENUE
INFORMATION: CONTACT (784) 828-6506
http://www.fortlauderdale.gov

Looking North on NE 17th Ave.

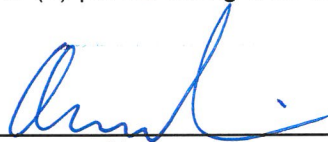
**NOTICE AFFIDAVIT
BOARD OF ADJUSTMENT
300' Mailing**

STATE OF FLORIDA]
BROWARD COUNTY]

BEFORE ME THIS DAY PERSONALLY APPEARED ANDREW J. SCHEIN, WHO BEING
DULY SWORN, DEPOSES AND SAYS:

The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraiser's Office for property located at 1701-1781 E. Commercial Boulevard, Fort Lauderdale, FL 33334 (the "Property"); within (1) the jurisdictional boundaries of the City of Fort Lauderdale; and (2) 300' feet of the Property; Attached to this Notice is the following:

1. The property owners list includes, to the best of my knowledge, all affected property owners in accordance with the requirements of the City of Fort Lauderdale ULDR referenced as Exhibit "A".
2. A detailed map reflecting the Property consisting of one (1) parcel along with the folio detail referenced as Exhibit "B".

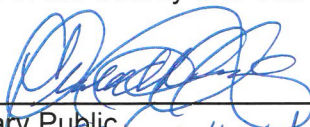


Signature

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 7 day of April, 2022 by Andrew J. Schein who is personally known to me or has produced NA as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of April, 2022.



Notary Public
Elizabeth Mendez

Typed, printed or stamped name of Notary Public

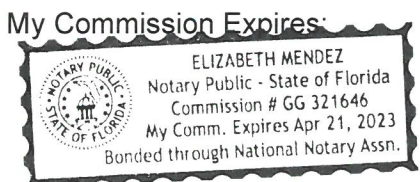


EXHIBIT "A"

1750 BUILDING LLC
3111 NE 22 ST
FORT LAUDERDALE, FL 33305

1800 COMMERCIAL LLC
2460 E COMMERCIAL BLVD #202
FORT LAUDERDALE, FL 33308

237 NEPTUNE LLC
255 AVALON AVE
LAUDERDALE BY THE SEA, FL 33308

408 OAKLAND LLC
2000 NE 45 ST
FORT LAUDERDALE, FL 33308

69TH STREET PROPERTIES LP
123 COULTER AVE SUITE 200
ARDMORE, PA 19003

ALAC INVESTMENT LLC
1151 CHENILLE CIR
WESTON, FL 33327

ALFONO & LAURA ZANNI LIV TR
875 HALF DAY RD
HIGHLAND PARK, IL 60035

AMIDEI, PIERO & AMIDEI, MARGARET
1003 MCKINLEY ROAD
LAKE FOREST, IL 60045

ANNA M CARANI REV TR & CARANI, ANNA
M TRSTEE
430 N CENTRAL AVE APT 1-D
HIGHWOOD, IL 60040

ASH PROPERTIES GROUP 2 LLC
4101 RAVENSWOOD RD STE 406
FORT LAUDERDALE, FL 33312

BARTLEY, MARK & BARTLEY, DIANE
5 JANE PL
HAZLET, NJ 7730

BELAJACK, DAWN
267 GRIMSBY ST
STATEN ISLAND, NY 10306

BERGER, EARL L & EARL L BERGER REV FAM
TR
5150 NE 18 AVE
FORT LAUDERDALE, FL 33334

BIONDI, ANGELO L & BIONDI, ELISA M
1815 SPRUCE ST
HIGHLAND PARK, IL 60035

BIONDI, ROGER & BIONDI, JOANNE
1450 MCDANIELS AVE
HIGHLAND PARK, IL 60035

BIONDI, VIRINEIA
1695 2 ST APT 501
HIGHLAND PARK, IL 60035

BRANDONISIO, JAMES &
BRANDONISIO, LINA D
1072 BLVD VIEW
GURNEE, IL 60031

BRUGUERA, HAMLET A
1601 NE 51 ST
FORT LAUDERDALE, FL 33334

CAINE COMMERCIAL PARTNERS LLC
301 PALM TRL
DELRAY BEACH, FL 33483

CHRISTE, ANTHONY
2505 NE 13 ST
FORT LAUDERDALE, FL 33304

CISTERNINO, MICHELE &
CISTERNINO, NICOLE
1745 NE 49 ST #207
FORT LAUDERDALE, FL 33334

CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

COMMERCIAL BLVD FINANCIAL LLC &
%SYNOVUS BANK ATTN: JEN HINES
PO BOX 120
COLUMBUS, GA 31902

CONNORS, MARYANN & MARYANN
CONNORS REV TR
1600 NE 52 ST
FORT LAUDERDALE, FL 33334

CORAL RIDGE ISLES PROPERTIES LLC
2946 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308

