



BOARD OF ADJUSTMENT MEETING NOTICE

July 18, 2022

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

Wednesday, August 10, 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-22070001
OWNER:	LENNAR HOMES, LLC
AGENT:	GREENSPOON MARDER LLP/DEENA GRAY, ESQ
ADDRESS:	SW 20 TH AVE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	A PORTION OF LOTS 4, 5 & 6, ALL IN BLOCK E, RIVERSIDE NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SOUTHEAST CORNER OF PARCEL 4, "RIVERSIDE PARK TOWNHOUSE AND VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 21'20'13" WEST, A DISTANCE OF 90.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'48'58" WEST, A DISTANCE OF 54.74 FEET; THENCE NORTH 89'11'02" EAST, A DISTANCE OF 159.17 FEET; THENCE SOUTH 00'48'58" EAST, A DISTANCE OF 54.74 FEET; THENCE SOUTH 89'11'02" WEST, A DISTANCE OF 159.17 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 8,712 SQUARE FEET OR 0.20 ACRES, MORE OR LESS. BUILDING 9
ZONING DISTRICT:	RM-15 – RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-18.33.B.5.c.- Single family dwelling, attached: Townhouses.</u>
	<ul style="list-style-type: none"> · Requesting a variance to eliminate a 5' by 54.4' pedestrian easement along the east side lot line of Building 9 of the townhouse development not abutting a public street, whereas the code requires a 5' pedestrian easement when not abutting a public street.

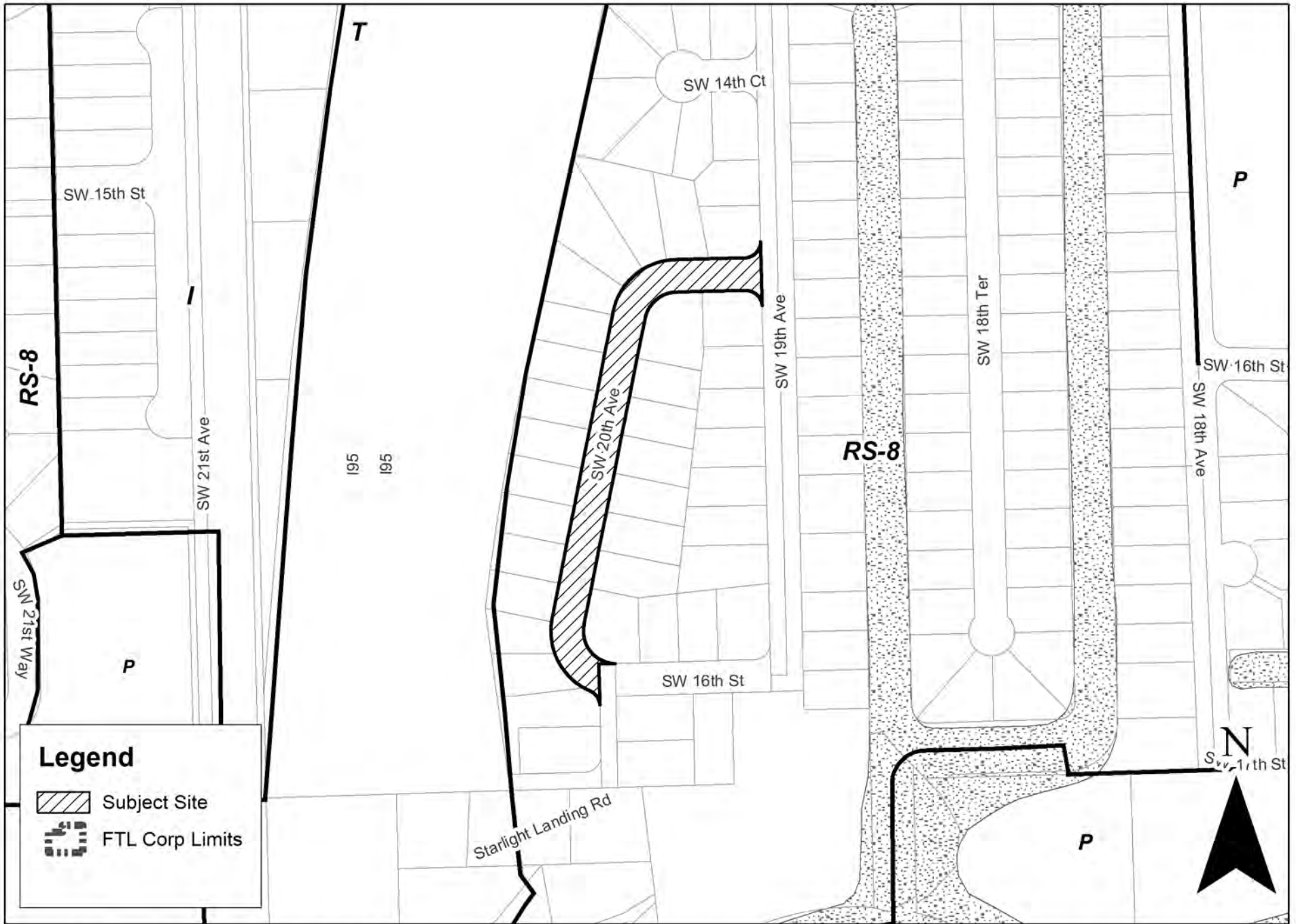
Note: To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

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

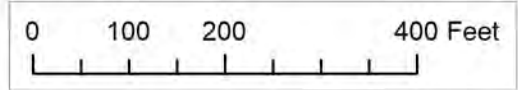
MOHAMMED MALIK
ZONING ADMINISTRATOR

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-22070001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: AUGUST 10, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22070001

REQUESTING: Section 47-18.33.B.5.c.– Single family dwelling, attached:
Townhouses

- Requesting a variance to eliminate a 5' by 54.4' pedestrian easement along the east side lot line of Building 9 of the townhouse development not abutting a public street, whereas the code requires a 5' pedestrian easement when not abutting a public street.

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.g.



BY LENNAR



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: AUGUST 10, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22070001

REQUESTING: Section 47-18.33.B.5.c.- Single family dwelling, attached: Townhouses

- Requesting a variance to eliminate a 5' by 54.4' pedestrian easement along the east side lot line of Building 9 of the townhouse development not abutting a public street, whereas the code requires a 5' pedestrian easement when not abutting a public street.

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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	Lennar Homes, LLC
Property Owner's Signature	<small>If a signed agent letter is provided, no signature is required on this application by the owner.</small>
Address, City, State, Zip	100 NW 107 Ave., Ste 400 Miami, FL 33172
E-mail Address	phil.serrate@Lennar.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Greenspoon Marder LLP/ Deena Gray, Esq
Applicant / Agent's Signature	
Address, City, State, Zip	200 E. Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301
E-mail Address	deena.gray@gmiaw.com
Phone Number	954-527-2443
Letter of Consent Submitted	Yes

Development / Project Name	Edge on 20th
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: SW 20th Ave
Legal Description	See attached
Tax ID Folio Numbers <small>(For all parcels in development)</small>	5042-09-54-00-10
Request / Description of Project	Variance from the requirement to provide 5' pedestrian easement.
Applicable ULDR Sections	47-18.33.B.5.c

Current Land Use Designation	Medium 15
Current Zoning Designation	Residential Low Rise Multi-family/Medium Density District (RM-15)
Current Use of Property	Townhomes
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front S	25'-0"	33'-6"
Side E	10'-0"	10'-0"
Side W	15'-0"	15'-0"
Rear N	20'-0"	20'-8"

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.

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

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:

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

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

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.

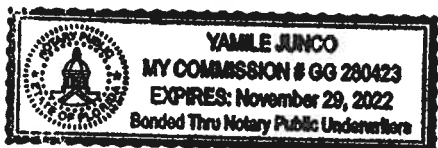
AFFIDAVIT: I, Lennar Homes, LLC the Owner/Agent of said property ATTEST that I am aware of the following:

- 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 7th day of July, 2022

(SEAL)



Notary signature and text: 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"

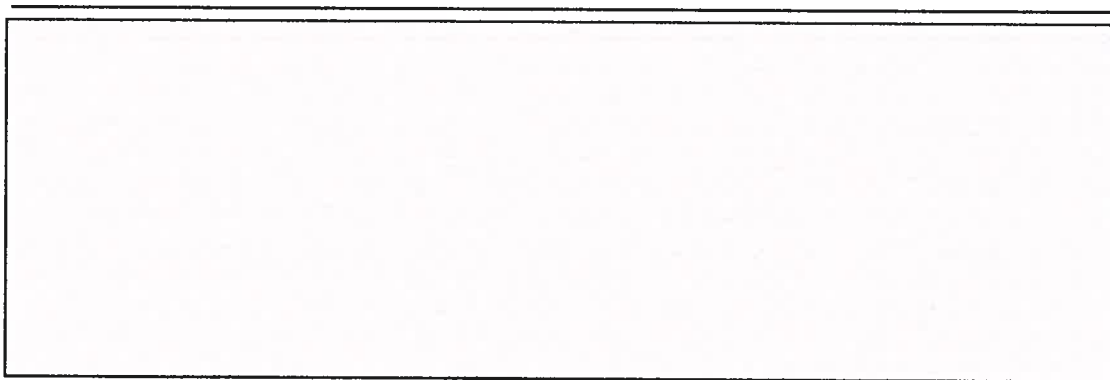
One (1) electronic version (CD or USB) of complete application and plans in PDF format

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.
- NA **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.
- NA **Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- NA **Landscape Plan** (if applicable)
- NA **Elevations** (if applicable)
- NA **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, kgibbs@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. _____

Do not sign yet

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



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

Detail by Entity Name

Florida Limited Liability Company
LENNAR HOMES, LLC

Filing Information

Document Number	L06000114706
FEI/EIN Number	59-0711505
Date Filed	11/30/2006
Effective Date	01/18/1954
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	07/22/2020
Event Effective Date	NONE

Principal Address

700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Changed: 04/02/2014

Mailing Address

700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Changed: 04/02/2014

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 07/22/2020

Address Changed: 07/22/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

U.S. Home LLC
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title CEO

BECKWITT, RICHARD
1707 MARKETPLACE BLVD., SUITE 270
IRVING, TX 75063

Title VP/S/GC

SUSTANA, MARK
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

Feder, Eric
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

Bavouset, James S
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

GABOR, STEPHEN
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

GONZALEZ, CARLOS
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

HIGGINS, ERIK R
700 N.W. 107TH AVENUE
SUITE 400

MIAMI, FL 33172

Title President

JAFFE, JONATHAN M
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

MARLIN, CHRISTIAN L
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

McMURRAY, DARIN L
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

McPHERSON, GREG
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

METHENY, MARVIN L
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

ROTHMAN, FRED
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

SMITH, STEVE R
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title VP

TYLER, JUDD
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title CONTROLLER

COLLINS, DAVID
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

AVILA, MICHAEL
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

CHEN, SANDY
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

HUMAN, MICHAEL
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

KIRSCHNER, TERRENCE V
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

MORGAN, KAREN
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/SALES OPERATIONS

RODRIGUEZ, ANGEL

700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - HOMEBUILDING/PERMITTING OPERATIONS

SERRATE, PHIL
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - LAND DEVELOPMENT OPERATIONS

COFFEY, LAURA
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - PAYROLL OPERATIONS

MURIAS, MANUEL
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - TAX OPERATIONS

AGATSTEIN, GARY A
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - TAX OPERATIONS

PETROLINO, MICHAEL
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - TAX OPERATIONS

SCHAAN, TODD
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Secretary

CHEN, SANDY
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Secretary

HOUK, MELANIE
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Secretary

LEYVA, SANDRA
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Secretary

MAYER, JOAN
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Secretary

McPHERSON, GREG
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Secretary

SANTAELLA, GRACE
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title Asst. Treasurer

DeSOUZA, JACQUELINE S
700 N.W. 107TH AVENUE
SUITE 400
MIAMI, FL 33172

Title AUTHORIZED AGENT - PURCHASE AGREEMENTS

ROTHMAN, FRED
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Annual Reports

Report Year	Filed Date
2022	01/18/2022
2022	01/20/2022
2022	02/15/2022

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Florida Department of State, Division of Corporations

AUTHORIZATION FOR LOBBYIST REPRESENTATION

We hereby authorize GREENSPOON MARDER, LLP to act as agents in connection with obtaining governmental permits and approvals necessary for the property located in the City of Fort Lauderdale, Florida.

DATED: _____

CLIENT:

DocuSigned by:

FABF2DFAA4D4475...

By:

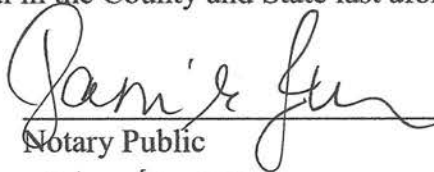
Phil Serrate

Print Name

STATE OF Fla) ss
COUNTY OF (Miami Dade)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of { } physical presence or { } online notarization, by: Phil Serrate who is personally known to me or who has produced _____ as identification

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

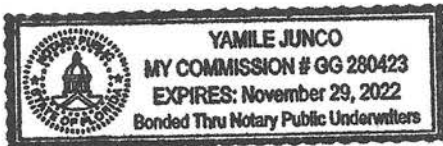


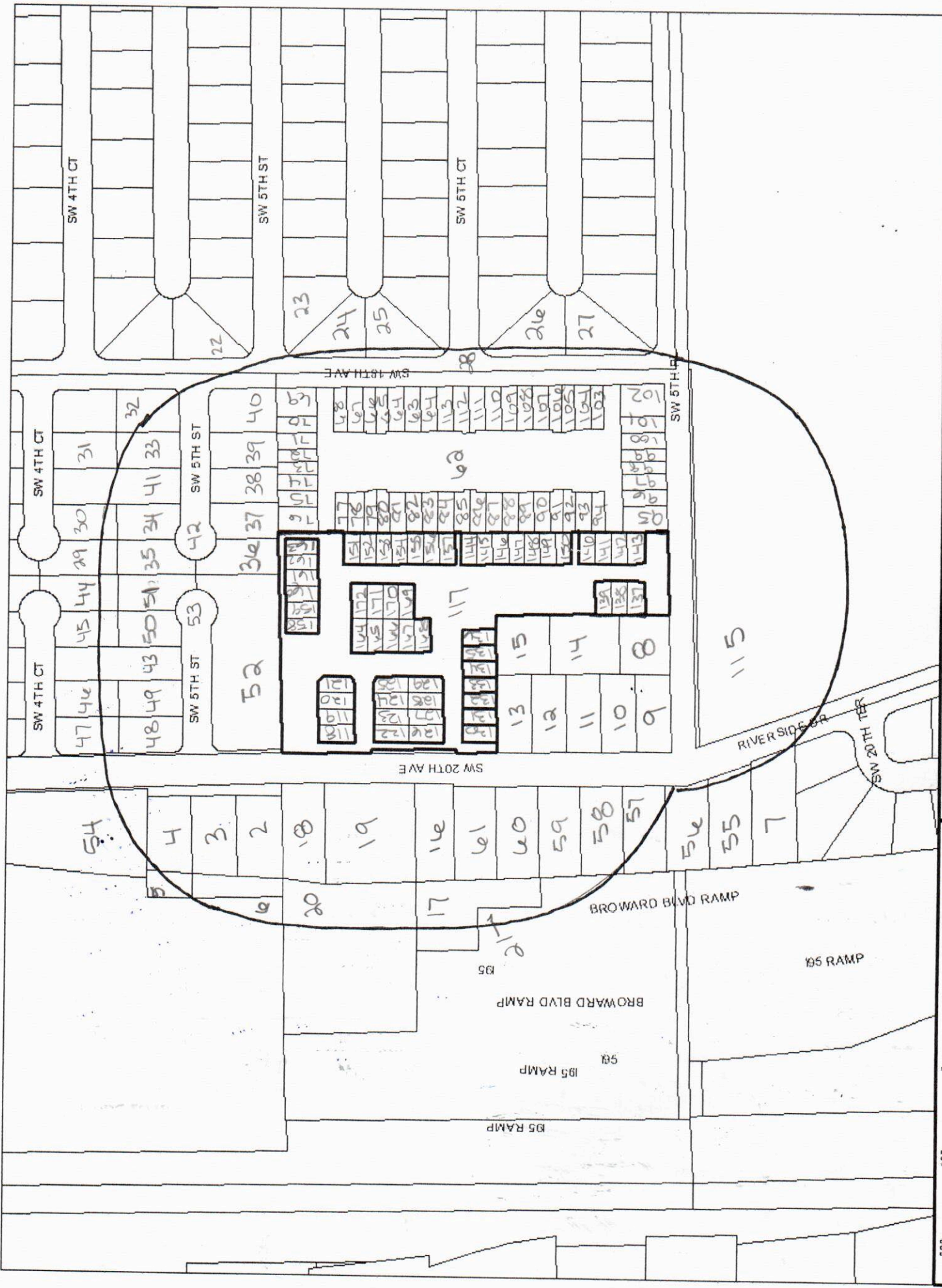
Notary Public

Yamile Junco

Typed, printed or stamped name of Notary Public

My Commission Expires:





A	B	C	D	E	F	G	H
FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504209000010	IGLESIAS,ALBERT O	725 SE 7 ST	FORT LAUDERDALE	FL	33301		9-50-42BEG AT NE COR OF NW 1/4 OF SW1/4 OF NW 1/4,S 671.50,W 25 TOPOB,N 75,W 169.25,S 75,E 168.86TO POB LESS R/WAKA LOT 1 KATHERINE PARK
504209000020	FOX,BRENDA	1110 ABINGTON ST	COCOA	FL	32922	6801	9-50-42BEG AT NE COR OF NW 1/4 OF SW1/4 OF NW 1/4,S 671.50,W 25 N 75TO POB,W 169.25,N 75,E 169.25,S 75 TO POB LESS R/WAKA LOT 2 KATHERINE PARK
504209000030	HUYNH,MYDUNG	439 SW 20 AVE	FORT LAUDERDALE	FL	33312		9-50-42BEG 521.5 S & 25 W OF NE COR OFNW1/4 OF SW1/4 OF NW1/4 FOR POB,W 128.88,NE 75.15,E 124.13,S 75TO POB A/K/A PT LOT 3KATHERINE PARK
504209000032	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	9-50-42BEG 446.5 S OF & 149.13 W OF NECOR OF NW1/4 OF SW1/4 OF NW1/4,W 45.9,S 75,E 40.76,NELY 75.15TO POB A/K/A PAR 670 INCA 72-3873
504209000044	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	9-50-42COMM AT NW COR OF SEC 9,E 49.45TO E/L OF SCL RR,SLY TO N/L OFNW1/4 OF SW1/4 OF NW1/4 TO POBE TO NW COR OF LOT 8 OFKATHERINE PK UNREC,S 95.2,E73.97,SW 297.88,SW 56.01,W 45.9S 225,W TO E/L OF SCL RR,N ALGSAME TO POBAKA:PAR 668 IN CA 72-9565
504209030251	MV 127 LAND TRMV REAL EST HOLDINGS LLC TRSTEE	123 SW NORTH RIVER DR	MIAMI	FL	33130		RIVERSIDE NO 2 1-104 DLOT 22 S 75,23 S 75,24 S 75,25 S 75 BLK D
504209030330	LIAD INVESTMENTS LLC	3434 SW 53 CT	FORT LAUDERDALE	FL	33312		RIVERSIDE NO 2 1-104 DPT OF LOTS 6 & 7 DESC AS BEG ATSE COR OF LOT 6,N ALG E/L 82,W 100.05,S 82.54,E 100.08 TOPOB BLK E REF-R-6
504209030332	THE RIVER APTS LLC	PO BOX 4175	FORT LAUDERDALE	FL	33330		RIVERSIDE NO 2 1-104 DTHAT PT OF LOTS 7,8 & 9 DESC ASCOMM AT SE COR LOT 6,W 100.08 TOPOB,CONT W 130,N 59.09,E 130,S 58.4 TO POB BLK E
504209030333	THE RIVER APTS LLC	PO BOX 4175	FORT LAUDERDALE	FL	33330		RIVERSIDE NO 2 1-104 DTHAT PT OF LOTS 7,8 & 9 DESC ASCOMM AT SE COR OF LOT 6,N ALGE/L 115.86,W 100.04 TO POB,CONTW 130,S 58,E 130,N 58 TO POBBLK E
504209030334	THE RIVER APTS LLC	PO BOX 4175	FORT LAUDERDALE	FL	33330		RIVERSIDE NO 2 1-104 DCOMM AT SE COR OF LOT 6,N ALGE/L 173.86,W 100.03 TO POB,W 130S 58,E 130,N 58 TO POB BLK E
504209030335	THE RIVER APTS LLC	PO BOX 4175	FORT LAUDERDALE	FL	33330		RIVERSIDE NO 2 1-104 DPT OF LOTS 7,8 & 9 DESC ASCOMM AT SE COR OF LOT 6,N ALGE/L 231.86,W ALG LINE 418S OF N/L BLK E FOR 100.01 TOPOB,CONT W 130,S 58,E 130,N 58TO POB BLK E REF-R-2
504209030336	THE RIVER APTS LLC	PO BOX 4175	FORT LAUDERDALE	FL	33330		RIVERSIDE NO 2 1-104 DPT OF LOTS 7,8 & 9 DESC ASCOMM AT SE COR OF LOT 6,NALG E/L 289.86,W ALG LINE 360S OF (MEAS AT RT ANG) N/L OFBLK E FOR 100 TO POB,W 130,S 58,E 130,N 58 TO POB BLK E REF-R-1
504209030337	LIAD INVESTMENTS LLC	3434 SW 53 CT	FORT LAUDERDALE	FL	33312	5538	RIVERSIDE NO 2 1-104 DPT OF LOTS 6 & 7 DESC AS COMMAT SE COR OF LOT 6,N ALG E/L82 TO POB,CONT N 117.86,W 100.03,S 117.86,E 100.05 TOPOB BLK E REF-R-8
504209030338	LIAD INVESTMENTS LLC	3434 SW 53 CT	FORT LAUDERDALE	FL	33312	5538	RIVERSIDE NO 2 1-104 DPT OF LOTS 6 & 7 DESC AS COMMAT SE COR OF LOT 6,N ALGE/L 199.86 TO POB,CONT N 90,W 100,S 90,E 100.03 TO POB BLK EREF-R-7
504209030400	FENSTER,GEDALE	505 SW 20 AVE	FORT LAUDERDALE	FL	33312		RIVERSIDE NO 2 1-104 DLOT 10 S 64.50 OF N 284.50,11 S 64.50 OF N 284.50,12 S 64.50 OF N 284.50 LYING EOF I-95 BLK E
504209030401	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	RIVERSIDE NO 2 1-104 DLOT 12 S 210 OF N 430 LESS PTINC IN ORS 3408/289 & 3299/274,LOT 13 S 105 OF N 325 BLK E
504209030410	WALKER,JAMES	2015 NE 15 AVE	WILTON MANORS	FL	33305		RIVERSIDE NO 2 1-104 DTHAT PT OF LOTS 10,11 & 12 DESCAS BEG AT NE COR OF LOT 10,W 160,SWLY 70.71,E 170,N 70 TOPOB BLK E
504209030411	SHEFA 465 LLC	20201 NE 16 PL	MIAMI	FL	33179		RIVERSIDE NO 2 1-104 DLOT 10 S 150 OF N 220,11 S 150OF N 220,12 S 150 OF N 220 OFE 30 BLK E
504209030412	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	RIVERSIDE NO 2 1-104 DTHAT PT OF LOTS 12 THRU 15DESC AS,COMM AT NE COR OFLOT 10,W 160 TO POB,CONT W 260TO NW COR OF LOT 15,S 220,E 250,N 150,NE 70.71 TO POB BLK E

A	B	C	D	E	F	G	H
							RIVERSIDE NO 2 1-104 DLOTS 12 THRU 17 BLK E,LESS LOT12 S 210 OF N 430 LESS PT INC INORS 3408/289 & 3299/274,LESS LOT13 S 105 OF N 325 BLK E,LESS PTOF LOTS 12 THRU 15,DESC AS COMMAT NE COR OF LOT 10,W 160 TO POBCONT W 260 TO NW COR LOT 15,S220,E 250,N 150,NE
504209030420	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE FL		33309	3421	70.71 TO POB
504209270400	WISE,CHARLIE	430 SW 18 AVE	FORT LAUDERDALE FL		33312	7625	GILL ISLES 44-13 BLOT 41
504209270850	FENNESSEY,JAMES MICHAEL	1732 SW 5 ST	FORT LAUDERDALE FL		33312		GILL ISLES 44-13 BLOT 88
504209270860	DRAGOSLAVIC,GORAN G	1800 W BROWARD BLVD	FORT LAUDERDALE FL		33312		GILL ISLES 44-13 BLOT 89
504209270870	JOHNSON,DEWEY A	510 SW 18 AVE	FORT LAUDERDALE FL		33312		GILL ISLES 44-13 BLOT 90
504209271330	FAWCETT,JESSE M & NICOLE P	520 SW 18 AVE	FORT LAUDERDALE FL		33312	7600	GILL ISLES 44-13 BLOT 136
504209271340	PLAGOV,ANDREI	530 SW 18 AVE	FORT LAUDERDALE FL		33312		GILL ISLES 44-13 BLOT 137
504209271510	PUBLIC LAND% CITY OF FORT LAUDERDALE COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	100 N ANDREWS AVE	FORT LAUDERDALE FL		33301		GILL ISLES 44-13 BROAD RIGHTS OF WAY DEDICATED PERPLAT COMMUNITY ACRES 58-46LOT 11-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310110	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 12-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310120	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 14-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310130	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 16-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310150	ALOW,AMMAR	419 SW 18 AVE #1 3	FORT LAUDERDALE FL		33312		COMMUNITY ACRES 58-46LOT 17-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310160	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 19-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310170	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 20-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310180	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 21-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310190	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 22-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310200	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 23-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310210	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 24-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310220	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES 58-46LOT 25-ALSO UNDIV 1/23 INTIN & TO LOTS 13 & 18
504209310230	PEREZ,EDWARD	2021 CORAL REEF DR	POMPANO BEACH FL		33062	7697	
504209310240	COMMUNITY ACRES ASSOCIATES ETALATTN:JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312		COMMUNILTY ACRES 58-46 BLOTS 13 & 18 (RECREATIONAL AREA)EACH PROPERTY OWNER OF COMMUNITYACRES GETS AN UNDIV 1/23 INT COMMUNITY ACRES 58-46 BALL STREETS,COURTS,DEDICATEDPER PLAT 58-46 B
504209310250	PUBLIC LAND% CITY OF FORT LAUDERDALE COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	100 N ANDREWS AVE	FORT LAUDERDALE FL		33301		
504209330010	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BTR A
504209330120	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 11
504209330130	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 12
504209330140	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 13
504209330150	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 14
504209330160	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 15
504209330170	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 16
504209330180	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 17
504209330190	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 18

A	B	C	D	E	F	G	H
504209330200	COMMUNITY ACRES ASSOCIATESATTN: JOHN MANETTE	1805 SW 4 CT	FORT LAUDERDALE FL		33312	7602	COMMUNITY ACRES FIRST ADD60-50 BLOT 19,20,21,22 COMMUNITY ACRES 60-50 BALL STREETS,COURTS,AVENUESDEDICATED PER PLAT 60-50 B
504209330210	PUBLIC LAND% CITY OF FORT LAUDERDALE CENTRAL FT LAUD CONGREGATIONOF JEHOVAH'S WITNESSES	100 N ANDREWS AVE	FORT LAUDERDALE FL		33301		
504209410010	PUNTE,JEAN	433 SW 20 AVE	FORT LAUDERDALE FL		33312	7630	KINGDOM HALL OFJEHOVAH'S WITNESSES 148-40 BPARCEL A
504209440010	MOWATT,JULIA M	561 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 1
504209440020	MATHIS-PRESCOTT,MICHELE H/EPRESCOTT,ROGER	555 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 2
504209440030	SWEET,SHARONE L	549 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 3
504209440040	TINEO,DANTE YTINEO,SIXTO E	543 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 4
504209440050	WILLIAMS,BARBARA	537 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 5
504209440060	DORSEY,JENNIFER	531 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 6
504209440070	OAK HAMMOCK OF FT LAUD HOA INC%ALLIANCE PROPERTY SYSTEMS	525 SW 20 AVE	FORT LAUDERDALE FL		33312		FORT LAUDERDALE HOUSINGAUTHORITY 174 55 BLOT 7
504209450010		P O BOX 19439	PLANTATION FL		33318		RIVERSIDE NO 2 1-104 DLOTS 1 LESS E 25,2 & 3 BLK ELESS UNITS 1 THRU 52AKA:OAK HAMMOCK RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N408.21 TO POB,N 26.67,W 74.00,S 26.67,E 74.00 TO POBAKA:UNIT 1OAK HAMMOCK
504209450011	HITCH,PAUL F% ADRIANA ORDONEZ	140 S DIXIE HWY #103	HOLLYWOOD FL		33020		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3 BLK 3,E 245.95ALG S/L,N 434.88 TO POB,CONT N27.00,W 74.00,S 27.00,E 74.00TO POBAKAUNIT 2OAK HAMMOCK
504209450020	KIM,ANDREW H	511 SW 18 AVE UNIT 2	FORT LAUDERDALE FL		33312	7662	RIVERSIDE NO 2 1-104 DPORTION LOT 1 BLK E DESC AS COMMSW COR LOT 3,E 245.95,N 461.88TO POB,N 21.33,W 77.67,S 16.00,E3.67,S 5.33,E 74.00 TO POBAKA:UNIT 3OAK HAMMOCK
504209450030	CHAN,YEN CYEOH,KOK POH	511 SW 18 AVE #3	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N483.21 TO POB,N 21.33,W 74.00,S5.33,W 3.67,S 16.00,E 77.67TO POBAKA:UNIT 4OAK HAMMOCK
504209450040	ABRAMS,CHRISTOPHER RICHARDWASSERMAN,AMANDA M	511 SW 18 AVE #4	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N504.54 TO POB,N 27.00,W 74.00,S 27.00,E 74.00 TO POBAKA:UNIT 5OAK HAMMOCK
504209450050	SAMUEL,GEORGEVERMA,NEHA	511 SW 18 AVE #5	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3 BLK E,E 245.95N 531.54 TO POB,N 21.67,W 74.00S 21.67,E 74.00 TO POBAKA:UNIT 6OAK HAMMOCK
504209450060	DAEHNKE,JAMES JR	511 SW 18 AVE # 6	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION LOT 1 BLK E DESC AS COMMSW COR LOT 3,N 582.85,E 192.80TO POB,E 48.58,N 66.00,W 48.73,S66.00 TO POBAKA:UNIT 7OAK HAMMOCK
504209450070	CAMARA,NATHAN	505 SW 18 AVE #7	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 1 BLK E DESC AS: COMMSW COR LOT 3,N 582.85,E 165.80TO POB,E 27.00,N 66.00,W 27.00,S66.00 TO POBAKA:UNIT 8OAK HAMMOCK
504209450080	LEVY,DOUGLAS AROEDER,DANIELA	9880 SW 3 CT	PLANTATION FL		33324	2300	RIVERSIDE NO 2 1-104 DPORTION OF LOTS 1 & 2 BLK E DESCAS:COMM SW COR LOT 3,N 582.85,E138.80 TO POB,E 27.00,N 66.00,W27.00,S 66.00 TO POBAKA:UNIT 9OAK HAMMOCK
504209450090	HOLLAND,SUSAN CAROL	505 SW 18 AVE #9	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 2 BLK E DESC ASCOMM AT SW COR LOT 3,N 582.85,E117.47 TO POB,E 21.33,N 66.00,W21.33,S 66.00 TO POBAKA:UNIT 10OAK HAMMOCK
504209450100	JONES,JACOBIDEADWYLER-JONES,ASHLEY	11857 SCAGGSVILLE RD	FULTON MD		20759		RIVERSIDE NO 2 1-104 DPORTION LOT 2 BLK E DESC AS COMMSW COR LOT 3,N 582.85,E 96.14 TOPOB,CONT E 21.33,N 66.00,W 21.33S 66.00 TO POBAKA:UNIT 11OAK HAMMOCK
504209450110	WEINBERG,MELODY LYNN	505 SW 18 AVE #11	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOTS 2 & 3 BLK E DESCAS:COMM SW COR LOT 3,N 582.85,E69.14 TO POB,CONT E 27.00,N 66.0W 27.00,S 66.00 TO POBAKA:UNIT 12OAK HAMMOCK
504209450120	BAILEY,MARK B	505 SW 18 AVE UNIT 12	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION LOT 3 BLK E DESC AS COMMAT SW COR LOT 3,N 582.85,E 42.14TO POB,CONT E 27.00,N 66.00,W27.00,S 66.00 TO POBAKA:UNIT 13OAK HAMMOCK
504209450130	CINDRICH,STEPHEN	505 SW 18 AVE #13	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 582.85 TOPOB,E 42.14,N 66.00,W 41.47,S66.00 TO POBAKA:UNIT 14OAK HAMMOCK
504209450140	PROJET 2 LLC%JEAN-DAVID GANEM & PATRICK	4000 HOLLYWOOD BLVD STE 285-S	HOLLYWOOD FL		33021		

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504209450150	LOMBARD,JOSEPH TAYLOR	515 SW 18 AVE #15	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 533.84 TOPOB,N 21.67,E 66.00,S 21.67,W66.00 TO POBAKA:UNIT 15OAK HAMMOCK
504209450160	LANG,JAMES MICHAEL	515 SW 18 AVE UNIT 16	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 506.84 TOPOB,CONT N 27.00,E 66.00,S 27.00W 66.00 TO POBAKA:UNIT 16OAK HAMMOCK
504209450170	MUNFORD,JAMILLA	515 SW 18 AVE #17	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 485.51 TOPOB,CONT N 21.33,E 66.00,S 5.33E 3.67,S 16.00,W 69.97 TO POBAKA:UNIT 17OAK HAMMOCK
504209450180	MILLAN,BORIS	515 SW 18 AVE #18	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 464.18 TOPOB,CONT N 21.33,E 69.67,S 16W 3.67,S 5.33,W 66.00 TO POBAKA:UNIT 18OAK HAMMOCK
504209450190	ARNOLD,JASON TOBI & BETH ANNARNOLD FAMILY REV FAM TR	515 SW 18 AVE #19	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 437.18 TOPOB,CONT N 27.00,E 66.00,S 27,W 66.00 TO POBAKA:UNIT 19OAK HAMMOCK
504209450200	PERFETTI,KYLE A	515 SW 18 AVE #20	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 410.51 TOPOB,CONT N 26.67,E 66.00,S26.67,W 66.00 TO POBAKA:UNIT 20OAK HAMMOCK
504209450210	BEGUIRISTAIN,JESSICA ENID	525 SW 18 AVE #21	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 383.84 TOPOB,CONT N 26.67,E 66.00,S26.67,W 66.00 TO POBAKA:UNIT 21OAK HAMMOCK
504209450220	BROWNSEY,JOELKANAYALKAR,MANOBI	525 SW 18 AVE #22	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 356.84 TOPOB,CONT N 27.00,E 66.00,S 27,W 66.00 TO POBAKA:UNIT 22OAK HAMMOCK
504209450230	LOUISSAINT,CAROLYN ELIZABETH H/ELOUISSAINT,MITCH	525 SW 18 AVE #23	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 329.84 TOPOB,CONT N 27.00,E 66.00,S16.17,E 3.67,S 10.83,W 69.67TO POBAKA:UNIT 23OAK HAMMOCK
504209450240	FEIL,KEVIN	608 SW 15 ST	FORT LAUDERDALE FL		33315	1602	RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 302.84 TOPOB,CONT N 27.00,E 69.97,S10.83,W 3.67,16.17,W 66.00TO POBAKA:UNIT 24OAK HAMMOCK
504209450250	MORGAN,KIM	525 SW 18 AVE UNIT 25	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 275.84 TOCONT N 27.00,E 66.00,S 27,W66.01 TO POBAKA:UNIT 25OAK HAMMOCK
504209450260	BASEL,JOHN S	525 SW 18 AVE #26	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,N 249.17 TOPOB,CONT N 26.67,E 66.01,S26.67,W 66.01 TO POBAKA:UNIT 26OAK HAMMOCK
504209450270	LORD,LORI A	535 SW 18 AVE UNIT 27	FORT LAUDERDALE FL		33312	7597	RIVERSIDE NO 2 1-104 DPORTION LOT 3 BLK E DESC AS COMMAT SW COR LOT 3,N 222.50 TO POBCONT N 26.67,E 66.01,S 26.67,W66.01 TO POB TO POBAKA:UNIT 27OAK HAMMOCK
504209450280	STONE,RICHARD G	535 SW 18 AVE #28	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3 N 195.50 TOPOB,CONT N 27.00,E 66.01,S 27W 66.01 TO POBAKA:UNIT 28OAK HAMMOCK
504209450290	WILLIAMS,NICHOLAS	1326 SE 17 ST #377	FORT LAUDERDALE FL		33316		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3 N 174.17 TOPOB,CONT N 21.33,E 66.01,S 5.33E 3.67,S 16,W 69.68 TO POBAKA:UNIT 29OAK HAMMOCK
504209450300	GLENDON-WOOD,KELLY ELIZABETH	535 SW 18 AVE #30	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3 N 152.84 TOPOB,CONT N 21.33,E 69.68,S 16,W 3.67,S 5.33,W 66.01 TO POBAKA:UNIT 30OAK HAMMOCK
504209450310	LIVINGSTON,ANGELA K	535 SW 18 AVE #31	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3 N 125.84 TOPOB,CONT N 27.00,E 66.01,S 27W 66.01 TO POBAKA:UNIT 31OAK HAMMOCK
504209450320	FOREIT,MARISSA	535 SW 18 AVE #32	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3 N 104.17 TOPOB,CONT N 21.67,E 66.01,S21.67,W 66.01 TO POBAKA:UNIT 32OAK HAMMOCK
504209450330	HAGSTEDT,CHRISTINE	545 SW 18 AVE #33	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASBEG SW COR LOT 3,E 42.44,N 74,W 41.32,S 74.01 TO POBAKA:UNIT 33OAK HAMMOCK