DA FA REALTY LLC
2537 NW 99 AVE
CORAL SPRINGS, FL 33065

D'ADDARIO, THOMAS A
5101 NE 18 AVE
FORT LAUDERDALE, FL 33334

DANELUZZI, MAUREEN & DANELUZZI,
PATRICIA & DANELUZZI, E
59 COMSTOCK AVE
STATEN ISLAND, NY 10314

DAY, NANCY C & HANSEN, KAARE H
113 CARMEL DR
EGG HBR TWP, NJ 8234

DIAMBRI, MARINO B & GINA
935 HALFDAY RD
ISLAND PARK, IL 60035

DOMENIC BRUGIONI TR & BRUGIONI,
DOMENIC TRSTEE
3179 DATO AVE
HIGHLAND PARK, IL 60035

DOMENICA BRUGIONI REV LIV TR
33 PLEASANT AVE
HIGHWOOD, IL 60040

DOMENICA DE FILLIPPIS TR
1705 NE 49 ST #109
FORT LAUDERDALE, FL 33334

DRENNING, SUSAN
1616 NE 52 ST
FORT LAUDERDALE, FL 33334

DUCHANE, JOHN L & DUCHANE, YOLANDA
242 SHERIDAN AVE
HIGHWOOD, IL 60040

EARL REYNOLDS LIV TR & REYNOLDS, EARL
TRSTEE
29531 N HIGHWAY 12
WAUCONDA, IL 60084

ECCLESTON, RICHARD & ECCLESTON,
SHIRLEY
11 BAY FIRST ST
ISLIP, NY 11751

ELSA AMIDEI TR & AMIDEI, ELSA TRSTEE
239 WASHINGTON AVE
HIGHWOOD, IL 60040

ERMANNAM AMIDE LIV TR
1745 NE 49 ST #208
FORT LAUDERDALE, FL 33334

ESSEN FOOD HOLDINGS LLC
310 NW 171 ST
MIAMI, FL 33169

EUGENE D & CAROL E CROVETTI TR
1225 SHERWOOD RD
HIGHLAND PARK, IL 60035

FAVELLI, THOMAS & GEORGIA
1523 PATRICIA ST
KEY WEST, FL 33040

FELICIANO, ROBERT A
5109 NE 17 TER
FORT LAUDERDALE, FL 33334

FESHUK, PETER & FESHUK, CLAIRE
2301 W BRIGANTINE AVE
BRIGANTINE, NJ 8203

FINN, ROSE A & SCHAUFFERT, EDWARD A
1705 NE 49 ST #103
FORT LAUDERDALE, FL 33334

FISHTA, JETON & KOTE, DIANA
5170 NE 18 AVE
FORT LAUDERDALE, FL 33334

FLANIGANS ENTERPRISES INC
5059 NE 18 AVE
FORT LAUDERDALE, FL 33334

FLETCHER, JUDY J & DOBSON, PATRICIA L
5131 NE 17 AVE
FORT LAUDERDALE, FL 33334

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

FRANCESCO CISTERNINO TR & GRACE M
CISTERNINO TR ETAL
349 WASHINGTON AVE
HIGHWOOD, IL 60040

FRANK & CONNIE PIEROTTI REV TR
PIEROTTI, CONNIE TRSTEE
3316 MARRAST DR
CLARKSVILLE, TN 37043

FRAZIER, KENYATTA
5140 NE 18 AVE
FORT LAUDERDALE, FL 33334

FRECSKA, MARISA & HAWATI, ELIZABETH
970 IVY LN
DEERFIELD, IL 60015

GALLI, FRANCESCA & GALLI, PIERO
161 TOULON DR
BUFFALO GROVE, IL 60089

GIBERSON, SUSAN E
709 OCEAN AVE APT 39
AVON BY SEA, NJ 7717

GINETTA MASCONI TR
715 BENSON LN
GREEN OAKS, IL 60048

GIUSEPPE & MARY CISITERNINO TR
1745 NE 49 ST #109
FORT LAUDERDALE, FL 33334

GOPAUL, ROGER H MEOLA, SUSAN C
1771 NE 18 ST
FORT LAUDERDALE, FL 33305

GRECO FAM TR & % EUGENE & LENA
GRECO
2987 PRISCILLA AVE
HIGHLAND PARK, IL 60035

GRONEMEIER, THOMAS G
4900 NE 18 AVE
FORT LAUDERDALE, FL 33334

GTMAJA LLC
1740 E COMMERCIAL BLVD
OAKLAND PARK, FL 33334

HANNEMANN, JANINE
RR 3 #15 MACPHERSON CRESCENT
*PUSLINCH ON, CA NOB 2

HARRIET H PARETS REV TR & PARETS,
MARK TRSTEE
2354 NE 28 ST
LIGHTHOUSE POINT, FL 33064

HASTINGS, GERALD J & LUNARDI, LEE
2297 CARILLON DR #102
GRAYSLAKE, IL 60030

HYMAN, MARK S MADDEN, PATRICK
5115 NE 17 TER
FORT LAUDERDALE, FL 33334

INGLIS, LAURA I
2409 NE 8 AVE
WILTON MANORS, FL 33305

INTERNATIONAL INVESTMENT PARTNERS
LLC
2667 E COMMERCIAL BLVD #201
FORT LAUDERDALE, FL 33308

JAGUAR ASSETS LLC
520 SE 18 AVE
POMPANO BEACH, FL 33060

JUNG, CAROL ANN & JUNG, PETER H
806 COUNTY ROAD 526
BAYFIELD, CO 81122

KENNETH T & J COLLINS REV LIV TR &
COLLINS, JEANNIE M & KENNETH TRS
370 SE 16 AVE
POMPANO BEACH, FL 33060

KRAUS, THOMAS E THOMAS E KRAUS REV
TR
5110 NE 17 AVE
FORT LAUDERDALE, FL 33334

LEO, VERONICA P
1570 NE 52 ST
FORT LAUDERDALE, FL 33334

LOACKER FAM TR
579 BARBERRY RD
HIGHLAND PARK, IL 60035

LOGLI FAM TR
3159 SUMMIT AVE
HIGHLAND PARK, IL 60035

LOGLI TR & LOGLI, MARCELLO TRSTEE ETAL
1705 NE 49 ST #111
FORT LAUDERDALE, FL 33334

LYNN, MARC A
1521 NE 50 CT
FORT LAUDERDALE, FL 33334

MANTILLA, ELEONORA
5300 NW 64 TER
LAUDERHILL, FL 33319

MARINO JDR LLC
4821 NE 26 AVENUE
FORT LAUDERDALE, FL 33308

MARY B ALECCA TR & ALECCA, RICHARD C
& ALECCA, T TRST
103 LAWRENCEVILLE ST
KINGSTON, NY 12401

MASIER, CAMILLE HUK
5100 NE 17 TER
FORT LAUDERDALE, FL 33334

MAY, JULIE & MAY, WILLIAM
5420 ORCHARD AVE
ROCKFORD, IL 61108

MBABJB HOLDINGS FAMILY LP
101 SE 6 AVE #C
DELRAY BEACH, FL 33483

MCDONALD, MARY
1580 NE 51 ST
FORT LAUDERDALE, FL 33334

MCKENZIE, JANE A & JANE A MCKENZIE
REV LIV TR
5160 NE 18 AVE
FORT LAUDERDALE, FL 33334

MDI PROPERTIES LLC
6100 HOLLYWOOD BLVD STE 515
HOLLYWOOD, FL 33024

MEDINA, NIGSY N
1509 NE 50 COURT
FORT LAUDERDALE, FL 33334

MENONI, MICHAEL R & MENONI, STEVEN J
632 ONWENTSIA AVE
HIGHLAND PARK, IL 60035

MUNIM, AMJAD
1820 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308

NAPOLI, CARL & MIEDONA, MICHAEL
5448 N PITTSBURGH AVE
CHICAGO, IL 60656

NIZZI, MANSUETO & MILTA
2484 WESTERN AVE
HIGHLAND PARK, IL 60035

NOCERA, BRUNO H/E & RINETTI, GIANLUCO
5120 NE 17 AVENUE
FORT LAUDERDALE, FL 33334

NORDGAARD, JAMES & VIRGINIA
1745 NE 49 ST #111
FORT LAUDERDALE, FL 33334

OLDSTONE HOLDINGS LLC
1518 NE 51 ST
FORT LAUDERDALE, FL 33334

ORI, ARTHUR S & ORI, HELEN A
2775 PORT CLINTON
HIGHLAND PARK, IL 60035

ORI, BRUNA & ORI, LILIA
2528 GREEN BAY RD
HIGHLAND PARK, IL 60035

ORI, LEO & ORI, RICHARD J
1745 NE 49 ST #211
FORT LAUDERDALE, FL 33334

ORietta BRUNINI TR &
BRUNINI, ORietta, TRSTEE
1301 N WESTERN AVE #136
LAKE FOREST, IL 60045

PALANDRI, ZELINDA
2438 WESTERN AVE
HIGHLAND PARK, IL 60035

PAUL, ROGER & PAUL, ROSEMARIE
20 MARSTON ROW
MANCHESTER, NJ 8759

PECCILOI, ADRIANA A & RYSKOSKI, LISA
1745 NE 49 ST #104
FORT LAUDERDALE, FL 33334

PECCIOLI, ALBERT & CISTERNINO, LINO
1020 SURREY CT
GURNEE, IL 60031

PETERSEN, DAVID & PETERSEN, CYNTHIA Y
63 NEVADA DR
HAZLET, NJ 7730

PETERSEN, STEVEN & PETERSEN, DENISE
6313 E ROCHELLE ST
MESA, AZ 85215

PETTINEO, FRANK J JR & ELIZABETH
2080 NE 54 CT
FORT LAUDERDALE, FL 33308

PRICE PROPERTY RENTALS LLC
1509 N STATE ROAD 7 STE I
MARGATE, FL 33063

PUBLIC LAND % CITY OF FORT LAUDERDALE
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301

PUBLIC LAND % CITY OF FORT LAUDERDALE
3650 NE 12 AVE
OAKLAND PARK, FL 33334

RATTNER, DIAN MASSA
5130 NE 17 AVE
FORT LAUDERDALE, FL 33334

RELLA REALTY LLC
3350 NE 33 AVE
FORT LAUDERDALE, FL 33308

RENATA BIONDI TR & BIONDI, ROBERT
TRSTEE
1436 MCDANIELS AVE
HIGHLAND PARK, IL 60035

RJ HAND CAR WASH LLC
591 E SAMPLE RD #182
POMPANO BEACH, FL 33064

RONCHETTO TR
5705 S OAK RD
WEST BEND, WI 53095

RUDLOFF, KATHLEEN
1705 NE 49 ST # 206
FORT LAUDERDALE, FL 33334

SAMMONS, CHASE & MEREDITH B
5111 NE 17 AVE
FORT LAUDERDALE, FL 33334

SCHAUFFERT, ALYCE J H/E & SCHAUFFERT,
ANDREW C
1745 NE 49 ST #101
FORT LAUDERDALE, FL 33334

SCHULTZ, DOUGLAS A
23 NORWOOD AVE
BUFFALO, NY 14222

SEDAGHATPOUR, IREN & BAHARESTANI,
MICHAEL
12 BOND ST
GREAT NECK PLAZA, NY 11021

SERNA, PAOLA
1607 NE 51 ST
FORT LAUDERDALE, FL 33334

SHAD PROPERTIES GROUP LLC
6301 W BROWARD BLVD
PLANTATION, FL 33317

SHOEMAKER, WILLIAM E
5121 NE 17 TER
FORT LAUDERDALE, FL 33334

SMIT, KEES & MELANIE
1620 NE 52 ST
FORT LAUDERDALE, FL 33334

TAYLOR BUSINESS PROPERTIES INC
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334

THR FLORIDA LP
1717 MAIN ST #2000
DALLAS, TX 75201

TOMMASI, GILDA GIOCONDO H/E &
ESTRADA, PAOLA
1705 NE 49 ST #104
FORT LAUDERDALE, FL 33334

TRASK, AUBREY WILLIAM
824 BRANDYWINE DR
HERMITAGE, PA 16148

VIDAS INC
4850 NE 18 AVE
FORT LAUDERDALE, FL 33334

VIERA, MARTIN R H/E & VIERA, JOSEPH &
VIERA, PHILLIP A
1745 NE 49 ST #107
FORT LAUDERDALE, FL 33334

VIERA, PHILIP
400 NE 3 AVE #1507
FORT LAUDERDALE, FL 33301

WALTER, JED D
5145 NE 18 TER
FORT LAUDERDALE, FL 33308

WILLIAMS, BRIAN W & WILLIAMS, HEIDI R
3327 RESORT CT
POWELL, OH 43065

WINDER, TYLER
700 PINE DR APT 308
POMPANO BEACH, FL 33060

WOOD, CLARA
1602 NE 50 CT
FORT LAUDERDALE, FL 33334

YOKE, ELIZABETH G
11 WYOMING DR
JACKSON, NJ 8527

YOKEL, GREGG
1725 NE 49 ST #207
FORT LAUDERDALE, FL 33334

ZACHAROUDIS, ARISTIDES &
ZACHAROUDIS, MELISSA
2460 SE 8 CT
POMPANO BEACH, FL 33062

ZORTAM LLC
1000 S OCEAN BLVD #507
BOCA RATON, FL 33432

300' Mailing - 1701-1781 E COMMERCIAL BLVD.
Board of Adjustment (Alpha Listing)

FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	ST	ZIP	LEGAL_TOTAL
1	1750 BUILDING LLC	3111 NE 22 ST	FORT LAUDERDALE	FL	33305	CORAL RIDGE ISLES 45-47 BLOT 8,9 BLK 42
2	1800 COMMERCIAL LLC	2460 E COMMERCIAL BLVD #202	FORT LAUDERDALE	FL	33308	CORAL HILLS AMEN PLAT INBLKS 7 & 8 41-36 BLOT 8 BLK 8
3	237 NEPTUNE LLC	255 AVALON AVE	LAUDERDALE BY THE SEA	FL	33308	CORAL RIDGE ISLES 45-47 BLOT 1 BLK 40
4	408 OAKLAND LLC	2000 NE 45 ST	FORT LAUDERDALE	FL	33308	CORAL HEIGHTS SEC 3 47-19 BLOTS 1,2,3 BLK 12
5	69TH STREET PROPERTIES LP	123 COULTER AVE SUITE 200	ARDMORE	PA	19003	CORAL RIDGE ISLES 45-47 BPARCEL B LESS PT DESC'D AS COMMAT SW COR OF LOT 2 BLK 39,ELY107.72 TO POB,SLY 115,ELY 91 TOW R/W/L OF NE 18 AVE,NLY 136.5M/L TO SE COR OF LOT 1 BLK 39,WLY TO POB & LESS PT DESC'D INOR 8508/723;TOGETHER WITH LOTS 5 THRU 10 BLK 39
6	ALAC INVESTMENT LLC	1151 CHENILLE CIR	WESTON	FL	33327	CORAL RIDGE ISLES 45-47 BLOT 2 BLK 41
7	ALAC INVESTMENT LLC	1151 CHENILLE CIR	WESTON	FL	33327	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 41
8	ALAC INVESTMENT LLC	1151 CHENILLE CIR	WESTON	FL	33327	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 41
9	ALFONO & LAURA ZANNI LIV TR	875 HALF DAY RD	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 111 BLDG 2
10	AMIDEI,PIERO & AMIDEI,MARGARET	1003 MCKINLEY ROAD	LAKE FOREST	IL	60045	SUTTON TERRACE CO-OP APTSUNIT 209 BLDG 1
11	ANNA M CARANI REV TR & CARANI,ANNA M TRSTEE	430 N CENTRAL AVE APT 1-D	HIGHWOOD	IL	60040	SUTTON TERRACE CO-OP APTSUNIT 210 BLDG 1
12	ASH PROPERTIES GROUP 2 LLC	4101 RAVENSWOOD RD STE 406	FORT LAUDERDALE	FL	33312	CORAL RIDGE ISLES 45-47 BLOT 6 BLK 42
13	BARTLEY,MARK & BARTLEY,DIANE	5 JANE PL	HAZLET	NJ	7730	SUTTON TERRACE CO-OP APTSUNIT 108 BLDG 3
14	BELAJACK,DAWN	267 GRIMSBY ST	STATEN ISLAND	NY	10306	SUTTON TERRACE CO-OP APTSUNIT 203 BLDG 2
15	BERGER,EARL L & EARL L BERGER REV FAM TR	5150 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ADD A 41-30 BLOT 4 BLK 2
16	BIONDI,ANGELO L & BIONDI,ELISA M	1815 SPRUCE ST	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 105 BLDG 1
17	BIONDI,ROGER & BIONDI,JOANNE	1450 MCDANIELS AVE	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 109 BLDG 2
18	BIONDI,VIRINEIA	1695 2 ST APT 501	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 207 BLDG 3
19	BRANDONISIO,JAMES & BRANDONISIO,LINA D	1072 BLVD VIEW	GURNEE	IL	60031	SUTTON TERRACE CO-OP APTSUNIT 105 BLDG 3
20	BRUGUERA,HAMLET A	1601 NE 51 ST	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 38
21	CAINE COMMERCIAL PARTNERS LLC	301 PALM TRL	DELRAY BEACH	FL	33483	CORAL HEIGHTS SEC 3 47-19 BLOT 5 W,10,6 & 7 BLK 12
22	CHRISTE,ANTHONY	2505 NE 13 ST	FORT LAUDERDALE	FL	33304	CORAL RIDGE ISLES 45-47 BLOT 13 BLK 35
23	CISTERNINO,MICHELE & CISTERNINO,NICOLE	1745 NE 49 ST #207	FORT LAUDERDALE	FL	33334	SUTTON TERRACE CO-OP APTSUNIT 207 BLDG 1
24	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	CORAL RIDGE ISLES 45-47 BPARCEL B,POR DESC AS COMM AT SECOR OF SAID PARCEL,NWLY ALG E/L261.30 TO POB,SWLY 10,NWLY 10,SWLY 10,SWLY 10,NWLY 10,NELY 20 TO E/LOF PARCEL B,SELY 20 TO POB
25	COMMERCIAL BLVD FINANCIAL LLC & %SYNOVUS BANK ATTN: JEN HINES	PO BOX 120	COLUMBUS	GA	31902	CORAL RIDGE ISLES 45-47 BLOT 11,12 BLK 42
26	CONNORS,MARYANN & MARYANN CONNORS REV TR	1600 NE 52 ST	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 16 BLK 38
27	CORAL RIDGE ISLES PROPERTIES LLC	2946 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 39
28	CORAL RIDGE ISLES PROPERTIES LLC	2946 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 39
29	DA FA REALTY LLC	2537 NW 99 AVE	CORAL SPRINGS	FL	33065	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 42
30	D'ADDARIO,THOMAS A	5101 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 11 BLK 35
31	DANELUZZI,MAUREEN & DANELUZZI,PATRICIA & DANELUZZI,E	59 COMSTOCK AVE	STATEN ISLAND	NY	10314	SUTTON TERRACE CO-OP APTSUNIT 201 BLDG 3
32	DAY,NANCY C & HANSEN,KAARE H	113 CARMEL DR	EGG HBR TWP	NJ	8234	SUTTON TERRACE CO-OP APTSUNIT 211 BLDG 3
33	DIAMBRI,MARINO B & GINA	935 HALFDAY RD	ISLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 110 BLDG 1
34	DOMENIC BRUGIONI TR & BRUGIONI,DOMENIC TRSTEE	3179 DATO AVE	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 204 BLDG 1
35	DOMENICA BRUGIONI REV LIV TR	33 PLEASANT AVE	HIGHWOOD	IL	60040	SUTTON TERRACE CO-OP APTSUNIT 107 BLDG 3
36	DOMENICA DE FILLIPPIS TR	1705 NE 49 ST #109	FORT LAUDERDALE	FL	33334	SUTTON TERRACE CO-OP APTSUNIT 109 BLDG 3
37	DRENNING,SUSAN	1616 NE 52 ST	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 17 BLK 38
38	DUCHANE,JOHN L & DUCHANE,YOLANDA	242 SHERIDAN AVE	HIGHWOOD	IL	60040	SUTTON TERRACE CO-OP APTSUNIT 103 BLDG 1

300' Mailing - 1701-1781 E COMMERCIAL BLVD.
Board of Adjustment (Alpha Listing)

39	49421120450	EARL REYNOLDS LIV TR & REYNOLDS,EARL TRSTEE	29531 N HIGHWAY 12	WAUCONDA	IL	60084	CORAL HEIGHTS SEC 3 47-19 BLOT 23 BLK 12
40	49421120440	EARL REYNOLDS LIV TR & REYNOLDS,EARL TRSTEE	29531 N HIGHWAY 12	WAUCONDA	IL	60084	CORAL HEIGHTS SEC 3 47-19 BLOT 22 BLK 12
41	494211NN0450	ECCLESTON,RICHARD & ECCLESTON,SHIRLEY	11 BAY FIRST ST	ISLIP	NY	11751	SUTTON TERRACE CO-OP APTSUNIT 102 BLDG 3
42	494211NN0430	ELSA AMIDEI TR & AMIDEI,ELSA TRSTEE	239 WASHINGTON AVE	HIGHWOOD	IL	60040	SUTTON TERRACE CO-OP APTSUNIT 211 BLDG 2
43	494211NN0190	ERMANNIA AMIDE LIV TR	1745 NE 49 ST #208	FORT LAUDERDALE	FL	33334	SUTTON TERRACE CO-OP APTSUNIT 208 BLDG 1
44	49421120270	ESSEN FOOD HOLDINGS LLC	310 NW 171 ST	MIAMI	FL	33169	CORAL HEIGHTS SEC 3 47-19 BLOT 5 LESS W 10 BLK 12
45	494211NN0170	EUGENE D & CAROL E CROVETTI TR	1225 SHERWOOD RD	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 206 BLDG 1
46	494211NN0380	FAVELLI,THOMAS & GEORGIA	1523 PATRICIA ST	KEY WEST	FL	33040	SUTTON TERRACE CO-OP APTSUNIT 206 BLDG 2
47	494211072320	FELICIANO,ROBERT A	5109 NE 17 TER	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 6 BLK 37
48	494211NN0640	FESHUK,PETER & FESHUK,CLAIRE	2301 W BRIGANTINE AVE	BRIGANTINE	NJ	8203	SUTTON TERRACE CO-OP APTSUNIT 210 BLDG 3
49	494211NN0460	FINN,ROSE A & SCHAUFFERT,EDWARD A	1705 NE 49 ST #103	FORT LAUDERDALE	FL	33334	SUTTON TERRACE CO-OP APTSUNIT 103 BLDG 3
50	494213040260	FISHTA,JETON & KOTE,DIANA	5170 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ADD A 41-30 BLOT 2 BLK 2
51	494211060023	FLANIGANS ENTERPRISES INC	5059 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BA POR OF PARCEL B DESC AS COMMAT NE COR OF PAR B,S LY 51.54 TOPOB,CONT SLY 80,WLY 91,NLY 80,E LY 91 TO POB,AS IN OR 4319/695
52	494211060027	FLANIGANS ENTERPRISES INC	5059 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BALL OF LOTS 1 & 2 BLK 39 & A POROF PARCEL B DESC AS:BEG NW COROF LOT 2,S 100 TO SW COR LOT 2,E LY 107.72,S 115,E LY 91 TO PT ONW R/W/L OF NE 18TH AVE,N 208.86TO P/C,NWLY ARC DIST OF 42.53,WLY ARC DIST OF 178.27 TO POBLESS POR OF PARCEL B DESC ASCOMM NE COR OF SAID PARCEL,S51.54 TO POB,CONT S 80,W 91,N 80E 91 TO POB AS DESC INOR 15420/820
53	494211072410	FLETCHER,JUDY J & DOBSON,PATRICIA L	5131 NE 17 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 2 BLK 38
54	494211202690	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	CORAL HEIGHTS SEC 3 47-19 BN 50 FT OF SAID PLAT
55	494211NN0490	FRANCESCO CISTERNINO TR & GRACE M CISTERNINO TR ETAL	349 WASHINGTON AVE	HIGHWOOD	IL	60040	SUTTON TERRACE CO-OP APTSUNIT 106 BLDG 3
56	494211NN0310	FRANK & CONNIE PIEROTTI REV TR PIEROTTI,CONNIE TRSTEE	3316 MARRAST DR	CLARKSVILLE	TN	37043	SUTTON TERRACE CO-OP APTSUNIT 110 BLDG 2
57	494213040290	FRAZIER,KENYATTA	5140 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL RIDGE ADD A 41-30 BLOT 5 BLK 2
58	494211NN0370	FRECSKA,MARISA & HAWATI,ELIZABETH	970 IVY LN	DEERFIELD	IL	60015	SUTTON TERRACE CO-OP APTSUNIT 205 BLDG 2
59	494211NN0340	GALLI,FRANCESCA & GALLI,PIERO	161 TOULON DR	BUFFALO GROVE	IL	60089	SUTTON TERRACE CO-OP APTSUNIT 202 BLDG 2
60	494211NN0160	GALLI,MAURO & GALLI,PATRICIA	161 TOULON DR	BUFFALO GROVE	IL	60089	SUTTON TERRACE CO-OP APTSUNIT 205 BLDG 1
61	494211NN0560	GIBERSON,SUSAN E	709 OCEAN AVE APT 39	AVON BY SEA	NJ	7717	SUTTON TERRACE CO-OP APTSUNIT 202 BLDG 3
62	494211NN0440	GINETTA MASCONI TR	715 BENSON LN	GREEN OAKS	IL	60048	SUTTON TERRACE CO-OP APTSUNIT 101 BLDG 3
63	494211NN0090	GIUSEPPE & MARY CISITERMINO TR	1745 NE 49 ST #109	FORT LAUDERDALE	FL	33334	SUTTON TERRACE CO-OP APTSUNIT 109 BLDG 1
64	494211072330	GOPAUL,ROGER H MEOLA,SUSAN C	1771 NE 18 ST	FORT LAUDERDALE	FL	33305	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 37
65	494211NN0280	GRECO FAM TR & % EUGENE & LENA GRECO	2987 PRISCILLA AVE	HIGHLAND PARK	IL	60035	SUTTON TERRACE CO-OP APTSUNIT 107 BLDG 2
66	494213010810	GRONEMEIER,THOMAS G	4900 NE 18 AVE	FORT LAUDERDALE	FL	33334	CORAL HILLS 37-20 BLOT 10 BLK 8
67	494211072940	GTMJA LLC	1740 E COMMERCIAL BLVD	OAKLAND PARK	FL	33334	CORAL RIDGE ISLES 45-47 BLOT 5 BLK 42
68	494211NN0080	HANNEMANN JANINE	RR 3 #15 MACPHERSON CRESCENT	*PUSLINC ON	CA	NOB 2	SUTTON TERRACE CO-OP APTSUNIT 108 BLDG 1
69	494211072430	HARRIET H PARETS REV TR & PARETS,MARK TRSTEE	2354 NE 28 ST	LIGHTHOUSE POINT	FL	33064	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 38
70	494211072470	HARRIET H PARETS REV TR PARETS,MARK TRSTEE	2354 NE 28 ST	LIGHTHOUSE POINT	FL	33064	CORAL RIDGE ISLES 45-47 BLOT 8 BLK 38
71	494211NN0230	HASTINGS,GERALD J & LUNARDI,LEE	2297 CARILLON DR #102	GRAYS LAKE	IL	60030	SUTTON TERRACE CO-OP APTSUNIT 102 BLDG 2