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504209450340	YOMBOR,KEVIN & TARA	545 SW 18 AVE # 34	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 3 BLK E DESC ASCOMM SW COR LOT 3,E 42.44 TO POBPOB,CONT E 27.00,N 74.00,W 27,S 74.00 TO POBAKA:UNIT 34OAK HAMMOCK
504209450350	LEE,JOSEPH JEONGSEOK H/ELEE,HOJUNG C	545 SW 18 AVE UNIT 35	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOTS 2 & 3 BLK E,DESCAS:COMM AT SW COR LOT 3,E 69.44TO POB,E 27.00,N 74.00,W 27.00S 74.00 TO POBAKA:UNIT 35OAK HAMMOCK
504209450360	BISONO,PERLAMARTINEZ,THOMAS	545 SW 18 AVE # 36	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 2 BLK E DESC ASCOMM SW COR LOT 3,E 96.44 TOPOB,E 21.33,N 74.00,W 21.33,S74.00 TO POBAKA:UNIT 36OAK HAMMOCK
504209450370	REGAN,TIMOTHY	545 SW 18 AVE #37	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 2 BLK E DESC ASCOMM SW COR LOT 3,E 117.77 TOPOB,E 21.33,N 74.00,W 21.33,S74.00 TO POBAKA:UNIT 37OAK HAMMOCK
504209450380	JEICO INVESTMENTS LLC	545 SW 18 AVE #38	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOTS 1 & 2 BLK EDESC AS COMM SW COR LOT 3,E139.10 TO POB,CONT E 27.00,N74.00,W 27.00,S 74.00 TO POBAKA:UNIT 38OAK HAMMOCK
504209450390	WEEDEN,NICHOLAS L	545 SW 18 AVE #39	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 166.10 TOPOB,CONT E 27.00,N 74.00,W 27,S 74.00 TO POBAKA:UNIT 39OAK HAMMOCK
504209450400	JOHNSON,JAMES	545 SW 18 AVE #40	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 OF BLK E DESCAS COMM SW COR LOT 3,E 193.10TO POB,E 52.85,N 74.00,W 53.38S 74.00 TO POBAKA:UNIT 40OAK HAMMOCK
504209450410	YILDIRIM,SARPER	531 SW 18 AVE #41	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N101.87 TO POB,N 21.67,W 74.00,S 21.67,E 74.00 TO POBAKA:UNIT 41OAK HAMMOCK
504209450420	SICKELSMITH,RANDALL LALLEN-SICKELSMITH,GLORIA ETAL	531 SW 18 AVE #42	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.96,N123.54 TO POB,CONT N 27.00,W74.00,S 27.00,E 74.00 TO POBAKA:UNIT 42OAK HAMMOCK
504209450430	COHEN,ANDREW B	531 SW 18 AVE # 43	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N150.54 TO POB,CONT N 21.33,W77.67,S 16.00,E 3.67,S 5.33,E74.00 TO POBAKAUNIT 43OAK HAMMOCK
504209450440	HOLMES,WILLIE J	2751 NE 183 ST APT 1002	AVENTURA FL		33160	2154	RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N171.87 TO POB,N 21.33,W 74.00,S 5.33,W 3.67,S 16.00,E 77.67TO POBAKA:UNIT 44OAK HAMMOCK
504209450450	STURGES,HANKSTURGES,MARIA	531 SW 18 AVE #45	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N193.20 TO POB,N 27.00,W74.00,S 27.00,E 74.00 TO POBAKA:UNIT 45OAK HAMMOCK
504209450460	HITCHCOCK,WESLEY R H/EHITCHCOCK,CHRISTINA L	531 SW 18 AVE #46	FORT LAUDERDALE FL		33312	7596	RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N220.20 TO POB,CONT N 26.67,W74.00,S 26.67,E 74.00 TO POBAKA:UNIT 46OAK HAMMOCK
504209450470	LEON,GUIDO	1065 S MAIN ST STE E	LAS CRUCES NM		88005		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N246.87 TO POB,CONT N 26.67,W74.00,S 26.67,E 74.00 TO POBAKA:UNIT 47OAK HAMMOCK
504209450480	KORZENIOWSKI,KONRAD	521 SW 18 AVE #48	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N274.54 TO POB,CONT N 27.00,W74.00,S 27.00,E 74.00 TO POBAKA:UNIT 48OAK HAMMOCK
504209450490	MANSUR,DIANA H/EVELIZ,DIANA	521 SW 18 AVE #49	FORT LAUDERDALE FL		33312	7543	RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N300.45 TO POB,CONT N 27.00,W77.67,S 10.83,E 3.67,S 16.17,E74.00 TO POBAKA:UNIT 49OAK HAMMOCK
504209450500	CAMARA,VITOR SAAR	521 SW 18 AVE #50	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N327.54 TO POB,N 27.00,W 74.00,S16.17,W 3.67,S 10.83,E 77.67TO POBAKA:UNIT 50OAK HAMMOCK
504209450510	PROJECT 2 LLC%GANEM GLOBAL CPA	4000 HOLLYWOOD BLVD #285S	HOLLYWOOD FL		33021		RIVERSIDE NO 2 1-104 DPORTION LOT 1 BLK E DESC AS COMMSW COR LOT 3,E 245.95,N 354.54TO POB,CONT N 27.00,W 74.00,S27.00,E 74.00 TO POBAKA:UNIT 51OAK HAMMOCK
504209450520	BREMER,MARLIN F SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	521 SW 18 AVE #52	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPORTION OF LOT 1 BLK E DESC ASCOMM SW COR LOT 3,E 245.95,N381.54 TO POB,N 26.67,W 74.00S 26.67,E 74.00 TO POBAKA:UNIT 52OAK HAMMOCK
504209510010		600 SE 3 AVE	FORT LAUDERDALE FL		33301	3125	STRANAHAN HIGH SCHOOL PLAT179-28 BPARCEL A

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504209510030	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE FL		33301		STRANAHAN HIGH SCHOOL PLAT179-28 BR/W (DEDICATED PER PLAT) RIVERSIDE NO 2 1-104 DLOTS 4 & 5 TOG W/ N 150 OF LOTS6-8 & N 150 OF THAT PT LOT 9LYING E OF PAVED RD TOG W/ S 700F N 360 OF LOT 6-8 & E 30 OF S70 OF N 360 OF LOT 9,ALL IN BLKE TOG W/ PAR 4 OF RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 BLESS BLDGS 1 THRU 10 & LESSUNITS 2,3,4 & 5 BLDG 11
504209540010	LENNAR HOMES LLC	700 NW 107 AVE STE 400	MIAMI	FL	33172		RIVERSIDE NO 2 1-104 DPOR LOTS 8 & 9 BLK E DESC AS:COMM NW COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 31.18 TO POB,N 60,E 29.75,S60,W 29.75 TO POBAKA: UNIT 1 BLDG 1THE EDGE ON 20TH
504209540011	PANTIN,FREDERICK H/ETRIBIZON,OSCAR E FRISNEDA	1927 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 8 BLK E DESC AS:COMM NWCOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 50.71 TO POB,N 60,E 26.41,S60, W 26.41 TO POBAKA: UNIT 2 BLDG 1THE EDGE ON 20TH
504209540020	SINGH,RONNIE GEEWAN	1925 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 7 & 8 BLK E DESC AS:COMM NW COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 73.99 TO POB,N 60,E 26.42,S60,W 26.42 TO POBAKA: UNIT 3 BLDG 1THE EDGE ON 20TH
504209540030	PARRY,TURNERVAIL,NICOLE	229 SW 9 AVE	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 7 BLK E DESC AS:COMMNW COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 98.86 TO POB,N 60,E 19.16,SE10.74,S 47.24 TO P/C,WLY 15.05,W 12.96 TO POBAKA: UNIT 4 BLDG 1THE EDGE ON 20TH
504209540040	BARKLEY,VERONICA TRENISE	1921 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 12.48 TO POB,E29.75,S 58.25,W 29.75,N 58.25TO POBAKA: UNIT 1 BLDG 2THE EDGE ON 20TH
504209540050	DARBOE,NUMUKUNDAJAMMEH,AJI YAMOU D	1928 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 41.88 TO POB,E26.41,S 58.25,W 26.41,N 58.25TO POBAKA: UNIT 2 BLDG 2THE EDGE ON 20TH
504209540060	SANTIAGO,ANA J	1926 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 68.24 TO POB,E26.42,S 58.25,W 26.42,N 58.25TO POBAKA: UNIT 3 BLDG 2THE EDGE ON 20TH
504209540070	RUBIO,RITA LEIGH	1924 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 94.64 TO POB,E15.99 TO P/C,ELY 12,S 53.70,W26.75,N 58.25 TO POBAKA: UNIT 4 BLDG 2THE EDGE ON 20TH
504209540080	RODRIGUEZ,CARLOS ALVAREZ	1922 SW 5 RD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS: COMM SW CORSAID PAR 4,NE 23.67 TO POB,N58.13,E 29.75,S 58.13,W 29.75TO POBAKA UNIT 1 BLDG 3
504209540090	SLOSS,ERIN	1927 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-3 BPOR PAR 4 DESC AS: COMM SE CORSAID PAR 4,NE 46.42 TO POB,N58.13,NE 26.41,S 58.13,SW 26.41TO POBAKA UNIT 2 BLDG 3THE EDGE ON 20TH
504209540100	PERKINS,FALLON DE'LANE	1925 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS: COMM SW CORSAID PAR 4,NE 71.12, TO POB,N58.13,NE 26.42,S 58.13,SW 26.42TO POBAKA UNIT 3 BLDG 3THE EDGE ON 20TH
504209540110	REYES,THOMAS ENRIQUE H/EFALCON,ADRIANA ELIZABETH	1923 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 BPOR PAR 4 DESC AS: COMM SW CORSAID PAR 4,NE 96.73 TO POB,N58.13,NE 26.75,S 55.39 TO P/C,WLY 9.21,SW 18.11 TO POBAKA: UNIT 4 BLDG 3THE EDGE ON 20TH
504209540120	REYNOLDS,JENNIFER	1921 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 8 & 9 BLK E DESC AS:COMM SE COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 183.77 TO POB,S 57.87,W 29.75,N 58.17,E 29.75 TO POBAKA: UNIT 1 BLDG 4THE EDGE ON 20TH
504209540130	MORENO,CARLOS ANDRES	1928 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 8 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 157.45 TO POB,S 57.60,W 26.42,N 57.87,E 26.41 TO POBAKA: UNIT 2 BLDG 4THE EDGE ON 20TH
504209540140	MUGGEO,DANIELPENA,MARIA FERNANDA	1926 SW 5 BLVD	FORT LAUDERDALE FL		33312		

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504209540150	ALLEN,KILEENA M	1924 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 7 & 8 BLK E DESC AS:COMM SE COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 131.15 TO POB,S 57.33,W 26.42,N 57.60,E 26.42 TO POBAKA: UNIT 3 BLDG 4THE EDGE ON 20TH
504209540160	TAKELMA PROPERTIES GROUP CORP	PO BOX 500237	MARATHON FL		33050		RIVERSIDE NO 2 1-104 DPOR LOT 7 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 104.93 TO POB,S 57.06,W 26.42,N 57.33,E 26.42 TO POBAKA: UNIT 4 BLDG 4THE EDGE ON 20TH
504209540170	RIOS,SHAIB Y	1920 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 7 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 78.82 TO POB,S 56.79,W 26.42,N 57.06,E 26.42 TO POBAKA: UNIT 5 BLDG 4THE EDGE ON 20TH
504209540180	KING,MACKENZIE H	400 NE 3 AVE #1709	FORT LAUDERDALE FL		33301		RIVERSIDE NO 2 1-104 DPOR LOTS 6 & 7 BLK E DESC AS:COMM SE COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 53.04 TO POB,S 56.52,W 26.42,N 56.79,E 26.41 TO POBAKA: UNIT 6 BLDG 4THE EDGE ON 20TH
504209540190	BELLO,VICTOR JAVIER SANCHEZDABDOUB,NATHALIA JOKIM	1916 SW 5 BLVD	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 6 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SW 28.14 TO POB,S 56.25,W 26.75,N 56.52,E 26.75 TO POBAKA: UNIT 7 BLDG 4THE EDGE ON 20TH
504209540200	CURRY,GARY JOSEPHCURRY,KENYA NICOLE	555 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 5 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B, S 290.03 TO POB,E 55.99, S 10.12, SW 19.80,W53.47, N 29.75 TO POBAKA: UNIT 1 BLDG 5THE EDGE ON 20TH
504209540210	BIEBEL,CHARLES E JR BIEBEL,KATHLEEN M	229 SW 9 AVE	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 5 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B, S 263.61 TO POB,E 55.99, S 26.42,W 55.99, N26.42 TO POBAKA: UNIT 2 BLDG 5THE EDGE ON 20TH
504209540220	SPOLIANSKY,MICHAEL STEVEN	551 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 5 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHUSE ANDVILLAS 141-43 B, S 236.86 TO POB,E 55.99, S 26.75, W 55.99,N26.75 TO POBAKA: UNIT 3 BLDG 5THE EDGE ON 20TH
504209540230	SINGH,EASTLYN	550 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 4 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B, SE 226.59 TOPOB, E 56, S 26.75, W 56, N26.75 TO POBAKA: UNIT 1 BLDG 6THE EDGE ON 20TH
504209540240	THOMAS,SHANELL CIERRA	552 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 4 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B, SE 251.63 TOPOB, E 56, S 26.41, W 56, N26.41 TO POBAKA: UNIT 2 BLDG 6THE EDGE ON 20TH
504209540250	DAVIS,ALICIA CAROL	554 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 4 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B, SE 276.67 TOPOB, E 56, S 26.42, W 56, N26.42 TO POBAKA: UNIT 3 BLDG 6THE EDGE ON 20TH
504209540260	BUSTILLO,HECTORJANDRES,KARINA G	556 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DA POR OF LOT 4 BLK E DESC AS:COMM AT SE COR OF PARCEL 4,RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B, SE 301.95 TOPOB, E 56, S 29.75, W 53.39, NW20.50, N 9.42 TO POBAKA: UNIT 4 BLDG 6THE EDGE ON 20TH
504209540270	VILLANUEVA,ASHLEY NICOLE VILLANUEVA ALVARADO,ADRIAN O	532 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 84.86 TO POB,NE 56,S 26.75,SW 56,N 26.75 TO POBAKA: UNIT 1 BLDG 7THE EDGE ON 20TH
504209540280	HUSSAIN,HAFAEEZIM,EUN-HEE ASHLEY ETAL	1608-215 SHERWAY GARDENS RD	*TORONTO ON	CA	M9C 0 A4		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 92.55 TO POB,E 56,S 26.41,W56,N 26.41 TO POBAKA: UNIT 2 BLDG 7THE EDGE ON 20TH

A	B	C	D	E	F	G	H
504209540290	MORALES,SAMANTHA CECILIAALFORD,SHANTELE CYMONE	536 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 106.38 TO POB,E 56,S 26.42,W56,N 26.42 TO POBAKA: UNIT 3 BLDG 7THE EDGE ON 20TH
504209540300	D & K PURCHASING LLC	242 NOTTINGHAM WAY	DAVENPORT	FL	33897		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 124.35 TO POB,E 56,S 26.42,W56,N 26.42 TO POBAKA: UNIT 4 BLDG 7THE EDGE ON 20TH
504209540310	ROBLES,CARLOS ALBERTO BELLERARUBIN,KATHERINNE ELISA ULLOA	540 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 144.93 TO POB,E 56,S 26.42,W56,N 26.42 TO POBAKA: UNIT 5 BLDG 7THE EDGE ON 20TH
504209540320	MONTANO,ALEX	542 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 167.16 TO POB,E 56,S 26.42,W56,N 26.42 TO POBAKA: UNIT 6 BLDG 7THE EDGE ON 20TH
504209540330	HERNANDEZ,JORGE LUIS	544 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 190.47 TO POB,E 56,S 26.75,WW 56,N 26.75 TO POBAKA: UNIT 7 BLDG 7THE EDGE ON 20TH
504209540340	GONZALEZ ALLEGRI,VIVIANA CMANZANO,JUAN JOSE GHERSI	516 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 177.81 TO POB,N 26.75,E 56,S26.75,W 56 TO POBAKA: UNIT 1 BLDG 8THE EDGE ON 20TH
504209540350	SHVEDCHYKOV,OLEKSIIGORBACHOVA,MARYNA	518 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 155.03 TO POB,N 26.41,E 56,S26.41,W 56 TO POBAKA: UNIT 2 BLDG 8THE EDGE ON 20TH
504209540360	CARASOL PROPERTY INVESTMENTS LLC	18459 PINES BLVD #221	PEMBROKE PINES	FL	33029		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 133.69 TO POB,N 26.42,E 56,S26.42,W 56 TO POBAKA: UNIT 3 BLDG 8THE EDGE ON 20TH
504209540370	RODRIGUEZ-MILLER,TRACY ANNETTEMILLER,CECIL G	522 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 114.27 TO POB,N 26.42,E 56,S26.42,SW 56 TO POBAKA: UNIT 4 BLDG 8THE EDGE ON 20TH
504209540380	MUNIZ,JENNIFER ROSE	524 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 98.29, TO POB,N 26.42,E 56,S26.42,W 56 TO POBAKA: UNIT 5 BLDG 8THE EDGE ON 20TH
504209540390	ROMERO,FARAH H/ESAMUELS,TRAEVIS D	526 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 87.53 TO POB,N 26.42,E 56,S26.42,W 56 TO POBAKA: UNIT 6 BLDG 8THE EDGE ON 20TH
504209540400	PERILLA,JOSE	528 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM SECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 84.02 TO POB,N 26.75,E 56,S26.75,W 56 TO POBAKA: UNIT 7 BLDG 8THE EDGE ON 20TH
504209540410	LAWRENCE,ORAL	1911 SW 5 CT	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 6 BLK E DESC AS:COMM NECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NW 90.61 TO POB,N 54.74,E 26.75,S 54.74,W 26.75 TO POBAKA: UNIT 1 BLDG 9THE EDGE ON 20TH
504209540420	TAKELMA PROPERTIES GROUP CORP	PO BOX 500237	MARATHON	FL	33050		RIVERSIDE NO 2 1-104 DPOR LOTS 5 & 6 BLK E DESC AS:COMM NE COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NW 85.01 TO POB,N 54.74,E 26.42,S 54.74,W 26.42 TO POBAKA: UNIT 2 BLDG 9THE EDGE ON 20TH