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72	494211072310	HYMAN, MARK S MADDEN, PATRICK	5115 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 5 BLK 37
73	494213040320	INGLIS, LAURA I	2409 NE 8 AVE	WILTON MANORS	FL 33305	CORAL RIDGE ADD A 41-30 BLOT 8 BLK 2
74	494211071940	INTERNATIONAL INVESTMENT PARTNERS LLC	2667 E COMMERCIAL BLVD #201	FORT LAUDERDALE	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 35
75	494211072340	JAGUAR ASSETS LLC	520 SE 18 AVE	POMPANO BEACH	FL 33060	CORAL RIDGE ISLES 45-47 BLOT 8 BLK 37
76	494211NN0290	JUNG, CAROL ANN & JUNG, PETER H	806 COUNTY ROAD 526	BAYFIELD	CO 81122	SUTTON TERRACE CO-OP APTSUNIT 108 BLDG 2
77	494211072760	KENNETH T & J COLLINS REV LIV TR & COLLINS, JEANNIE M & KENNETH TRS	370 SE 16 AVE	POMPANO BEACH	FL 33060	CORAL RIDGE ISLES 45-47 BLOT 9 BLK 40
78	494211072350	KRAUS, THOMAS E THOMAS E KRAUS REV TR	5110 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 9 BLK 37
79	494211072540	LEO, VERONICA P	1570 NE 52 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 15 BLK 38
80	494211NN0240	LOACKER FAM TR	579 BARBERRY RD	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 103 BLDG 2
81	494211NN0630	LOGLI FAM TR	3159 SUMMIT AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 209 BLDG 3
82	494211NN0540	LOGLI TR & LOGLI, MARCELLO TRSTEE ETAL	1705 NE 49 ST #111	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 111 BLDG 3
83	494211072750	LYNN, MARC A	1521 NE 50 CT	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 8 BLK 40
84	494213010790	MANTILLA, ELEONORA	5300 NW 64 TER	LAUDERHILL	FL 33319	CORAL HILLS 37-20 BLOT 6 BLK 8
85	494213040390	MARINO, JDR LLC	4821 NE 26 AVENUE	FORT LAUDERDALE	FL 33308	CORAL RIDGE ADD A 41-30 BLOT 15 BLK 2
86	494211NN0620	MARY B ALECCA TR & ALECCA, RICHARD C & ALECCA, T TRST	103 LAWRENCEVILLE ST	KINGSTON	NY 12401	SUTTON TERRACE CO-OP APTSUNIT 208 BLDG 3
87	494211072770	MASIER, CAMILLE HUK	5100 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 40
88	494211071960	MASIER, ROMAN J	5100 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 12 BLK 35
89	494211NN0221	MAY, JULIE & MAY, WILLIAM	5420 ORCHARD AVE	ROCKFORD	IL 61108	SUTTON TERRACE CO-OP APTSUNIT 101 BLDG 2
90	494211072870	MBABIB HOLDINGS FAMILY LP	101 SE 6 AVE #C	DELRAY BEACH	FL 33483	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 41
91	494211072880	MBABIB HOLDINGS FAMILY LP	101 SE 6 AVE #C	DELRAY BEACH	FL 33483	CORAL RIDGE ISLES 45-47 BLOT 11 BLK 41
92	494211072890	MBABIB HOLDINGS FAMILY LP	101 SE 6 AVE #C	DELRAY BEACH	FL 33483	CORAL RIDGE ISLES 45-47 BLOT 12 BLK 41
93	494211072690	MCDONALD, MARY	1580 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 2 BLK 40
94	494213040270	MCKENZIE, JANE A & JANE A MCKENZIE REV LIV TR	5160 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ADD A 41-30 BLOT 3 BLK 2
95	494211072920	MDI PROPERTIES LLC	6100 HOLLYWOOD BLVD STE 515	HOLLYWOOD	FL 33024	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 42
96	494211072740	MEDINA, NIGSY N	1509 NE 50 COURT	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 40
97	494211NN0130	MENONI, MICHAEL R & MENONI, STEVEN J	632 ONWENTSIA AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 202 BLDG 1
98	494213020030	MUNIM, AMIAD	1820 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33308	CORAL HILLS AMEN PLAT INBLKS 7 & 8 41-36 BLOT 7 BLK 8
99	494211NN0590	NAPOLI, CARL & MIEDONA, MICHAEL	5448 N PITTSBURGH AVE	CHICAGO	IL 60656	SUTTON TERRACE CO-OP APTSUNIT 205 BLDG 3
100	494211NN0330	NIZZI, MANSUETO & MILTA	2484 WESTERN AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 201 BLDG 2
101	494211072360	NOCCERA, BRUNO H/E & RINETTI, GIANLUCA	5120 NE 17 AVENUE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 37
102	494211NN0110	NORDGAARD, JAMES & VIRGINIA	1745 NE 49 ST #111	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 111 BLDG 1
103	494211072700	OLDSTONE HOLDINGS LLC	1518 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 40
104	494211NN0140	ORLANDO, ARTHUR S & ORI, HELEN A	2775 PORT CLINTON	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 203 BLDG 1
105	494211NN0120	ORI, BRUNA & ORI, LILIA	2528 GREEN BAY RD	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 201 BLDG 1
106	494211NN0220	ORI, LEO & ORI, RICHARD J	1745 NE 49 ST #211	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 211 BLDG 1
107	494211NN0410	ORIETTA BRUNINI TR & BRUNINI, ORIETTA, TRSTEE	1301 N WESTERN AVE #136	LAKE FOREST	IL 60045	SUTTON TERRACE CO-OP APTSUNIT 209 BLDG 2
108	494211NN0020	PALANDRI, ZELINDA	2438 WESTERN AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 107 BLDG 1
109	494211NN0580	PAUL, ROGER & PAUL, ROSEMARIE	20 MARSTON ROW	MANCHESTER	NJ 8759	SUTTON TERRACE CO-OP APTSUNIT 204 BLDG 3
110	494211NN0040	PECCILOI, ADRIANA A & RYSKOSKI, LISA	1745 NE 49 ST #104	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 104 BLDG 1
111	494211NN0530	PECCIOLI, ALBERT & CISTERNINO, LINO	1020 SURREY CT	GURNEE	IL 60031	SUTTON TERRACE CO-OP APTSUNIT 110 BLDG 3
112	494211NN0260	PETERSEN, DAVID & PETERSEN, CYNTHIA Y	63 NEVADA DR	HAZLET	NJ 7730	SUTTON TERRACE CO-OP APTSUNIT 105 BLDG 2
113	494211NN0270	PETERSEN, STEVEN & PETERSEN, DENISE	6313 E ROCHELLE ST	MESA	AZ 85215	SUTTON TERRACE CO-OP APTSUNIT 106 BLDG 2

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114	494214120260	PETTINEO FRANK J JR & ELIZABETH	2080 NE 54 CT	FORT LAUDERDALE	FL 33308	CORAL HEIGHTS SEC 3 47-19 BLOT 4 BLK 12
115	494211072480	PRICE PROPERTY RENTALS LLC	1509 N STATE ROAD 7 STE 1	MARGATE	FL 33063	CORAL RIDGE ISLES 45-47 BLOT 9 BLK 38
116	494211075090	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL RIDGE ISLES 45-47 BTHOROUGHFARES DEDICATED TO THE PUBLIC PER PLAT IN FEE SIMPLYING WITHIN SEC 14-49-42, LESS THAT PT WITHIN R/W FOR NE 565 STREET
117	494213012060	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL HILLS 37-20 BROAD R/W DEDICATED PER PLAT 37-20 B LESS VACATED ST ABUTTING LOT 1 BLK 11, LOT 10 BLK 14 OF SAID PLAT
118	494213020050	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL HILLS AMEN PLAT IN BLKS 7 & 8 41-36 BTHOROUGHFARES DEDICATED PER PLAT 41-36 B
119	494214122660	PUBLIC LAND % CITY OF FORT LAUDERDALE	3650 NE 12 AVE	OAKLAND PARK	FL 33334	CORAL HEIGHTS SEC 3 47-19 BROAD RIGHT OF WAYS DEDICATED PER PLAT LESS N 50 FT OF SAID PLAT
120	494211072370	RATTNER, DIAN MASSA	5130 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 11 LESS BEG AT NW COR, NE 113.67 S 13.85, SW 3.78, W 113.27 N 14.42 TO POB BLK 37
121	494211072840	RELLA REALTY LLC	3350 NE 33 AVE	FORT LAUDERDALE	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 7, 8, 9 BLK 41
122	494211NN0400	RENATA BIONDI TR & BIONDI, ROBERT TRSTEE	1436 MCDANIELS AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTS UNIT 208 BLDG 2
123	494211072900	RJ HAND CAR WASH LLC	591 E SAMPLE RD #182	POMPANO BEACH	FL 33064	CORAL RIDGE ISLES 45-47 BLOT 1, 2 BLK 42
124	494211NN0060	RONCHETTO TR	5705 S OAK RD	WEST BEND	WI 53095	SUTTON TERRACE CO-OP APTS UNIT 106 BLDG 1
125	494211NN0250	ROSE REYNOLDS LIV TR & REYNOLDS, ROSE TRSTEE	29531 N HIGHWAY 12	WAUCONDA	IL 60084	SUTTON TERRACE CO-OP APTS UNIT 104 BLDG 2
126	494211NN0600	RUDLOFF, KATHLEEN	1705 NE 49 ST # 206	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTS UNIT 206 BLDG 3
127	494211072420	SAMMONS, CHASE & MEREDITH B	5111 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 38
128	494211NN0010	SCHAUFFERT, ALYCE J H/E & SCHAUFFERT, ANDREW C	1745 NE 49 ST #101	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTS UNIT 101 BLDG 1
129	494211072440	SCHULTZ, DOUGLAS A	23 NORWOOD AVE	BUFFALO	NY 14222	CORAL RIDGE ISLES 45-47 BLOT 5 BLK 38
130	494213040370	SEDAGHATPOUR, IREN & BAHARESTANI, MICHAEL	12 BOND ST	GREAT NECK PLAZA	NY 11021	CORAL RIDGE ADD A 41-30 BLOT 13 BLK 2
131	494211072450	SERNA, PAOLA	1607 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 6 BLK 38
132	494213040310	SHAD PROPERTIES GROUP LLC	6301 W BROWARD BLVD	PLANTATION	FL 33317	CORAL RIDGE ADD A 41-30 BLOT 7 BLK 2
133	494211072300	SHOEMAKER, WILLIAM E	5121 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 37
134	494211072570	SMIT, KEES & MELANIE	1620 NE 52 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 18 BLK 38
135	494211072990	TAYLOR BUSINESS PROPERTIES INC	1754 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 42
136	494213040410	THR FLORIDA LP	1717 MAIN ST #2000	DALLAS	TX 75201	CORAL RIDGE ADD A 41-30 BLOT 17 BLK 2
137	494211NN0470	TOMMASI, GILDA GIOCONDO H/E & ESTRADA, PAOLA	1705 NE 49 ST #104	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTS UNIT 104 BLDG 3
138	494213040380	TRASK, AUBREY WILLIAM	824 BRANDYWINE DR	HERMITAGE	PA 16148	CORAL RIDGE ADD A 41-30 BLOT 14 BLK 2
139	494213010800	VIDAS INC	4850 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL HILLS 37-20 BLOT 9 BLK 8
140	494211NN0070	VIERA, MARTIN R H/E & VIERA, JOSEPH & VIERA, PHILIP A	1745 NE 49 ST #107	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTS UNIT 107 BLDG 1
141	494211NN0420	VIERA, PHILIP	400 NE 3 AVE #1507	FORT LAUDERDALE	FL 33301	SUTTON TERRACE CO-OP APTS UNIT 210 BLDG 2
142	494213040400	WALTER, JED D	5145 NE 18 TER	FORT LAUDERDALE	FL 33308	CORAL RIDGE ADD A 41-30 BLOT 16 BLK 2
143	494211NN0570	WILLIAMS, BRIAN W & WILLIAMS, HEIDI R	3327 RESORT CT	POWELL	OH 43065	SUTTON TERRACE CO-OP APTS UNIT 203 BLDG 3
144	494213040300	WINDER, TYLER	700 PINE DR APT 308	POMPANO BEACH	FL 33060	CORAL RIDGE ADD A 41-30 BLOT 6 BLK 2
145	494211072780	WOOD, CLARA	1602 NE 50 CT	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 1 BLK 41
146	494211NN0360	YOKE, ELIZABETH G	11 WYOMING DR	JACKSON	NJ 8527	SUTTON TERRACE CO-OP APTS UNIT 204 BLDG 2
147	494211NN0390	YOKEL, GREGG	1725 NE 49 ST #207	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTS UNIT 207 BLDG 2
148	494211072930	ZACHAROUDIS, ARISTIDES & ZACHAROUDIS, MELISSA	2460 SE 8 CT	POMPANO BEACH	FL 33062	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 42
149	494213040330	ZORTAM LLC	1000 S OCEAN BLVD #507	BOCA RATON	FL 33432	CORAL RIDGE ADD A 41-30 BLOT 9, 9A, 12, 12A BLK 2
150	494213040340	ZORTAM LLC	1000 S OCEAN BLVD #507	BOCA RATON	FL 33432	CORAL RIDGE ADD A 41-30 BLOT 10, 11 BLK 2

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FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	ST ZIP	LEGAL_TOTAL
5	69TH STREET PROPERTIES LP	123 COULTER AVE SUITE 200	ARMORE	PA 19003	CORAL RIDGE ISLES 45-47 BPARCEL B LESS PT DESC'D AS COMMAT SW COR OF
51	FLANIGANS ENTERPRISES INC	5059 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BA POR OF PARCEL B DESC AS COMMAT NE COR OF
24	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL RIDGE ISLES 45-47 BPARCEL B, POR DESC AS COMM AT SECOR OF SAID
52	FLANIGANS ENTERPRISES INC	5059 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BALL OF LOTS 1 & 2 BLK 39 & A POROF PARCEL B
74	INTERNATIONAL INVESTMENT PARTNERS LLC	2667 E COMMERCIAL BLVD #201	FORT LAUDERDALE	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 35
30	D'ADDARIO, THOMAS A	5101 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 11 BLK 35
88	MASIER, ROMAN J	5100 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 12 BLK 35
22	CHRISTIE, ANTHONY	2505 NE 13 ST	FORT LAUDERDALE	FL 33304	CORAL RIDGE ISLES 45-47 BLOT 13 BLK 35
133	SHOEMAKER, WILLIAM E	5121 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 37
72	HYMAN, MARK S MADDEN, PATRICK	5115 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 5 BLK 37
47	FELICIANO, ROBERT A	5109 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 6 BLK 37
64	GOPAUL, ROGER H MEOLA, SUSAN C	1771 NE 18 ST	FORT LAUDERDALE	FL 33305	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 37
75	JAGUAR ASSETS LLC	520 SE 18 AVE	POMPANO BEACH	FL 33060	CORAL RIDGE ISLES 45-47 BLOT 8 BLK 37
78	KRAUS, THOMAS E THOMAS E KRAUS	5110 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 9 BLK 37
101	NOCERA, BRUNO H/E & RINETTI, GIANLUCO	5120 NE 17 AVENUE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 37
120	RATTNER, DIAN MASSA	5130 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 11 LESS BEG AT NW COR, NE 113.67, 5 13.85, SW
53	FLETCHER, JUDY J & DOBSON, PATRICIA	5131 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 2 BLK 38
127	SAMMONS, CHASE & MEREDITH B	5111 NE 17 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 38
69	HARRIET H PARETS REV TR & PARETS, MARK TRSTEE	2354 NE 28 ST	LIGHTHOUSE POINT	FL 33064	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 38
129	SCHULTZ, DOUGLAS A	23 NORWOOD AVE	BUFFALO	NY 14222	CORAL RIDGE ISLES 45-47 BLOT 5 BLK 38
131	SERNA, PAOLA	1607 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 6 BLK 38
20	BRUGUERA, HAMIET A	1601 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 38
70	HARRIET H PARETS REV TR & PARETS, MARK TRSTEE	2354 NE 28 ST	LIGHTHOUSE POINT	FL 33064	CORAL RIDGE ISLES 45-47 BLOT 8 BLK 38
115	PRICE PROPERTY RENTALS LLC	1509 N STATE ROAD 7 STE I	MARGATE	FL 33063	CORAL RIDGE ISLES 45-47 BLOT 9 BLK 38
79	LEO, VERONICA P	1570 NE 52 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 15 BLK 38
26	CONNORS, MARYANN & MARYANN CONNORS REV TR	1600 NE 52 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 16 BLK 38
37	DRENNING, SUSAN	1616 NE 52 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 17 BLK 38
134	SMIT, KEES & MELANIE	1620 NE 52 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 18 BLK 38
27	CORAL RIDGE ISLES PROPERTIES LLC	2946 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 39
28	CORAL RIDGE ISLES PROPERTIES LLC	2946 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 39
3	237 NEPTUNE LLC	255 AVALON AVE	LAUDERDALE BY THE SEA	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 1 BLK 40
93	MCDONALD, MARY	1580 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 2 BLK 40
103	OLDSTONE HOLDINGS LLC	1518 NE 51 ST	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 40
96	MEDINA, NIGSY N	1509 NE 50 COURT	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 40
83	LYNN, MARC A	1521 NE 50 CT	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 8 BLK 40
77	KENNETH T & J COLLINS REV LIV TR &	370 SE 16 AVE	POMPANO BEACH	FL 33060	CORAL RIDGE ISLES 45-47 BLOT 9 BLK 40
87	MASIER, CAMILLE HUK	5100 NE 17 TER	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 40
145	WOOD, CLARA	1602 NE 50 CT	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 1 BLK 41

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6	494211072790	ALAC INVESTMENT LLC	1151 CHENILLE CIR	WESTON	FL 33327	CORAL RIDGE ISLES 45-47 BLOT 2 BLK 41
7	494211072800	ALAC INVESTMENT LLC	1151 CHENILLE CIR	WESTON	FL 33327	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 41
8	494211072810	ALAC INVESTMENT LLC	1151 CHENILLE CIR	WESTON	FL 33327	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 41
121	494211072840	RELLA REALTY LLC	3350 NE 33 AVE	FORT LAUDERDALE	FL 33308	CORAL RIDGE ISLES 45-47 BLOT 7,8,9 BLK 41
90	494211072870	MBABIB HOLDINGS FAMILY LP	101 SE 6 AVE #C	DELRAY BEACH	FL 33483	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 41
91	494211072880	MBABIB HOLDINGS FAMILY LP	101 SE 6 AVE #C	DELRAY BEACH	FL 33483	CORAL RIDGE ISLES 45-47 BLOT 11 BLK 41
92	494211072890	MBABIB HOLDINGS FAMILY LP	101 SE 6 AVE #C	DELRAY BEACH	FL 33483	CORAL RIDGE ISLES 45-47 BLOT 12 BLK 41
123	494211072900	RJ HAND CAR WASH LLC	591 E SAMPLE RD #182	POMPANO BEACH	FL 33064	CORAL RIDGE ISLES 45-47 BLOT 1,2 BLK 42
95	494211072920	MDI PROPERTIES LLC	6100 HOLLYWOOD BLVD STE 515	HOLLYWOOD	FL 33024	CORAL RIDGE ISLES 45-47 BLOT 3 BLK 42
148	494211072930	ZACHAROUDIS,ARISTIDES &	2460 SE 8 CT	POMPANO BEACH	FL 33062	CORAL RIDGE ISLES 45-47 BLOT 4 BLK 42
67	494211072940	GTMAJA LLC	1740 E COMMERCIAL BLVD	OAKLAND PARK	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 5 BLK 42
12	494211072950	ASH PROPERTIES GROUP 2 LLC	4101 RAVENSWOOD RD STE 406	FORT LAUDERDALE	FL 33312	CORAL RIDGE ISLES 45-47 BLOT 6 BLK 42
29	494211072960	DA FA REALTY LLC	2537 NW 99 AVE	CORAL SPRINGS	FL 33065	CORAL RIDGE ISLES 45-47 BLOT 7 BLK 42
1	494211072970	1750 BUILDING LLC	3111 NE 22 ST	FORT LAUDERDALE	FL 33305	CORAL RIDGE ISLES 45-47 BLOT 8,9 BLK 42
135	494211072990	TAYLOR BUSINESS PROPERTIES INC	1754 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33334	CORAL RIDGE ISLES 45-47 BLOT 10 BLK 42
25	494211073000	COMMERCIAL BLVD FINANCIAL LLC & %SYNOVUS BANK ATTN: JEN HINES	PO BOX 120	COLUMBUS	GA 31902	CORAL RIDGE ISLES 45-47 BLOT 11,12 BLK 42
116	494211075090	PUBLIC LAND % CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL RIDGE ISLES 45-47 BTHOROUGHFARES DEDICATED TO THEPUBLIC PER PLAT IN FEE SIMPLYING WITHIN SEC 14-49-42, LESSTHAT PT WITHIN R/W
84	494213010790	MANTILLA,ELEONORA	5300 NW 64 TER	LAUDERHILL	FL 33319	CORAL HILLS 37-20 BLOT 6 BLK 8
139	494213010800	VIDAS INC	4850 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL HILLS 37-20 BLOT 9 BLK 8
66	494213010810	GRONEMEIER, THOMAS G	4900 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL HILLS 37-20 BLOT 10 BLK 8
117	494213012060	PUBLIC LAND % CITY OF FORT	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL HILLS 37-20 BROAD R/W DEDICATED PER PLAT37-20 B LESS VACATED ST
98	494213020030	MUNIM,AMJAD	1820 E COMMERCIAL BLVD	FORT LAUDERDALE	FL 33308	CORAL HILLS AMEN PLAT INBLKS 7 & 8 41-36 BLOT 7 BLK 8
2	494213020040	1800 COMMERCIAL LLC	2460 E COMMERCIAL BLVD #202	FORT LAUDERDALE	FL 33308	CORAL HILLS AMEN PLAT INBLKS 7 & 8 41-36 BLOT 8 BLK 8
118	494213020050	PUBLIC LAND % CITY OF FORT	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301	CORAL HILLS AMEN PLAT INBLKS 7 & 8 41-36 BTHOROUGHFARES DEDICATED
50	494213040260	FISHTA,JETON & KOTE,DIANA	5170 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ADD A 41-30 BLOT 2 BLK 2
94	494213040270	MCKENZIE,JANE A & JANE A MCKENZIE	5160 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ADD A 41-30 BLOT 3 BLK 2
15	494213040280	BERGER,EARL L & EARL L BERGER REV FAM TR	5150 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ADD A 41-30 BLOT 4 BLK 2
57	494213040290	FRAZIER,KENYATTA	5140 NE 18 AVE	FORT LAUDERDALE	FL 33334	CORAL RIDGE ADD A 41-30 BLOT 5 BLK 2
144	494213040300	WINDER,TYLER	700 PINE DR APT 308	POMPANO BEACH	FL 33060	CORAL RIDGE ADD A 41-30 BLOT 6 BLK 2
132	494213040310	SHAD PROPERTIES GROUP LLC	6301 W BROWARD BLVD	PLANTATION	FL 33317	CORAL RIDGE ADD A 41-30 BLOT 7 BLK 2
73	494213040320	INGLIS,LAURA I	2409 NE 8 AVE	WILTON MANORS	FL 33305	CORAL RIDGE ADD A 41-30 BLOT 8 BLK 2
149	494213040330	ZORTAM LLC	1000 S OCEAN BLVD #507	BOCA RATON	FL 33432	CORAL RIDGE ADD A 41-30 BLOT 9,9A,12,12A BLK 2
150	494213040340	ZORTAM LLC	1000 S OCEAN BLVD #507	BOCA RATON	FL 33432	CORAL RIDGE ADD A 41-30 BLOT 10,11 BLK 2

300' Mailing - 1701-1781 E COMMERCIAL BLVD.
Board of Adjustment (Folio Listing)