A	B	C	D	E	F	G	H
504209540430	CASTELLANOS,NIDIA & ALVARO L H/EHERNANDEZ JULIO	1907 SW 5 CT	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 5 BLK E DESC AS:COMM NECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 87.52 TO POB,N 54.74,E 26.42,S 54.74,W 26.42 TO POBAKA: UNIT 3 BLDG 9THE EDGE ON 20TH
504209540440	RAMGULAM,RAVINDRA POLKAR	1905 SW 5 CT	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 4 & 5 BLK E DESC AS:COMM NE COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 97.41 TO POB,N 54.74,E 26.42,S 54.74,W 26.42 TO POBAKA: UNIT 4 BLDG 9THE EDGE ON 20TH
504209540450	DIQUATTRO,JAIME LYNN	1903 SW 5 CT	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM NECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 112.75 TO POB,N 54.74,E 26.41,S 54.74,W 26.41 TO POBAKA: UNIT 5 BLDG 9THE EDGE ON 20TH
504209540460	CANNING,RICHARD JOSEPH JR	1901 SW 5 CT	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 4 BLK E DESC AS:COMM NECOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 131.85 TO POB,N 54.74,E 26.75,S 54.74, W 26.75 TO POBAKA: UNIT 6 BLDG 9THE EDGE ON 20TH
504209540470	NEWELL,DONALD CHRISTOPHER	516 SW 19 WAY	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 6 BLK E DESC AS:COMM NWCOR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 164.43 TO POB,E 58.02,S 26.75,W 57.64,N 26.75 TO POBAKA: UNIT 1 BLDG 10THE EDGE ON 20TH
504209540480	MEHTA,DEEPSINGHANIA,SWATI	518 SW 19 WAY	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOT 6 BLK E TOG W/ POR PAR 4OF RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43 B DESC AS:COMM NW COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 161.39 TO POB,E 57.64,S 26.41,W 57.26,N 26.42 TO POBAKA: UNIT 2 BLDG 10THE EDGE ON 20TH
504209540490	POSADA,,JORDANCLEARY,MICHAELA ETAL	520 SW 19 WAY	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43POR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 162.71 TO POB,E57.26,S 26.42,W 56.88,N 26.42TO POBAKA: UNIT 3 BLDG 10THE EDGE ON 20TH
504209540500	NOA,YULIANNIS PAULINO	522 SW 19 WAY	FORT LAUDERDALE FL		33312		RIVERSIDE PARK TOWNHOUSE ANDVILLAS 141-43POR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 168.22 TO POB,E56.88,S 26.42,W 56.30,NLY 9.54,N 16.88 TO POBAKA: UNIT 4 BLDG 10THE EDGE ON 20TH
504209540510	PREBLE,TIMOTHY JAMES JRROTUNNO,ANNETTE MARIE	524 SW 19 WAY	FORT LAUDERDALE FL		33312		RIVESIDE PARK TOWNHOUSE ANDVILLAS 141-43POR PAR 4 DESC AS:COMM NW CORSAID PAR 4,SE 177.72 TO POB,E56.30,S 26.75,W 55.35,N 26.77TO POBAKA: UNIT 5 BLDG 10THE EDGE ON 20TH
504209540530	LOPEZ GUERRERO,FABIANA DAVIDTURATI,PABLO	523 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 5 & 6 BLK E TOG W/PORPAR 4 RIVERSIDE PARK TOWNHOUSE& VILLAS 141-43 B DESC AS: COMMNW COR OF SAID PAR 4, SE 223.52TO POB, E 57.97, S 26.42, W57.97, N 26.42 TO POBAKA: UNIT 2 BLDG 11THE EDGE ON 20TH
504209540540	HSM REV TRMATTU,HARDEV TRSTEE	22965 OLD INLET BRIDGE DR	BOCA RATON FL		33433		RIVERSIDE NO 2 1-104 DPOR LOTS 5 & 6 BLK E TOG W/ PORPAR 4 RIVERSIDE PARK TOWNHOUSEAND VILLAS 141-43 B DESC AS:COMMNW COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,SE 219.68 TO POB,E 57.97,S 26.42,W 57.97,N 26.42 TO POBAKA: UNIT 3 BLDG 11THE EDGE ON 20TH
504209540550	GREEN,CAROLINE LELSAYED,AHMED	519 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 5 & 6 BLK E TOG W/ PORPAR 4 RIVERSIDE PARK TOWNHOUSEAND VILLAS 141-43 B DESC AS:COMMNW COR PAR 4 RIVERSIDE PARKTOWNHOUSE AND VILLAS 141-43 B,NE 218.98 TO POB,E 57.97,S 26.41,W 57.97,N 26.41 TO POBAKA: UNIT 4 BLDG 11THE EDGE ON 20TH
504209540560	VILAS BOAS,RODRIGO PAULO PETECF GOMES	513 SW 19 TER	FORT LAUDERDALE FL		33312		RIVERSIDE NO 2 1-104 DPOR LOTS 5 & 6 BLK E TOG W/ PORPAR 4 RIVERSIDE PARK TOWNHOUSE& VILLAS 141-43 N DESC AS: COMMNW COR OF SAID PAR 4, NE 221.51TO POB, E 57.97, S 26.75, W57.97, N 26.75 TO POBAKA: UNIT 5 BLDG 11THE EDGE ON 20TH

BOA CASE: PLN-BOA-22070001

Sec. 47-18.33.B.5.c.– Single family dwelling, attached: Townhouses.

c. *Side yard.* The side yard shall be a minimum of ten (10) feet from the side property line of the townhouse development. A five (5) foot easement which extends from front to rear lot lines along a side lot line of the townhouse development not abutting a public street shall be required for use by owners within the development. Provisions satisfactory to the city attorney shall be made for a recordable easement along the side property line of the townhouse development for use by the owners of the units.

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22070001		Edge on 20th	Z- Board of Adjustment (BOA)		0		460 SW		20 AVE		7/8/2022 Open
CE22050309	A MASSIVE TREE THAT HANGS OVER THE ROOF AT 1903 SW 5 CT NEIGHBOR IS CONCERNED BECAUSE HURRICANE IS APPROACHING CODE OFFICER NEED TO SPEAK WITH OWNER AT 1903 JAMIE TO GO INSIDE TO SEE MASSIVE TREE		Code Case		0 Roberto Meneses		460 SW		20 AVE		5/11/2022 Closed
CV21060050	0735 - 17-7.4.b - (REPEAT) CONSTRUCTION NOISE BEFORE 8:00AM	CITATION	Violation-BLD Hearing		0 Hector Suarez		460 SW		20 AVE		6/15/2021 Closed
BE21060078	0735 - 17-7.4.b - (REPEAT) CONSTRUCTION NOISE BEFORE 8:00AM	CITATION	Building Code Case		0 Hector Suarez		460 SW		20 AVE		6/15/2021 Closed
BE21060048	0734 - 17-7.4.b - CONSTRUCTION ACTIVITY BEFORE 8:00AM	CITATION	Building Code Case		0 Hector Suarez		460 SW		20 AVE		6/8/2021 Closed
CT21060029	17-7.4.b.~ Construction Noise~ It is Unlawful to operate construction equipment or make construction noise of any kind Monday thru Saturday before 8:00 AM or after 7:00 PM and Sunday before 10:00 AM or after 7:00 PM.~ TO WIT THERE IS CONSTRUCTION ACTIVITY BEING DONE BEFORE 8:00AM. ~ CORRECTIVE ACTION START ALL CONSTRUCTION ACTIVITY MONDAY THROUGH SATURDAY 8:00AM TO 7:00PM AND SUNDAY 10:00AM TO 7:00PM.	Violation-Citation	Violation-Citation		0		460 SW		20 AVE		6/8/2021 Closed
CT21030079	CITATION-OPERATING EQUIPMENT AND MAKING CONSTRUCTION NOISE BEFORE 8:00 W/O PERMIT	CITATION	Violation-Citation		0 Alexander Albores		460 SW		20 AVE		3/11/2021 Closed
BE21030034	CITATION-OPERATING EQUIPMENT AND MAKING CONSTRUCTION NOISE BEFORE 8:00 W/O PERMIT	CITATION	Building Code Case		0 Alexander Albores		460 SW		20 AVE		3/10/2021 Closed
BE21020017	Possible work out of scope		Building Code Case		0 Alexander Albores		460 SW		20 AVE		2/5/2021 Closed
BLD-RMIS-20120004	PLAYGROUND EQUIPMENT INSTALLATION WITH SURFACE AND BORDER	PLAYGROUND EQUIPMENT INSTALLATION WITH SURFACE AND BORDER	Residential Miscellaneous Permit		0		460 SW		20 AVE		12/18/2020 Void
BLD-CMIS-20120002	PLAYGROUND EQUIPMENT INSTALLATION WITH SURFACE AND BORDER	PLAYGROUND EQUIPMENT INSTALLATION WITH SURFACE AND BORDER	Commercial Miscellaneous Permit		20		460 SW		20 AVE		12/18/2020 Complete
BLD-FEN-20050077 FS-04040043	PERIMETER FENCE 5' ALUMINUM PICKET AND 6' WOOD SHADOWBOX FENCE - DRC SET ATTACHED	INSTALL PVC AND SHADOWBOX WOOD FENCE LENNAR HOMES LLC	Fence Permit Fire Safety Account		0 0		460 SW 460 SW		20 AVE 20 AVE		5/21/2020 Issued 4/21/2004 Active

Certificate Of Completion

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 VP Of Operations
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Status

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July 8, 2022

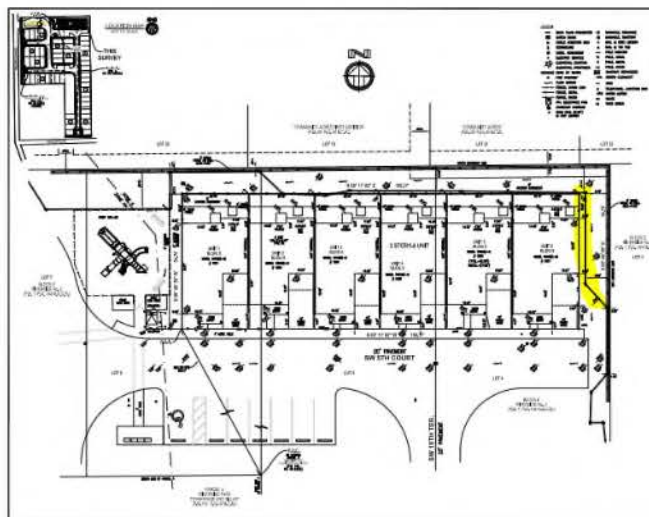
Via LauderBuild

Mr. Mohammed Malik
Zoning Administrator
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19th Avenue
Ft. Lauderdale, FL 33301

**Re: Easement Variance Justification Narrative
Lennar: The Edge on 20th – Fort Lauderdale**

Dear Mohammed:

Lennar Homes LLC (“Applicant”) is the developer of The Edge on 20th townhomes fronting SW 20th Avenue in the City of Fort Lauderdale (“City”). The Edge on 20th has been constructed and consists of 56 townhomes. The property is zoned RM-15 and the common area can be further identified by Broward County folio number 5042-09-54-0010 (“Property”). In March 2018, the Applicant obtained site plan approval for the 56-townhome development on the Property. Pursuant to Section 47-18.33.B.5.c of the Unified Land Development Regulations (“ULDR”), a five foot pedestrian easement is required along the side lot line of the townhouse development not abutting a public street. The Applicant has met this requirement except for a small area located on the east side of Building 9. See yellow highlighted area adjacent to Building 9 below.



Below is a photograph of the area at the end of the drive aisle facing east.



The property to the east of the Property is the Oak Hammock neighborhood which is not included in the The Edge on 20th townhome project. The Applicant is requesting relief from Section 47-18.33.B.5.c of the ULDR to eliminate a portion of the 5 foot pedestrian easement along the east side of Building 9 as there is no need for an easement in this location as there is access along the rear property line and it is infeasible to provide a pedestrian easement in this particular spot due to the retaining wall with grade elevation difference of approximately three feet. See photograph below depicting the retaining wall and elevation differential.



At this time, the Applicant is requesting a variance from Section 47-18.33.B.5.c of the ULDR, to eliminate the five foot pedestrian easement requirement along the side lot line of Building 9 of the townhouse development pursuant the variance criteria below.

Variance Criteria Statement pursuant to Section 47-24.12.A.4

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

The Applicant obtained site plan approval for the construction of the 56 townhome development on the Property in March 2018. It is the Applicant's goal to maintain reasonable use of the Property while supporting the intent of the RM-15 zoning district regulations. Per the ULDR, a pedestrian easement is intended to provide access for property owners. The townhome development has been constructed and is compliance with the pedestrian easement requirements with the exception of the small area as depicted above. As discussed above, there is no need for an easement in this location as there is access along the rear property line and it is infeasible to provide a pedestrian easement in this particular spot due to the three foot retaining wall with grade elevation difference. This constraint renders it unfeasible to strictly comply with ULDR.

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

As described above, there is no need for an easement in this location as there is access along the rear property line and it is infeasible to provide a pedestrian easement in this particular spot due to the three foot retaining wall with grade elevation difference. This is a peculiar condition to property at issue which clearly onstitutes a marked exception to other properties in the same zoning district.

c. Literal application of the provision of the ULDR would deprive the applicant of the 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)

It is the Applicant's goal to maintain reasonable use of the Property while supporting the intent of the RM-15 zoning district. Per the ULDR, the RM-15

zoning district is intended to provide areas in the city for single family residences and low-rise multifamily residences in a manner which ensures, to the greatest extent possible, compatibility with adjacent development and existing residential neighborhoods. There is an existing privacy fence that sits behind the retaining wall. As such, it is unfeasible to provide a pedestrian easement in this particular spot due to the three foot retaining wall with grade elevation difference as shown in the photograph above. The property constraint renders it impossible to strictly comply with the literal interpretation of the ULDR. The Applicant would be deprived of a substantial property right shared by others in the surrounding area.

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

The unique hardship was not self-created by the Applicant nor a mere disregard or ignorance of the ULDR. The Applicant obtained approval in March of 2018 for the construction of the 56-townhouse unit development. The need for the retaining wall and the property constraints are not self-created circumstances.

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

The elimination of the pedestrian easement in this small spot is the minimum variance to make reasonable use of the Property that is in harmony with the general purpose and intent of the ULDR, and is compatible with adjoining properties and the surrounding neighborhood and is not otherwise detrimental to the public welfare. In fact, the variance request promotes safety to the public welfare.

The requested variance is consistent with the standards of granting a variance as set forth by the City in Section 47-24.12.A.4 of the ULDR. The Applicant have demonstrated that 1) special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property; 2) circumstances which cause the special conditions are peculiar to the Property at issue, or to such a smaller number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; 3) literal application of the provision of the ULDR would deprive the Applicant of the substantial Property right that is enjoyed by other property owners in the same zoning district; 4) 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 5) 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

July 8, 2022
Page No. 5

neighborhood or otherwise detrimental to the public welfare. The Applicant respectfully requests the City grant the requested variance.

If you need additional information, please let me know.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to read "Deena Gray", with a stylized flourish at the end.