130	494213040370	SEDAGHATPOUR,IREN & TRASK,AUBREY WILLIAM	12 BOND ST	GREAT NECK PLAZA	NY 11021	CORAL RIDGE ADD A 41-30 BLOT 13 BLK 2
138	494213040380	TRASK,AUBREY WILLIAM	824 BRANDYWINE DR	HERMITAGE	PA 16148	CORAL RIDGE ADD A 41-30 BLOT 14 BLK 2
85	494213040390	MARINO JDR LLC	4821 NE 26 AVENUE	FORT LAUDERDALE	FL 33308	CORAL RIDGE ADD A 41-30 BLOT 15 BLK 2
142	494213040400	WALTER,JED D	5145 NE 18 TER	FORT LAUDERDALE	FL 33308	CORAL RIDGE ADD A 41-30 BLOT 16 BLK 2
136	494213040410	THR FLORIDA LP	1717 MAIN ST #2000	DALLAS	TX 75201	CORAL RIDGE ADD A 41-30 BLOT 17 BLK 2
4	494214120230	408 OAKLAND LLC	2000 NE 45 ST	FORT LAUDERDALE	FL 33308	CORAL HEIGHTS SEC 3 47-19 BLOTS 1,2,3 BLK 12
114	494214120260	PETTINEO,FRANK J JR & ELIZABETH	2080 NE 54 CT	FORT LAUDERDALE	FL 33308	CORAL HEIGHTS SEC 3 47-19 BLOT 4 BLK 12
44	494214120270	ESSEN FOOD HOLDINGS LLC	310 NW 171 ST	MIAMI	FL 33169	CORAL HEIGHTS SEC 3 47-19 BLOT 5 LESS W 10 BLK 12
21	494214120280	CAINE COMMERCIAL PARTNERS LLC	301 PALM TRL	DELRAY BEACH	FL 33483	CORAL HEIGHTS SEC 3 47-19 BLOT 5 W 10,6 & 7 BLK 12
40	494214120440	EARL REYNOLDS LIV TR & EARL REYNOLDS LIV TR & REYNOLDS,EARL TRSTEE	29531 N HIGHWAY 12	WAUCONDA	IL 60084	CORAL HEIGHTS SEC 3 47-19 BLOT 22 BLK 12
39	494214120450	EARL REYNOLDS LIV TR & REYNOLDS,EARL TRSTEE	29531 N HIGHWAY 12	WAUCONDA	IL 60084	CORAL HEIGHTS SEC 3 47-19 BLOT 23 BLK 12
119	494214122660	PUBLIC LAND % CITY OF FORT FLORIDA DEPT OF TRANSPORTATION	3650 NE 12 AVE	OAKLAND PARK	FL 33334	CORAL HEIGHTS SEC 3 47-19 BROAD RIGHT OF WAYS DEDICATED PER PLAT LESS
54	494214122690	SCHAUFFERT,ALYCE J H/E & PALANDRI,ZELINDA	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	CORAL HEIGHTS SEC 3 47-19 BN 50 FT OF SAID PLAT
128	494211NN0010		1745 NE 49 ST #101	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 101 BLDG 1
108	494211NN0020		2438 WESTERN AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 102 BLDG 1
38	494211NN0030	DUCHANE,JOHN L & PECCILO,ADRIANA A & RYSKOSKI,LISA	242 SHERIDAN AVE	HIGHWOOD	IL 60040	SUTTON TERRACE CO-OP APTSUNIT 103 BLDG 1
110	494211NN0040	BIONDI,ANGELO L & BIONDI,ELISA M	1745 NE 49 ST #104	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 104 BLDG 1
16	494211NN0050	RONCHETTO TR	1815 SPRUCE ST	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 105 BLDG 1
124	494211NN0060	VIERA,MARTIN R H/E & VIERA,JOSEPH	5705 S OAK RD	WEST BEND	WI 53095	SUTTON TERRACE CO-OP APTSUNIT 106 BLDG 1
140	494211NN0070	HANNEMANN,JANINE	1745 NE 49 ST #107	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 107 BLDG 1
68	494211NN0080	GIUSEPPE & MARY CISTERMINO TR	RR 3 #15 MACPHERSON CRESCENT	*PUSLICH ON	CA NOB 2	SUTTON TERRACE CO-OP APTSUNIT 108 BLDG 1
63	494211NN0090	DIAMBRI,MARINO B & GINA	1745 NE 49 ST #109	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 109 BLDG 1
33	494211NN0100	NORDGAARD,JAMES & VIRGINIA	935 HALFDAY RD	ISLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 110 BLDG 1
102	494211NN0110	ORI,BRUNA & ORI,LILIA	1745 NE 49 ST #111	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 111 BLDG 1
105	494211NN0120	MENONI,MICHAEL R & MENONI,STEVEN J	2528 GREEN BAY RD	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 201 BLDG 1
97	494211NN0130	ORI,ARTHUR S & ORI,HELEN A	632 ONWENTSLA AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 202 BLDG 1
104	494211NN0140	DOMENIC BRUGIONI TR & GALLI,MAURO & GALLI,PATRICIA	2775 PORT CLINTON	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 203 BLDG 1
34	494211NN0150	EUGENE D & CAROL E CROVETTI TR	3179 DATO AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 204 BLDG 1
60	494211NN0160	CISTERMINO,MICHELE & ERMANNIA AMIDE LIV TR	161 TOULON DR	BUFFALO GROVE	IL 60089	SUTTON TERRACE CO-OP APTSUNIT 205 BLDG 1
45	494211NN0170	AMIDEI,PIERO & AMIDEI,MARGARET	1225 SHERWOOD RD	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 206 BLDG 1
23	494211NN0180	ANNA M CARANI REV TR & ORI,LEO & ORI,RICHARD J	1745 NE 49 ST #207	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 207 BLDG 1
43	494211NN0190	MAY,JULIE & MAY,WILLIAM	1745 NE 49 ST #208	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 208 BLDG 1
10	494211NN0200	ROSE REYNOLDS LIV TR & REYNOLDS,ROSE TRSTEE	1003 MCKINLEY ROAD	LAKE FOREST	IL 60045	SUTTON TERRACE CO-OP APTSUNIT 209 BLDG 1
11	494211NN0210	PETERSEN,DAVID & PETERSEN,STEVEN & PETERSEN, DENISE	430 N CENTRAL AVE APT 1-D	HIGHWOOD	IL 60040	SUTTON TERRACE CO-OP APTSUNIT 210 BLDG 1
106	494211NN0220	HASTINGS,GERALD J & LUNARDI,LEE	1745 NE 49 ST #211	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 211 BLDG 1
89	494211NN0221	LOACKER FAM TR	5420 ORCHARD AVE	ROCKFORD	IL 61108	SUTTON TERRACE CO-OP APTSUNIT 101 BLDG 2
71	494211NN0230	ROSE REYNOLDS LIV TR & REYNOLDS,ROSE TRSTEE	2297 CARILLON DR #102	GRAYS LAKE	IL 60030	SUTTON TERRACE CO-OP APTSUNIT 102 BLDG 2
80	494211NN0240	PETERSEN,STEVEN & PETERSEN, DENISE	579 BARBERRY RD	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 103 BLDG 2
125	494211NN0250	GRECO FAM TR & % EUGENE & LENA GRECO	29531 N HIGHWAY 12	WAUCONDA	IL 60084	SUTTON TERRACE CO-OP APTSUNIT 104 BLDG 2
112	494211NN0260		63 NEVADA DR	HAZLET	NJ 7730	SUTTON TERRACE CO-OP APTSUNIT 105 BLDG 2
113	494211NN0270		6313 E ROCHELLE ST	MESA	AZ 85215	SUTTON TERRACE CO-OP APTSUNIT 106 BLDG 2
65	494211NN0280		2987 PRISCILLA AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 107 BLDG 2

300' Mailing - 1701-1781 E COMMERCIAL BLVD.
Board of Adjustment (Folio Listing)

76	494211NN0290	JUNG,CAROL ANN & JUNG,PETER H	806 COUNTY ROAD 526	BAYFIELD	CO 81122	SUTTON TERRACE CO-OP APTSUNIT 108 BLDG 2
17	494211NN0300	BIONDI,ROGER & BIONDI,JOANNE	1450 MCDANIELS AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 109 BLDG 2
56	494211NN0310	FRANK & CONNIE PIEROTTI REV TR PIEROTTI,CONNIE TRSTEE	3316 MARRAST DR	CLARKSVILLE	TN 37043	SUTTON TERRACE CO-OP APTSUNIT 110 BLDG 2
9	494211NN0320	ALFONO & LAURA ZANNI LIV TR	875 HALF DAY RD	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 111 BLDG 2
100	494211NN0330	NIZZI,MANSUETO & MILTA	2484 WESTERN AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 201 BLDG 2
59	494211NN0340	GALLI,FRANCESCA & GALLI,PIERO	161 TOULON DR	BUFFALO GROVE	IL 60089	SUTTON TERRACE CO-OP APTSUNIT 202 BLDG 2
14	494211NN0350	BELAJACK,DAWN	267 GRIMSBY ST	STATEN ISLAND	NY 10306	SUTTON TERRACE CO-OP APTSUNIT 203 BLDG 2
146	494211NN0360	YOKE,ELIZABETH G	11 WYOMING DR	JACKSON	NJ 8527	SUTTON TERRACE CO-OP APTSUNIT 204 BLDG 2
58	494211NN0370	FRECSKA,MARISA & HAWATI,ELIZABETH	970 IVY LN	DEERFIELD	IL 60015	SUTTON TERRACE CO-OP APTSUNIT 205 BLDG 2
46	494211NN0380	FAVELLI,THOMAS & GEORGIA	1523 PATRICIA ST	KEY WEST	FL 33040	SUTTON TERRACE CO-OP APTSUNIT 206 BLDG 2
147	494211NN0390	YOKEL,GREGG	1725 NE 49 ST #207	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 207 BLDG 2
122	494211NN0400	RENATA BIONDI TR & BIONDI,ROBERT TRSTEE	1436 MCDANIELS AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 208 BLDG 2
107	494211NN0410	ORRIETTA BRUNINI TR &	1301 N WESTERN AVE #136	LAKE FOREST	IL 60045	SUTTON TERRACE CO-OP APTSUNIT 209 BLDG 2
141	494211NN0420	VIERA,PHILIP	400 NE 3 AVE #1507	FORT LAUDERDALE	FL 33301	SUTTON TERRACE CO-OP APTSUNIT 210 BLDG 2
42	494211NN0430	ELSA AMIDEI TR & AMIDEI,ELSA TRSTEE	239 WASHINGTON AVE	HIGHWOOD	IL 60040	SUTTON TERRACE CO-OP APTSUNIT 211 BLDG 2
62	494211NN0440	GINETTA MASCONI TR	715 BENSON LN	GREEN OAKS	IL 60048	SUTTON TERRACE CO-OP APTSUNIT 101 BLDG 3
41	494211NN0450	ECCLESTON,RICHARD & ECCLESTON,SHIRLEY	11 BAY FIRST ST	ISLIP	NY 11751	SUTTON TERRACE CO-OP APTSUNIT 102 BLDG 3
49	494211NN0460	FINN,ROSE A & SCHAUFFERT,EDWARD	1705 NE 49 ST #103	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 103 BLDG 3
137	494211NN0470	TOMMASI,GILDA GIOCONDO H/E &	1705 NE 49 ST #104	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 104 BLDG 3
19	494211NN0480	BRANDONISIO,JAMES &	1072 BLVD VIEW	GURNEE	IL 60031	SUTTON TERRACE CO-OP APTSUNIT 105 BLDG 3
35	494211NN0490	FRANCESCO CISTERNINO TR & GRACE	349 WASHINGTON AVE	HIGHWOOD	IL 60040	SUTTON TERRACE CO-OP APTSUNIT 106 BLDG 3
55	494211NN0500	DOMENICA BRUGIONI REV LIV TR	33 PLEASANT AVE	HIGHWOOD	IL 60040	SUTTON TERRACE CO-OP APTSUNIT 107 BLDG 3
13	494211NN0510	BARTLEY,MARK & BARTLEY,DIANE	5 JANE PL	HAZLET	NJ 7730	SUTTON TERRACE CO-OP APTSUNIT 108 BLDG 3
36	494211NN0520	DOMENICA DE FILLIPPIS TR	1705 NE 49 ST #109	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 109 BLDG 3
111	494211NN0530	PECCIOLI,ALBERT & CISTERNINO,LINO	1020 SURREY CT	GURNEE	IL 60031	SUTTON TERRACE CO-OP APTSUNIT 110 BLDG 3
82	494211NN0540	LOGLI TR & LOGLI,MARCELLO TRSTEE	1705 NE 49 ST #111	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 111 BLDG 3
31	494211NN0550	DANELUZZI,MAUREEN & DANELUZZI,PATRICIA & DANELUZZI,E	59 COMSTOCK AVE	STATEN ISLAND	NY 10314	SUTTON TERRACE CO-OP APTSUNIT 201 BLDG 3
61	494211NN0560	GIBERSON,SUSAN E	709 OCEAN AVE APT 39	AVON BY SEA	NJ 7717	SUTTON TERRACE CO-OP APTSUNIT 202 BLDG 3
143	494211NN0570	WILLIAMS,BRIAN W & WILLIAMS,HEIDI	3327 RESORT CT	POWELL	OH 43065	SUTTON TERRACE CO-OP APTSUNIT 203 BLDG 3
109	494211NN0580	PAUL,ROGER & PAUL,ROSEMARIE	20 MARSTON ROW	MANCHESTER	NJ 8759	SUTTON TERRACE CO-OP APTSUNIT 204 BLDG 3
99	494211NN0590	NAPOLI,CARL & MIEDONA,MICHAEL	5448 N PITTSBURGH AVE	CHICAGO	IL 60656	SUTTON TERRACE CO-OP APTSUNIT 205 BLDG 3
126	494211NN0600	RUDLOFF,KATHLEEN	1705 NE 49 ST # 206	FORT LAUDERDALE	FL 33334	SUTTON TERRACE CO-OP APTSUNIT 206 BLDG 3
18	494211NN0610	BIONDI,VIRINEIA	1695 2 ST APT 501	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 207 BLDG 3
86	494211NN0620	MARY B ALECCA TR &	103 LAWRENCEVILLE ST	KINGSTON	NY 12401	SUTTON TERRACE CO-OP APTSUNIT 208 BLDG 3
81	494211NN0630	LOGLI FAM TR	3159 SUMMIT AVE	HIGHLAND PARK	IL 60035	SUTTON TERRACE CO-OP APTSUNIT 209 BLDG 3
48	494211NN0640	FESHUK,PETER & FESHUK,CLAIRE	2301 W BRIGANTINE AVE	BRIGANTINE	NJ 8203	SUTTON TERRACE CO-OP APTSUNIT 210 BLDG 3
32	494211NN0650	DAY,NANCY C & HANSEN,KAARE H	113 CARMEL DR	EGG HBR TWP	NJ 8234	SUTTON TERRACE CO-OP APTSUNIT 211 BLDG 3

EXHIBIT "B"

Parcel Information

Parcel Id: 494211060020

Owner: 89TH STREET PROPERTIES LP
 1751 176 E COMMERCIAL
 BLVD FORT LAUDERDALE FL
 33334

CORAL RIDGE ISLES 45-47 B
 PARCEL B LESS PT BE3CD
 AS COMM AT SW COR OF LOT 2
 LEGAL BLK 38 ELY 107.72 TO POSSILY
 11 ELY 91 TO W RML OF NE
 TO SE
 COR OF LOT 1 BLK 38

Millage Code: 0312

Use Code: 16

Land Value: \$ 2,567,420

Building Value: \$ 10,632,240

Other Value: 0

Total Value: \$ 13,199,660

SCM Capped Value: \$ 13,199,660

Homestead Exempt: \$ 0

AVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 13,199,660

Sale Date 1: 09/30/2005

Sale Price 1: \$ 9,200,000

Deed Type 1: W/D

Sale Date 2: 01/01/1985

Sale Price 2: \$ 1,150,000

Deed Type 2: S/W/D

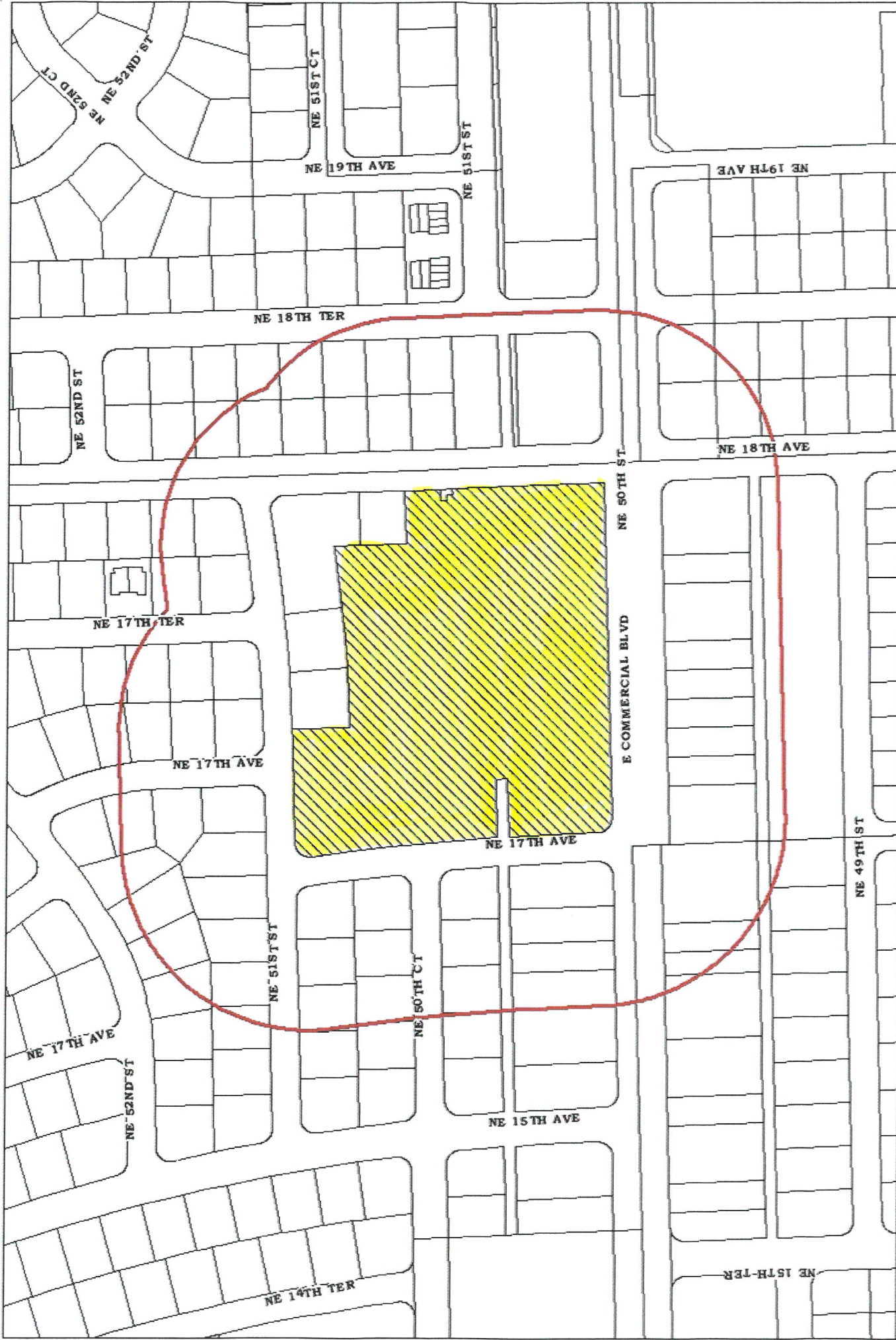
Adj Bkg S/F: 63958

Neighborhood

Land Tag: 54

Price	Factor	Type	SF
9.00	285,269.60		





1701-1781 E COMM BLVD
DATE OF PRINT: 03/31/2022



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER





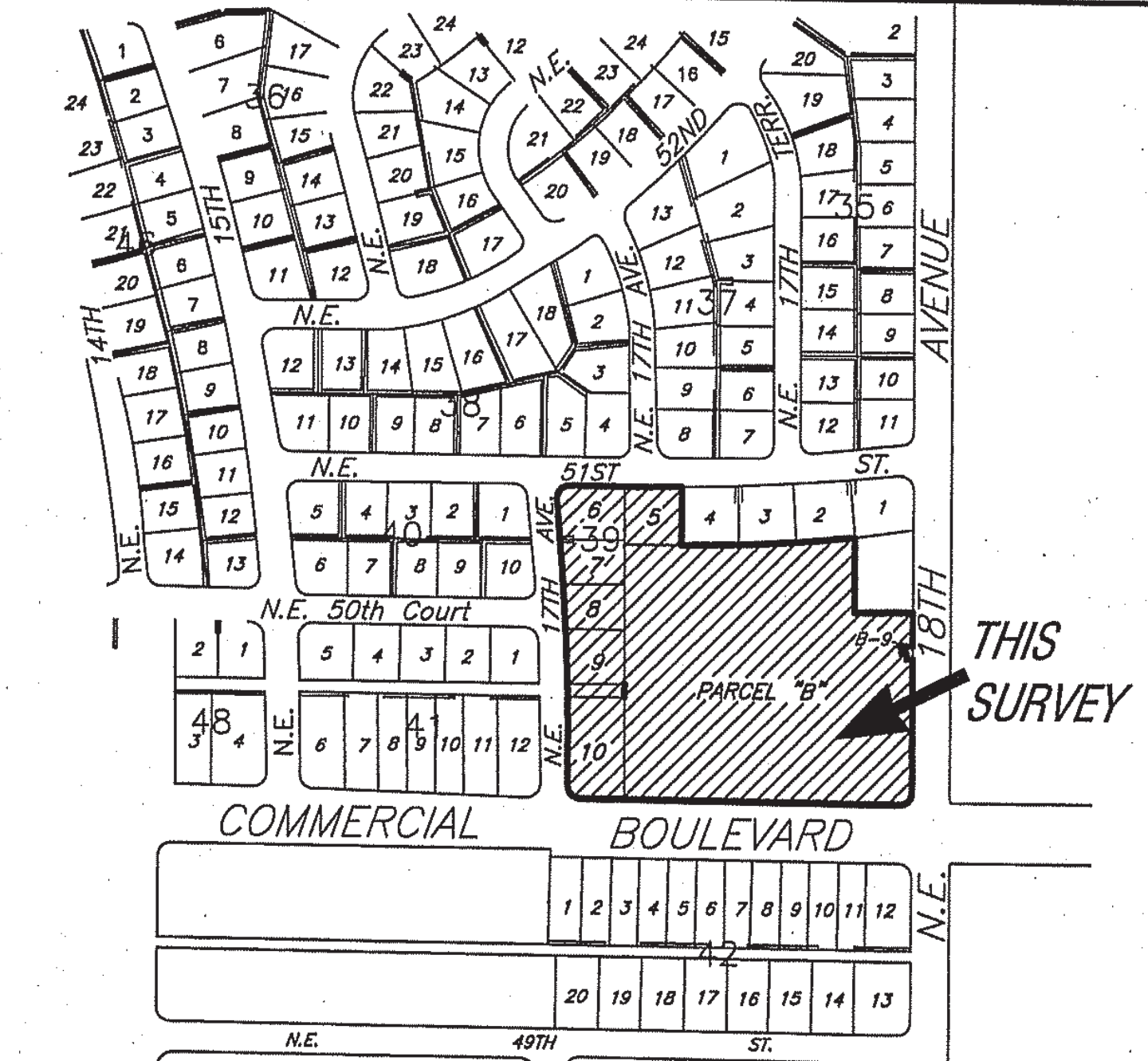
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64TH STREET, SUITE 400,
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615