Deena Pacelli Gray, Esq.
For the Firm

Enclosures



SW 5 CT

SW 19 TER

STOP

Coastal
954-947-4000

Coastal
954-947-4000







LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
△	8	*Bursera simaruba	12' HT. X 6" SPR. 3" DBH	HIGH
△	8	GUMBO LIMBO	F.G.	HIGH
△	8	*Quercus virginiana	16' HT. X 7" SPR. 4" DBH	HIGH
△	26	LIVE OAK	F.G.	HIGH
△	26	*Coccoloba diversiflora	12' HT. X 6" SPR. 3" DBH.	HIGH
△	18	PIGEON PLUM	F.G.	MEDIUM
△	43	*Ilex cassine	10' HT. X 4" SPR. 2" DBH	HIGH
△	35	DAHOON HOLLY	F.G.	HIGH
△	10	*Taxodium distichum	8'-10' O.A. HEIGHT. 2"DBH	MEDIUM
△	12	BALD CYPRESS	F.G.	HIGH
△	10	*Conocarpus erectus 'sericeus'	10' HT. X 6" SPR. 2" DBH	MEDIUM
△	25	SILVER BUTTWOOD	F.G.	HIGH
△	17	Ligustrum japonicum	8' HT. X 8" SPR., MULTI TRUNK	MEDIUM
△	3	JAPANESE PRIVET	F.G.	HIGH
△	12	*Roystonea elata	F.G., MATCHED HTS.	MEDIUM
△	25	ROYAL PALM	F.G., MATCHED HTS.	MEDIUM
△	17	Veitchia montgomeryana 'single'	26' 20" POINT HT. IN 18" C.T.	HIGH
△	3	SINGLE MONTGOMERY PALM	F.G.	HIGH
△	3	Phoenix roebelenii 'triple'	5'-6" O.A. HT.	MEDIUM
△	3	PYGMY DATE PALM 'TRIPLE'	F.G., TRIPLE TRUNK	HIGH
△	3	Chamaedorea cataractarum	5'-6" O.A. HT.	MEDIUM
△	3	CAT PALM	F.G., OR 25 GAL., FULL	MEDIUM
SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
△	36	Alcantarea odorata [SHRUB]	32" HT. X 32" SPR. 17" POT	HIGH
△	476	BROMELIAD SP.		HIGH
△	542	*Clusia guttifera [SHRUB]	24" HT. X 24" SPR. / 24" O.C. 3 GAL.	HIGH
△	55	SMALL LEAF CLUSIA		HIGH
△	633	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.	MEDIUM
△	341	RED TIP COCOPLUM		HIGH
△	119	Codiaeum variegatum 'Sloppy Painter'	36" HT. X 36" SPR. / 36" O.C. 7 GAL.	HIGH
△	94	YELLOW-GREEN CROTON		HIGH
△	294	Juniperus chinensis 'Parsonii'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.	HIGH
△	98	PARSON'S JUNIPER		HIGH
△	119	*Muhlenbergia capillaris [SHRUB]	24" HT. X 24" SPR. / 24" O.C. 3 GAL.	MEDIUM
△	98	PINK MUHLY GRASS		MEDIUM
△	119	Philodendron 'Burlie Marx'	18" HT. X 18" SPR. / 18" O.C. 3 GAL.	HIGH
△	94	BURLE MARX PHILODENDRON		HIGH
△	94	Pentas lanceolata 'New Look White'	12" HT. X 12" SPR. / 12" O.C. 1 GAL.	HIGH
△	294	DWARF PENTAS		HIGH
△	98	*Serenoa repens [SHRUB]	30" HT. X 30" SPR. / 30" O.C. 7 GAL.	HIGH
△	98	SAW PALMETTO		HIGH
△	98	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.	HIGH
△	98	VARIEGATED SCHEFFLERA		HIGH
△	As Required	Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD	LOW
△	As Required	ST. AUGUSTINE GRASS		LOW

* DENOTES NATIVE SPECIES

SYMBOL LEGEND

- (#x) Tree to Relocate
- (#x) Tree to Remain
- (○) Tree Canopy

TREE COUNTS

- 82 Proposed Trees & 24 Palms in Overall only
- 66 Proposed Trees & 13 Palms in Overall & Building Permit
- 6 Proposed Trees in R.O.W. only

LANDSCAPE LEGEND		
ZONE DISTRICT:	REQ.	PROV.
RM-15		
Gross Land: 176,864.00(s.f.) Net Land: 74,438.00(s.f.) Water Bodies: 0		
Lot Tree Requirement 176,864.00 sf - NET LOT AREA= 102,426 sf (1 TREE PER 1,000)	102	**102
Lot Shrub Requirement (12 PER 1,000 SF):	2,124	2,152
VUA Requirements: (VUA 44,690 sq ft) 20% of total VUA to be landscape area	(8,938 SF)	(8,938 SF)
1 tree for every 1,000 sq ft of VUA	45	45
6 shrubs for every 1,000 sq ft of VUA	270	270
Street trees (1 tree per 40 L.F.):	15	***15
TOTAL NUMBER OF SHRUBS	2,394	**2,402
TOTAL NUMBER OF TREES (PALMS COUNT 3:1)	237	**237
40% OF SHRUBS SHALL BE NATIVE/DROUGHT TOLERANT	958(40%)	***2,157
50% OF TREES SHALL BE NATIVE/DROUGHT TOLERANT	118 (50%)	178
<50% OF LANDSCAPE AREA TO BE SOD (59,809 sf total)	29,805(50%)	29,800

Note: All pervious areas must be landscaped with lawn, groundcover, and/or shrubbery.
 *PROPOSED TREES, 17 EXISTING TREES, 4 RELOCATED TREES, AND 16 EXISTING PALMS. SEE TREE DISPOSITION PLAN FOR EXACT SPECIES.
 **INCLUDES 560 SHRUBS FROM TYPICAL UNITS (10 SHRUBS PER UNIT X 56 UNITS)
 ***INCLUDES 504 NATIVE SHRUBS FROM TYPICAL UNITS (9 SHRUBS PER UNIT X 56 UNITS)
 ****INCLUDES 4 RELOCATED TREES. SEE TREE DISPOSITION PLAN FOR EXACT SPECIES.

V.U.A. =44,690 SF REQUIRED PROVIDED

V.U.A. LANDSCAPE AREA (20% OF GROSS V.U.A.)	REQUIRED	PROVIDED
V.U.A. LANDSCAPE AREA (20% OF GROSS V.U.A.)	8,938 SF	8,938 SF
V.U.A. TOTAL TREES (1 PER 1000 S.F.)	45	45
V.U.A. TOTAL SHRUBS (6 PER 1000 SF)	270	270
V.U.A. SHADE TREES (25% of V.U.A. trees, 3" DBH.)	11	11
V.U.A. SHADE TREES (25% of V.U.A. trees, 2-3" DBH.)	11	11
V.U.A. FLOWERING TREES (20% of V.U.A. trees)	9	9
V.U.A. PALMS (20% of V.U.A. trees)	9	9

MITIGATION CALCULATIONS

Canopy Criteria	DBH/ INCHES	PALM (8' C.T.)
TOTAL DBH (Inches) OF REMOVED TREES	1,992	
TOTAL NUMBER OF REMOVED PALMS		255
TOTAL DBH (Inches) OF REPLACED TREES	397	
TOTAL NUMBER (8' C.T.) OF REPLACED PALMS		100

SHEET INDEX:

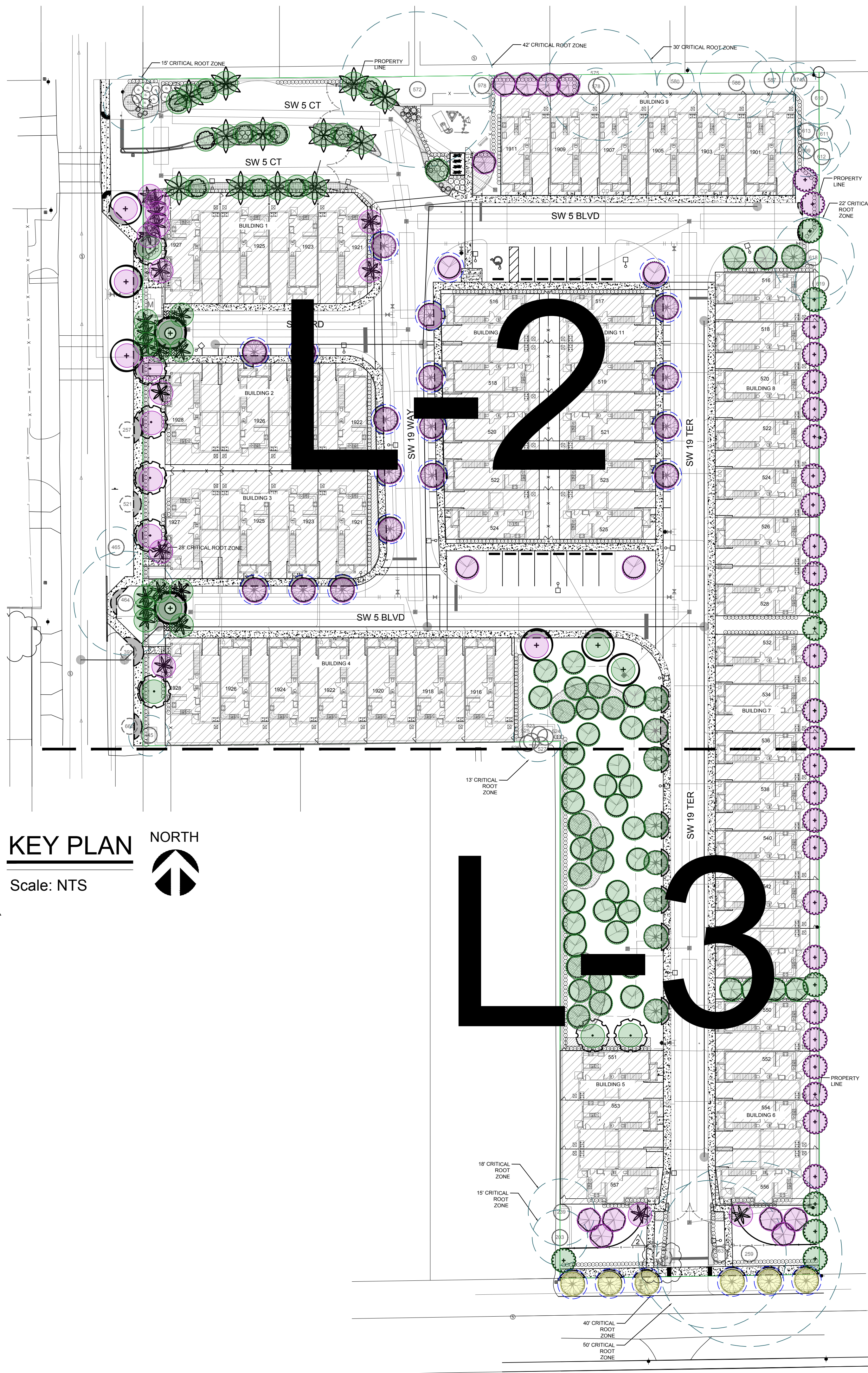
- L-1 INDEX
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 TYPICAL 7-UNITS TOWNHOMES LANDSCAPE PLAN
- L-5 LANDSCAPE DETAILS
- TD-1 TREE DISPOSITION PLAN
- TD-2 TREE DISPOSITION PLAN
- TD-3 ARBORIST REPORT

KEY PLAN

NORTH



Scale: NTS



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RIVERSIDE
 LENNAR HOMES
 FORT LAUDERDALE, FLORIDA
 LANDSCAPE INDEX

Revisions:	Date:	By:
11 DRC Comments	01.23.2019	MAV
42 Site Plan Coordination	02.29.2019	JV
31 Site Plan Coordination	04.22.2019	MAV
41 City Comments	09.25.2019	JV
50 City Comments	11.11.2019	JV
61 City Recommendations	01.03.2020	JV
71 Site Plan Coordination	02.28.2020	JV
81 Common Areas Permit	05.08.2020	JV

Seal:
 Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Landscape Plan
 Date: 12/06/2018
 Scale: See Left
 Drawn by: CE
 Sheet No.:
L-1
 Cad Id.: 2018-053

LANDSCAPE LIST

TREES				
SYMBOL	QUAN	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
AO	8	*Bursera simaruba	12' HT. X 6" SPR. 3" DBH	HIGH
		GUMBO LIMBO	F.G.	
		*Quercus virginiana	16' HT. X 7" SPR. 4" DBH	HIGH
		LIVE OAK	F.G.	
AO	26	*Coccoloba diversiflora	12' HT. X 6" SPR. 3" DBH	HIGH
		PIGEON PLUM	F.G.	
AO	18	*Ilex cassine	10' HT. X 4" SPR. 2" DBH	MEDIUM
		DAHOON HOLLY	F.G.	
AO	43	*Taxodium distichum	8'-10" O.A. HEIGHT. 2" DBH	HIGH
		BALD CYPRESS	F.G.	
AO	35	*Conocarpus erectus 'sericeus'	10' HT. X 6" SPR. 2" DBH	HIGH
		SILVER BUTTONWOOD	F.G.	
AO	10	Ligustrum japonicum	8' HT. X 8" SPR., MULTI TRUNK	MEDIUM
		JAPANESE PRIVET	F.G.	
AO	12	*Roystonea elata	F.G., MATCHED HTS.	MEDIUM
		ROYAL PALM	F.G., MATCHED HTS.	
AO	25	Veitchia montgomeryana 'single'	26' 22" POT HT. 18" C.T.	MEDIUM
		SINGLE MONTGOMERY PALM	F.G.	
AO	17	Phoenix roebelenii 'triple'	5'-6" O.A. HT.	HIGH
		PYGMY DATE PALM 'TRIPLE'	F.G., TRIPLE TRUNK	
AO	3	Chamaedorea cataractarum	5'-6" O.A. HT.	MEDIUM
		CAT PALM	F.G., OR 25 GAL., FULL	

SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
AO	36	Alcantarea odorata [SHRUB]	32" HT. X 32" SPR.	HIGH
		BROMELIAD SP.	17" POT	
CG	476	*Clusia guttifera [SHRUB]	24" HT. X 24" SPR. / 24" O.C.	HIGH
		SMALL LEAF CLUSIA	3 GAL.	
CI	542	*Chrysobalanus icaco 'Red Tip' [SHRUB]	24" HT. X 24" SPR. / 24" O.C.	HIGH
		RED TIP COCOPLUM	3 GAL.	
CV	55	Codiaeum variegatum 'Sloppy Painter' [SHRUB]	36" HT. X 36" SPR. / 36" O.C.	MEDIUM
		YELLOW-GREEN CROTON	7 GAL.	
JC	633	Juniperus chinensis 'Parsonii' [GROUNDCOVER]	18" HT. X 18" SPR. / 18" O.C.	HIGH
		PARSON'S JUNIPER	3 GAL.	
MC	341	*Muhlenbergia capillaris [SHRUB]	24" HT. X 24" SPR. / 24" O.C.	HIGH
		PINK MUHLIY GRASS	3 GAL.	
PB	119	Philodendron 'Burlie Marx' [GROUNDCOVER]	18" HT. X 18" SPR. / 18" O.C.	MEDIUM
		BURLE MARX PHILODENDRON	3 GAL.	
PL	94	Pentas lanceolata 'New Look White' [GROUNDCOVER]	12" HT. X 12" SPR. / 12" O.C.	MEDIUM
		DWARF PENTAS	1 GAL.	
SR	294	*Serenoa repens [SHRUB]	30" HT. X 30" SPR. / 30" O.C.	HIGH
		SAW PALMETTO	7 GAL.	
SV	98	Schefflera arboricola 'Trinette' [SHRUB]	24" HT. X 24" SPR. / 24" O.C.	HIGH
		VARIEGATED SCHEFFLERA	3 GAL.	
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD	LOW

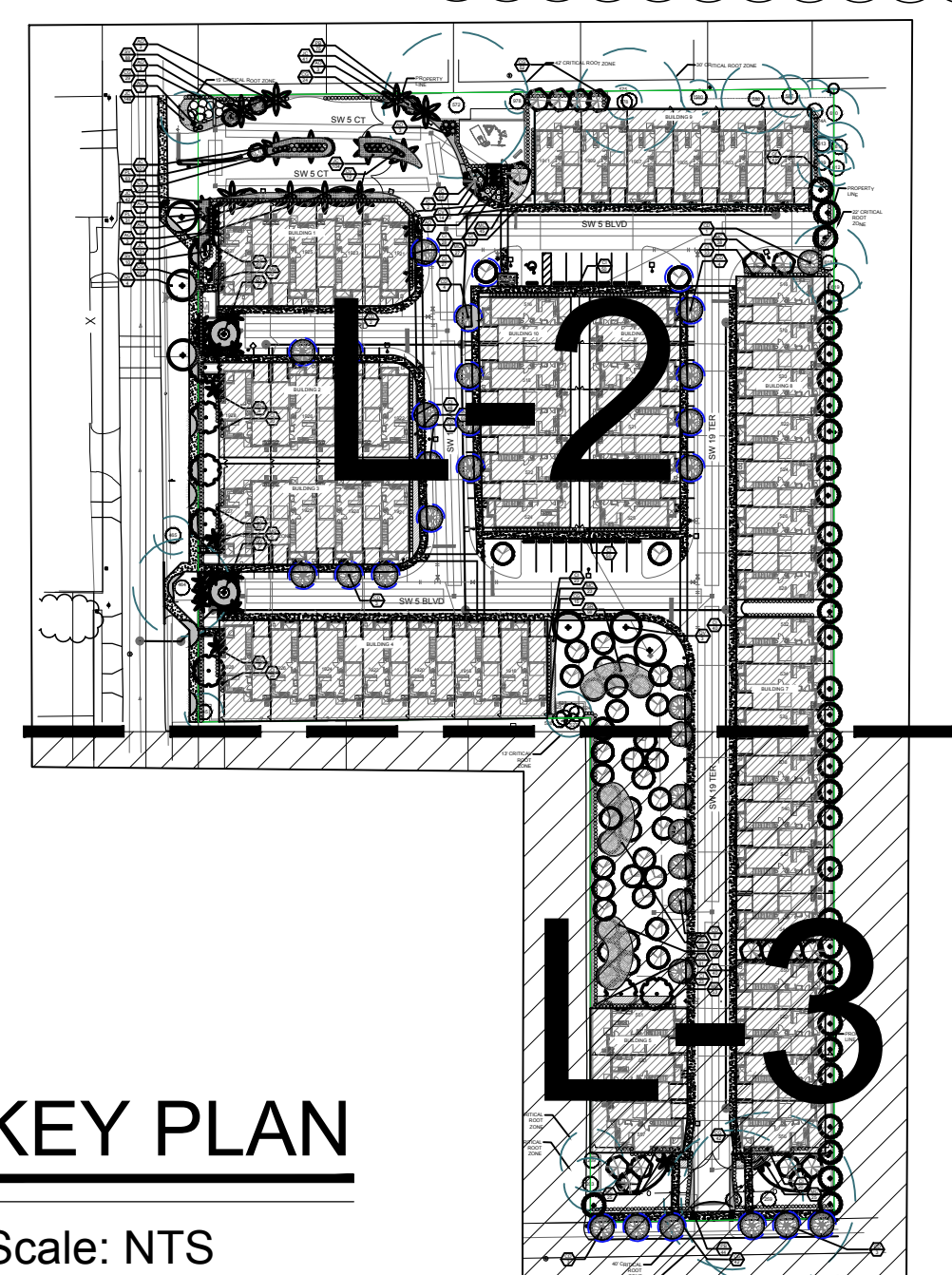
* DENOTES NATIVE SPECIES

SYMBOL LEGEND

- (#x) Tree to Relocate
- (#x) Tree to Remain
- (○) Tree Canopy

TREE COUNTS

- 82 Proposed Trees & 24 Palms in Overall only
- 66 Proposed Trees & 13 Palms in Overall & Building Permit
- 6 Proposed Trees in R.O.W. only