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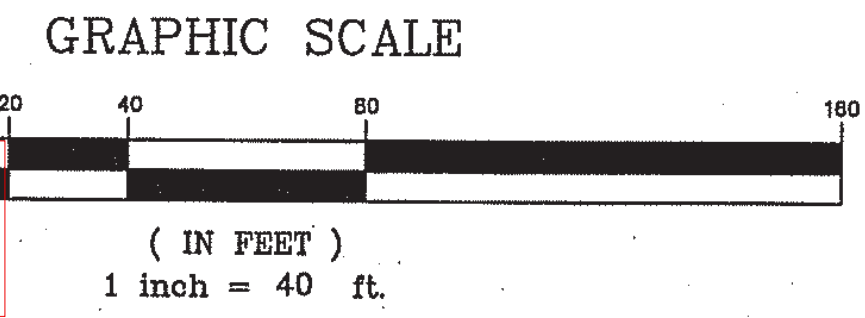
ELEVATION
 Scale: 1/32" = 1'

ALTA/NSPS LAND TITLE SURVEY

Lots 5 thru 10, Block 39, and Parcel "B" of CORAL RIDGE ISLES
All that certain 20 foot alley lying between Lots 9 and 10, of said Block 39, Plat Book 45, Page 47 Broward County, Florida



Location map
 Not To Scale



LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/M.C. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
.B.S. = BRONWATER COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE

LEGEND:

- = GAS VALVE
- = WATER METER
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- = CATCH BASIN
- = CURB INLET
- = LIGHT POLE BASE
- = CONCRETE LIGHT POLE
- = WOOD POWER POLE
- = ALUMINUM LIGHT POLE
- = GAS VALVE
- = SPRINKLER VALVE
- = DRAINAGE MANHOLE

FLOOD ZONE HATCH LEGEND

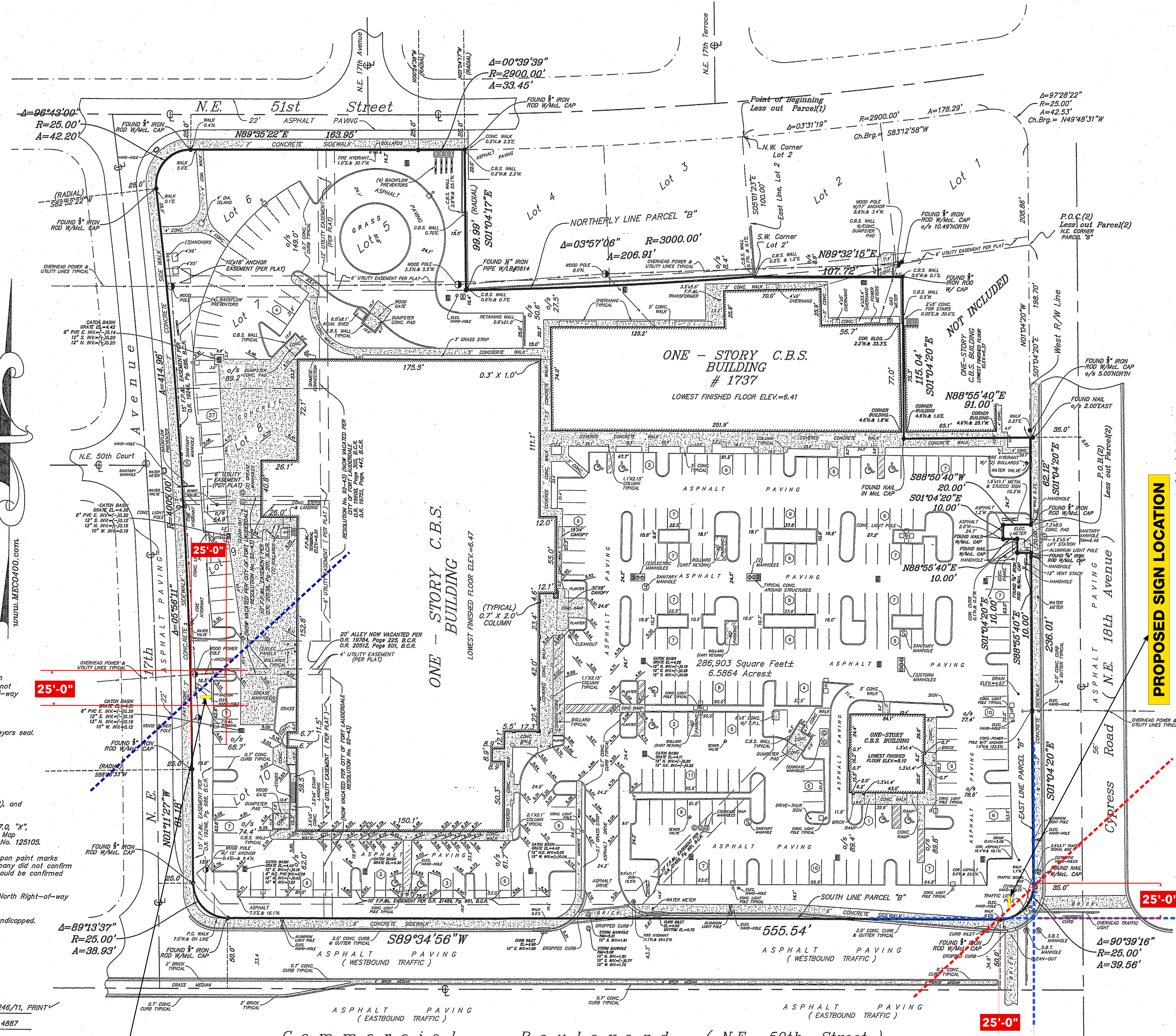
- ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD
- ZONE "AH" ELEVATION=6'
- ZONE "AH" ELEVATION=7'

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements/road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground Improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Benchmark # 2096, Elev.=13.62(NVD 29) OR 12.032(NVD 89)
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 6.75$
- 8) This property lies in Flood Zones "AH", Elev.=6.0, "AH", Elev.=7.0, "X", 0.2% Annual Chance of Flood Hazard per Flood Insurance Rate Map No. 12011C0378 H, Dated August 18, 2014, Community Panel No. 125105.
- 9) Underground Utility locations shown herein, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 10) Bearing shown refer to record plat (45/47), and assume the North Right-of-way line of Commercial Boulevard as North 89°34'56" West.
- 11) This Parcel contains 328 striped parking spaces including 8 handicapped.

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, LB#178/32,56,58,& 59, LB#246/11, PRINT'
 JOB ORDER NO. S-0148, T-8801, U-7397, U-8164, V-3201, V-4887
 CHECKED BY: DRP, RDR, RT
 DRAWN BY: DRP, RDR, RT
 REFERENCE DRAWING: 99 - 2 - 022



PROPOSED SIGN LOCATION

ALTA/ACSM CERTIFICATION:

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
 Date of last field work May 1st, 2018.
 The undersigned further certifies that survey meets the Minimum Technical Standards as forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 25th day of February, 2018.
 Resurveyed this 2nd day of December, 2003.
 General revision added this 7th day of January, 2004.
 Revised striped parking numbers this 28th day of April, 2005.
 Sign and 10 foot corner chord added this 13th day of June, 2012.
 Resurveyed this 1st day of May, 2013.
 Additional topography added this 1st day of May, 2018.
 Resurveyed this 9th day of May, 2018.
 Resurveyed this 18th day of December, 2019.
 Elevations added South of Building this 5th day of February, 2020.

McLAUGHLIN ENGINEERING COMPANY
 JERALD A. McLAUGHLIN
 Professional Surveyor & Mapper No. 5269
 State of Florida.

FILE NO.: 98 - 3 - 025 (20)

Looking northwest



Looking Northeast



East Elevations.



South Elevations



West Elevation



North Elevation





Site Address	1701-1781 E COMMERCIAL BOULEVARD, FORT LAUDERDALE FL 33334	ID #	4942 11 06 0020
Property Owner	69TH STREET PROPERTIES LP	Millage	0312
Mailing Address	123 COULTER AVE SUITE 200 ARDMORE PA 19003	Use	16-02
Abbr Legal Description	CORAL RIDGE ISLES 45-47 B PARCEL B LESS PT DESC'D AS, COMM AT SW COR OF LOT 2 BLK 39, ELY 107.72 TO POB, SLY 115, ELY 91 TO W RW/L OF NE 18 AVE, NLY 136.5 M/L TO SE COR OF LOT 1 BLK 39, WLY TO POB & LESS PT DESC'D IN OR 8508/723; TOGETHER WITH LOTS 5 THRU 10 BLK 39		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$2,567,420	\$11,163,420	\$13,730,840	\$13,730,840	
2021	\$2,567,420	\$10,632,240	\$13,199,660	\$13,199,660	\$311,953.16
2020	\$2,567,420	\$12,523,540	\$15,090,960	\$13,634,340	\$328,156.31

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$13,730,840	\$13,730,840	\$13,730,840	\$13,730,840
Portability	0	0	0	0
Assessed/SOH	\$13,730,840	\$13,730,840	\$13,730,840	\$13,730,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$13,730,840	\$13,730,840	\$13,730,840	\$13,730,840

Sales History			
Date	Type	Price	Book/Page or CIN
6/30/2005	WD	\$9,200,000	40154 / 531
1/1/1985	SWD	\$1,150,000	19435 / 549

Land Calculations		
Price	Factor	Type
\$9.00	285,269	SF
Adj. Bldg. S.F. (Card, Sketch)		83958
Eff./Act. Year Built: 1993/1992		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
83958						285269		



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Detail by Entity Name

Foreign Limited Partnership
69TH STREET PROPERTIES, LP

Filing Information

Document Number B05000000307
FEI/EIN Number 23-2965915
Date Filed 07/15/2005
State PA
Status ACTIVE

Principal Address

136 COULTER AVENUE
ARDMORE, PA 19003

Changed: 04/28/2022

Mailing Address

136 COULTER AVENUE
ARDMORE, PA 19003

Changed: 04/28/2022

Registered Agent Name & Address

AUNGST, BRIAN J, JR
625 COURT STREET, SUITE 200
CLEARWATER, FL 33756

Name Changed: 07/16/2018

Address Changed: 07/16/2018

General Partner Detail

Name & Address

Document Number F05000004062

69TH STREET, INC.
C/O BENJAMIN WILLNER
136 COULTER AVENUE
ARDMORE, PA 19003

Annual Reports

Report Year	Filed Date
2020	04/28/2020
2021	04/19/2021
2022	04/28/2022

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