KEY PLAN

Scale: NTS



LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH



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RIVERSIDE
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 LANDSCAPE PLAN

Revisions:

Date:	By:
11/08/2018	MAV
12/20/2018	JV
02/22/2019	MAV
03/25/2019	JV
11/11/2019	JV
01/03/2020	JV
02/28/2020	JV
05/08/2020	JV

Seal:

Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Landscape Plan
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 Scale: See Left
 Drawn by: CE
 Sheet No.:
L-2
 Cad Id.: 2018-053

LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
△	8	*Bursera simaruba	12' HT. X 6" SPR. 3" DBH	HIGH
		GUMBO LIMBO	F.G.	
△	8	*Quercus virginiana	16' HT. X 7" SPR. 4" DBH	HIGH
		LIVE OAK	F.G.	
△	26	*Coccoloba diversiflora	12' HT. X 6" SPR. 3" DBH	HIGH
		PIGEON PLUM	F.G.	
△	18	*Ilex cassine	10' HT. X 4" SPR. 2" DBH	MEDIUM
		DAHOON HOLLY	F.G.	
△	43	*Taxodium distichum	8'-10' O.A. HEIGHT. 2"DBH	HIGH
		BALD CYPRESS	F.G.	
△	35	*Conocarpus erectus 'sericeus'	10' HT. X 6" SPR. 2" DBH	HIGH
		SILVER BUTTONWOOD	F.G.	
△	10	Ligustrum japonicum	8' HT. X 8" SPR., MULTI TRUNK	MEDIUM
		JAPANESE PRIVET	F.G.	
△	12	*Roystonea elata		MEDIUM
		ROYAL PALM	F.G., MATCHED HTS.	
△	25	Veitchia montgomeryana 'single'	20' POINT MTN 18" C.T.	MEDIUM
		SINGLE MONTGOMERY PALM	F.G.	
△	17	Phoenix roebelenii 'triple'	5'-6" O.A. HT.	HIGH
		PYGMY DATE PALM 'TRIPLE'	F.G., TRIPLE TRUNK	
△	3	Chamaedorea cataractarum	5'-6" O.A. HT.	MEDIUM
		CAT PALM	F.G., OR 25 GAL., FULL	
SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
△	36	Alcantarea odorata [SHRUB]	32" HT. X 32" SPR.	HIGH
		BROMELIAD SP.	17" POT	
△	476	*Clusia guttifera [SHRUB]	24" HT. X 24" SPR. / 24" O.C.	HIGH
		SMALL LEAF CLUSIA	3 GAL.	
△	542	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.	HIGH
		RED TIP COCOPLUM	3 GAL.	
△	55	Codiaeum variegatum 'Sloppy Painter'	36" HT. X 36" SPR. / 36" O.C.	MEDIUM
		YELLOW-GREEN CROTON	7 GAL.	
△	633	Juniperus chinensis 'Parsonii'	18" HT. X 18" SPR. / 18" O.C.	HIGH
		PARSON'S JUNIPER	3 GAL.	
△	341	*Muhlenbergia capillaris [SHRUB]	24" HT. X 24" SPR. / 24" O.C.	HIGH
		PINK MUHLIY GRASS	3 GAL.	
△	119	Philodendron 'Burlie Marx'	18" HT. X 18" SPR. / 18" O.C.	MEDIUM
		BURLE MARX PHILODENDRON	3 GAL.	
△	94	Pentas lanceolata 'New Look White'	12" HT. X 12" SPR. / 12" O.C.	MEDIUM
		DWARF PENTAS	1 GAL.	
△	294	*Serenoa repens [SHRUB]	30" HT. X 30" SPR. / 30" O.C.	HIGH
		SAW PALMETTO	7 GAL.	
△	98	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.	HIGH
		VARIEGATED SCHEFFLERA	3 GAL.	
△	As Required	Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD	LOW
		ST. AUGUSTINE GRASS		

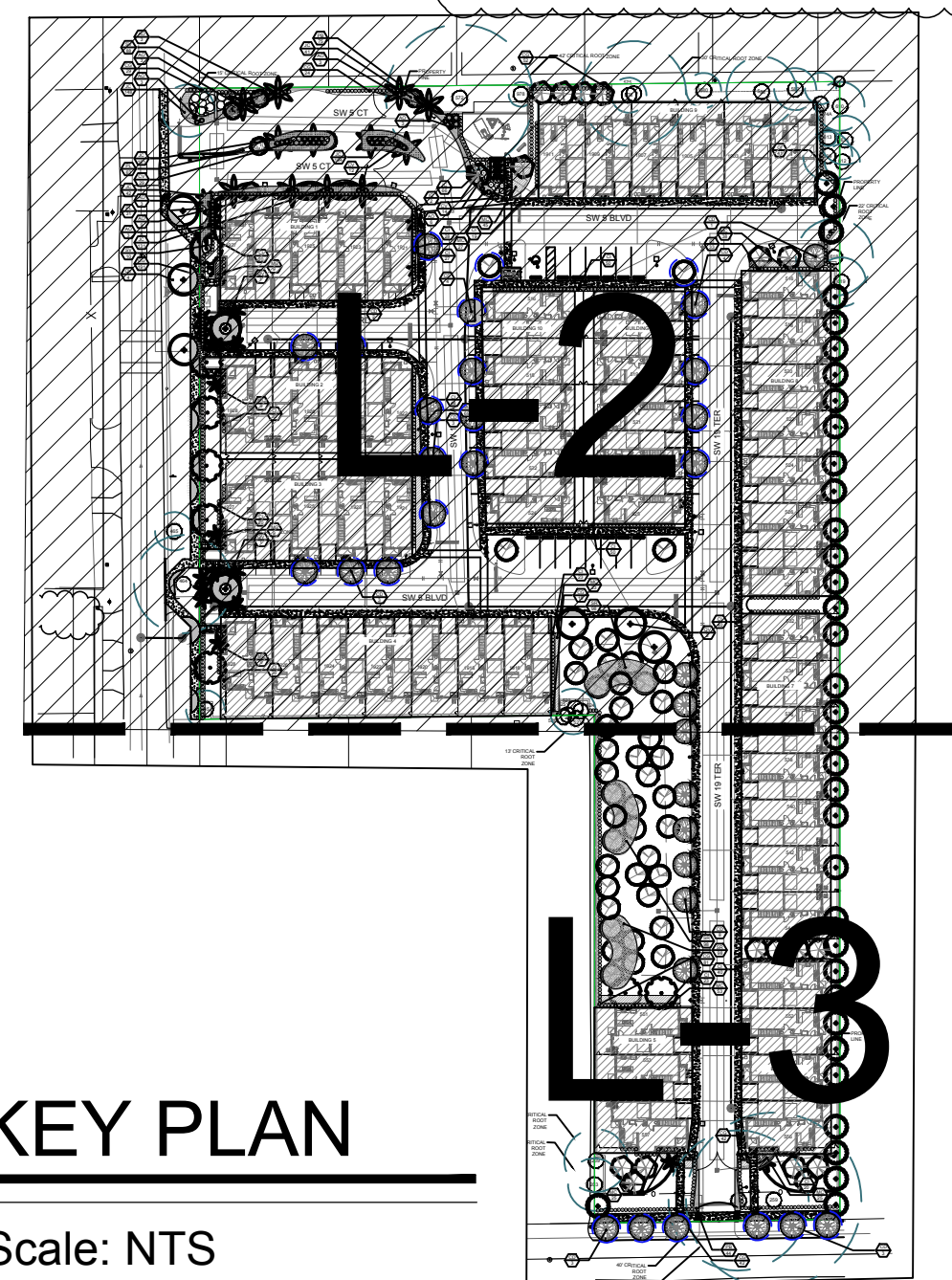
* DENOTES NATIVE SPECIES

SYMBOL LEGEND

- ⊗ Tree to Relocate
- ⊙ Tree to Remain
- Tree Canopy

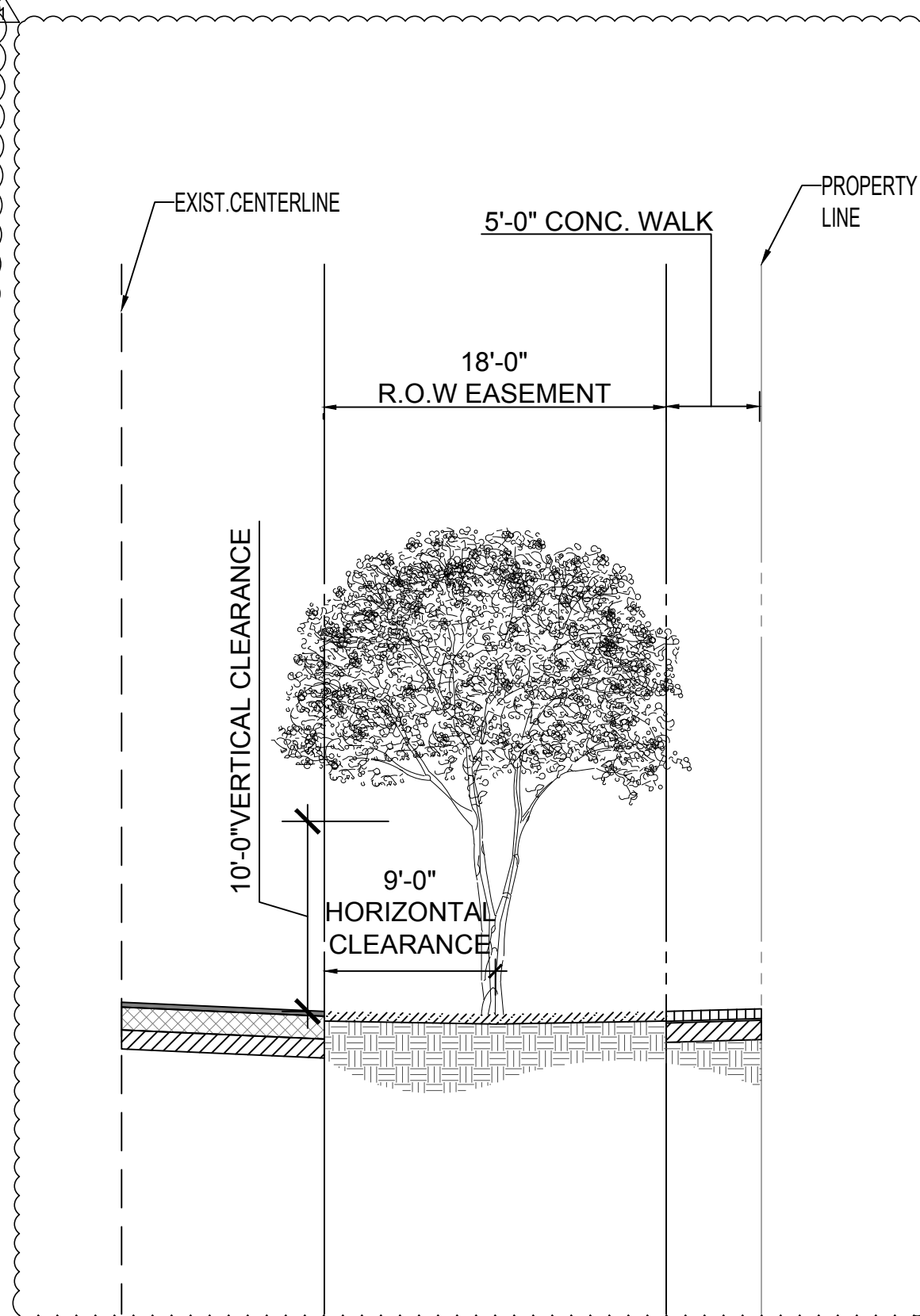
TREE COUNTS

- 82 Proposed Trees & 24 Palms in Overall only
- 66 Proposed Trees & 13 Palms in Overall & Building Permit
- 6 Proposed Trees in R.O.W. only



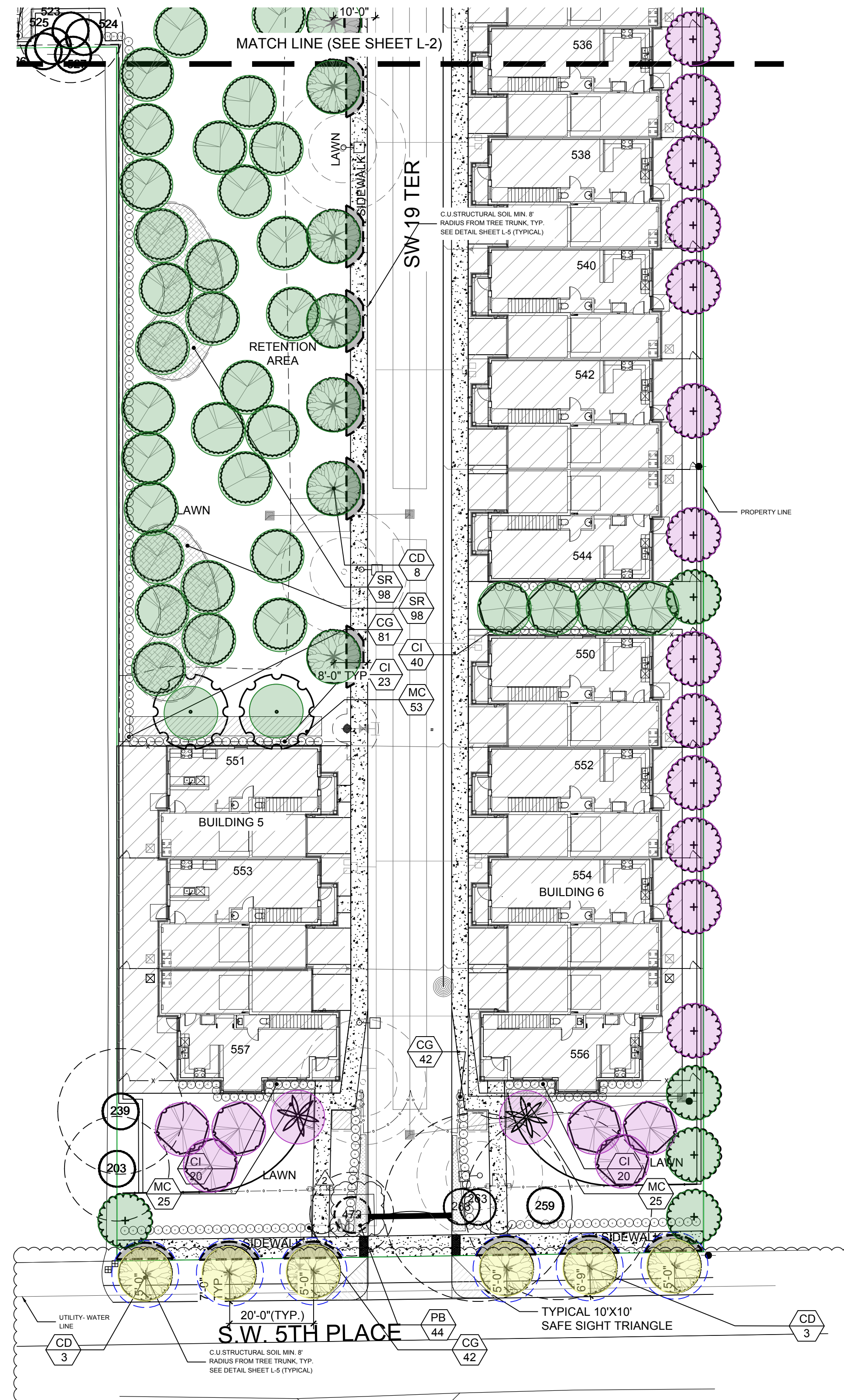
KEY PLAN

Scale: NTS



TREE PLANTING R.O.W. SECTION

Scale: 1/8" = 1'-0"



LANDSCAPE PLAN

Scale: 1" = 20'-0"



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 LANDSCAPE PLAN

Revisions:	Date:	By:
11 DRC Comments	01.23.2019	MAV
21 Site Plan Coordination	02.29.2019	JV
31 Site Plan Coordination	08.22.2019	MAV
41 City Comments	09.25.2019	JV
51 City Comments	11.11.2019	JV
61 City Recommendations	01.03.2020	JV
71 Site Plan Coordination	02.28.2020	JV
81 Common Areas Permit	05.08.2020	JV

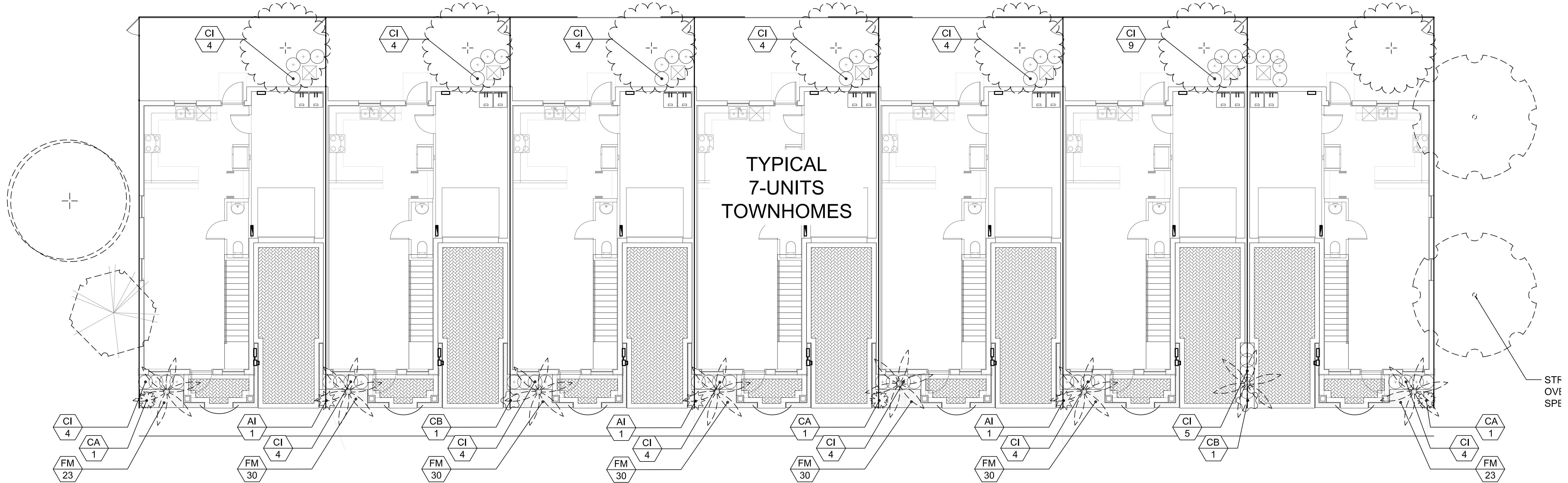
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 Member: A.S.L.A.

Drawing: Landscape Plan
 Date: 12/06/2018
 Scale: See Left
 Drawn by: CE
 Sheet No.:
L-3
 Cad Id.: 2018-053

Revisions:	Date:	By:

Seal:
 Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Landscape Plan
 Date: 12/06/2018
 Scale: See Left
 Drawn by: MAV
 Sheet No.:
L-4
 Cad Id.: 2018-053



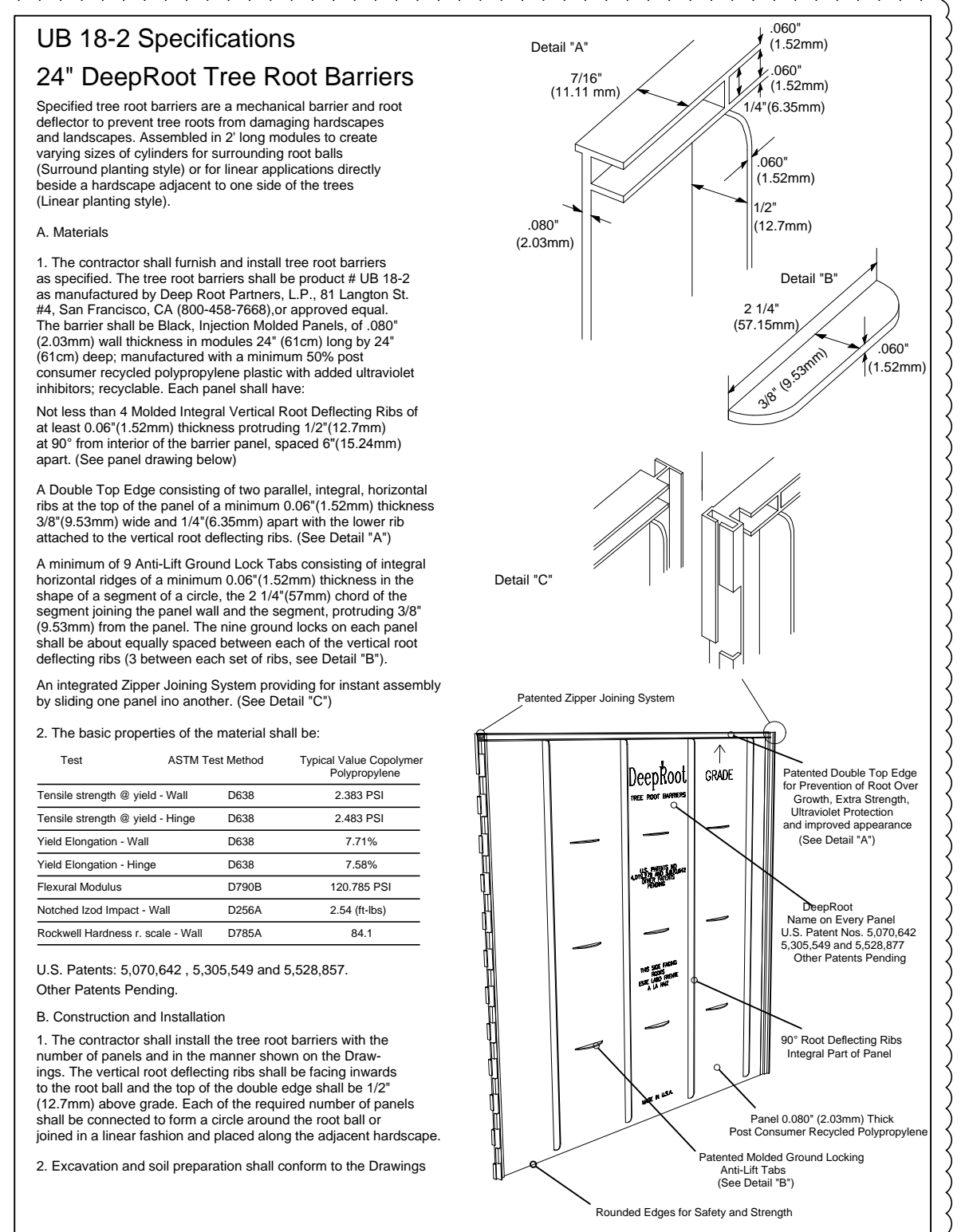
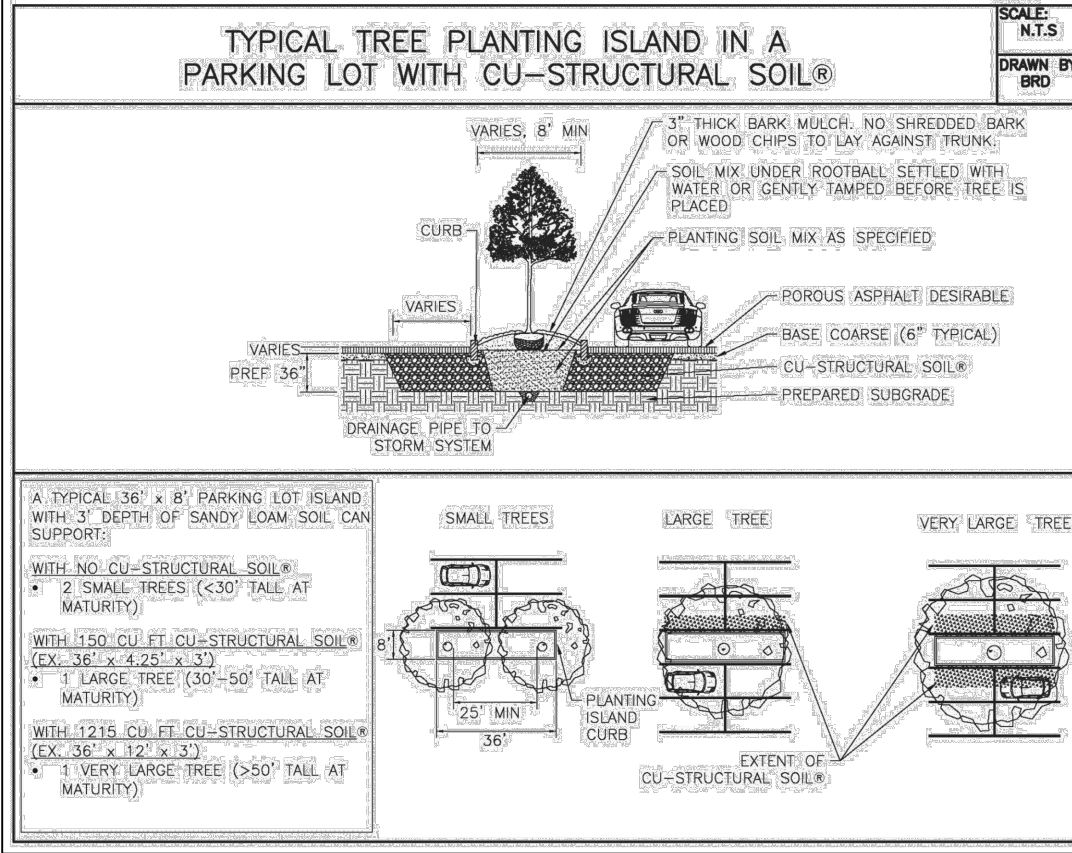
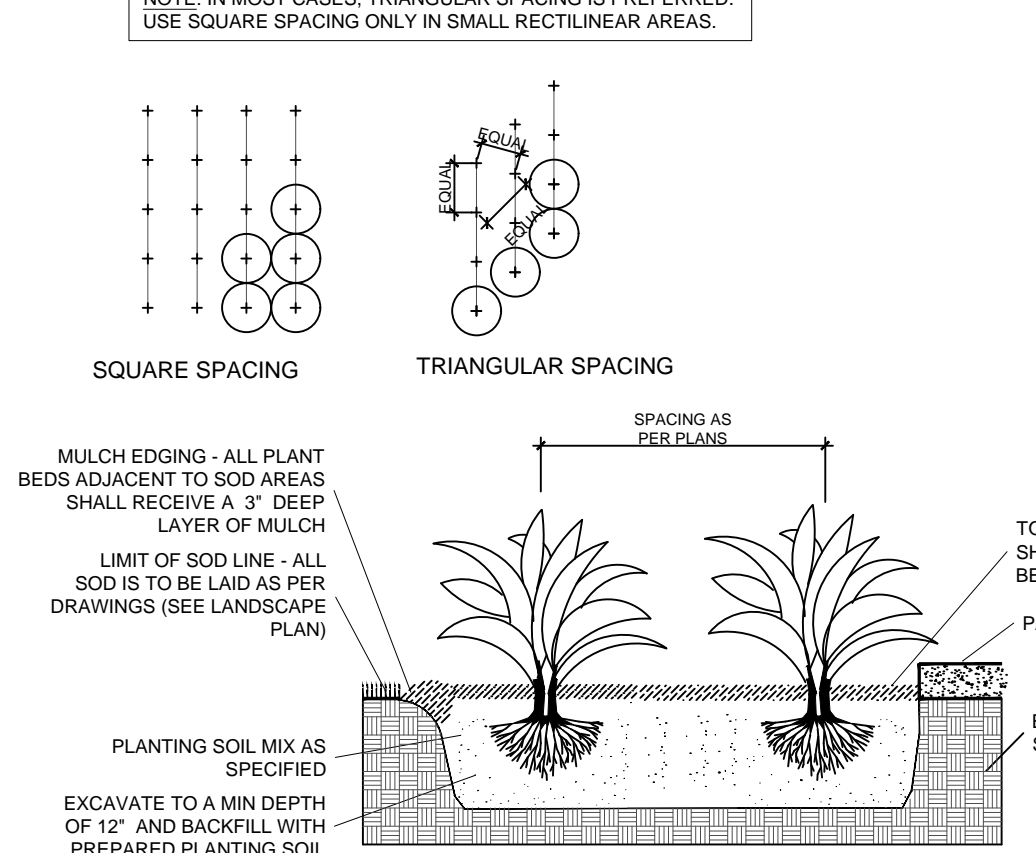
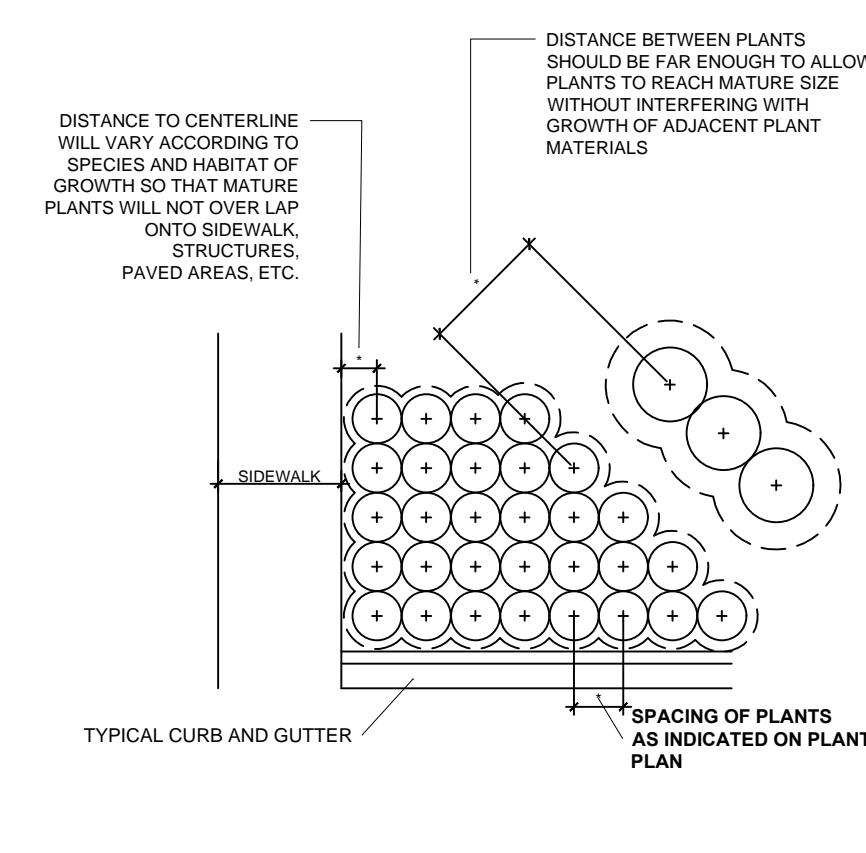
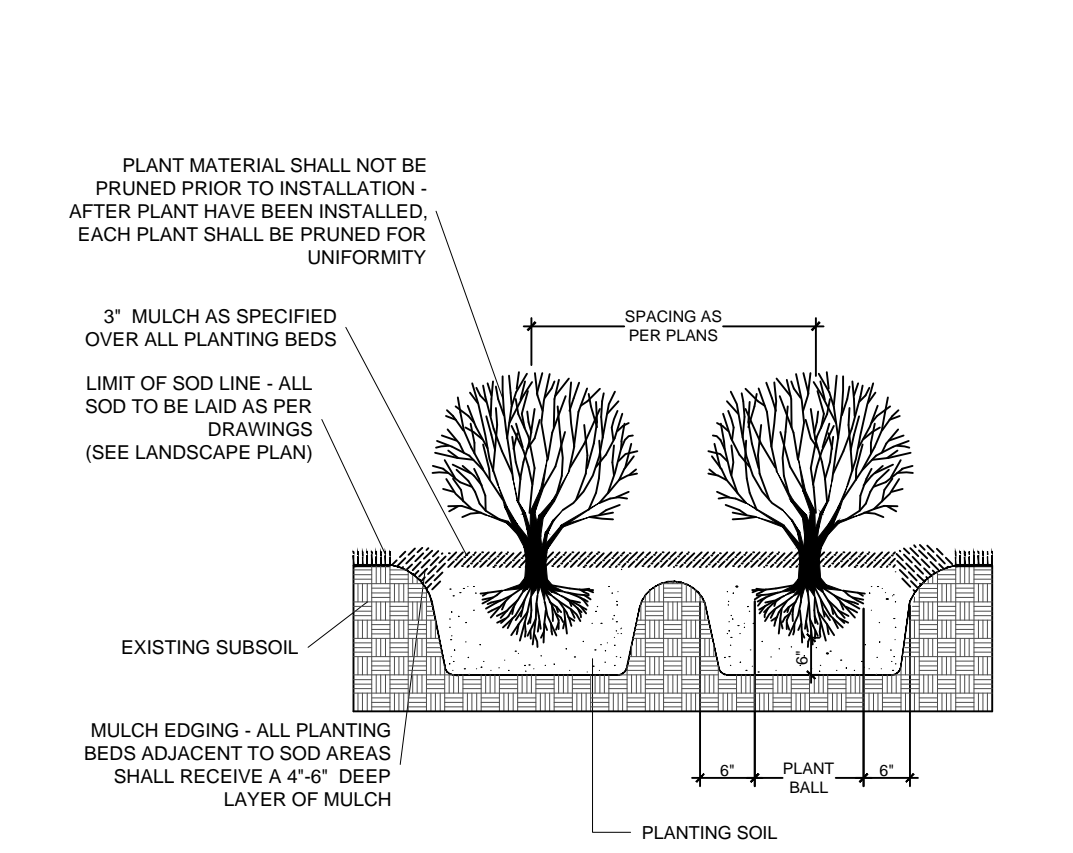
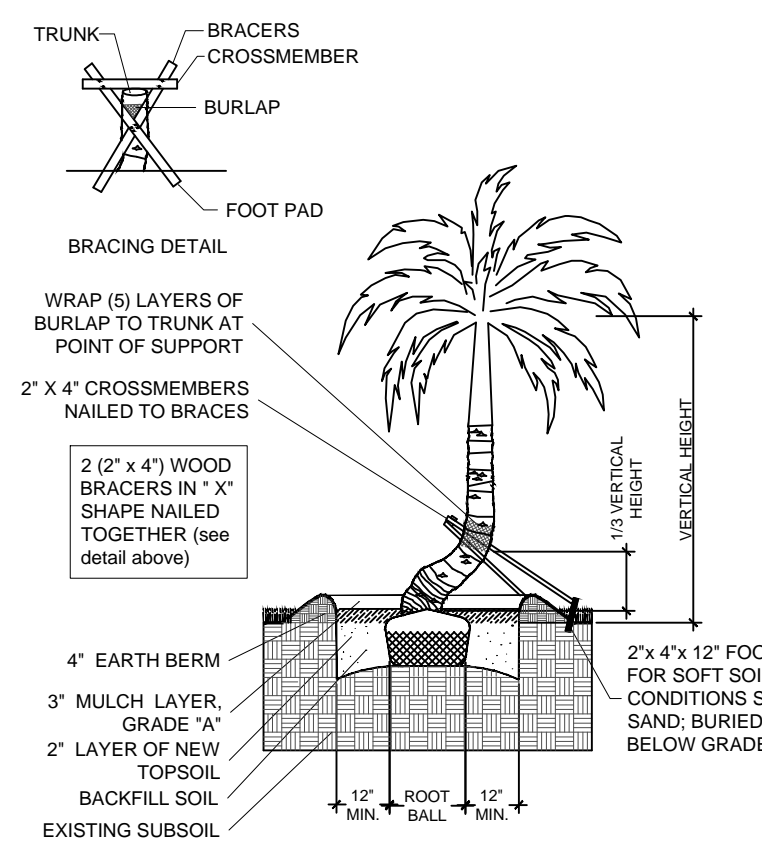
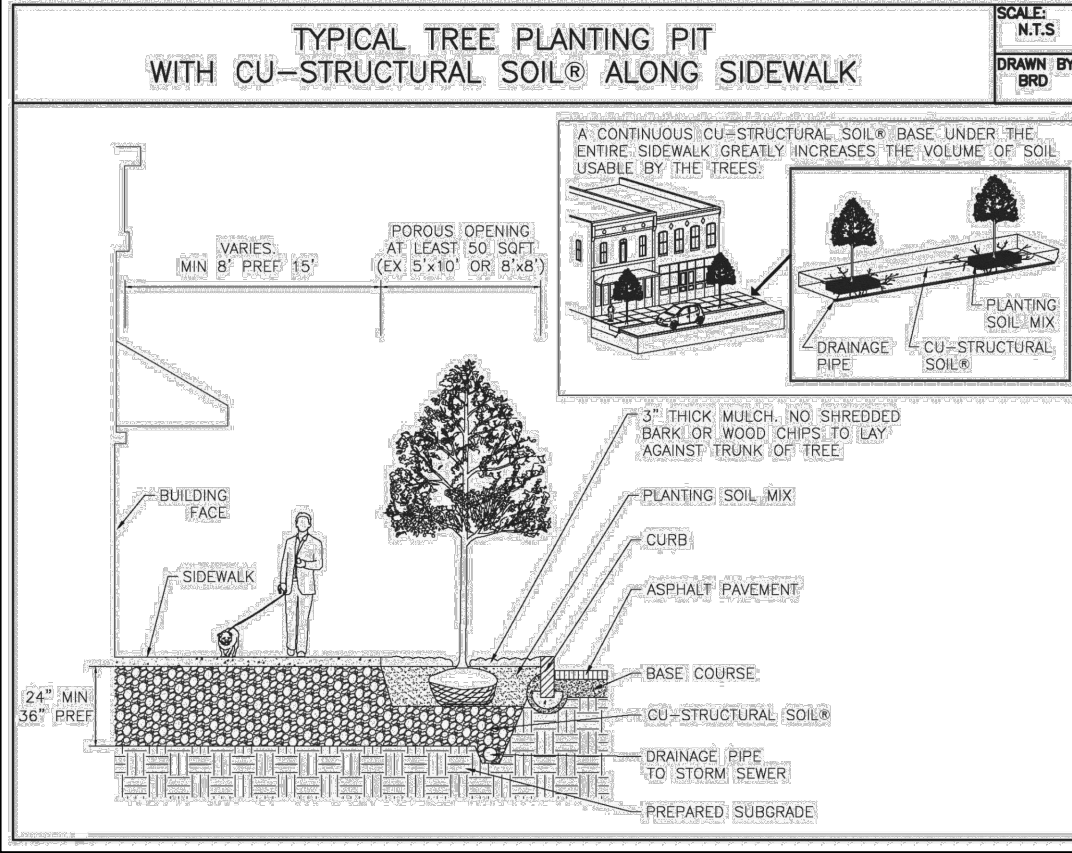
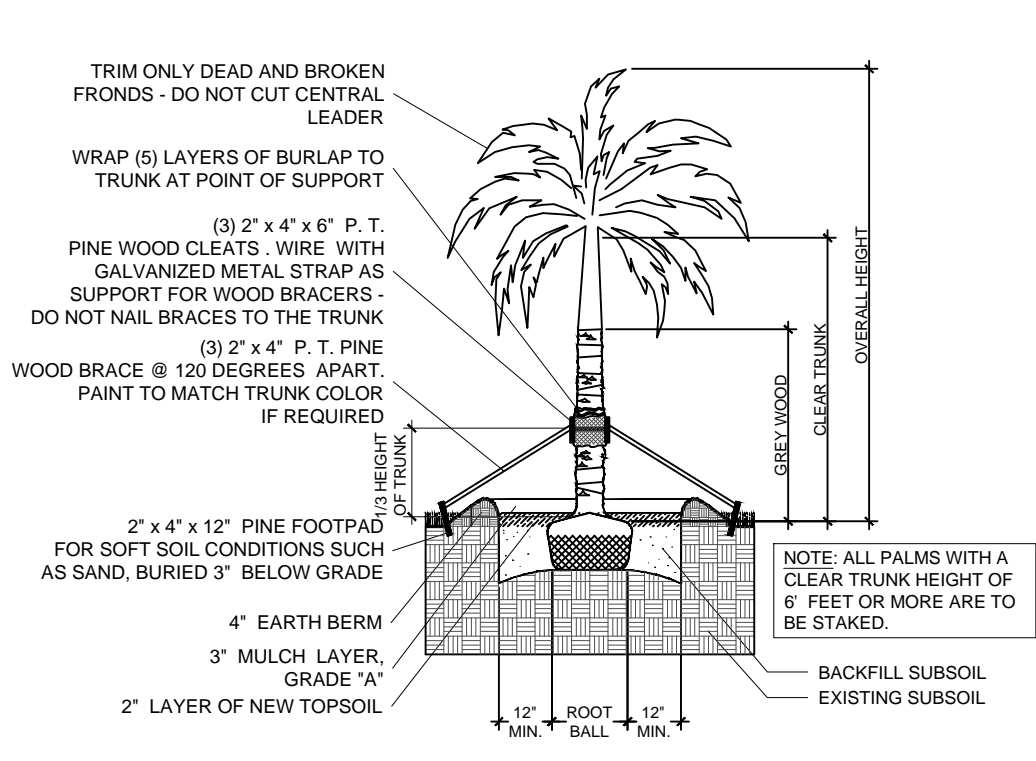
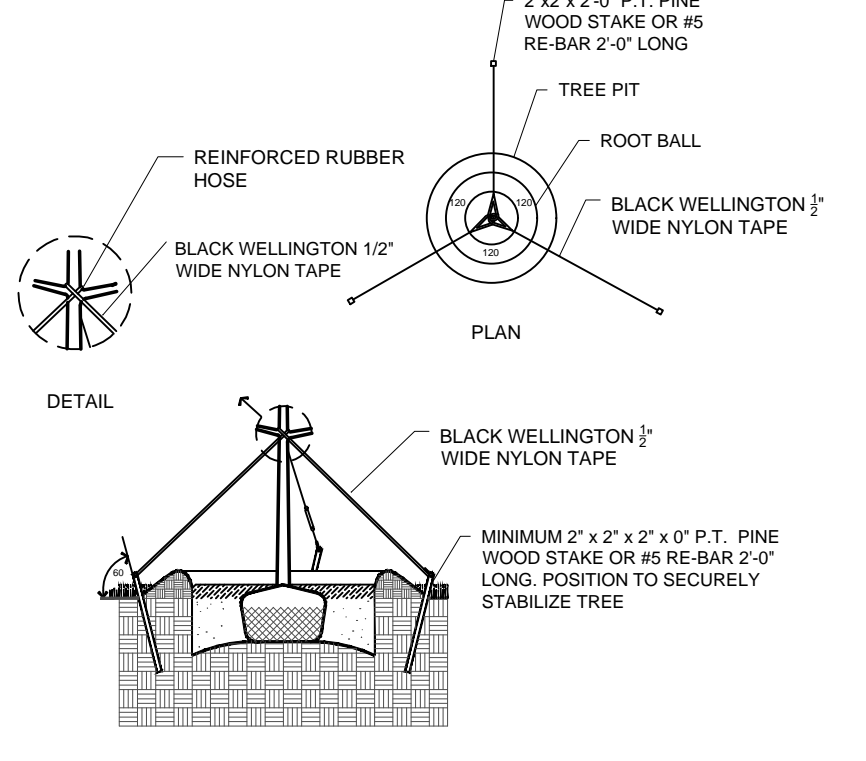
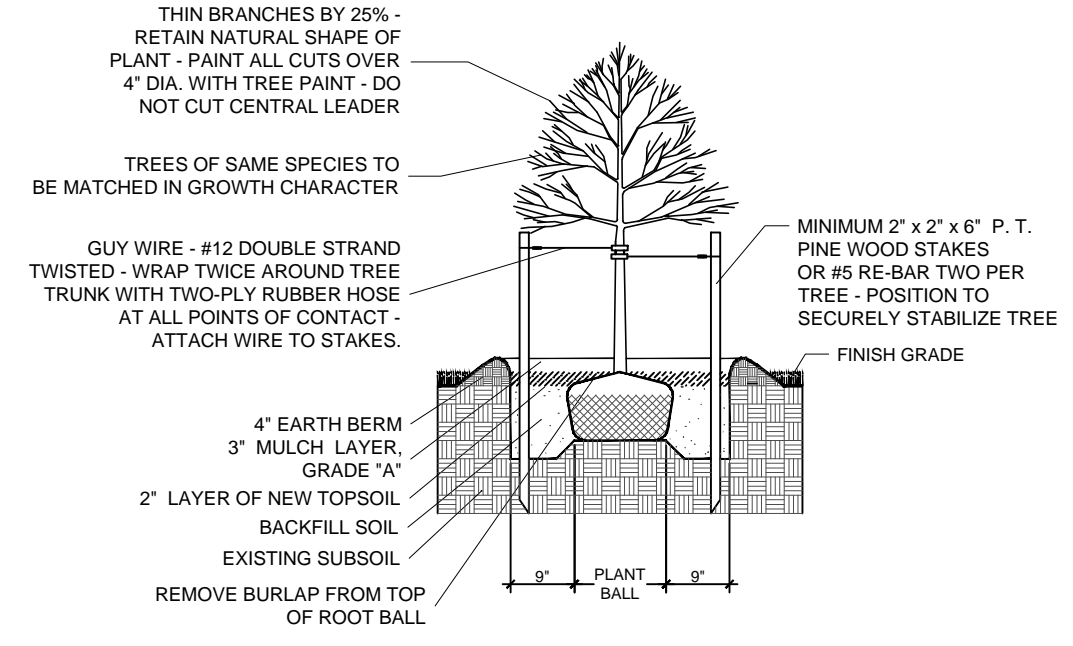
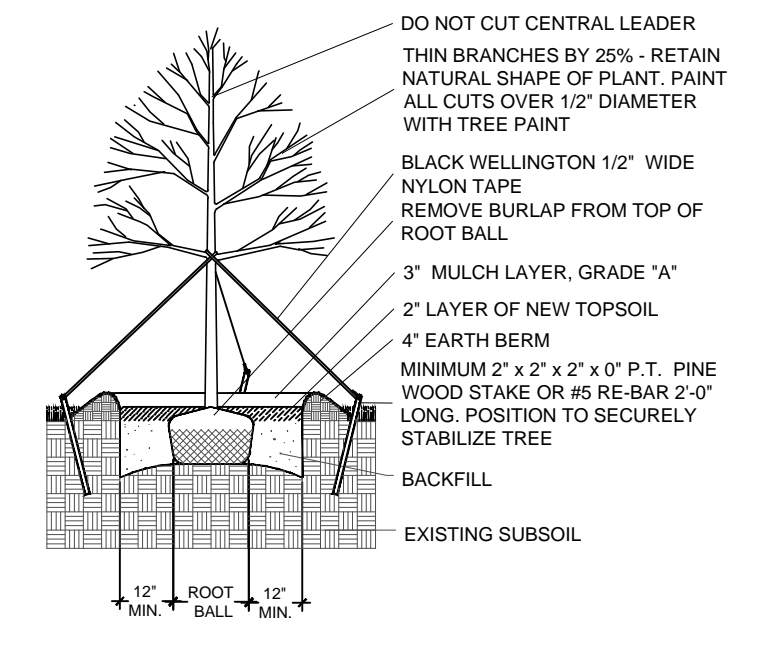
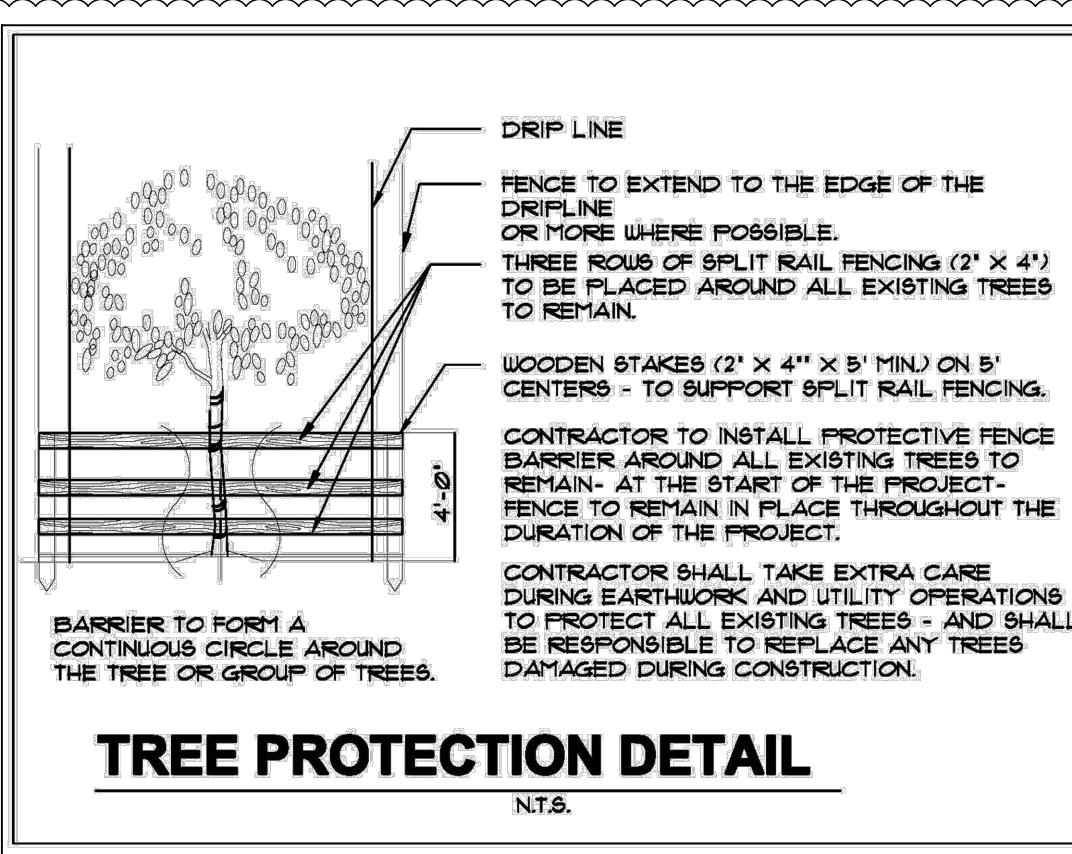
TYPICAL 7-UNITS TOWNHOME LANDSCAPE PLAN

Scale: 1/8" = 1'-0"

LANDSCAPE LIST SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
AI	3	Alcantarea imperialis	2'-6" O.A. SPR.	HIGH
		IMPERIAL BROMELIAD	9" POT	
CA	3	Crinum augustum 'Queen Emma'	3' O.A. HT.	MEDIUM
		PURPLE CRINUM LILY	7 GAL.	
CB	2	Colocasia esculenta 'Black Magic'	3' HT. X 3' SPR. / 3' O.C. , BY BOX	MEDIUM
		BLACK MAGIC ELEPHANT EAR ALOCASIA	FULL TO BASE, INTACT FOLIAGE	
CI	62	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.	HIGH
		RED TIP COCOPLUM	3 GAL.	
FM	196	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.	HIGH
		GREEN ISLAND FICUS	3 GAL.	
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD	LOW

* DENOTES NATIVE SPECIES



PLANTING NOTES:

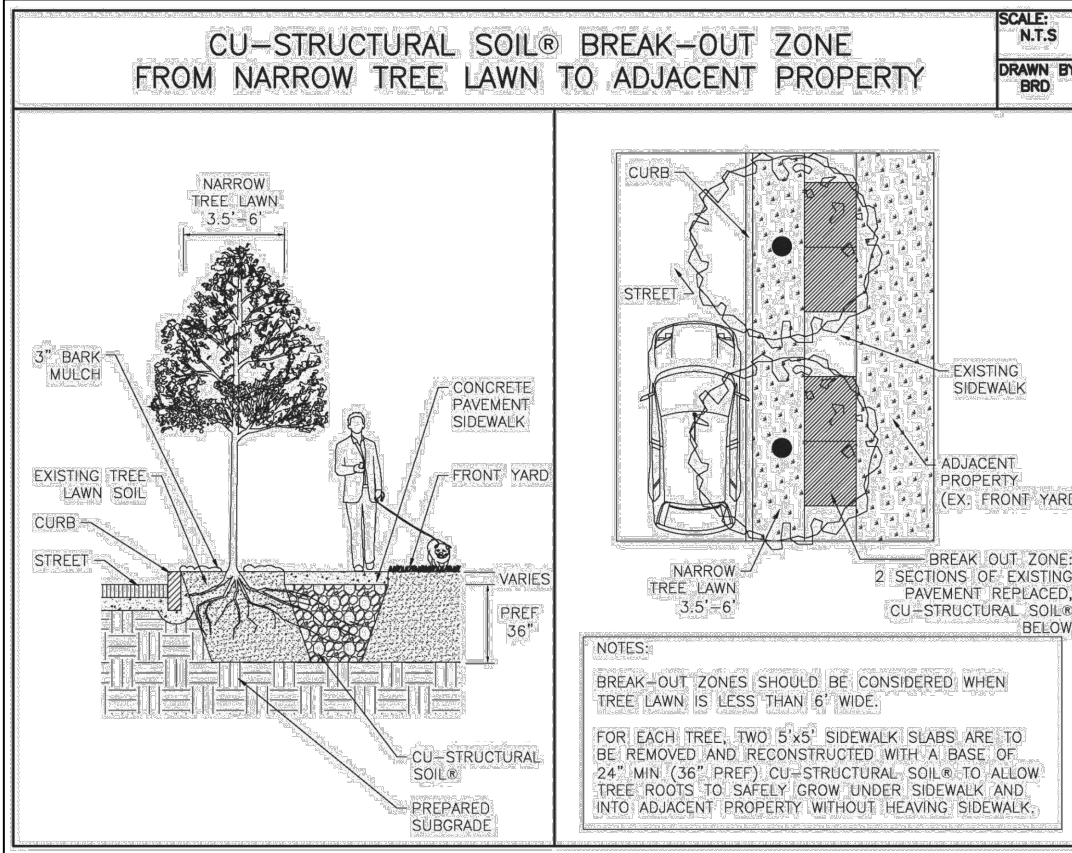
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



Landscape must have adequate horizontal clearance to utilities. A minimum of five feet is required for small trees and ten feet for large trees with intrusive root systems.

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RIVERSIDE
 LENNAR HOMES
 FORT LAUDERDALE, FLORIDA
 LANDSCAPE DETAILS

Project: _____

Revisions:	Date:	By:
1) DBC Comments	01.23.2019	MAV
2) Site Plan Coordination	02.29.2019	JY
3) Site Plan Coordination	09.22.2019	MAV
4) Site Plan Coordination	09.25.2019	JY
5) City Comments	11.11.2019	JY
6) City Recommendations	01.03.2020	JY
7) Site Plan Coordination	02.28.2020	JY

Seal: _____

Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Landscape Details
 Date: 12/06/2018
 Scale: NTS
 Drawn by: CE
 Sheet No.: _____

L-5
 Cad Id.: 2018-053